AGENDA
CITY COUNCIL STUDY SESSION
NOVEMBER 10, 2025 – 6:00PM
CITY OF FARMINGTON HILLS
CITY HALL – COMMUNITY ROOM
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
Telephone: 248-871-2410 Website: www.fhgov.com

1. Call Study Session to Order
2. Roll Call
3. Concrete Pavement Materials Update
4. Discussion on Financial Support for Food Banks and other Non-Profits in Farmington Hills
5. Discussion on City Council Packet Distribution
6. Adjourn Study Session

Respectfully submitted,

Carly Lindahl, City Clerk

Reviewed by:

Gary Mekjian, City Manager

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 necessary arrangements/ accommodations will be made. Thank you.

INTEROFFICE CORRESPONDENCE

DATE: November 6, 2025

TO: Mayor and City Council

FROM: Jacob Rushlow, Director of Public Services

SUBJECT: Concrete Pavement Materials Update

At the November 10, 2025 study session HRC Consulting Engineers will be providing City Council with information about concrete pavement materials changes resulting from federal legislation on the production of cement, the impacts resulting in concrete surface scaling, and how we've adapted our pavement materials specifications to combat the issue. Chris Nelson, Director of Engineering for the Michigan Concrete Association will also be in attendance to discuss industry-wide impacts.

CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: November 10, 2025

DEPT: Planning and Community Development

RE: Financial Support for Food Banks and Other Non-Profits in Farmington Hills

ADMINISTRATIVE SUMMARY

At the October 27, 2025 City Council meeting, Council members briefly discussed this item and requested additional information at an upcoming study session. Staff is pleased to provide the following background.

CDBG Funding and Partner Agencies
Supporting residents in need through partner agencies has long been a core component of the City's annual Community Development Block Grant (CDBG) budgeting process. Our partner organizations provide essential services to Farmington Hills residents, including emergency housing, mental health counseling, food assistance, and fair housing support.

Annual Planning Process
Each year, the Community Development office presents recommendations to City Council for allocating CDBG funds received from the U.S. Department of Housing and Urban Development (HUD). Following federal submission requirements, the current fiscal year (2025/2026) budget was published and presented at a public hearing on April 14, 2025 (minutes attached). At that time, staff estimated the federal entitlement at $365,398 to meet grant deadlines. HUD approved the final amount of $358,837 in September 2025.

Public Service Funding Allocation
CDBG funds for partner agencies fall under the Public Service category, which is federally capped at 15% of total funding. By resolution, City Council approved $42,500 in Public Service funding, distributed as follows:

- CARES of Farmington Hills: $15,000
- HAVEN, Common Ground, and Lighthouse (South Oakland Shelter): $27,500 combined

These organizations meet federal CDBG requirements by serving at-risk populations, particularly regarding housing needs. Any City-initiated revisions to the approved budget could trigger a major grant amendment.

Regional Funding Comparison

Staff researched funding practices in neighboring and benchmark communities:

Communities served by CARES Food Bank:

- Southfield: No current funding (provided COVID relief funding in 2023–2024)
- Livonia: $10,000 (2024), $25,000 (2025) in CDBG funding

Benchmark communities using general fund dollars:

- None of the responding communities (Livonia, Troy, Novi, Rochester Hills) supplement nonprofit funding with general fund dollars
- Southfield utilizes an internal department
- Farmington and Royal Oak had not responded at the time of this report

Community Development staff will be in attendance to assist with any questions Council members may have.

ATTACHMENTS

- City Manager's Report – CDBG Public Hearing on 2025-2026 Projected Use of Funds
- April 14, 2025 – City Council regular meeting minutes

Prepared by: Charmaine Kettler-Schmult, Director of Planning and Community Development
Approved by: Gary Mekjian, P.E., City Manager

CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 4/14/2025

DEPT: Planning and Community Development

RE: Community Development Block Grant (CDBG) Public Hearing on the 2025-2026 Projected Use of Funds

ADMINISTRATIVE SUMMARY

- The Community Development Office is required by the U. S. Department of Housing and Urban Development (HUD) to create an Annual Action Plan to project the use of CDBG funding for the next program year (PY2025 – 2026).

- For PY2025-26, the City of Farmington Hills is anticipating $415,398 for CDBG programming. This amount is comprised of an estimated $365,398 in entitlement funds from HUD, and an estimated $50,000 of program income derived from the Housing Rehabilitation activity. Any change in funding will be reflected in an adjustment to the Housing Rehabilitation activity.

- Federal regulations require a public hearing to discuss and approve the annual use of CDBG funds.

- CDBG funds must benefit low- and moderate-income persons or areas (**Eligible Areas map attached**). The eligible areas are based on the criteria made available each year from HUD.

- The following distribution of CDBG funds is recommended for PY2025-26:

PROPOSED PY2025-26 BUDGET	
Housing Rehabilitation	$ 312,898
Public Services Activities	$ 42,500
Program Administration	$ 60,000
Total	**$415,398**

RECOMMENDATION

It is recommended that the City Council approve the PY2025-26 Annual Action Plan and that Community Development Block Grant funds be allocated as follows:

RESOLVE that the City Council approve the Community Development Block Grant Program Year 2025-2026 budget to include: 1) $312,898 for Housing Rehabilitation, 2) $42,500 for Public Services activities, and 3) $60,000 for Program Administration. Any change in funding amount will be reflected in an adjustment to the Housing Rehabilitation activity.

FURTHER RESOLVE that the City Manager be authorized to prepare and submit an application for Community Development Block Grant funds to the U.S. Department of Housing and Urban Development (HUD) within sixty days of the date allocations are announced but no later than August 16, 2025.

BUDGET BACKGROUND

Housing Rehabilitation

The Housing Rehabilitation program continues to assist low- and moderate-income homeowners with home repairs to improve and conserve the quality of their existing residential properties, in addition to maintaining housing stock in the City. Typical improvements include replacing roofs/gutters, water heaters, furnaces, windows, insulation, siding installation, and sewer connections. In the current budget, an estimated 17 homeowners will receive assistance with home improvements. This budget also includes wages and fringe benefits for the Housing Rehabilitation Specialist for administration costs directly related to the Housing Rehabilitation program. $312,898 is budgeted for the Housing Rehabilitation program.

Public Services

CDBG funds may be used for public services activities to strengthen communities by addressing the needs of specific populations. The expenditure for this category cannot exceed 15% of the annual grant allocation as established by HUD. Several non-profit organizations are classified as Public Service Organizations by HUD. Farmington Hills has received requests for funds from CARES (Community. Action. Resources. Empowerment. Services.) to support the health needs of residents through foodbank products and services, Common Ground to provide crisis and mental health support services, HAVEN (Help Against Violent Encounters Now) to provide assistance to victims of violence and sexual assault, and South Oakland Shelter dba Lighthouse to provide a wide array of services designed to permanently remove individuals and families from the cycle of homelessness. $42,500 is budgeted for Public Services activities.

Program Administration

The administration and planning amount of the budget reimburses the general fund for documented wages and fringe benefits of general program staff. It also covers legal notices, office supplies and other administrative costs along with support for fair housing

services provided by the Fair Housing Center of Metro Detroit. $60,000 is budgeted for Program Administration.

PUBLIC PARTICIPATION

The Community Development Office has contacted and met with community organizations and the Housing Rehabilitation Loan Board in order to keep interested organizations informed. On September 6, 2024 a public meeting was held to review the previous year's activity and review the City's Consolidated Plan. On March 14, 2025 a **Notice of Public hearing and 30-Day comment period** regarding the April 14, 2025 City Council public hearing was published in the Oakland Press, on the City website and social media accounts.

SCHEDULE

The Annual Action Plan and application for the CDBG PY2025-2026 is to be submitted to the U. S. Department of Housing and Urban Development within sixty days of the date allocations are announced but no later than August 16, 2025. The new program year begins July 1, 2025 and ends June 30, 2026.

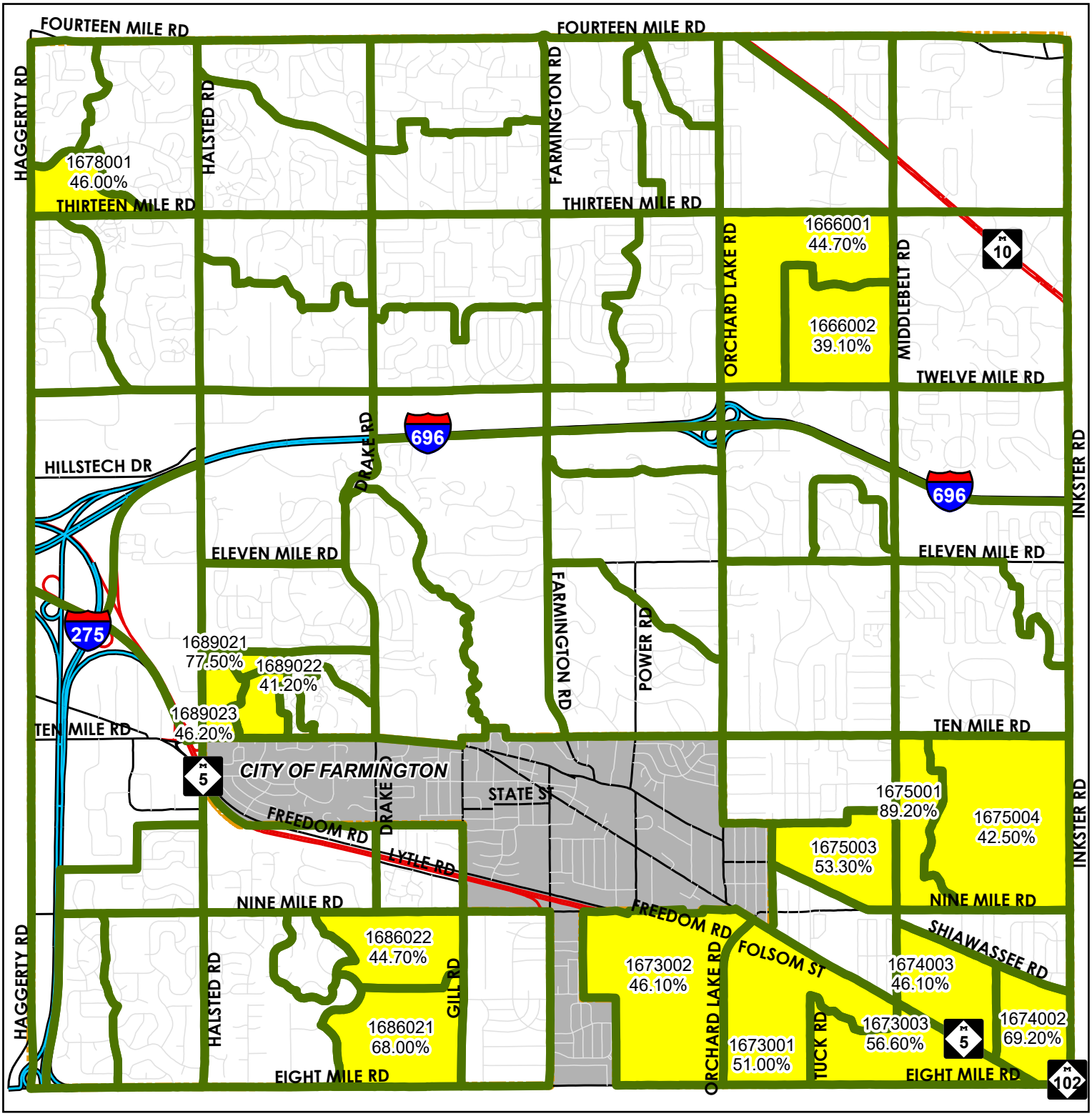
# # #

Prepared by: Tracey Emmanuel, Community Development and Special Projects Coordinator
Department Approval: Charmaine Kettler-Schmult, Planning and Community Development
Executive Approval: Gary Mekjian, City Manager, P.E.

Electronic attachment:

- Eligible Areas Map (2024)
- 30 Day Comment Period Notice and Notice of Public Hearing

CDBG Low/Moderate Income Eligible Areas 2024



SOURCES: City of Farmington Hills GIS, 2024
Oakland County, 2024
US Census Bureau, 2020 Block Groups
Map Print Date: Oct 2024

FARMINGTON HILLS Michigan

Low/Moderate Income Area

EXCEPTION GRANTEE 39.10%

LEGAL/PUBLIC NOTICE
CITY OF FARMINGTON HILLS
Notice of Public Hearing and 30-day Comment Period
Community Development Block Grant Program
Annual Action Plan 2025-2026

Notice is hereby given that a Public Hearing will be held on Monday April 14, 2025 at 7:30 p.m. EDT, in Council Chambers of City Hall, 31555 Eleven Mile Road, Farmington Hills, at which time and place the Farmington Hills City Council will conduct a Public Hearing to receive public comments pertaining to the development of the city's PY2025 CDBG Annual Action Plan. Individuals may present their comments at the meeting, by email at temmanuel@fhgov.com , or by mail addressed to the City of Farmington Hills – Community Development Office, 31555 W. Eleven Mile, Farmington Hills, MI 48336. A 30-day comment period remains in effect until 4:30 p.m. April 15, 2025. Draft versions of the Annual Action Plan 2025-2026 are available for review at the Community Development Office within City Hall at 31555 W. Eleven Mile, during regular business hours 8:30 a.m. to 4:30 p.m.

The City of Farmington Hills expects to receive an estimated $365,398 from the U.S. Department of Housing and Urban Development for the 2025-2026 Community Development Block Grant (CDBG) Program Year. Any change in the funding amount will require an adjustment to the Housing Rehabilitation activity. In addition, an estimated $50,000 in program income from Housing Rehabilitation activities is included in the proposed use of funds.

Proposed Use of CDBG Funds	
Housing Rehabilitation	$312,898
Public Services	$42,500
CDBG Administration	$60,000
Total:	**$415,398**

Anyone planning to attend the meeting who is non-English speaking and/or who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the Community Development office (248) 871-2545 or temmanuel@fhgov.com at least two (2) business days prior to the meeting, wherein necessary arrangements/accommodations will be made.

Charmaine Kettler-Schmult, Director of
Planning and Community Development
Gary Mekjian, City Manager

Publish: March 14, 2025

CITY MANAGER UPDATE

City Manager Mekjian reported that the Costick swim pool is closed until further notice due to a mechanical failure. The part is on order.

PUBLIC HEARING

PUBLIC HEARING AND CONSIDERATION OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) 2025-2026 PROJECTED USE OF FUNDS. CMR 4-25-50

Community Development and Special Projects Coordinator Emmanuel presented the proposed use of Community Development Block Grant (CDBG) funds for the 2025-2026 program year. The presentation as part of the federally required public process for the City's annual action plan.

Notice of the hearing and 30-day public comment period was published in the *Oakland Press* and posted on the City's website and social media platforms.

All CDBG expenditures benefit low and moderate income persons as defined by HUD (US Department of Housing and Urban Development). Income limits and eligible funding areas are determined annually by HUD.

While HUD has not yet issued the final allocation for 2025-2026, the City anticipates receiving the same funding as the previous year, estimated at $365,398. Additionally, approximately $50,000 in program income is expected from the repayment of home repair loans, bringing the total projected budget to $415,398.

Proposed PY2025-26 Budget:

Housing Rehabilitation: $312,898
This includes home repairs for approximately 17 existing single-family homes, along with staff salaries, fringe benefits, and administrative costs related to rehabilitation.

Public Services – $42,500
In compliance with HUD's 15% cap on public service expenditures, funding will support nonprofit organizations classified as public service providers, including South Oakland Shelter (operating as Lighthouse), Haven, Cares, and Common Ground.

Program Administration – $60,000
This is within HUD's 20% administrative cap and covers staff salaries and fringe benefits, legal notices, printing, auditing services, office supplies, and financial support for the Fair Housing Center of Metro Detroit.

Public Hearing:

Mayor Rich opened the public hearing . No members of the public indicated they wished to speak, and Mayor Rich closed the public hearing and brought the matter back to Council for discussion and/or action.

MOTION by Aldred, support by Knol, that the City Council of Farmington Hills hereby approves the Community Development Block Grant Program Year 2025-2026 budget to include: 1) $312,898 for Housing Rehabilitation, 2) $42,500 for Public Services activities, and 3) $60,000 for Program Administration. Any change in funding amount will be reflected in an adjustment to the Housing Rehabilitation activity; and

FURTHER RESOLVES that the City Manager be authorized to prepare and submit an application for Community Development Block Grant funds to the U.S. Department of Housing and Urban Development (HUD) within sixty days of the date allocations are announced but no later than August 16, 2025.

MOTION CARRIED 6-0.

UNFINISHED BUSINESS

CONSIDERATION OF APPROVAL OF ENACTMENT OF ORDINANCES C-2-2025 AND C-3-2025 TO AUTHORIZE THE CONVEYANCE OF CITY OWNED PROPERTY, PARCELS 22-23-34-408-003 (VACANT LAND) AND 22-23-408-008 (VACANT LAND), TO CLAUDIO RODRIGO AGUILERA QUEZADA AND LUISA NAYELI CRUZ; AND SUMMARIES FOR PUBLICATION. CMR 4-25-51

Director of Economic Development Brockway presented this request for approval of the two ordinances as described authorizing the conveyance of two City-owned parcels of vacant land to Mr. Claudio Rodrigo Aguilera Quezada and Mrs. Luisa Nayeli Cruz. The first reading of the ordinances took place at the March 24th City Council meeting. The properties are each proposed to be sold for $5,000. Deposits for each parcel have been received, and the City Attorney's Office has drafted the necessary sale documents. Upon Council's approval, the purchasers will proceed to closing and will combine the acquired lots with their existing residential parcels.

MOTION by Bruce, support by Aldred, that the City Council of Farmington Hills hereby approves the second reading and adoption of Ordinance Nos. C-2-2025 and C-3-2025 authorizing the conveyance of Parcel Nos. 22-23-34-408-008 and 22-23-34-408-003 to Claudio Rodrigo Aguilera Quezada and Luisa Nayeli Cruz for the sum of $10,000, and authorizes the City Manager to sign the quit claim deeds and any other documents necessary for closing and conveying said properties to Claudio Rodrigo Aguilera Quezada and Luisa Nayeli Cruz, conditioned upon and subject to compliance with the terms of the Purchase Agreement between Claudio Rodrigo Aguilera Quezada and Luisa Nayeli Cruz and the City.

Roll Call Vote:

Yeas:	ALDRED, BOLEWARE, BRUCE, DWYER, KNOL, AND RICH
Nays:	NONE
Absent:	BRIDGES
Abstentions:	NONE

MOTION CARRIED 6-0.

AGENDA
CITY COUNCIL MEETING
NOVEMBER 10, 2025
CITY OF FARMINGTON HILLS
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
Telephone: 248-871-2410 Website: www.fhgov.com
Cable TV: Spectrum – Channel 203; AT&T – Channel 99
YouTube Channel: https://www.youtube.com/user/FHChannel8

REQUESTS TO SPEAK: Anyone requesting to speak before Council must complete and turn in to the City Clerk a blue Public Participation Registration Form.

REGULAR SESSION BEGINS AT 7:30PM IN THE CITY COUNCIL CHAMBER

STUDY SESSION (6:00PM Community Room – See Separate Agenda)

REGULAR SESSION

CALL REGULAR SESSION TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Approval of regular session agenda

2. Proclamation recognizing November 11, 2025 as Veterans Day

3. Proclamation recognizing November 2025 as Lung Cancer Awareness Month

ANNOUNCEMENTS/PRESENTATIONS FROM CITY BOARDS, COMMISSIONS AND PUBLIC OFFICIALS

CORRESPONDENCE

CONSENT AGENDA - (See Items No. 12-17)

All items listed under Consent Agenda are considered routine, administrative, or non-controversial by the City Council and will be enacted by one motion. There will be no separate discussion of these items, unless a Council Member or citizen so requests, in which event the items may be removed from the Consent Agenda for consideration.

CONSENT AGENDA ITEMS FOR DISCUSSION

COUNCIL MEMBERS' COMMENTS AND ANNOUNCEMENTS

CITY MANAGER UPDATE

PUBLIC HEARING:

4. Public hearing and consideration of Cluster Site Plan 54-4-2025, Forest at Riverwalk; south side of Folsom Road between Parker Avenue and Lundy Drive. CMR 11-25-158

5. Public hearing and consideration of Cluster Site Plan 57-4-2025, Wellspring of Farmington Hills; north side of 9 Mile Road between Middlebelt and Inkster Roads. CMR 11-25-159

6. Public hearing and consideration of adoption of a Brownfield Plan proposed by Robertson Brothers Homes for Villas at Pebble Creek at 27400 W. 12 Mile Road. CMR 11-25-160

UNFINISHED BUSINESS:

7. Consideration of amendment to Planned Unit Development Plan 4, 2000; Cutting Edge Cuisine kitchen and storage addition. CMR 11-25-161

NEW BUSINESS:

8. Consideration of approval of Planned Unit Development 1, 2025 Agreement for Townes of Woodcreek. CMR 11-25-162

9. Consideration of approval and adoption of a Brownfield Plan proposed by Robertson Brothers Homes for Villas at Pebble Creek at 27400 W. 12 Mile Road. CMR 11-25-163

10. Consideration of approval of Consent Judgment #129 – Sheetz v Farmington Hills. CMR 11-25-164

11. Consideration of reappointment to the Board of Trustees of the Employees' Retirement System.

CONSENT AGENDA:

12. Recommended approval of award of proposal for Occupational Health Services, including drug and alcohol testing, to Wellstreet Urgent Care of Michigan P.C. dba Corewell Health Urgent Care for a one (1) year term with approved extensions. CMR 11-25-165

13. Recommended approval of purchase of Mobile Data Computers for the Police Department to Dell Technologies Inc. in the amount of $33,469.34. CMR 11-25-166

14. Recommended approval of award for As-Needed Data Network Cabling for City Buildings to AMcomm Incorporated in an estimated amount of $25,000 for a one (1) year term with extensions. CMR 11-25-167

15. Recommended approval of purchase of a replacement vehicle for the Department of Communications and Community Engagement to LaFontaine Chrysler Jeep of Lansing in the amount of $40,496.00. CMR 11-25-168

16. Recommended approval of City Council study session minutes of October 27, 2025.

17. Recommended approval of City Council regular session minutes of October 27, 2025.

ADDITIONS TO AGENDA

PUBLIC COMMENTS

Limited to three (3) minutes.

CITY ATTORNEY REPORT

ADJOURNMENT

Respectfully submitted,

Carly Lindahl, City Clerk

Reviewed by:

Gary Mekjian, City Manager

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PROCLAMATION
Veteran's Day
November 11, 2025

WHEREAS, throughout the course of history, courageous men and women have taken up arms to secure, defend and maintain the core principles upon which our nation's freedoms depend; and,

WHEREAS, since our nation's founding, more than 41 million men and women have stepped forward to serve their country during times of peace and times of war and conflict; and,

WHEREAS, the veterans who served in the military have protected the American way of life and have dedicated themselves to achieving lasting peace throughout the world; and,

WHEREAS, the spirit of freedom remains strong with over 1.3 million men and women on active duty and roughly 800 thousand in the reserve forces, with many in harm's way fighting overseas; and,

WHEREAS, as a nation, we are eternally grateful for the noble sacrifices made by our veterans, and we honor and respect them for their service.

NOW, THEREFORE, I, Theresa Rich, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby recognize our esteemed veterans in acknowledgment of **Veterans Day 2025,** and urge all residents to pause and reflect, this November and throughout the year, on the sacrifices of those who have served their country.

Theresa Rich, Mayor

PROCLAMATION
Lung Cancer Awareness Month
November 2025

WHEREAS, lung cancer is the leading cause of cancer death among men and women in the United States and Farmington Hills, Michigan, accounting for more deaths than colon cancer, breast cancer, and prostate cancer combined; and,

WHEREAS, according to the Centers for Disease Control, there were over 4,000 new lung cancer cases from 2018 to 2022 and nearly 2,500 deaths due to lung cancer from 2019 to 2023; and,

WHEREAS, the five-year survival rate for localized lung cancer is approximately 60%, yet only about 24% of lung cancers are diagnosed at this stage; and,

WHEREAS, lung cancer research is leading to breakthroughs in the identification of genetic alterations associated with lung cancer and in the development of lung cancer treatments, including immunotherapies and targeted therapies; and,

WHEREAS, organizations working in Farmington Hills, such as the American Lung Cancer Screening Initiative and Women's Lung Cancer Forum, are committed to educating about lung cancer and lung cancer screening and working to increase lung cancer screening rates in Farmington Hills.

NOW, THEREFORE, BE IT RESOLVED that I, Theresa Rich, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby proclaim **November 2025** as Lung Cancer Awareness Month in Farmington Hills and encourage all community members to learn about lung cancer and early detection through lung cancer screening.

Theresa Rich, Mayor

CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: November 10, 2025

DEPT: Planning and Community Development

RE: Cluster Site Plan 54-4-2025

ADMINISTRATIVE SUMMARY:

Applicant:	Forest at Riverwalk Development, LLC.
Owner:	Forest at Riverwalk Development, LLC.
Sidwell:	22-23-34-252-019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 030, 031, 032, 033, 034, and 043
Zoning:	RA-3 One-Family Residential District
Master Plan:	Single Family Residential
Location:	South side of Folsom Road, between Parker Avenue and Lundy Drive

Description:

The One Family Cluster Option is intended to permit the development of one-family residential patterns which, would provide for an alternative means for development of single-family areas where a parcel of land has characteristics which hinder practical development under normal subdivision approach or where the alternative will permit better preservation of natural features. Also, the cluster option permits smaller individual home lot sizes. Subdivisions developed under the cluster option are required to dedicate a minimum of 15% of the overall land area into common open space area.

Cluster Site Plan 54-4-2025 proposes to develop 16.3 net acres under the Cluster Site Plan option section of the zoning ordinance. The plan proposes a subdivision of 33 single-family detached homes at a maximum density of 2.6 units per acre. The project proposes to access Folsom and construction of a new road connecting to Parker. The project proposes 6.22 acres of open space which exceeds the minimum 15% of the overall land area. The applicant has provided the City with their approved EGLE permit for wetland impact.

Please see Giffels Webster's review attached for a detailed review of the plans.

PROCEDURAL HISTORY:

- February 15, 2024- Planning Commission qualifies the site for Cluster Option at a Public Hearing with a density of 2.6 units per acre (6-0)
- August 21, 2025 – Planning Commission preliminary hearing and set for public hearing (6-0)
- September 18, 2025 - Planning Commission public hearing and recommendation to City Council (6-0)

POTENTIAL COUNCIL ACTIONS:

Suggested Resolution for conditional APPROVAL:

Resolve that the application for Cluster Site Plan dated revised June 12, 2025, is approved, subject to the following conditions:

(1) *All outstanding issues identified in Giffels Webster's review dated July 22, 2025, review shall be addressed to the reasonable satisfaction of the City Planner;*

(2) *All outstanding issues identified in the City Engineer's July 24, 2025, interoffice correspondence shall be addressed to the reasonable satisfaction of the City Engineer; and*

(3) *All outstanding issues identified in the Fire Marshal's July 25, 2025, interoffice correspondence shall be addressed to the reasonable satisfaction of the Fire Marshal.*

(4) An escrow deposit of 150% of the open space cost estimate be submitted to ensure completion of the landscape/open space improvements plan and

[Insert additional conditions if appropriate.]

And further resolve that the City Attorney prepare the cluster agreement setting forth conditions of approval for City Council consideration and final approval.

Suggested Resolution for DENIAL:

Resolve that the application for Cluster Site Plan 54-4-2025 dated revised June 12, 2025, is denied, because it does not meet all provisions set forth in Section 34-3.17 of

the Zoning Ordinance for the following reasons: ***[Indicate reasons the Cluster Site Plan does not meet the requirements of Section 34-3.17.]***

Suggested Resolution for POSTPONEMENT:

Resolve that the application for Cluster Site Plan dated June 12, 2025, be postponed to a date certain (City Council date in 2025 or 2026) in order to resolve issues: ***[Indicate reasons the PUD will be postponed.]***

ATTACHMENTS:

- Cluster Site Plan 54-4-2025 plans
- Giffels Webster's review, dated July 22, 2025
- City Engineer's interoffice correspondence, dated July 24, 2025
- Fire Marshal's interoffice correspondence, dated July 25, 2025
- February 15, 2024, Planning Commission regular meeting minutes
- August 21, 2025, Planning Commission regular meeting minutes
- September 18, 2025, Planning Commission regular meeting minutes

Prepared by: Charmaine Kettler-Schmult, Director of Planning and Community Development
Approved by: Gary Mekjian, P.E., City Manager

THE FOREST AT RIVERWALK

PART OF THE NORTHEAST 1/4 OF SECTION 34
TOWN 1 NORTH, RANGE 9 EAST
CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN

50 25 0 50 100 150
SCALE IN FEET 1" = 50'

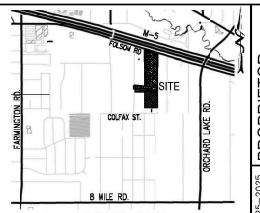
PROPERTY DESCRIPTION:

COMMENCING AT THE EAST ¼ CORNER OF SECTION 34, TOWN 1 NORTH, RANGE 9 EAST; THENCE ALONG THE EAST AND WEST ¼ LINE OF SAID SECTION 34 S89°51'30"W 1267.44 FEET TO THE SOUTHWEST CORNER OF "FARMINGTON VIEW SUBDIVISION" AS RECORDED IN LIBER 63 OF PLATS, PAGE 2, OAKLAND COUNTY RECORDS, THENCE CONTINUING ALONG SAID EAST AND WEST ¼ LINE S89°51'30"W 368.85 FEET TO THE SOUTHEAST CORNER OF "SUPERVISOR'S SUBDIVISION NO. 6, OF THE J.D. PARKER'S ALLOTMENT" AS RECORDED IN LIBER 58 OF PLATS, PAGE 14, OAKLAND COUNTY RECORDS; THENCE ALONG THE EAST LINE OF SAID SUBDIVISION N00°03'03"E 166.00 FEET TO THE POIN OF BEGINNING, THENCE CONTINUING ALONG SAID LINE N00°03'03"E 463.81 FEET TO THE SOUTH LINE OF THE NORTH 170 FEET OF LOT 126 OF SAID SUPERVISOR'S SUBDIVISION NO. 6; THENCE ALONG SAID LINE S89°51'43"W 279.81 FEET TO THE EAST LINE OF PARKER STREET (50 FEET WIDE); THENCE ALONG SAID LINE N00°04'16"E 170.00 FEET TO THE NORTH LINE OF SAID LOT 126; THENCE ALONG SAID LINE N89°51'43"E 279.75 FEET TO THE EAST LINE OF SAID SUPERVISOR'S SUBDIVISION NO. 6; THENCE ALONG SAID LINE N00°03'03"E 1045.57 FEET TO THE SOUTH LINE OF FOLSOM ROAD (WIDTH VARIES); THENCE ALONG SAID LINE S73°36'50"E 385.04 FEET TO THE WEST LINE OF SAID "FARMINGTON VIEW SUBDIVISION"; THENCE ALONG SAID LINE S00°04'20"W 1569.85 FEET; THENCE S89°51'30"W 368.91 TO THE POINT OF BEGINNING CONTAINING 14.8621 ACRES OF LAND AND BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AS THEY MAY AFFECT SAID LAND.

SITE DATA

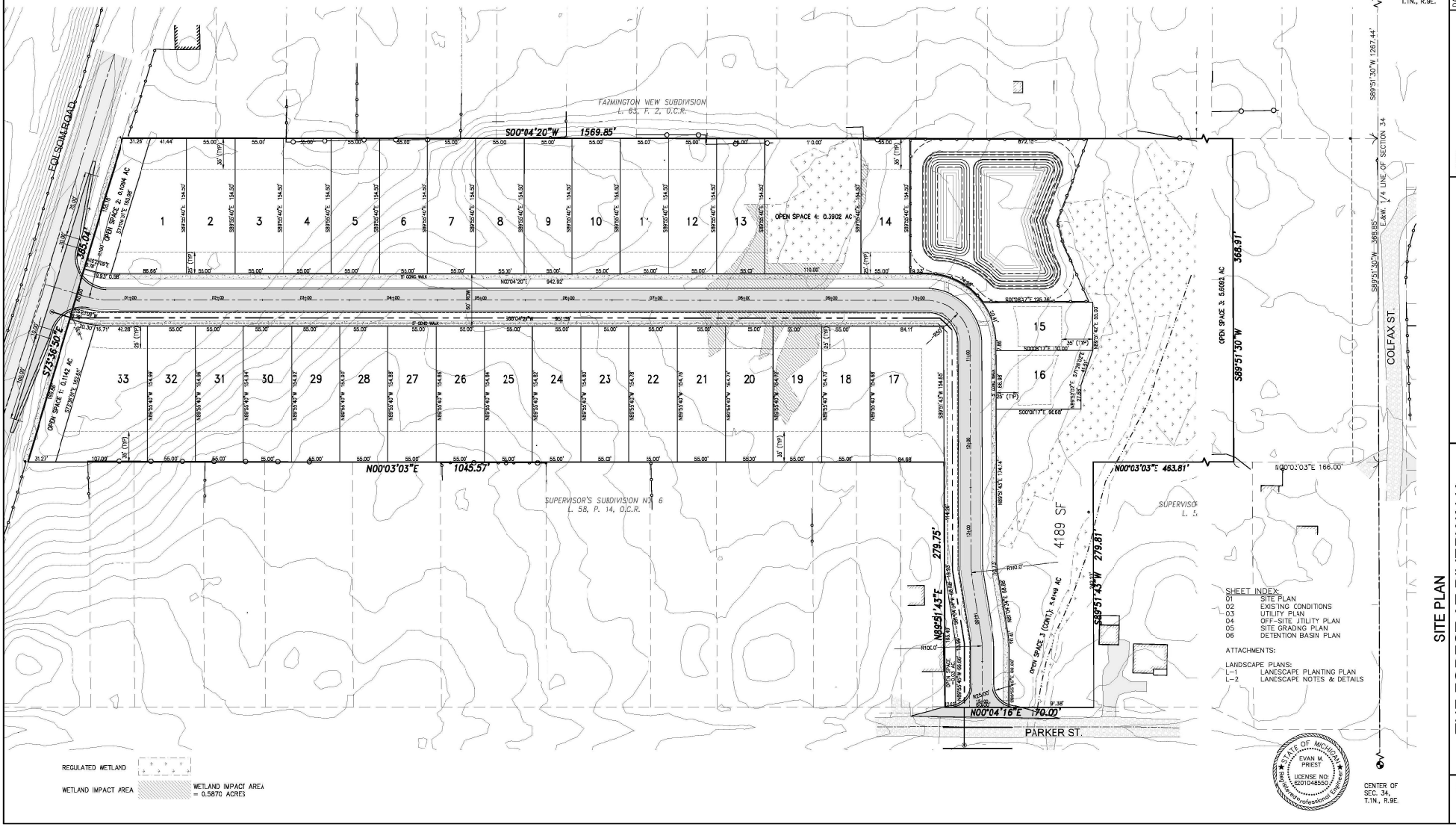
	EXISTING	PROPOSED
ZONING:	RA-3	RA-3, CLUSTER OPTION
MINIMUM LOT AREA	10,000 SF	6,600 SF
MINIMUM AVERAGE PER SUBDIVISION	12,500 SF	8,857 SF
MINIMUM LOT WIDTH	80 FT.	55 FT.
LOT COVERAGE	35% MAX.	35% MAX.
MINIMUM YARD SETBACKS:		
FRONT:	30 FT.	25 FT.
REAR:	35 FT.	35 FT.
SIDE:	8' ONE SIDE 20' TOTAL TWO	5' ONE SIDE 10' TOTAL TWO

SITE AREA	14.8621 ACRES
UNITS PROPOSED	33 UNITS
DENSITY	2.22 UNITS/ACRE
OPEN SPACE	6.22 ACRES
	6.22 / 14.8621 = .419 ~ 41.9%



VICINITY MAP
NOT TO SCALE

E. 1/4 CORNER SEC. 34, T.1N., R.9E.



REGULATED WETLAND

WETLAND IMPACT AREA — WETLAND IMPACT AREA = 0.5870 ACRES

SHEET INDEX:

01 SITE PLAN
02 EXISTING CONDITIONS
03 UTILITY PLAN
04 OFF-SITE UTILITY PLAN
05 SITE GRADING PLAN
06 DETENTION BASIN PLAN

ATTACHMENTS:

LANDSCAPE PLANS:
L-1 LANDSCAPE PLANTING PLAN
L-2 LANDSCAPE NOTES & DETAILS

STATE OF MICHIGAN
EVAN M. PRIEST
LICENSE NO. 6201048550
Professional Engineer

CENTER OF SEC. 34, T.1N., R.9E.

DATE: 02-25-2025
PM: EMP
ENG: EMP
CAD: ADB
LAYOUT: ADB
SCALE: 1" = 50'

PROPRIETOR
MR. STUART MICHAELSON
WINDMILL KRE NEW DEVELOPMENTS
31333 W. THIRTEEN MILE ROAD,
SUITE 200
FARMINGTON HILLS, MI 48334

STATUS:
06-12-2025 PER CITY COMMENTS

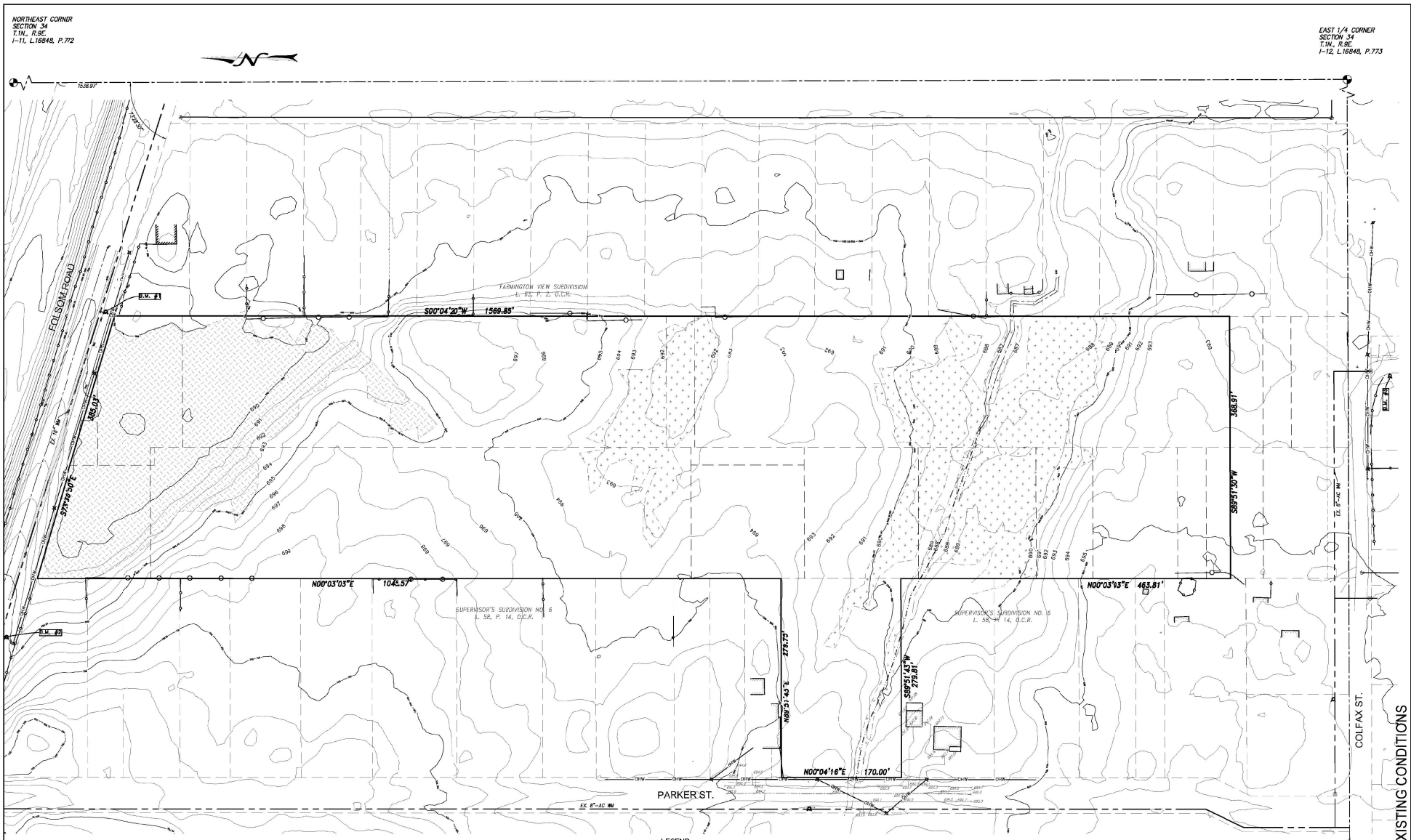
JOB NO. 2023.02

ENGINEERS . SURVEYORS
MLP AND ASSOCIATES, INC.
Michael L. Priest & Associates, Inc.
40655 Koppernick Road, Canton, MI 48187
Phone: (734) 459-2300
Fax: (734) 459-2585

SITE PLAN

THE FOREST AT RIVERWALK
SITE PLAN
PART OF THE N.E. 1/4 OF SECTION 34, T.1N., R.9E.
CITY OF FARMINGTON FHILLS, , OAKLAND COUNTY, MICHIGAN

SHEET 01



EXISTING CONDITIONS

BENCHMARKS:

B.M. #1 HYDRANT ARROW ON SOUTH SIDE OF FOLSOM, 2ND EAST OF PARKER AT NORTHEAST CORNER OF SITE: ELEV: 692.64

B.M. #2 HYDRANT ARROW ON SOUTH SIDE OF FOLSOM, 1ST EAST OF PARKER AT NORTHWEST CORNER OF SITE: ELEV: 699.49

B.M. #3 HYDRANT ARROW AT SOUTHWEST CORNER OF OSMUS AND COLFAX: ELEV: 696.48

TOPOGRAPHIC SURVEY DISCLAIMER:

EXISTING ELEVATIONS SHOWN WERE PROVIDED BY OWNER. MLP & ASSOC. WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM SURVEY INACCURACIES.

LEGEND:

- PROPERTY BOUNDARY
- PARCEL LINES
- OFF-SITE PARCEL LINES
- EXISTING SANITARY
- EXISTING STORM
- EXISTING WATER MAIN
- EX. OVERHEAD WIRE
- EX. GAS
- CATCH BASIN
- MANHOLE
- GATE VALVE
- HYDRANT
- EXISTING WETLANDS STATE REGULATED
- EXISTING WETLANDS NOT STATE REGULATED

THE FOREST AT RIVERWALK

SITE PLAN

PART OF THE N.E. 1/4 OF SECTION 34, T.1N., R.9E.
CITY OF FARMINGTON HILLS, , OAKLAND COUNTY, MICHIGAN

SHEET 02

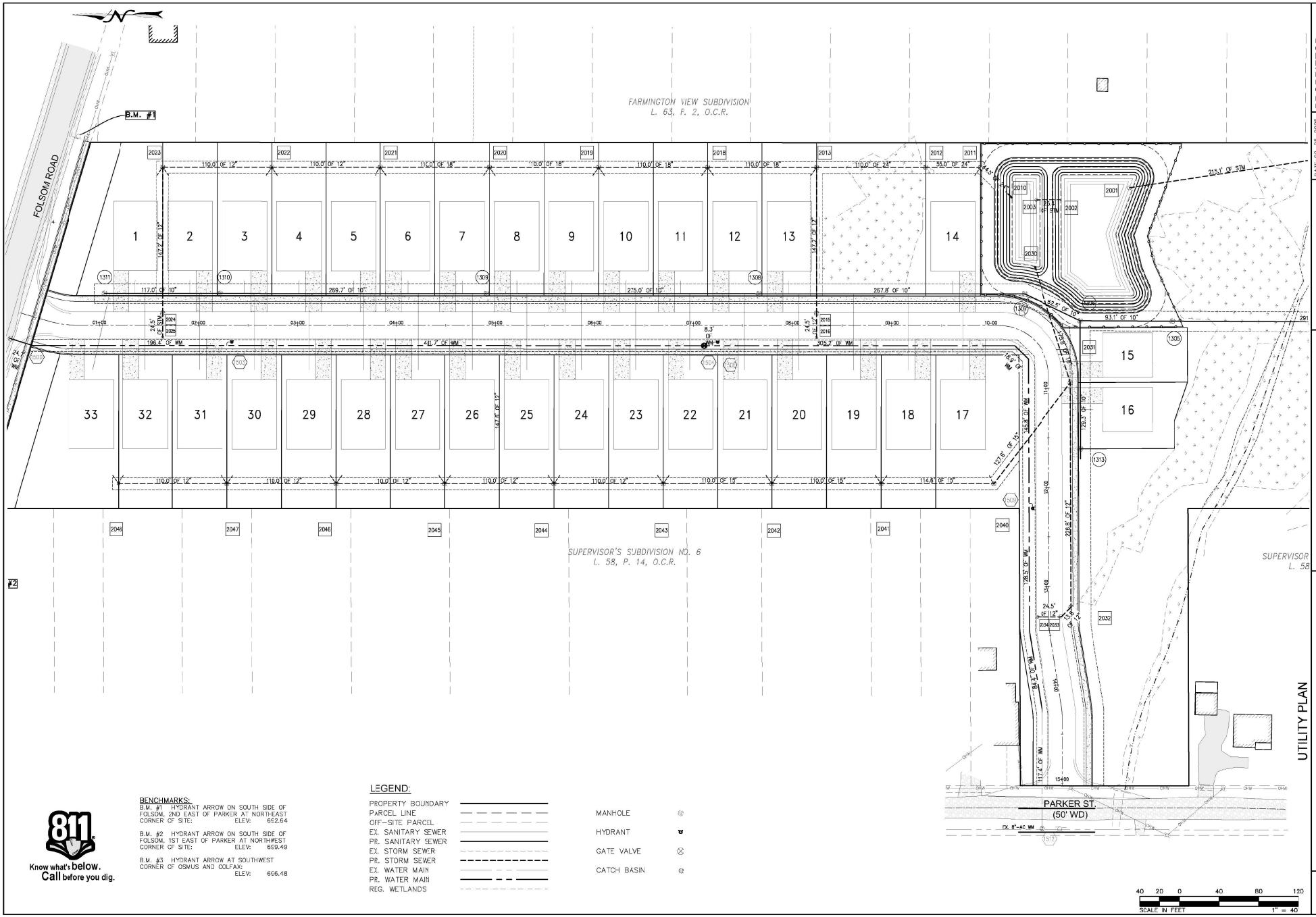
ENGINEERS • SURVEYORS
MLP AND ASSOCIATES, INC.
Michael L. Priest & Associates, Inc.
40575 Koppernick Road Canton, MI 48187
phone: (734) 453-8560
fax: (734) 459-2585

STATUS:
06-12-2025 PER CITY COMMENTS

JOB NO. 2023.02

DATE: 02-25-2025
PM: EVP
SURV: EVP
CAD: SDR
WORKFILE: 2023.02 EX
VDATUM:LSC & GLS
SCALE: 1" = 60'

PROPRIETOR
MR. STUART MICHAELSON
WINDMILL KRE NEW DEVELOPMENTS
31111 W. THIRTEEN MILE ROAD,
SUITE 205
FARMINGTON HILLS, MI 48334



BENCHMARKS:

B.M. #1 HYDRANT ARROW ON SOUTH SIDE OF FOLSOM, 2ND EAST OF PARKER AT NORTHEAST CORNER OF SITE: ELEV: 662.64

B.M. #2 HYDRANT ARROW ON SOUTH SIDE OF FOLSOM, 1ST EAST OF PARKER AT NORTHWEST CORNER OF SITE: ELEV: 669.49

B.M. #3 HYDRANT ARROW AT SOUTHWEST CORNER OF OSMUS AND COLFAX: ELEV: 666.48

Know what's below. Call before you dig.

LEGEND:

- PROPERTY BOUNDARY
- PARCEL LINE
- OFF-SITE PARCEL
- EX. SANITARY SEWER
- PR. SANITARY SEWER
- EX. STORM SEWER
- PR. STORM SEWER
- EX. WATER MAIN
- PR. WATER MAIN
- REG. WETLANDS
- MANHOLE
- HYDRANT
- GATE VALVE
- CATCH BASIN

SCALE IN FEET: 40 20 0 40 80 120 — 1" = 40

PROPRIETOR
MR. STUART MCHARLSON
WINDMILL KRE NEW DEVELOPMENTS
31333 W. THIRTEEN MILE ROAD, SUITE 200
FARMINGTON HILLS, MI 48334

DATE: 02-25-2025
PM: EMP
ENG: EMP
SURV: ABS
CHK: EMP
DES: RC, TR
SCALE: 1" = 40'

STATUS:
06-12-2025 PER CITY COMMENTS

JOB NO. 20231.02

ENGINEERS, SURVEYORS AND ASSOCIATES, INC. MLP

Michael L. Priest & Associates, Inc.
40565 Koppernick Road Canton, MI 48187
phone: (734) 459-8560
fax: (734) 459-2865

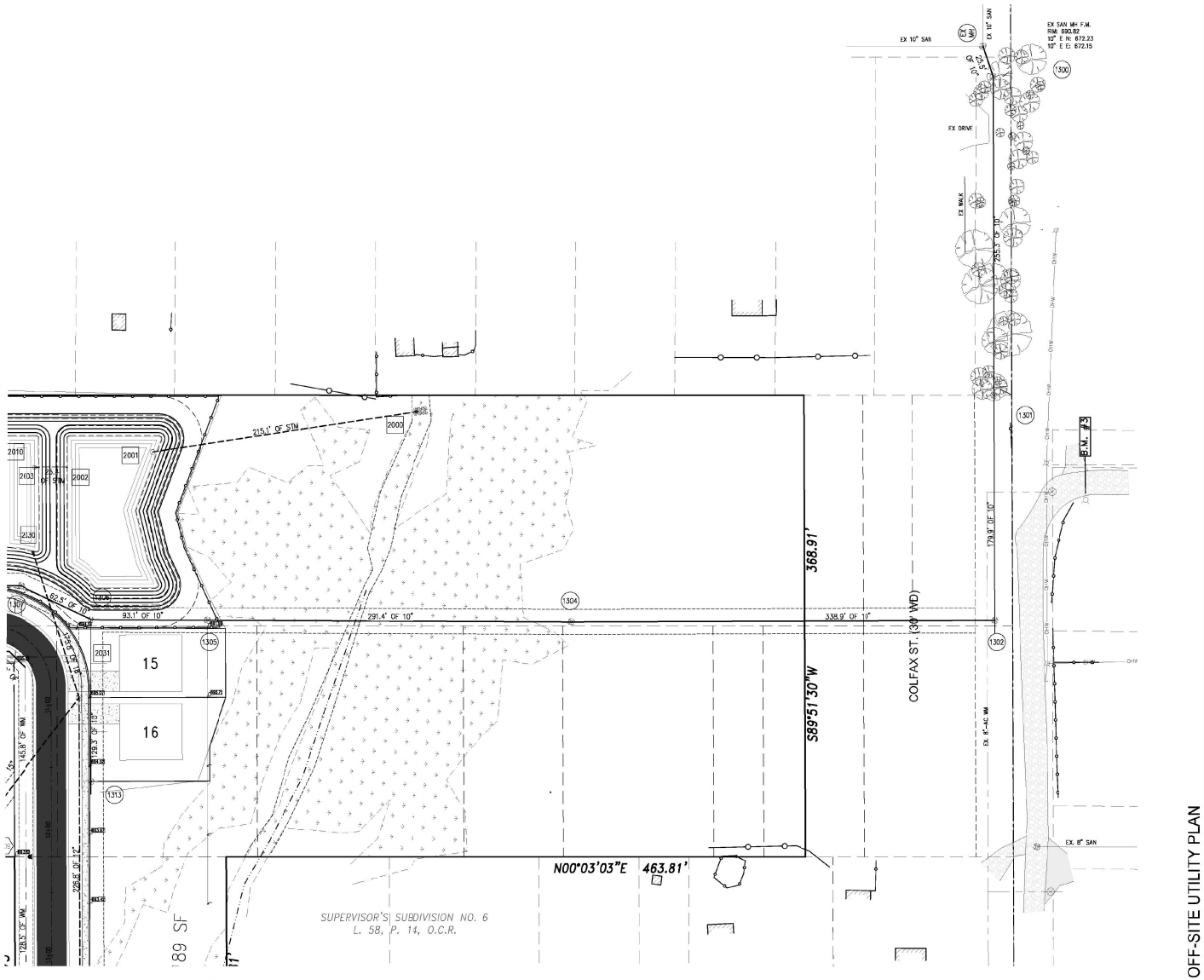
THE FOREST AT RIVERWALK

SITE PLAN

PART OF THE N.E. 1/4 OF SECTION 34, T.1N., R.9E.
CITY OF FARMINGTON HILLS, , OAKLAND COUNTY, MICHIGAN

UTILITY PLAN

SHEET 03



LEGEND:

PROPERTY BOUNDARY		MANHOLE	
PARCEL LINE		HYDRANT	
OFF-SITE PARCEL		GATE VALVE	
EX. SANITARY SEWER		CATCH BASIN	
PR. SANITARY LEAD			
EX. STORM SEWER			
PR. STORM SEWER			
EX. WATER MAIN			
PR. WATER MAIN			
REG. WETLANDS			

BENCHMARKS:

B.M. #1 HYDRANT ARROW ON SOUTH SIDE OF FOLSOM, 2ND EAST OF PARKER AT NORTHEAST CORNER OF SITE: ELEV: 692.64

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B.M. #3 HYDRANT ARROW AT SOUTHWEST CORNER OF OSMUS AND COLFAX: ELEV: 696.48

Know what's below. Call before you dig.

40 20 0 40 80 120
SCALE IN FEET 1" = 40

OFF-SITE UTILITY PLAN

THE FOREST AT RIVERWALK

SITE PLAN

PART OF THE N.E. 1/4 OF SECTION 34, T.1N., R.9E. CITY OF FARMINGTON HILLS, , OAKLAND COUNTY, MICHIGAN

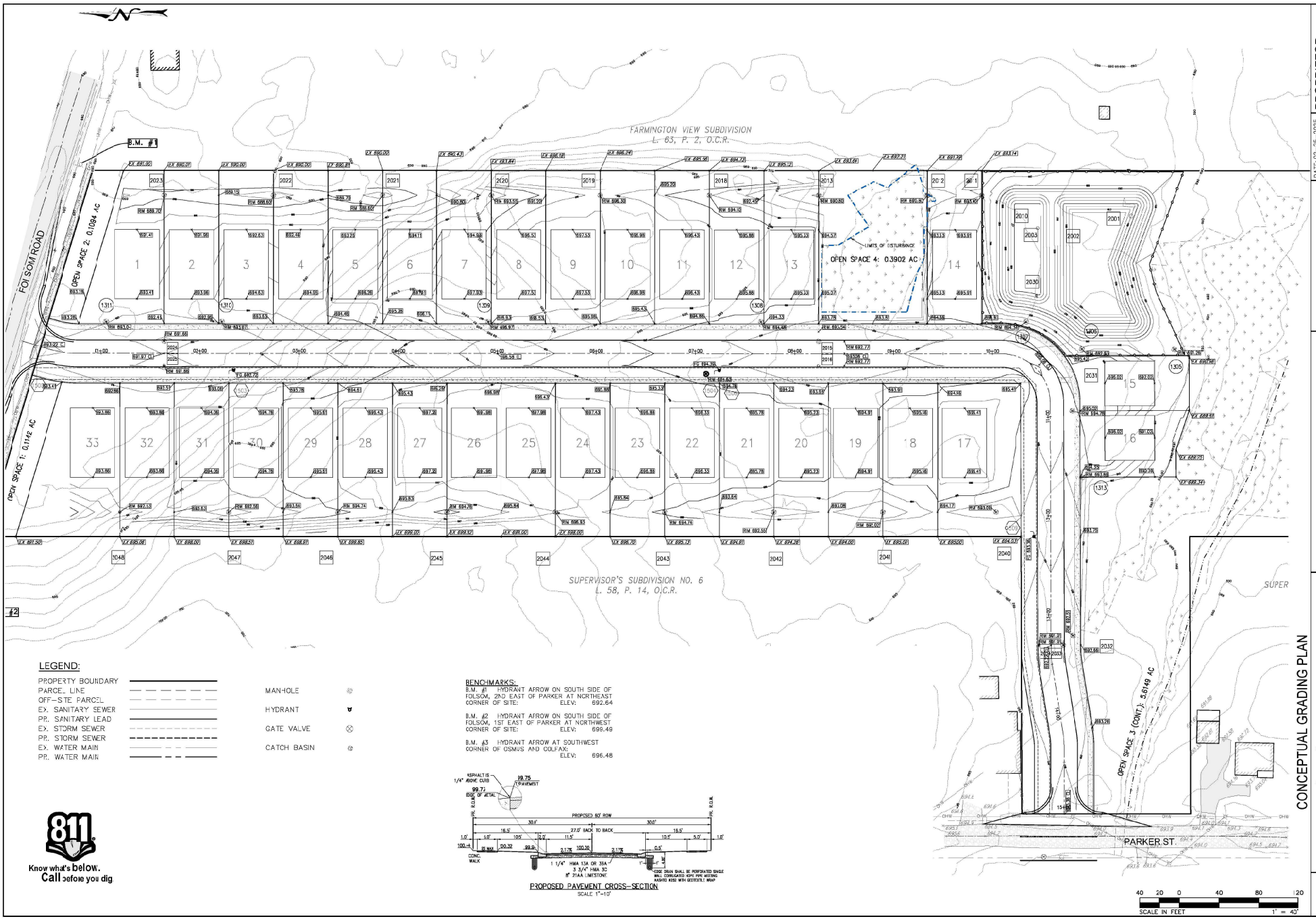
SHEET 04

ENGINEERS, SURVEYORS MLP AND ASSOCIATES, INC.
Michael L. Priest & Associates, Inc.
40665 Koppernick Road, Canton, MI 48187
phone: (734) 459-8560
fax: (734) 459-2865

STATUS:
06-12-2025 PER CITY COMMENTS

JOB NO. 20231.02
DATE: 02-25-2025
PM: EMP
ENG: EMP
SURV: ABS
CHK: EMP
DRWG: ESC-SITE.dwg
SCALE: 1" = 40'

PROPRIETOR
MR. STUART MCHARLSON
WINDMILL KRE NEW DEVELOPMENTS
31333 W. THIRTEEN MILE ROAD,
SUITE 200
FARMINGTON HILLS, MI 48334



LEGEND:

PROPERTY BOUNDARY		MANHOLE	
PARCEL LINE		HYDRANT	
OFF-SITE PARCEL		GATE VALVE	
EX. SANITARY SEWER		CATCH BASIN	
PR. SANITARY LEAD			
EX. STORM SEWER			
PR. STORM SEWER			
EX. WATER MAIN			
PR. WATER MAIN			

BENCHMARKS:

B.M. #1 HYDRANT ARROW ON SOUTH SIDE OF FOLSOM, 2ND EAST OF PARKER AT NORTHEAST CORNER OF SITE: ELEV: 692.64

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B.M. #3 HYDRANT ARROW AT SOUTHWEST CORNER OF OSMUS AND COLFAX: ELEV: 696.48

PROPOSED PAVEMENT CROSS-SECTION

SCALE 1"=10'

Know what's below. Call before you dig.

40 20 0 40 80 120

SCALE IN FEET 1" = 40'

PROPRIETOR

MR. STUART MICHAELSON
WINDMILL ACRE NEW DEVELOPMENTS
31333 W. THIRTEEN MILE ROAD,
SUITE 200
FARMINGTON HILLS, MI 48334

DATE: 02-25-2025
PM: DJP
DES: ASC
SURV: ASC
CAD: ASC
WORK BOOK: GP
STATUS: SC & GS
VOLUME/SC & GS
SCALE: 1" = 40'

STATUS:
06-12-2025 PER CITY COMMENTS

JOB NO. 2023.02

ENGINEERS-SURVEYORS
MLP AND ASSOCIATES, INC.
Michael L. Frost & Associates, inc.
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phone: (734) 459-3534
fax: (734) 459-2585

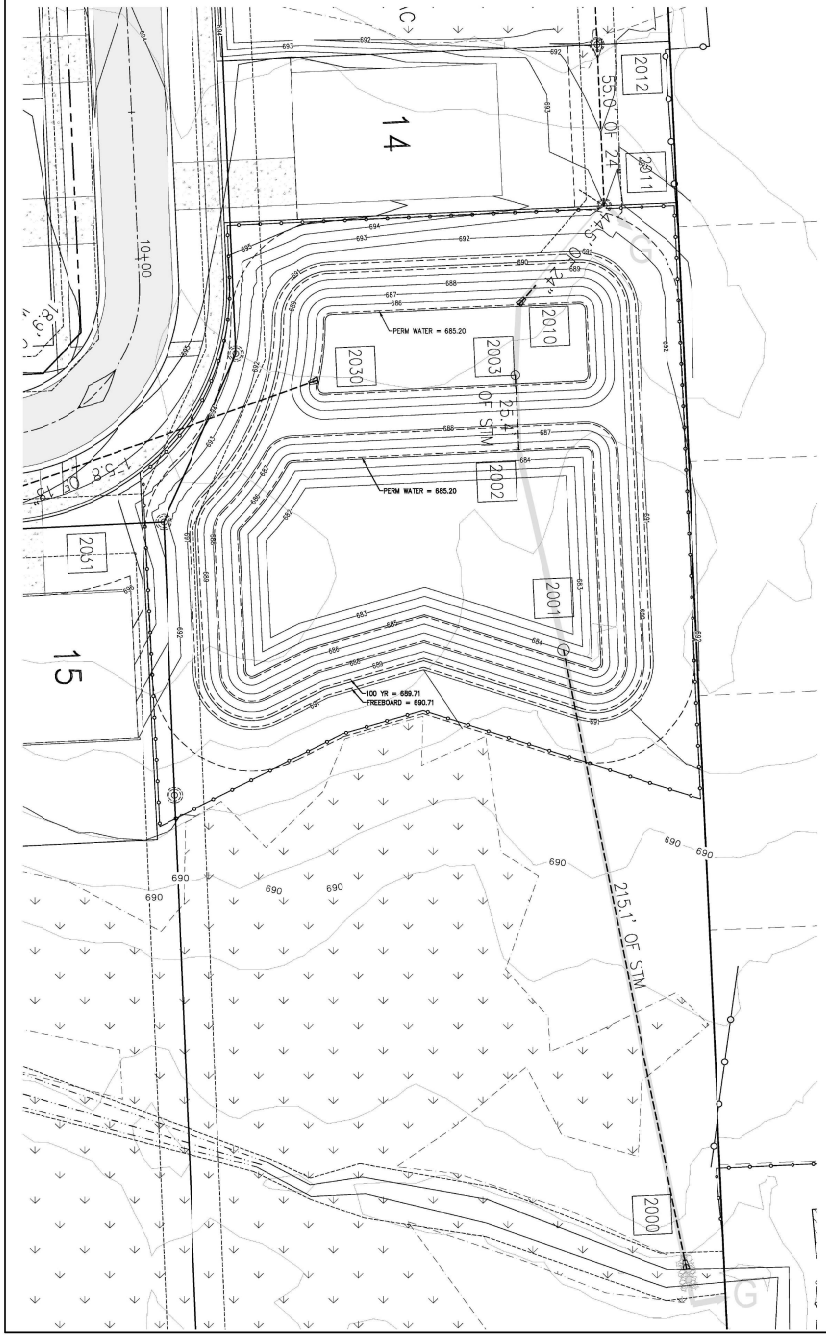
CONCEPTUAL GRADING PLAN

THE FOREST AT RIVERWALK

SITE PLAN

PART OF THE N.E. 1/4 OF SECTION 34, T.1N., R.9E.
CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN

SHEET 05



Calculate Runoff Coefficient

$$C = \frac{\sum [A_i * C_i]}{A} = \frac{[\ 3.69 * 0.95\ ] + [\ 7.0961 * 0.20\ ]}{10.78} = 0.46$$

Calculate 100-year Peak Intensity

$$I_{100} = \frac{83.3}{[9.17 + T_c]^{0.85}} = \frac{83.3}{[\ 9.17 + 11\ ]^{0.85}} = 7.30 \text{ in/hr}$$

Calculate Channel Protection Volume Control (CPVC) Required Volume

V_{CPVC} = A * C * 3630 * 1.3
10.78 * 0.46 * 3630 * 1.3 = 23,406 cf

Calculate Channel Protection Rate Control (CPRC) Required Volume

V_{CP} = A * C * 6897
10.78 * 0.46 * 6897 = 34,209 cf

Calculate 100-year Detention Volume

* Limit outflow to 2.54 ccres of site currently draining to proposed outlet

100-year Allowable Release Rate [Q_{allow}] = .01155 - 0.206 ln(A)
.01155 - 0.206 ln(2.54) = 0.82 cfs/acre

Limit outflow to **60%** of Q_{allow} = 0.49 cfs/acre

100-year Peak Allowable Discharge [Q_{100}] = Q_{allow} * A
0.49 * 2.54 = 1.26 cfs

100-year Peak Pond Inflow [Q_{100A}] = C * I_{100} * A
0.46 * 7.3 * 10.78 = 36.21 cfs

100-year Runoff Volume [V_{100A}] = 18,985 * C * A
18,985 * 0.46 * 10.78 = 94,164 cf

Storage Ratio (R) = 0.206 - 0.151ln(Q_{100} / Q_{100A})
0.206 - 0.151ln(1.26 / 36.2) = 0.71

100-yr Required Storage Volume [V_{100C}] = V_{100A} * R
94,164 * 0.710 = 66,856 cf

Is infiltration being proposed (Y or N)? N

Sediment Forebay Volume, $V_{FOREBAY}$ = 545 * A * C
545 * 10.78 * 0.46 = 2703 cf

The Site Plan must be designed to accommodate the following volumes:

- CPVC: = 23,406 cf
- CPRC: = 34,209 cf
- Flood Control: = 66,856 cf

* If the volume control requirement is met, the CPVC volume can be subtracted from the 100-year flood control volume

Design Requirements	Volume (cf)
CPVC	23,406
CPRC	34,209
Flood Control	66,856

Time of Concentration Calculations:

(use drop down boxes to select flow type)

Flow Type	Length	U/S Elev	D/S Elev	Slope	Velocity	Tc
	feet	feet	feet	%	ft/s	min
Sheet Flow	1134			0.000	2.500	7.56
Shett Flow	100	693.50	692.50	1.000	0.480	3.47
Total	1234			0.081	2.336	11

FOREBAY VOLUME

CONTOUR ELEV.	AREA (FT²)	HEIGHT, H (FT.)	INCREMENT VOL. (FT³)	CUMUL. VOL. (FT³)
685.20	2574		0	0
		0.80		
686.00	3094		2243	2,243
		1.00		
687.00	3870		3482	5,725
		1.00		
688.00	4703		4287	10,012
			Z_{FO} =	**684.13**

BASIN VOLUME

CONTOUR ELEV.	AREA (FT²)	HEIGHT, H (FT.)	INCREMENT VOL. (FT³)	CUMUL. VOL. (FT³)
685.20	7703		0	10,012
		0.80		
686.00	8646		6540	16,551
		1.00		
687.00	9870		9258	25,809
		1.00		
688.00	11,152		10,511	36,320
		0.00		
688.00	11,855		0	36,320
		1.00		
689.00	14,158		13,007	53,327
		1.00		
690.00	15,817		14,988	72,314

Z_{OF} = 681.20
Z_{CPRC} = 680.80
Z_{FO} = 685.71
P_{MA} = 2.50
h_{PERM} = 4.51

ORIFICE CALCS

Outlet sizing for V_{FO}

Q_{FO} = V_{FO} / #### = 34,209 / #### = 0.198 cfs

H_{FO} = V_{FO} / (4666 * h)^0.5 = 34,209 / (4666 * 4.51)^0.5 = 3.5 holes

Use 3 1" diameter holes at elevation 685.20

Flood Control Orifice

A of V_{FO} holes: 1 in. hole * 3 holes = 0.0164 ft²

Act. 100-year flow through Ext Det Orifice [Q_{act}] C_{act} * 0.62 * √2 * g * h_{PERM}
0.0164 * 0.62 * √2 * 32.2 * 4.51) = 0.173 cfs

Remaining flow for 100-yr orifice Q_{100} - Q_{FO}
1.26 - 0.173 = 1.087 cfs

Flood Control Orifice Area [A_{FCO}]: Q_{FCO} / (0.62 * √2 * g * h_{PERM})
1.087 / (0.62 * √2 * 32.2 * 1.91) = 0.158 sf

Flood Control Orifice Diameter [d_{FCO}]: 12 * √(4 * (A / π)
12 * √(4 * (0.158 / π) = 5.38 in

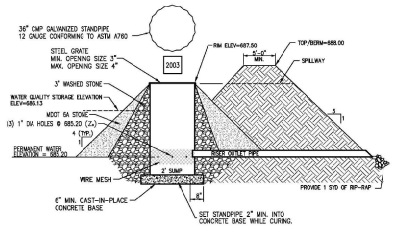
Spillway Design

Design Flow: = 36.21 cfs

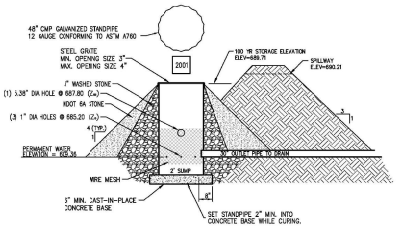
Assume depth of low: = 0.5 ft

Compute width of spillway: $L = Q / (3.4 * H^{3/2})$ = 30.1 ft

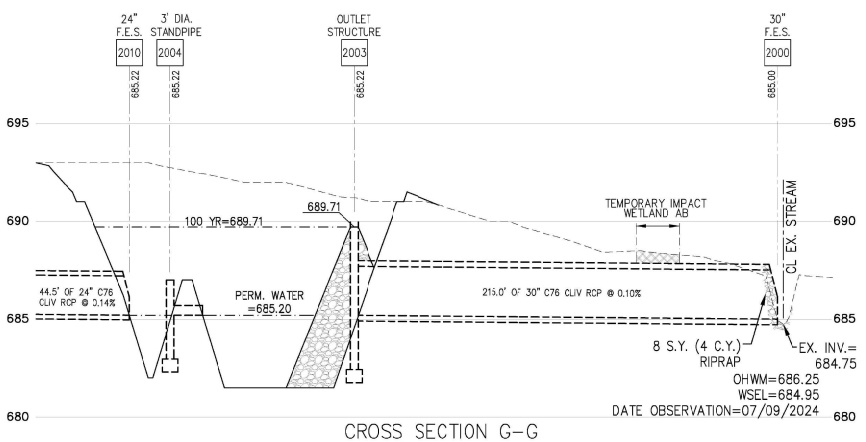
Provide spillway 0.5 x 30 ft



FOREBAY OUTLET STRUCTURE
NO SCALE



BASIN OUTLET STRUCTURE
NO SCALE



CROSS SECTION G-G

DETENTION BASIN PLAN

THE FOREST AT RIVERWALK

SITE PLAN

PART OF THE N.E. 1/4 OF SECTION 34, T.1N., R.9E.
CITY OF FARMINGTON HILLS, , OAKLAND COUNTY, MICHIGAN

SHEET 06

ENGINEERS+SURVEYORS
MLP AND ASSOCIATES, INC.
Michael L. Frost & Associates, inc.
40565 Koppernick Road, Canton, MI 48187
phone: (734) 459-2585
fax: (734) 459-2585

STATUS:
06-12-2025 PER CITY COMMENTS

JOB NO. 2023.02

DATE: 02-25-2025
PM: DJP
PROJ. ENG: SJW
SURV: AEC
CAD: JDR
CHK: SJW
VDATUM/USC & GS:
SCALE: 1" = 20'

PROPRIETOR
MR. STUART MICHAELSON
WINDMILL POINTE NEW DEVELOPMENTS
31333 W. THIRTEEN MILE ROAD,
SUITE 200
FARMINGTON HILLS, MI 48334

LANDSCAPE PLANTING PLAN

scale: 1" = 50'

PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
LANDSCAPING ADJACENT TO ROADS - FARMINGTON ROAD				
ALC	4	*Amelanchier laevis* 'Cumulus'	Cumulus Allegheny Serviceberry	2" cal. B&B
CSA	40	*Cornus sericea* 'Arctic Fire'	Arctic Fire Red Twig Dogwood	24" ht., 3 gal. pot
PG	8	*Picea glauca*	White Spruce	8' ht. B&B
STREET TREES				
ARA	6	*Acer rubrum* 'Autumn Flame'	Autumn Fame Red Maple	3" cal. B&B
CO	6	*Celtis occidentalis*	Northern Hackberry	3" cal. B&B
LTA	9	*Liriodendron tulipifera* 'Arnold'	Arnold Tulptree	3" cal. B&B
QBB	8	*Quercus bicolor* 'Beacon'	Beacon Swamp White Oak	3" cal. B&B
QR	8	*Quercus rubra*	Red Oak	3" cal. B&B
TAR	8	*Tilia americana* 'Redmond'	Redmond American Linden	3" cal. B&B
REPLACEMENT TREES				
AGR	5	*Amelanchier x grandiflora* 'Robin Hill'	Robin Hill Apple Serviceberry	2" cal. B&B
AR	17	*Acer rubrum*	Red Maple	3" cal. B&B
AS	26	*Acer saccharum* 'Legacy'	Legacy Sugar Maple	3" cal. B&B
CC	5	*Carpinus caroliniana*	American Hornbeam	3" cal. B&B
CF	2	*Cornus florida*	Flowering Dogwood	2" cal. B&B
FG	13	*Fagus grandifolia*	American Beech	3" cal. B&B
LT	12	*Liriodendron tulipifera*	Tuliptree	3" cal. B&B
OV	15	*Ostrya virginiana*	American Hophornbeam	3" cal. B&B
QB	5	*Quercus bicolor*	Swamp White Oak	3" cal. B&B
DETENTION POND PLANTINGS				
AAB	30	*Aronia arbutifolia* 'Brilliantissima'	Brilliantissima Red Chokeberry	30" ht., 5 gal. pot
CSA	20	*Cornus sericea* 'Arctic Fire'	Arctic Fire Red Twig Dogwood	24" ht., 3 gal. pot
IVJ	6	*Ilex verticillata* 'Jim Dandy'	Jim Dandy Winterberry	30" ht., 5 gal. pot
IVR	24	*Ilex verticillata* 'Red Sprite'	Red Sprite Winterberry	30" ht., 5 gal. pot

TREE REPLACEMENT CALCULATIONS

Total Number of Trees on Site:	1,489
Total Number of Trees to be Removed:	629
Total Number of Replacement Trees to be Planted on Site:	100

LEGEND

- PROPOSED GREENBELT TREE
- PROPOSED STREET TREE
- PROPOSED REPLACEMENT TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED DECIDUOUS SHRUB
- PROPOSED WETLAND SEED MIX
- PROPOSED CUSTOM SHORT GRASS SEED MIX
- *EXISTING TREES TO BE PRESERVED*

NOTE:
* See Sheet L-2: LANDSCAPE NOTES & DETAILS for landscape development notes, landscape planting details, landscape construction details, detention pond seeding notes, seed mix compositions, and pruning detail.

50' 0' 50' 100' 150'
scale: 1" = 50'
north

date: January 16, 2024
revised:
03-03-2025 Revise for site plan changes.

Know what's below. Call before you dig. 811

LANDSCAPE PLAN FOR:
Michael L. Priest
& Associates, Inc.
40655 Koppernick
Canton, Michigan 48187
(734) 459-8560

LANDSCAPE PLAN BY:
Nagy Devlin Land Design
31736 West Chicago Ave.
Livonia, Michigan 48150
(734) 634 9208

PROJECT LOCATION:
The Forest at Riverwalk
South Side of Folsom Road
between Farmington Road
& Orchard Lake Road
Farmingtor Hills,
Michigan

STATE OF MICHIGAN · L. BRIAN DEVLIN · NO. 1260 · REGISTERED LANDSCAPE ARCHITECT

AUTOCAD SIGNATURE ORIGINAL IS BLUE

L-1: LANDSCAPE PLANTING PLAN

* Base data provided by Michael L. Priest & Associates, Inc.

LANDSCAPE DEVELOPMENT NOTES:

PLANTING

1. Installation of all plant material shall be in accordance with the latest edition of the *American Association of Nurserymen Standards for Nursery Stock* and with the specifications set forth by the City of Farmington Hills, Michigan.
2. The plant materials shall conform to the type stated on the plant list. Sizes shall be the minimum stated on the plant list or larger. All measurements shall be in accordance with the latest edition of the *American Association of Nurserymen Standards for Nursery Stock.*
3. The plant material shall be nursery grown and inspected by the Owner's representative before planting. The Owner's representative reserves the right to reject any plant material at any time.
4. Plants designated "B&B" shal be balled and burlapped with firm balls of earth.
5. Dig shrub pits one foot (1') larger than the shrub rootball, tree pits three (3) times the width of the tree rootball and backfill with one (1) part topsoil and one (1) part soil from excavated pit. Plant trees and shrubs at the same grade level at which they were planted at the nursery. If wet, clay soils are evident, plant trees and shrubs slightly higher.
6. The Contractor is responsible for planting the materials at the correct grades and spacing. The plants shall be oriented to give the best appearance.
7. When the plant has been properly set, the pit shall be backfilled with the topsoil mixture, gradually filling, patting, and settling with water.
8. Trees in lawn areas to have a four foot (4') circle of mulch, four inches (4') deep, and three inches (3") away from the trunk. Shrub beds are to be mulched with shredded bark mulch to a minimum depth of three inches (3"). Only natural color shredded hardwood bark mulch will be accepted.
9. Remove all twine, wire, and burlap from the top one third (1/3) of tree and shrub root balls and from tree trunks. Remove all non-biodegradable material such as plastic or nylon completely from branches and stems.
10. All plant materials shall be pruned and injuries repaired. The amount of pruning shall be limited to the removal of dead or injured limbs and to compensate for the loss of roots from transplanting. Cuts should be flush, leaving no stubs. Do not use tree paint on freshly cut wounds. Shrubs along the site perimeter and in the detention pond shall be allowed to grow together in a natural form.
11. Organic, friable topsoil shall be evenly distributed and fine graded over all areas to receive lawns at uniform depth of four inches (4") after settlement.
12. All plantings shall be completed within three (3) months, and no later than November 30, from the date of issuance of a certificate of occupancy if such certificate is issued during the April1 thru September 30 period; if the certificate is issued during the October 1 thru March 31 period, the planting shall be completed no later than the ensuing May 31; plantings shall thereafter be reasonably maintained, including permanence and health of plant materials to provide a screen to abutting properties and including the absence of weeds and refuse.
13. Plant trees and shrubs no closer than the following minimum distances from sidewalks, curbs, and parking stalls:

a. Shade/Canopy Trees	Five feet (5')
b. Ornamental/Flowering Trees	Four feet (4')
c. Evergreen Trees	Five feet (5')
d. Evergreen/Flowering Shrubs	Four feet (4').

14. Backfill directly behind all curbs and along sidewalks and compact to the to of curbs or walk to support vehicle and pedestrian weight without settling.
15. All landscape areas, especially parking lot islands and landscape beds next to buildings shall be excavated of all building materials and poor soils to a depth of twelve inches to eighteen inches (12"-18") and backfilled with good, medium-textured planting soil (loam or light yellow clay loam). Add four inches to six inches (4"-6") of topsoil over the fill material and crown a minimum of six inches (6") above the top of curbs and/or walks after earth settling unless otherwise noted on the landscape plan.
16. Conversion of all asphalt and gravel areas to landscape planting beds shall be done in the following manner: a. Remove all asphalt, gravel, and compacted earth to a depth of six inches to eighteen inches (6"-18") depending on the depth of the sub base and dispose of off site; b. Call the City for an inspection prior to backfilling; c. Replace excavated material with good, medium-textured planting soil (loam or light yellow clay loam) to a minimum of two inches (2") above the top of the curb and sidewalk, add four inches to six inches (4"-6") of topsoil and crown to a minimum of six inches (6") above the adjacent curb and walk after earth settling, unless otherwise noted on the landscape plan.
    If conversion from asphalt to landscape occurs in or between an existing landscape area(s), replace excavated material from four inches to six inches (4"-6") below adjacent existing grade with good, medium-textured planting soil (loam or light yellow clay loam) and add four inches to six inches (4"-6") of topsoil to meet existing grades after earth settling.
17. Edging, where specified, shall consist of Perma-loc aluminum edging or approved equivalent.

MATERIAL

1. Plants shall not be located within four feet (4') of the property line.
2. Required landscape material shall satisfy the criteria of the American Association of Nurserymen Standards for Nursery Stock and be:
    a. Nursery grown; b. State Department of Agriculture inspected; c. No. 1 grade material with a straight, unscarred trunk, and well-developed uniform crown (park grade trees will not be accepted); d. Staked, wrapped, watered, and mulched in accordance with the City of Farmington Hills Chapter 34-553; and e. Guaranteed for one (1) year.
3. Topsoil shall be friable, fertile soil of chyloam character containing at least five percent (5%) but not more than twenty percent (20%) by weight of organic matter with a pH range between 6.0 and 7.0. The topsoil shall be free from clay lumps, coarse sand, plant roots, sticks, and other foreign materials.
4. The seed mixture shall consist of the following types and proportions: Kentucky Blue Grass blend "Baron/Sheri/Adelphi" @ sixty percent (60%), Chewing Fescue @ twenty-five percent (25%), Creeping Red Fescue @ ten percent (10%), and Perennial Rye Grass @ five percent (5%). Weed content shall not exceed one percent (1%). The mix shall be applied at a rate of 200 pounds per acre.
5. Sod shall be two (2) year old "Baron/Sheri/Adelphi" Kentucky Blue Grass blend grown in a sod nursery on loam soil.
6. Callery Pear (*Pyrus calleryana*) and Norway Maple (*Acer platanoides*) shall not be substituted for any tree species in the plant list. Contact the Landscape Architect for acceptable plant substitutions.

GENERAL

1. Do not plant deciduous or evergreen trees directly over utility lines or under overhead wires. Maintain a six foot (6') distance from the centerline of utilities and twenty feet (20') from the centerline of overhead wires for planting holes. Call MISS DIG forty-eight (48) hours prior to landscape construction for field location of utility lines.
2. The Contractor agrees to guarantee all plant material for a period of one (1) year. At that time, the Owner's representative reserves the right for a final inspection. Plant material with twenty-five percent (25%) die back, as determined by the Owner's representative shall be replaced. This guarantee includes the furnishing of new plants, labor, and materials. These new plants shall also be guaranteed for a period of one (1) year.
3. The work shall consist of providing all necessary materials, labor, equipment, tools, and supervision required for the completion as indicated on the drawings.
4. All landscape areas shall be irrigated by an automatic underground irrigation system. Lawns and shrub/landscape areas shall be watered by separate zones to minimize overwatering.
5. All written dimensions override scale dimensions on the plans.
6. Report all changes, substitutions, or deletions to the Owner's representative.
7. All bidders must inspect the site and report any discrepancies to the Owner's representative.
8. All specifications are subject to change due to existing conditions.
9. The Owner's representative reserves the right to approve all plant material.

MAINTENANCE

1. The Owner of the landscaping shall perpetually maintain such landscaping in good condition so as to present a healthy, neat, and orderly appearance, free from refuse and debris.
2. The Owner shall conduct a seasonal landscape maintenance program including regular lawn cutting (at least once per week during the growing season), pruning at appropriate times watering, and snow removal during winter.
3. The Contractor is responsible for watering and maintenance of all seed areas until a minimum of ninety percent (90%) coverage, as determined by the Owner's representative.
4. All diseased and/or dead material shal be removed within sixty (60) days following notification and shall be replaced within the next appropriate planting season or within one (1) year, whichever comes first.
5. Any debris such as lawn clippings, fallen leaves, fallen limbs, and litter shall be removed from the site on a weekly basis at the appropriate season.
6. All planting beds shall be maintained by removing weeds, fertilizing, and replenishing mulch as needed.
7. Annual beds shall be kept free of weeds and mulched with sphagnum peat of a neutral pH as needed. Perennial beds shall be kept free of weeds and mulched with fine textured shredded bark as needed. Cut spent flower stalks from perennial plants at regular intervals.

DETENTION POND LANDSCAPE DEVELOPMENT NOTES:

DETENTION POND PLANTING NOTES:

1. Follow the Supplier's recommended procedures for bed preparation, installation, and soil erosion control measures of the proposed seeded areas. After the plants germinate and begin to grow follow the maintenance guidelines included on this sheet.
2. Rototill four inches (4") of compost or topsoil into the top six inches (6") of the surface of the DETENTION POND. (Compost may be obtained from the municipal facility at Six Mile and Ridge Roads. Call Cnyx Environmental at 248 305-8377 or 248 349-7230 for hours of operation and general information.)
3. Provide a cover crop of annual rye at a rate of ten pounds (10#) per acre and seed oats at a rate of thirty pounds (30#) per acre over the entire area to be seeded.
4. Maintain the bioswale area with the following actions: establish a regular weeding regimen, water as needed, provide erosion control blanket on the side slopes, provide a cut edge bed, cut back flowering plants at appropriate times, thin perennials after establishment as needed, replace plants that are diseased or dead, and remove litter and debris.

MAINTENANCE OF THE DETENTION POND AREA

1. ESTABLISHMENT: During the first growing season, the native seed areas should be mowed two (2) to four (4) times to a height of four inches to six inches (4"-6") when the plants reach a height of ten inches to twelve inches (10"-12"). Hand pulling may be needed to control unwanted weed populations. If a mower cannot be set high enough, a string trimmer can be used. During the second growing season, the native seed areas should be mowed a few times to a height of about eight inches (8"), when the plants reach a height of ten inches to eighteen inches (10"-18"). Hand pulling may be needed to control unwanted weed populations. By the second growing season it should be apparent if some areas need reseeding. Long term management includes mowing and hand pulling of weeds. The native planting may be mowed to a short height and the clippings removed in the early Spring before birds begin nesting.
2. WATERING: Watering should be performed as needed. During the establishment period after the initial planting, watering is very important and should be conducted every two to three (2-3) days. The initial planting should be checked regularly for appropriate moisture availability. Two (2) methods for determining adequate moisture levels include the following: a.) if the plants wilt during the day when the temperature is at its highest, but revive during the night, then watering is not necessary, and b.) by testing the soil moisture at a depth of four inches (4") by inserting a small rod into the soil. If the rod is wet, then the soil is moist at a depth of four inches (4") and watering is not necessary.
3. EROSION CONTROL: Provide an erosion control blanket on the side slopes of the seeded areas of the detention pond. The erosion control blanket shall be pegged in place.
4. EDGING: The edge of the detention pond should be maintained to avoid grass growing into the detention pond area. The edge can be maintained with a V-notch cut edge. The channel should be maintained at four inches (4") or greater and renewed every six to eight (6-8) weeks.
5. CUTTING BACK: Tall wildflowers should be cut back by one-third. Early flowering plants can be cut back in late June or early July and late flowering plants in late October.
6. THINNING: After the detention pond has become established and thriving, it may be necessary to thin perennials by dividing individual plants in Spring or Fall.
7. REPLACEMENT: Any plants that die or become diseased should be replaced. Plant health should be checked regularly with replanted material occurring in the Spring or Fall.
8. REMOVAL OF LITTER AND DEBRIS: Litter, trash, and debris should be removed on a regular basis to insure that inlets remain free flowing and to keep the area in a neat and attractive appearance.
9. INORGANIC APPLICATIONS: In general, detention pond sloped areas do not need fertilization as nutrients from surrounding areas is usually at an elevated level. If soil fertility appears to be an issue, the soil should be tested and appropriate actions taken based on the results. Insecticides, herbicides, fungicides, and rodenticides should not be used in the detention pond area. If a plant is diseased or infested with insects, it should simply be removed and replaced.

SEED MIX COMPOSITIONS

WETLAND SEED MIX
MICHIGAN WILDFLOWER FARM
A composition of wildflowers, sedges, and grasses.
Application rate: 3 oz. per 1000sq. ft. or 7 lbs. per acre

BOTANICAL NAME	COMMON NAME
Wildflowers	
Asclepias incarnata	Swamp Milkweed
Aster novae-angiae	New England Aster
Aster puniceus	Swamp Aster
Aster umbellatus	Flat-Top Aster
Eupatorium maculatum	Joe-Pye Weed
Eupatorium perfoliatum	Boneset
Euthamia grsminifolia	Grassleaved Goldenrod
Liatris spicata	Marsh Blazing Star
Pedicularis lanceolata	Swamp Betony
Rudbeckia subtomentosa	Black-Eyed Susan
Silphium serfoliatum	Cupplant
Silphium terebinthinaceum	Prairie Dock
Solidago patula	Swamp Goldenrod
Solidago riddellii	Riddell's Goldenrod
Verbena hastata	Blue Vervain
Vernonia missurica	Ironweed
Veronicastrum virginicum	Culver's Root
Sedges/Grasses	
Andropogon scoparius	Little Bluestem
Carex crinita	Fringed Sedge
Carex stricta	Tussock Sedge
Scirpus cyperinus	Wool Grass

WETLAND SEED MIX

WOODLAND EDGE MIX
MICHIGAN WILDFLOWER FARM
Thirty-five percent (35%) Forbs Sixty-five percent (65%) Grass
Seeding Rate: 5 oz. per 1000 sq.ft. or 10 lbs. per acre

BOTANICAL NAME	COMMON NAME
Forbs	
Achillea millefolium	Yarrow
Allium cernuum	Nodding Wild Onion
Aquilegia canadensis	Wild Columbine
Asclepias syriaca	Common Milkweed
Asclepias tuberosa	Butterflyweed
Desmodium canadense	Showy Tick-Trefoil
Eupatorium rugosum	Snakeroot
Monarda fistulosa	Wild Bergamot
Penstemon digitalis	Foxglove Beardtongue
Penstemon hirsutus	Hairy Beardtongue
Rudbecka hirta	Black-Eyed Susan
Rudbecka triloba	Three-Lobed Coneflower
Solidago rigida	Stiff Goldenrod
Symphyotrichum novae-angliae	New England Aster
Symphyotrichum oolenangiensis	Prairie Heart-Leaved Aster
Thalictrum dioicum	Early Meadow Rue
Thalictrum dasycarpum	Purple Meadow Rue
Grasses	
Elymus canadensis	Canada Wild Rye
Elymus hystrix	Bottlebrush Grass
Koeleria cristata	June Grass
Schizachyrtum scoparius	Little Bluestem

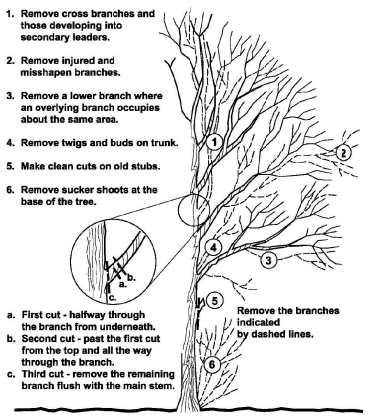
CUSTOM SHORT GRASS PRAIRIE SEED MIX
MICHIGAN WILDFLOWER FARM
Fifty percent (50%) Forbs/Fifty percent (50%) Grase.
Application rate: 5 oz. per 1000 sq. ft. or 10 lbs. per acre

BOTANICAL NAME	COMMON NAME
Wildflowers	
Achillea millefolium	Yarrow
Aquilegia canadensis	Wild Columbine
Asclepias tuberosa	Butterflyweed
Aster laevis	Smooth Aster
Coreopsis lanceolata	Sand Tickseed
Echinacea purpurea	Purple Coneflower
Kuhnia eupatoroides	False Boneset
Monarda fistulosa	Bergamot
Penstemon digitalis	Foxglove Beardstongue
Rudbeckia hirta	Black-Eyed Susan
Solidago speciosa	Showy Goldenrod
Sedges/Grasses	
Schizachyrtum scoparius	Little Bluestem
Bouteloua curtipendula	Side Oats Grama
Koeleria pyramidata	June Grass*
Sporobolus heterolepsis	Prairie Dropseed*

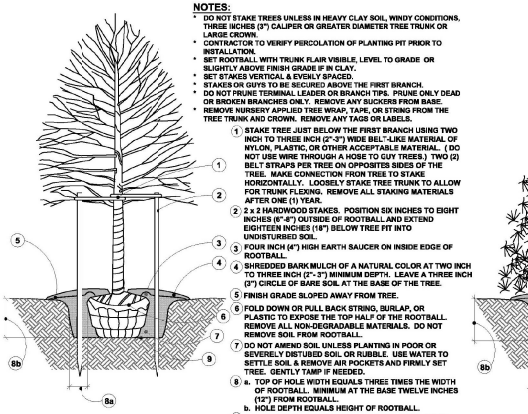
* Supplier to add these species to the mix.

CUSTOM SHORT GRASS SEED MIX

MICHIGAN WILDFLOWER FARM
11770 Cutler Road
Portland, Michigan 48875-9452
Phone: (517) 6476510
Fax: (517) 647 6072

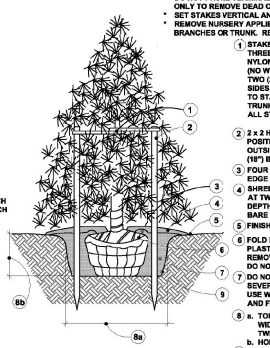


PRUNING DETAIL — not to scale



NOTES:
* DO NOT STAKE TREES UNLESS IN HEAVY CLAY SOIL, WINDY CONDITIONS, THREE INCHES (3") CALIPER OR GREATER DIAMETER TREE TRUNK OR LARGE CROWN.
* CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
* SET ROOTBALL WITH TRUNK FLAIR VISIBLE, LEVEL TO GRADE OR SLIGHTLY ABOVE FINISH GRADE IF IN CLAY.
* SET STAKES VERTICAL & EVENLY SPACED.
* STAKES OR GUYS TO BE SECURED ABOVE THE FIRST BRANCH.
* DO NOT PRUNE TERMINAL LEADER OR BRANCH TIPS. PRUNE ONLY DEAD OR BROKEN BRANCHES ONLY. REMOVE ANY SUCKERS FROM BASE.
* REMOVE NURSERY APPLIED TREE WRAP, TAPE, OR STRING FROM THE TREE TRUNK AND CROWN. REMOVE ANY TAGS OR LABELS.

1. STAKE TREE JUST BELOW THE FIRST BRANCH USING TWO INCH TO THREE INCH (2"-3") WIDE BELT-LIKE MATERIAL OF NYLON, PLASTIC, OR OTHER ACCEPTABLE MATERIAL. (DO NOT USE WIRE THROUGH A HOSE TO GUY TREES.) TWO (2) BELT STRAPS PER TREE ON OPPOSITES SIDES OF THE TREE. MAKE CONNECTION FROM TREE TO STAKE HORIZONTALLY. LOOSELY STAKE TREE TRUNK TO ALLOW FOR TRUNK FLEXING. REMOVE ALL STAKING MATERIALS AFTER ONE (1) YEAR.
2. 2 x 2 HARDWOOD STAKES. POSITION SIX INCHES TO EIGHT INCHES (6"-8") OUTSIDE OF ROOTBALL AND EXTEND EIGHTEEN INCHES (18") BELOW TREE PIT INTO UNDISTURBED SOIL.
3. FOUR INCH (4") HIGH EARTH SAUCER ON INSIDE EDGE OF ROOTBALL.
4. SHREDDED BARK MULCH OF A NATURAL COLOR AT TWO INCH TO THREE INCH (2"- 3") MINIMUM DEPTH. LEAVE A THREE INCH (3") CIRCLE OF BARE SOIL AT THE BASE OF THE TREE.
5. FINISH GRADE SLOPED AWAY FROM TREE.
6. FOLD DOWN OR PULL BACK STRING, BURLAP, OR PLASTIC TO EXPOSE THE TOP HALF OF THE ROOTBALL. REMOVE ALL NON-DEGRADABLE MATERIALS. DO NOT REMOVE SOIL FROM ROOTBALL.
7. DO NOT AMEND SOIL UNLESS PLANTING IN POOR OR SEVERELY DISTURBED SOIL OR RUBBLE. USE WATER TO SETTLE SOIL & REMOVE AIR POCKETS AND FIRMLY SET TREE. GENTLY TAMP IF NEEDED.
8. a. TOP OF HOLE WIDTH EQUALS THREE TIMES THE WIDTH OF ROOTBALL. MINIMUM AT THE BASE TWELVE INCHES (12") FROM ROOTBALL.
   b. HOLE DEPTH EQUALS HEIGHT OF ROOTBALL.
9. BREAK UP (SCARIFY) SIDES OF PLANTING HOLE. LEAVE BOTTOM OF PIT FIRM.

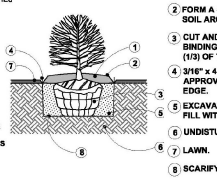


NOTES:
* STAKE ALL EVERGREEN TREES UNDER TWELVE FEET (12') HIGH. GUY ALL IVERGREEN TREES TWELVE FEET (12') HIGH AND OVER.
* CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION. CENTER ROOTBALL IN THE PLANTING HOLE. SET ROOTBALL LEVEL TO GRADE OR SLIGHTLY ABOVE IF IN CLAY.
* DO NOT PRUNE TERMINAL LEADER OR BRANCH TIPS. PRUNE ONLY TO REMOVE DEAD OR BROKEN BRANCHES.
* SET STAKES VERTICAL AND OPPOSITE EACH OTHER.
* REMOVE NURSERY APPLIED TAPE OR STRING FROM TREE BRANCHES OR TRUNK. REMOVE ANY TAGS OR LABELS.

1. STAKE TREE AS INDICATED USING TWO INCH TO THREE INCH (2"-3") WIDE BELT-LIKE MATERIAL OF NYLON, PLASTIC, OR OTHER ACCEPTABLE MATERIAL. (NO WIRE OR HOSE TO BE USED TO GUY TREES.) TWO (2) BELT STRAPS PER TREE ON OPPOSITES SIDES OF THE TREE. MAKE CONNECTION FROM TREE TO STAKE HORIZONTALLY. LOOSELY STAKE TREE TRUNK TO ALLOW FOR TRUNK FLEXING. REMOVE ALL STAKING MATERIALS AFTER ONE (1) YEAR.
2. 2 x 2 HARDWOOD STAKESOR APPROVED EQUILAVENT POSITIONED SIX INCHES TO EIGHT INCHES (6"-8") OUTSIDE OF ROOTBALL AND EXTEND EIGHTEEN INCHES (18") BELOW TREE PIT INTO UNDISTURBED SOIL.
3. FOUR INCH (4") HIGH EARTH SAUCER ON INSIDE EDGE OF ROOTBALL.
4. SHREDDED BARK MULCH OF A NATURAL COLOR AT TWO INCH TO THREE INCH (2"- 3") MINIMUM DEPTH. LEAVE A THREE INCH (3") CIRCLE OF BARE SOIL AT THE BASE OF THE TREE.
5. FINISH GRADE SLOPED AWAY FROM TREE.
6. FOLD DOWN OR PULL BACK STRING, BURLAP, OR PLASTIC EXPOSING THE TOP HALF OF ROOTBALL. REMOVE ALL NON-BIODEGRADABLE MATERIALS. DO NOT REMOVE SOIL FROM ROOTBALL.
7. DO NOT AMEND SOIL UNLESS PLANTING IN POOR OR SEVERELY DISTUBED SOIL OR BUILDING RUBBLE. USE WATER TO SETTLE SOIL & REMOVE AIR POCKETS AND FIRMLY SET TREE. GENTLY TAMP IF NEEDED.
8. a. TOP OF HOLE WIDTH EQUALS THREE TIMES THE WIDTH OF ROOTBALL. MINIMUM AT THE BASE TWELVE INCHES (12") FROM ROOTBALL.
   b. HOLE DEPTH EQUALS HEIGHT OF ROOTBALL.
9. BREAK UP (SCARIFY) SIDES OF PLANTING HOLE. LEAVE BOTTOM OF PIT FIRM.

GENERAL NOTES FOR ALL PLANTINGS:
* DO NOT CUT CENTRAL LEADER.
* REMOVE ALL TAGS, STRINGS, PLASTICS, AND ANY OTHER NON-BIODEGRADABLE MATERIALS (EXCEPT LABEL FOR PLANT NAME) FROM PLANT STEMS OR CROWN WHICH ARE UNSIGHTLY OR COULD CAUSE GIRDLING.
* PLANTS SHALL BEAR THE SAME RELATION TO FINISH GRADE AS IT BORE TO THE PREVIOUS GRADE IN THE NURSERY. SET THE BASE OF THE PLANT SLIGHTLY HIGHER THAN EXISTING GRADE IF PLANTING IN CLAY SOILS.
* CENTER THE ROOTBALL IN THE PLANTING HOLE. LEAVE THE BOTTOM OF THE PLANTING HOLE FIRM. USE WATER TO SETTLE THE PLANTING MIX AND REMOVE ANY AIR POCKETS AND FIRMLY SET THE TREE OR SHRUB. GENTLY TAMP IF NEEDED.

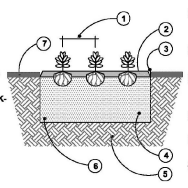
NOTE:
* CONTRACTORTO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.



1. SHREDDED BARK MULCH AT THREE INCH (3") MINIMUM DEPTH. MULCH SHALL BE NATURAL IN COLOR.
2. FORM A SAUCER WITH MULCH AND SOIL AROUND SHRUB BED.
3. CUT AND REMOVE BURLAP AND BINDINGS FROM THE TOP ONE-THIRD (1/3) OF THE ROOTBALL.
4. 3/16" x 4" ALUMINUM EDGING (OR APPROVED EQUIVALENT) OR SPADED EDGE.
5. EXCAVATE PLANTING HOLE AND BACK-FILL WITH PREPARED PLANTING MIX.
6. UNDISTURBED SUBGRADE.
7. LAWN.
8. SCARIFY SUBGRADE.

SHRUB

NOTE:
* CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
* PERENNIALS TO BE PLANTED UP TO THE EDGE OF THE SAUCER AROUND A TREE OR SHRUB BED.



1. SEE PLANT LIST FOR SPACING DISTANCE.
2. SHREDDED HARDWOOD BARK MULCH OF A NATURAL COLOR AT TWO INCH (2") MINIMUM DEPTH.
3. 3/16" x 4" ALUMINUM EDGING (OR APPROVED EQUIVALENT) OR SPADED EDGE.
4. EXCAVATE PLANTING BED AND BACKFILL WITH PREPARED PLANTING MIX AT A TEN INCH (10") DEPTH.
5. UNDISTURBED SUBGRADE.
6. PLANTING MIX TO CONSIST OF EQUAL PARTS OF SAND, LEAF COMPOST, AND NATIVE SOIL.
7. LAWN.

ANNUAL / PERENNIAL / GROUNDCOVER

LANDSCAPE PLANTING DETAILS — not to scale

NOTES:
* See Sheet LP - 1: LANDSCAPE PLAN for proposed plantings, tree replacement calculations, plant list, and legend.

date: January 16, 2024
revised:
03-03-2025

Know what's below. Call before you dig. 811

LANDSCAPE PLAN FOR:
Michael L. Priest
& Associates, Inc.
40655 Koppernick
Canton, Michigan 48187
(734) 459-8560

PROJECT LOCATION:
The Forest at Riverwalk
South Side of Folsom Road
between Farmington Road
& Orchard Lake Road
Farmington Hills,
Michigan

LANDSCAPE PLAN BY:
Nagy Devlin Land Design
31736 West Chicago Ave.
Livonia, Michigan 48150
(734) 634 9208

J. BRIAN DEVLIN — STATE OF MICHIGAN — REGISTERED LANDSCAPE ARCHITECT — NO.1260

AUTOCAD SIGNATURE ORIGINAL IN BLUE

L - 2: LANDSCAPE NOTES & DETAILS

* Base data provided by Michael L. Priest & Associates, Inc.

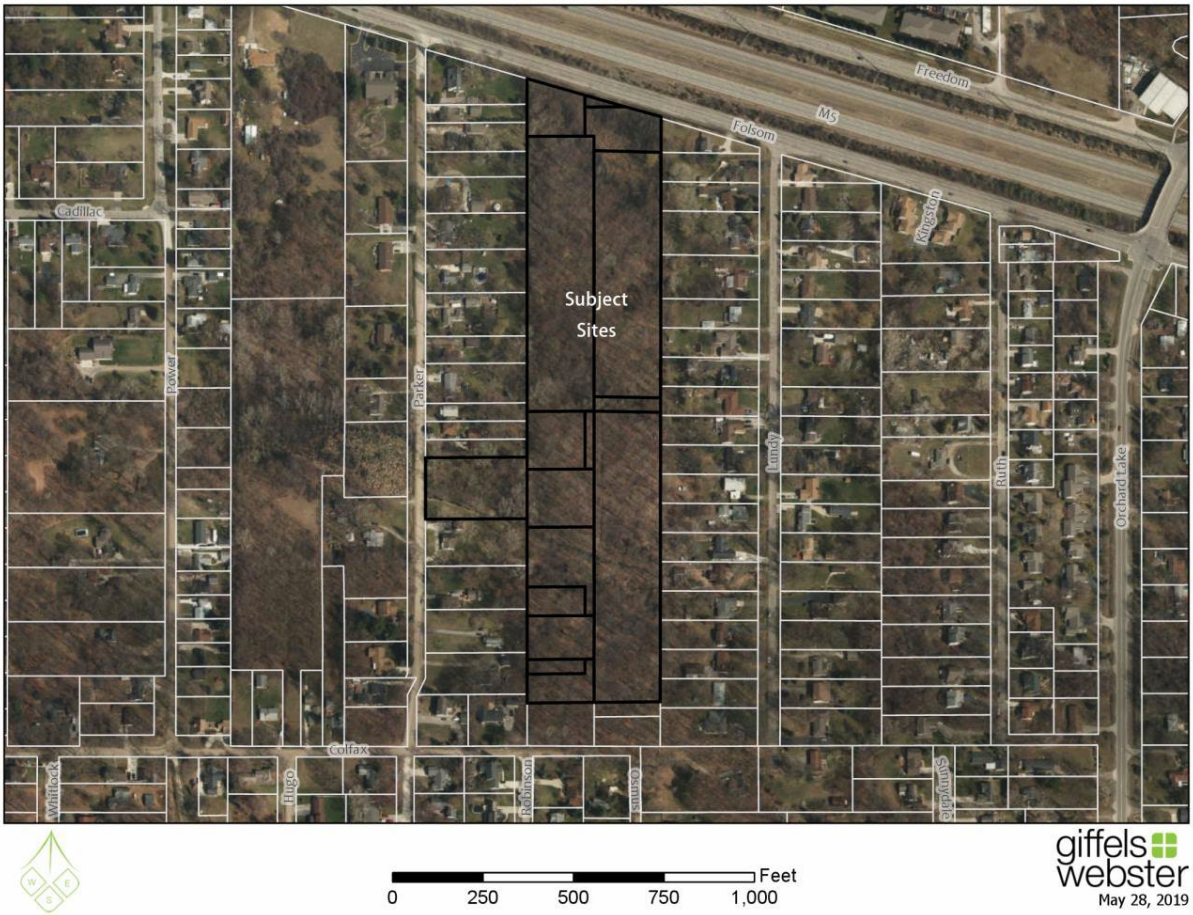
July 22, 2025

Farmington Hills Planning Commission
31555 W 11 Mile Rd
Farmington Hills, MI 48336

Cluster Site Plan

Case:	54-4-2025
Site:	Vacant Folsom Rd; 16.3 acres (all or parts of 16 parcels)
Applicant:	Forest at Riverwalk Development
Plan Date:	2/25/2024 (updated 6/12/20250
Zoning:	RA-3 Single Family

We have completed a review of the application for cluster site plan approval referenced above and a summary of our findings is below. Items in **bold** require specific action by the Applicant.



SUMMARY OF FINDINGS

Existing Conditions

1. **Zoning.** The parcel is zoned RA-3 Single Family Residential.
2. **Existing site.** The subject property is located south of M-5 between Farmington Road and Orchard Lake Road. The property runs from M-5 south to Colfax Road, which is 8 ½ Mile. The existing site is entirely undeveloped and heavily wooded, with several areas of wetland. It consists of all or part of 16 separate parcels. Generally, it is a trapezoid connecting Folsom to Colfax, though one small portion juts westward and fronts on Parker Street, and the lots connecting the site to Colfax are kept as outlots and not part of the proposed cluster. The total acreage of the site is 16.29 acres. 2.47 acres is right-of-way, leaving 13.83 net acres.
3. **Adjacent properties.**

Direction	Zoning	Land Use
North	M-5	M-5
East	RA-3	Single Family Homes
South	RA-3	Single Family Homes
West	RA-3	Single Family Homes

4. **Site configuration and access.** The site is accessible from Folsom Road and Parker St.

Cluster Qualification:

This plan received a preliminary determination that it qualifies for a one-family cluster under item 2.A.i. at the February 15, 2025, Planning Commission meeting.

MOTION by Aspinall, support by Stimson, to make a preliminary determination that One-Family Cluster Option 1, 2023, dated October 13, 2023, submitted by Forest at Riverwalk Development, LLC, meets the following qualification standards as set forth in Section 34- 3.17.2.B. of the Zoning Ordinance: ii, vi, and viii; permitting a maximum density of 2.6 units per acre, and that it be made clear to the applicant that final granting of the One-Family Cluster Option is dependent upon a site plan to be approved by the City Council following review and recommendation by the Planning Commission.

Under Section 34-3.17 One Family Cluster Option, the Planning Commission may make a determination that the site qualifies for a One Family Cluster based on the following criteria and procedures.

2. Conditions for qualification:
   A. Qualification for the cluster option shall be based on two (2) findings by the planning commission with final density dependent upon whether or not the site qualifies under both findings:
      i. **First, the planning commission shall find that the parcel will qualify for the cluster development option as defined in Section 34-3.17.2.B.i-viii. Development would be at the single family densities permitted in subsection 34-3.17.3.A. This finding must be made in all cases.**
      Section 34-3.17.2.B.i-viii is addressed below. Section 34-3.17.3.A permits 2.6 units per acre for a One Family Cluster in the RA-3 district under this item.
      ii. Second, the planning commission may additionally find that the parcel is located in a transition area or is impacted by nonresidential uses or traffic on major or secondary thoroughfares or other similar conditions. If the planning commission makes such a finding, it may permit an increase in density up to the maximum densities established in subsection 34-3.17.3.B.

Under standard i. above, 42 units are available on 16.3 acres. Standard ii. would permit up to 63 units. The plans at the time showed 38 units and have been revised down to 33 units.

Section 34-3.17.2.B.i-viii. "The planning commission may approve the clustering or attaching of buildings on parcels of land under single ownership and control which, in the opinion of the planning commission, have characteristics that would make sound physical development under the normal subdivision approach impractical because of parcel size, shape or dimension or because the site is located in a transitional use area or the site has natural characteristics which are worth preserving or which make platting difficult. In approving a parcel for cluster development, the planning commission shall find at least one of the following conditions to exist:"

i. The parcel to be developed has frontage on a major or secondary thoroughfare and is generally parallel to such thoroughfare and is of shallow depth as measured from the thoroughfare.
ii. The parcel has frontage on a major or secondary thoroughfare and is of a narrow width, as measured along the thoroughfare, which makes platting difficult.
iii. The parcel is shaped in such a way that the angles formed by its boundaries make a subdivision difficult to achieve and the parcel has frontage on a major or secondary thoroughfare.
iv. A substantial portion of the parcel's perimeter is bordered by a major thoroughfare which would result in a substantial proportion of the lots of the development abutting the major thoroughfare.
v. A substantial portion of the parcel's perimeter is bordered by land that is located in other than an RA district or is developed for a use other than single-family homes.
vi. The parcel contains a floodplain or poor soil conditions which result in a substantial portion of the total area of the parcel being unbuildable.
vii. The parcel contains natural land forms which are so arranged that the change of elevation within the site includes slopes in excess of ten (10) percent between these elevations. These elevation changes and slopes shall appear as the typical feature of the site rather than the exceptional or infrequent features of the site. The topography is such that achieving road grades of less than that permitted by the city would be impossible unless the site were mass graded. The providing of one-family clusters will, in the opinion of the planning commission, allow a greater preservation of the natural setting.
viii. The parcel contains natural assets which would be preserved through the use of cluster development. Such assets may include natural stands of large trees, land which serves as a natural habitat for wildlife, unusual topographic features or other natural assets which should be preserved.

We have bolded the items of this subsection that the PC cited in its qualification motion.

Cluster Site Plan:

1. **Summary of Plan.** A concept plan showing 38 lots was submitted at qualification; this number has since been decreased to 33 units, which is permitted on 16.3 acres under the cluster option. The plan shows road connections to Folsom Road and Parker Street. A large area of wetland is shown at the southern end of the property; the lots have been configured to generally avoid containing wetland.
2. **Master Plan.** The property is designated Single Family Residential on the Future Land Use Map. It does not fall into any Special Residential Planning Areas, nor any other special study areas. Surrounding properties have the same designation.
3. **Residential Densities Map.** The residential densities map designates this land as medium density. This category includes the RA-3 and RA-4 districts.

4. **Dimensional Standards.** The cluster option allows the dimensional standards of the district to be waived. This table compares the proposal to district standards

Standard	Required in RA-3 (standard)	Proposed
Front Setback	30 ft	25 ft
Side Setback	8 ft least side/20 ft total	5 ft least side/10 ft total
Rear Setback	35 ft	35 ft
Building Height	25 ft	Not addressed on plans
Min Lot Size	12,500 sq ft (avg 10,000 sq ft)	Smallest: 7,795 sq ft; typical: 8,470 sq ft
Min Lot Width	80 ft	Typical is approx. 55 ft

5. **Separation Standards.** Per Section 34-3.17.4.B., "Spacing between groups of attached buildings or between groups of four (4) unattached buildings shall be equal to at least twenty (20) feet in an RA-3 district, measured between the nearest points of adjacent buildings." The plan meets this standard with increased side setbacks on lots 4 and 5.
6. **Cluster Standards.** Cluster developments must meet the design standards of subsection 34-3.17.4.
    a. Garages must be set back 20 feet. *All lots have a minimum front setback of 25 feet.*
    b. The side of a cluster facing a major or secondary thoroughfare must be set back 25 feet. *This standard is met.*
    c. No building may be placed within 25 feet of any property line. *This standard is met.*
    d. 15% of the development must be set aside as open space. *This standard is met.*
    e. If it has not already been provided, the applicant must provide a copy of the EGLE permit allowing impacts to wetlands on Lots 13, 14, 19, 20, and 21.
7. **Lighting.** No general lighting of the site or street appears to be proposed.
8. **Superimposed aerial.** During cluster qualification, the planning commission cited standards 34-3.17.2.B.ii., vi, and viii. Per Section 34-3.17.5.C.iii, parcels qualifying under items vi and viii **are required** to submit a sheet superimposing the plan on an aerial image. A superimposed aerial was provided.

Tree Removal (Section 5.18)

The site contains 1,489 trees, 629 of which are proposed to be removed, per the Landscape Plan. This includes 86 landmark trees, totaling 2144.1 inches. **The tree inventory table appears to have some minor discrepancies which shall be corrected and plantings should be updated to meet the correct requirements. The table indicates the removal of 637 trees, including 86 landmark trees totaling 2122.5 inches. There is a discrepancy of 8 non-landmark trees.**

Landscaping

1. **Street Trees.** 45 street trees are proposed. Street tree requirements are met.
2. **Cost Estimate.** A cost estimate has been provided. *The cost estimate must be submitted prior to final review, per Section 3.17.5.C.iv.a.*
3. **Buffering / Transition Area.** A buffer is required adjacent to one-family districts.

The type of buffer will be impacted by whether the cluster units are detached or attached. Per the Zoning Ordinance, "in order to provide an orderly transition of density, where the parcel proposed for use as a cluster development abuts a one-family residential district, the planning commission shall determine that the abutting one-family district is effectively buffered by means of one of the following within the cluster development:

i. Single-family lots subject to the standards of Section 34-3.1 of this chapter;
ii. Detached buildings with setbacks as required by Section 34-3.1 of this chapter for the applicable residential district;
iii. Open or recreation space;
iv. Changes in topography which provide an effective buffer;
v. A major or secondary thoroughfare;
vi. Some other similar means of providing a transition.

As noted above, a buffer is required adjacent to one-family districts. **The applicant should clearly identify which method they are proposing for consideration as a transition. The Planning Commission should review this method and determine if it satisfies the criteria listed above.** All surrounding development is single-family housing. The applicant proposes to plant all 100 replacement trees (apart from 6) along the rear property lines of the lots backing up to neighboring residential properties.

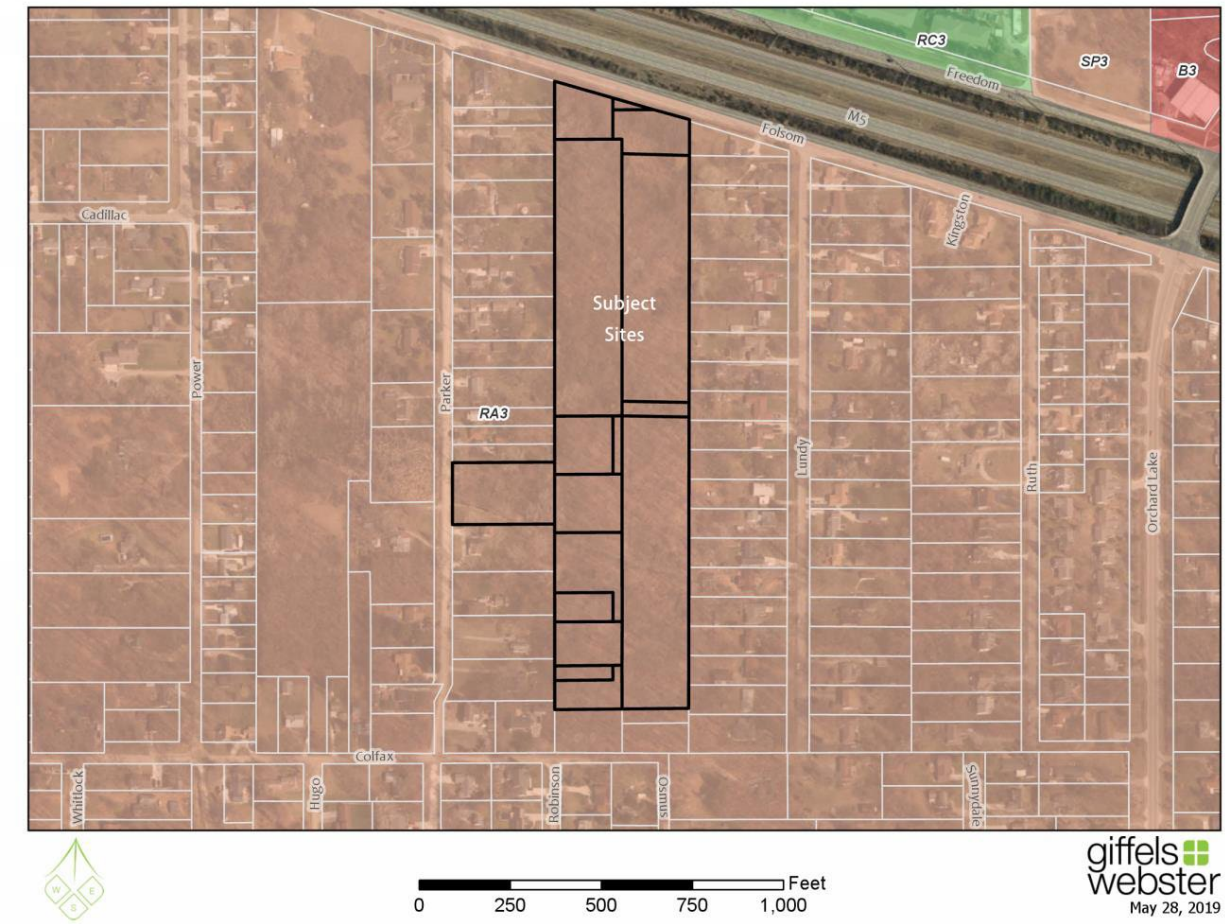
We are available to answer questions.

Respectfully,
Giffels Webster

Joe Tangari, AICP
Principal Planner

Julia Upfal, AICP
Senior Planner

Zoning


RC3
SP3
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Freedom
M5
Folsom
Kingston
Cadillac
Subject
Sites
Power
Parker
RA3
Lundy
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Orchard Lake
Colfax
Whitlock
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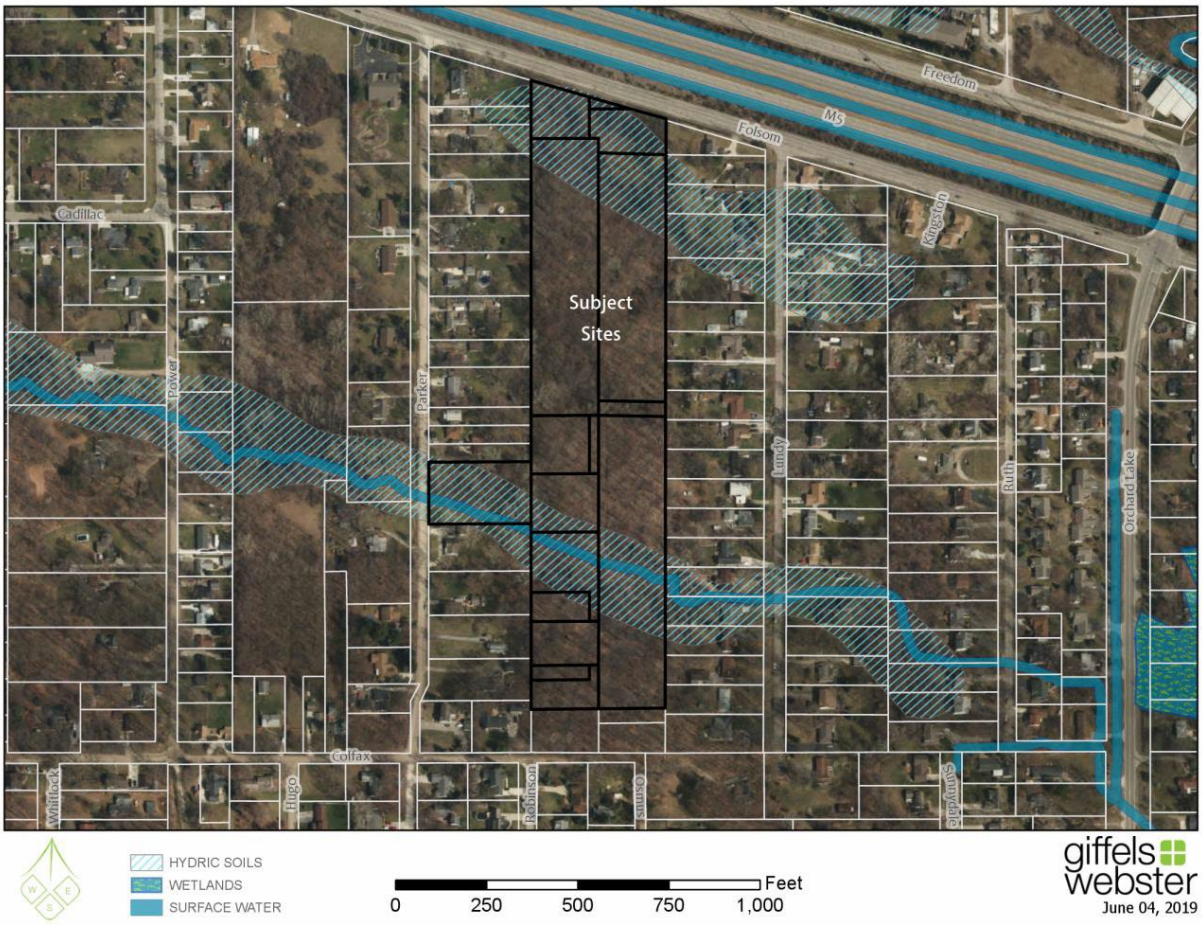
May 28, 2019


Freedom
M-5
Folsom
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Cadillac
Subject Sites
Power
Parker
Lundy
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Orchard Lake
Colfax
Whitlock
Hugo
Robinson
Osmun
Sunnydale
HYDRIC SOILS
WETLANDS
SURFACE WATER
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250
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giffels webster
June 04, 2019

DEPARTMENT OF PUBLIC SERVICES
KAREN MONDORA, P.E., DIRECTOR

INTEROFFICE CORRESPONDENCE

DATE: July 24, 2025

TO: Erik Perdonik

FROM: James Cubera, City Engineer

SUBJECT: REVISED Cluster Site Plan 54-04-2025
The Forest at Riverwalk
Part of N.E. ¼ of Section 34
PJ#34-19-58, 22-23-34-252-019-036 & 043

This office has performed a preliminary review of the above referenced site plan submitted to the Planning Department on July 09, 2025. Our preliminary comments remain as per our memo of April 17, 2025. We note that many of them have been addressed. We have the following updated comments.

1) An eight-inch watermain extension and loop from the 8" watermain at the corner of Osmus Avenue and Colfax Street to the 8" watermain on Lundy Drive should strongly be considered. Also, although the easement is only 30 feet wide the sanitary sewer extension must be placed such that it allows for enough offset for this watermain installation within this easement. A directionally drilled watermain in this area would be appropriate.

2) It is strongly suggested that the sanitary sewer on Colfax Street be extended to service any future lot split resultant parcels.

3) The submitted storm water detention, restriction and stormwater quality "submitted sheet" will be reviewed during construction review.

4) The curb cut to Parker Avenue appears to encroach on private property within the development. This encroachment needs to be eliminated.

5) It is suggested that the 30-foot additional ROW on the Colfax Street frontage of the original properties involved in this development be dedicated at this time.

6) It appears that this development may involve a parcel split of some sort in order to meet the proposed development property lines. If this is the case, then the requirements of the lot split ordinance will also take effect. Sewer and water extensions required by it will be necessitated as well as the Colfax Street ROW dedication. The paving of Colfax Street will also have to be addressed if a lot split becomes apparent in order to meet the proposed property lines of this development.

FIRE

FARMINGTON HILLS

INTEROFFICE CORRESPONDENCE

Date: July 25, 2025

To: Planning Commission

From: Jason Baloga, Fire Marshal

Subject: Revised Cluster Site Plan 54-4-2025 (Folsom btw Parker & Lundy Road)

The Fire Department will have no objection to approval contingent upon compliance with the following requirements:

1. Hydrant Coverage Chapter 12 Section 12-11(2); hydrants shall be spaced 500ft. apart in single-residential areas. This will be discussed further during Engineering review.

2. Site Access Chapter 12 Section 12-11 (1); site shall accommodate fire apparatus with a fifty-foot (50') turning radius and shall be measured to the centerline of the roadway. This will be verified during Engineering review.

Jason Baloga, Fire Marshal

JB/al

6. Historic District Site No. 3 – Lemuel Botsford House – 24414 Farmington Road, for resurfacing existing wood decking with Aztek composite decking, and removing the railings on the deck.
7. Historic District Site No. 3 – Lemuel Botsford House – 24414 Farmington Road, for installing a generator in the rear yard with landscaping screening,+ to retain structure's historical character.

Historic District Commission Activities in 2023 included:

- Cemetery Master Plan Implementation
- Spicer House Roof Replacement
- Botsford Inn Exterior Restoration
- Nehemiah Hoyt House – needs restoration
- March 2023 – HDC attended the 65th annual Michigan in Perspective: Local History Conference

MOTION by Grant, support by Stimson, to accept the Historic District Commission 2023 Annual Report.

Motion passed unanimously by voice vote.

PUBLIC HEARING

A. ONE-FAMILY CLUSTER OPTION QUALIFICATION 1, 2023

LOCATION:	South side of Folsom Road, between Parker Avenue and Lundy Drive
PARCEL I.D.:	22-23-33-252-019, 020, 022, 023, 024, 025, 026, 027, 028, 030, 031, 032, 033, 034, 043
PROPOSAL:	Qualification of sixteen (16) parcels for construction of single family homes within RA-3, One Family Residential zoning district via One-Family Cluster Option
ACTION REQUESTED:	Qualification of One-Family Cluster Option
APPLICANT:	Forest at Riverwalk Development, LLC
OWNER:	Forest at Riverwalk Development, LLC

Applicant presentation

Stuart Michaelson and George Mager, Forest at Riverwalk Development, LLC, were present on behalf of this application for cluster option qualification. The applicants highlighted the following:

- The site had previously qualified for the cluster option, and still met the qualification criteria.
  - The parcel had frontage on a major or secondary thoroughfare, and had a narrow width as measured along the thoroughfare, which makes platting difficult.
  - The parcel contained a floodplain or poor soil conditions which resulted in a substantial portion of the total area of the parcel being unbuildable.
  - The parcel contained natural assets which would be preserved through the use of cluster development. Such assets included natural stands of large trees, land which served as a natural habitat for wildlife, unusual topographic features, or other natural assets which should be preserved.
- Because this plan had significant differences from the previously qualified plan, tonight the applicants were again seeking qualification under the cluster option.
- The applicants had purchased the site from the previous developer. Acknowledging concerns about wetland and tree preservation, the applicants came up with a new plan in order to avoid the

creek and save many more trees, and to run the access road out to Parker Street (instead of Colfax). Only a small part of the wetland would be impacted.

- If the plan received qualification this evening, the applicants would seek a permit from EGLE (Michigan Department of Environment, Great Lakes, and Energy) relative to wetland impacts and mitigation. EGLE had already visited the site and identified the wetlands in response to the previous plan, and would revisit the site in response to this new application. The applicants would also be working with their own wetlands consultant, and had already walked the site with their consultant.

Planner's review

Referencing the February 6, 2024 Giffels Webster review memorandum, Planning Consultant Tangari provided the following information.

Cluster option process:

- Under the cluster option, some of the land on the site would be set aside, and housing units would be placed (clustered) in a smaller area of the site.
- The process for cluster option approval included 3 public hearings, the first of which was to determine whether or not the site qualified for the option. Tonight the Planning Commission was being asked to determine whether the site qualified for the cluster option by meeting criteria laid out in the ordinance. If the Commission determined the site did qualify for the cluster option, the applicant could then proceed with a site plan application. Qualification does not guarantee site plan approval.
- Site plan review requires a second public hearing. If at that time the Commission recommended approval of the site plan, the plan would move forward to City Council, who would hold the third public hearing.
- In November 2023 the Commission determined that the plan met the criteria to be considered for cluster development, but the required public hearing was not held. The purpose of tonight's meeting was to hold the first public hearing.

Planners review and findings:

- The parcel is zoned RA-3 One Family Residential, and is located south of M-5 between Farmington Road and Orchard Lake Road, and between Folsom Road to the north and Colfax Street to the south.
- The existing site consists of all or part of 16 parcels, is entirely undeveloped and heavily wooded, and contains several areas of wetland.
- The site consisted of 16.29 acres; 2.4 acres of the site is right-of-way which leaves 13.83 net acres.
- As stated, M-5 is to the north of the site; the rest of the site is surrounded by single family homes.
- The site is accessible from Folsom Road and Parker Street.
- The qualifications in Section 34.3.17 of the zoning ordinance for the cluster option were two tiered. The first tier allows a certain density and the second tier allows additional density if certain conditions are met. However, the applicant is requesting a density lower than the density permitted in the first tier. The second tier will not be addressed.
- The first tier permitted a density of 2.6 units per acre. The applicant is proposing 38 units where 42 would be allowed under the first tier.
- An EGLE review will be required prior to development.
- Three qualification criteria potentially applied to the site:

ii. The parcel has frontage on a major or secondary thoroughfare and is of a narrow width, as measured along the thoroughfare, which makes platting difficult.

vi. The parcel contains a floodplain or poor soil conditions which result in a substantial portion of the total area of the parcel being unbuildable.

viii. The parcel contains natural assets which would be preserved through the use of cluster development. Such assets may include natural stands of large trees, land which serves as a natural habitat for wildlife, unusual topographic features or other natural assets which should be preserved.

- A large wetland area is shown on the southern portion of the site, where there would be no lots.
- A smaller secondary wetland area contains proposed lots. EGLE will determine if those wetlands are regulated.
- The conceptual plan showed street trees and screening trees at the margins of the project as well as some landscaping of the retention basin. Full review of a cluster site plan would occur during the next stage of approval should qualification be granted.
- The future land use map of the master plan showed the site to be designated as single-family residential use. Surrounding properties had the same designation. The site did not fall into any special residential planning areas or other special study areas.
- The residential densities map designated the site as medium density, which includes RA-3 and RA-4. The site was currently zoned RA-3.

Public Hearing
Vice Chair Trafelet opened the public hearing at 8:03pm.

Steve Hall, Parker Street, was concerned about the effect this development would have on groundwater water drainage. There were already runoff issues on Whitlock Street caused by development there. There was an existing high water table on Parker Street. How will groundwater from the development affect existing septic systems, and will the development be tied into public sewer? Who will be responsible for issues caused by the development after the developer has moved on?

Rene Daihl, Lundy Drive, was concerned about water issues caused by the development. Per the online documentation, the developer is planning to tie into pipes that are at the end of Lundy, only two lots from her property. Ms. Daihl had installed a sump pump that operated constantly, in order to prevent water from entering her basement. Today it was running every one minute 22 seconds. Tree and root removal would lead to flooding. She was also concerned that the development would stress the power grid, noting that her power was frequently out. Residents should be included in meetings between EGLE and the developer.

Mary Newlin, Lundy Drive, gave the history of this area, and expressed concern that the proposed development involved destruction of the only remaining natural green space in the City. She described 100+ year old trees, deer and animal species that were only seen in the woods. Would the existing stream be preserved? She had purchased a generator to keep her sump pump going when the power went out; without the generator her first floor would be flooded. This development would be located where the most water was located. She was concerned about the effect of the development on existing wells and septic systems.

Laurie Williams, Parker Street, echoed concerns about groundwater discharge, noting that she had a septic field. She had two sump pumps beneath her house. Citing a loss of privacy, she asked what barrier would be placed between the development and her backyard. Parker Street was unpaved, and was the only thru-way from 8 Mile Road to Folsom Road in this area; traffic on the street threw rocks and dirt, and with no sidewalks and no streetlights, everyone had to walk in the street. Increased traffic on Parker was a huge concern. There were endangered species on the site. Heavy construction equipment will damage Parker Road.

Paul Rusinowski, Lundy Drive, was concerned about the proposed lot sizes. The space and woods were what attracted him to the neighborhood, and the development would have a negative effect on privacy and decrease property values by packing houses into a small area. What would happen to displaced wildlife? Mr. Rusinowski thought there were more wetlands than illustrated on the plan. He supported new construction, but the natural woodlands should be preserved.

Neal Krantz, Lundy Drive, said wetlands took up a substantial portion of the middle of the site. His sump pump operated constantly. He was concerned with property value, but his primary concern was water drainage.

Kirk Bowman, Folsom Road, echoed concerns about water drainage. There was an area behind his house with no trees that constantly had multiple inches of water that would be displaced by this development. A drainage ditch near his house was constantly flowing. The soil was rocky clay which does not absorb water well. He did not think the construction would be able to handle the water and wildlife displacement.

Denise Hall, Parker Street, described seasonal issues with the dirt road. The road was narrow; who would pay for maintenance costs if construction trucks started using it?. She described water levels in the neighborhood, and echoed concerns about water drainage. Who would take responsibility for damage to existing septic systems? She described wildlife in the area, and asked the Commission to save the property.

Dragos Ionescu, Lundy Drive, echoed concerns about water drainage. The plan had credibility issues.

Elizabeth Bowman, Folsom Road, said water drainage was a big concern. The proposed lots were in a wetland area, and she was concerned that the water would be displaced onto her property. There were power issues in the area. Construction would disrupt her household. The development would take away the beauty of the neighborhood.

Diane (no last name), Parker Street, said there was more acreage related to golf parks than wooded areas in the City. She echoed concerns about water and wildlife displacement. Tree removal would cause more downed power lines.

Scott Elser, Parker Street, echoed concerns about water drainage, and said he had an issue with changing zoning rules for the developer.

Tom Seabolt, Parker Street, described water levels and drainage issues in the neighborhood. He used two sump pumps to prevent flooding. He lived 50 feet from Parker Street; construction would be disruptive. He was concerned about traffic issues on Parker Street, noting the children in the neighborhood.

Sarah (no last name), Parker Street, said she moved to the neighborhood because of its up north feel. She echoed concerns about extra traffic on Parker Street, and asked what the city planned to do to address traffic issues on the street to ensure the safety of pedestrians. She described wildlife on the site. She was concerned about construction lasting until 7:00pm.

Michelle Gala, Parker Street, said the residents had fought to keep Parker Street a dirt road. She echoed concerns about water levels in the neighborhood, and talked about traffic concerns. She described wildlife in the neighborhood. She noted that the City had considered making the site a nature park.

Heather Trapchak, Parker Street, echoed concerns about water levels in the neighborhood. She emphasized the importance of maintaining green spaces. She asked members of the Commission to visit the area.

Seeing that no other members of the public wished to speak, Vice Chair Trafelet closed public comment and asked the applicants to respond. The development team provided the following further information:

In response to public comment:
- Construction traffic would be limited to using a new road into the development, and would not be on Lundy Drive or Parker Street.
- The development would have to be approved by the city engineering department.
- The site would be self-contained, with separate storm sewers, located in the rear of the individual home sites.
- Water could be held in detention for a long period of time.
- Experience showed that adding storm sewers drained a site, often helping the neighbors.

In response to questions from the Commission:
- DTE had indicated that there was enough power in the area for the development.
- The development would include 38 houses.
- The design of the lots was based on city ordinances related to the type of development proposed.
- The developers were aware of water levels in the area. Water from the property would have to be retained before entering a public system, and could not contribute to water concerns on neighboring properties.

Commissioner Ware noted that the residents could request a traffic study from the City, but that speed bumps would require an asphalt road.

MOTION by Aspinall, support by Stimson, to make a preliminary determination that One-Family Cluster Option 1, 2023, dated October 13, 2023, submitted by Forest at Riverwalk Development, LLC, meets the following qualification standards as set forth in Section 34-3.17.2.B. of the Zoning Ordinance: ii, vi, and viii; permitting a maximum density of 2.6 units per acre, and that it be made clear to the applicant that final granting of the One-Family Cluster Option is dependent upon a site plan to be approved by the City Council following review and recommendation by the Planning Commission.

Commissioner Stimson said he supported the motion in order to give the applicant a chance to come back with a better plan, as he did not support the entire preliminary plan. The 55' width of the lots was too narrow and out was out of character with this neighborhood. He encouraged the applicant to

consult with and work with the neighbors as much as possible, and to come back with a site plan that addressed the issues discussed.

Vice Chair Trafelet advised the public present that the Capital Improvement Plan included an item for a Folsom Road storm sewer from 9 Mile to Orchard Lake Road, to provide lateral storm sewers for Folsom Road, as well as a rehabilitation of the existing storm sewer system.

Roll call vote:
Aspinall yes
Grant yes
Trafelet yes
Stimson yes
Varga yes
Ware yes

Motion passed 6-0.

B. 2024/2025 THROUGH 2029/2030 CAPITAL IMPROVEMENTS PLAN

ACTION REQUESTED: Adoption of plan

Public Hearing

Vice Chair Trafelet opened the public hearing on the 2024/2025 through 2029/2030 Capital Improvements Plan. Seeing that no members of the public wished to speak, Vice Chair Trafelet closed the public hearing and brought the matter back to the Commission.

The Planning Commission had discussed the Capital Improvements Plan at its January 25, 2024 meeting.

MOTION by Varga, support by Stimson, to adopt the City of Farmington Hills Capital Improvements Plan for 2024/2025 through 2029/2030 as presented.

Roll call vote:
Aspinall yes
Grant yes
Trafelet yes
Stimson yes
Varga yes
Ware yes

Motion passed 6-0.

REGULAR MEETING

A. REZONING REQUEST ZR 1-1-2024

LOCATION:	31118 Orchard Lake Road
PARCEL I.D.:	22-23-02-103-025
PROPOSAL:	Rezone eastern portion of one (1) parcel from P-1, Vehicular Parking to B-3, General Business zoning district
ACTION REQUESTED:	Set for Public Hearing

Commissioner Mantey suggested that the narrowness of the parcel created practical development constraints. He reasoned that designating the site as a PUD was the most effective way to ensure compatibility with neighboring residential and office uses. By granting a PUD, the Commission could allow relief from strict setback requirements while achieving land use patterns consistent with adjacent properties. Planning Consultant Tangari affirmed that this interpretation could be used to justify qualification, emphasizing that the Commission had authority to determine compatibility under PUD standards.

MOTION by Manty, support by Varga, to make a preliminary finding that PUD 1, 2025, dated June 20, 2025, submitted by Schafer Development LLC., qualifies for the Planned Unit Development Option under Section 34-3.20.2.A through D. of the Zoning Chapter, and it is further determined that the proposal meets at least one (1) of the objectives as outlined in Section 34-3.20.2.E.i. through viii.

The Planning Commission finds:

1. **The proposed plan preliminarily PUD meets the following qualification standard of Section 34-3-20-2.E.i. thru viii:**
   ii. **To permanently establish land use patterns which are compatible or which will protect existing or planned uses, in that given the narrowness of the lot, the proposed development is more compatible with the existing development to the east and to the west than the existing development or any development that could be made given the current zoning.**

Motion passed 5-1 by voice vote (Stimson opposed).

D. CLUSTER SITE PLAN 54-4-2025

LOCATION:	**South side of Folsom Road, between Parker Avenue and Lundy Drive,**
PARCEL I.D.:	**22-23-34-252-019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 030, 031, 032, 033, 034, and 043**
PROPOSAL:	**Construct thirty-three (33) single-family detached units within RA-3, One Family Residential District**
ACTION REQUESTED:	**Set for Planning Commission Public Hearing**
APPLICANT:	**Forest at Riverwalk Development, LLC**
OWNER:	**Forest at Riverwalk Development, LLC**

Consultant comments

Referencing the July 22, 2025 Giffels Webster memorandum, Planning Consultant Tangari explained that the action before the Commission was to set a public hearing for the proposed cluster development, located south of Folsom, between Parker and Lundy. The project had been previously qualified by the Planning Commission at the lower allowed density level, consistent with the proposed 33 units. Outstanding issues included verifying the accuracy of the tree inventory, as many survey tags were obscured by bark growth, and clarifying landscaping as the method of transition between the development and surrounding neighborhoods. Detailed discussion of these issues would occur during the public hearing.

Applicant presentation

Stuart Michaelson, Forest at Riverwalk, 31355 W. 13 Mile Road, said that they had previously appeared before the Planning Commission twice—first for cluster qualification, and later for a public hearing

confirming qualification. They had since obtained an EGLE (Michigan Department of Environment, Great Lakes, and Energy) wetland permit, after more than a year of review and negotiation. The plan presented this evening had addressed all wetlands issues to EGLE's satisfaction, and the applicant was now seeking Planning Commission approval to proceed to public hearing for the project itself.

Commissioner discussion and action
Chair Trafelet clarified that the Commission's task was limited to scheduling a public hearing, anticipated to be on September 18, 2025.

Commissioner Mantey described difficulties locating property lines and buffer lines during a recent site visit, due to tree tags from the tree survey being obscured by bark, raising questions about the survey's age and validity. He also pointed out potential discrepancies between resident fence locations and property lines, which could complicate enforcement of the proposed 35-foot preserve/buffer. He cautioned that some residents might claim encroachment rights based on historic fence placement. Mr. Michaelson responded that their survey confirmed property boundaries and would identify any encroachments.

MOTION by Aspinall, supported by Ware, that the application for Cluster Site Plan Approval 54-4-2025, dated February 25, 2025, as revised, submitted by Forest at Riverwalk Development, LLC, be set for public hearing at the Planning Commission's next available regular meeting.

Motion passed unanimously by voice vote.

The Chair called a short recess at 8:51pm and reconvened the meeting at 8:54pm.

E. AMEND PLANNED UNIT DEVELOPMENT 2, 2023, INCLUDING SITE PLAN 67-9-2023

LOCATION:	**30825 and 31361 Orchard Lake Road**
PARCEL I.D.:	**22-23-03-226-027 and 028**
PROPOSAL:	**Redevelop shopping center in B-2, Community Business Zoning District**
ACTION REQUESTED:	**Set for Planning Commission Public Hearing**
APPLICANT:	**Frank Jarbou (formerly Timothy Collier)**
OWNER:	**Hunter's Square Development, LLC**

Consultant comments
Referencing the August 11, 2025 Giffels Webster memorandum, Planning Consultant Tangari provided the background and review for this request to set a requested amendment for PUD 2, 2023, including Site Plan 67-9-2023, for public hearing.

Page 2 of the August 11 memorandum included the summary of changes made to the approved PUD. The applicant is before the Planning Commission to get the revised plans approved before the final development agreement between the city and the applicant is adopted.

Staff had concluded that the revisions were significant enough to qualify as a major amendment, which requires Planning Commission and City Council action, as the amendments affected previously approved deviations from ordinance standards, meaning they must be formally approved and incorporated into the final PUD development agreement. He recommended setting a public hearing for the amendment.

Motion approved unanimously by voice vote.

C. CLUSTER SITE PLAN 54-4-2025

LOCATION:	**South side of Folsom Road, between Parker Avenue and Lundy Drive, PARCEL I.D.: 22-23-34-252-019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 030, 031, 032, 033, 034, and 043**
PROPOSAL:	**Construct thirty-three (33) single-family detached units within RA-3, One Family Residential District**
ACTION REQUESTED:	**Recommend to City Council**
APPLICANT:	**Forest at Riverwalk Development, LLC**
OWNER:	**Forest at Riverwalk Development, LLC**

Applicant presentation

Members of the applicant team present this evening included:
Stuart Michaelson, Windmill Group
George Major, Co-Manager, Forest at Riverwalk
Evan Priest, Civil Engineer, MLP & Associates
Brian Devlin, Landscape Architect

The development team provided the following information:

- The property was purchased in August 2023 as an assemblage of 16 parcels.
- The Planning Commission had previously determined the site qualifies for a one-family cluster option, which was sought in order to reduce lot widths to preserve open space, wetlands, and trees, and to avoid disturbance to the river on the property.
- Following direction from the Planning Commission, the applicant pursued a wetland permit from EGLE (Michigan Department of Environment, Great Lakes, and Energy) before site plan review. The wetland permit has been secured.
- As part of the wetland permit process, the team and their consultant, Barr Engineering, met with EGLE in February 2024 for a pre-application review, and a formal wetland permit application was submitted in July 2024. Public comments were received in September 2024; site plan modifications were made accordingly.
- EGLE issued a wetland permit with several restrictions:
  - Maximum of 33 lots (reduced from earlier proposals of 38–42).
  - Removal of two lots between Lots 13 and 14 due to wetlands.
  - Dedication of a 4.0226-acre conservation easement, plus 0.25 acres for walking paths and 0.2 acres of preserved wetland. In total, over 27% of the site will be preserved.
  - Requirement to work with a qualified herpetologist, HRM, to relocate amphibians and reptiles on site.
  - Mitigation of 0.325 acres of impacted forested wetland by purchasing 0.66 acres of credits in an EGLE-approved mitigation bank.
  - Additional restrictions during construction to protect species such as the Indiana Bat.
- Regarding drainage and flooding concerns, a ponding area at the north end near Folsom Road is not regulated as wetland but has caused flooding concerns. The grading and drainage plan has been designed to eliminate flooding in that area by directing water into rear yard catch basins and the detention basin, which is oversized to accommodate runoff from the site and surrounding properties on Lundy and Parker.

- Regarding landscaping and buffers, in order to meet buffer requirements adjacent to one-family districts, a 10-foot-wide area will be preserved behind each lot to retain existing healthy trees. Additional trees and evergreens will be planted along property lines as shown on the submitted landscape plan.
- Regarding utility placement, a storm sewer easement will be located at the rear, but electric and other utility lines will come from the street, to allow easy servicing and avoid landscape disruption in the rear yards.

Planning Consultant Report
Referencing the September 4, 2025 Giffels Webster memorandum, Planning Consultant Upfal presented background and review for this request:
Cluster qualification:

- The parcel is zoned RA-3 single family residential, with 16.29 total acres, and 13.83 acres net after right-of-way.
- The site was qualified for cluster qualification in October 2023; density findings allow up to 63 units, but the plan now proposes only 33.
- Cluster justification included items ii., vi., and viii. under Section 34-3.17.2.B.i-viii, citing frontage on a major or secondary thoroughfare with a narrow width, the presence of a floodplain or poor soil conditions that result in a substantial portion of the total area of the parcel being unbuildable, and the parcel contains natural assets which would be preserved through the use.

Cluster site plan:

- 33 units. The property is designated as single-family residential in the future land use map, and is designated as medium density on the residential densities map.
- Lot Sizes: Reduced lot widths (55 feet vs. 80 feet) and minimum lot size (7,795 sq. ft. vs. 12,500 sq. ft.), with average lot size around 8,470 sq. ft.
- Setbacks: Reduced side setbacks (5 feet and 10 feet total vs. 8 and 20 feet total), front setback 25 feet vs. 30 feet; rear setback maintained at 35 feet.
- Tree Removal: 637 trees to be removed, including 86 landmark trees totaling 2,122.5 inches. Discrepancy of eight non-landmark trees noted. Applicant proposes 45 new street trees. Cost estimate for landscaping still required.
- Transition Area: Applicant proposes a 10-foot buffer along rear yards with preserved existing trees and additional plantings. Planning Commission must determine if this satisfies transition requirements.
- Open space: 15% of the development must be set aside as open space.
- EGLE Permit: Must be provided to the City as part of the process.

Commissioner Brickner asked about grading differences and potential runoff impacts on neighboring lots. Project Engineer Priest explained that rear yards in the development will be lower than adjacent properties. Catch basins will be installed approximately every 110 feet, connected by swales, to collect and direct runoff to the detention basin. Runoff will be captured on site and should not back up onto neighboring properties.

Public Hearing
Chair Trafelet opened the Public Hearing at 9:15pm.

The following people spoke in opposition to Cluster Site Plan 54-4-2025:

Robert George, Parker Street
Mary Newlin, Lundy Street
Tamara Trinka, Lundy Drive
Rene Daihl, Lundy Drive
Margaret Williams, Parker Street
Kirk Bowman, Folsom Road
Paul Rusinowski, Lundy Drive
Mike Williams, Parker Street
Cynthia Ludwick, Osmus
Olivia Ludwick, Parker Street
Dragos Ionescu, Lundy Drive
Joe Derek, 10 Mile Road
Elizabeth Bowman, Folsom Road
Joe Curran, Parker Street
George Wright, Birchwood St., Farmington
Michelle Gala, Parker Street
Margie Caza, Parker Street
Audrey Williams, Lundy Street
Laura Fowler, Lundy Street
David Lehner, Lundy Street
Tom Progar, Flanders Street
Tracy Brooks, Lundy Street
Andrew Williams, Parker Street
Brandon Wade, Lundy Street

Public comments focused on the following concerns:

- Drainage issues
  - Concerns about water runoff toward lower-lying properties and yards.
  - Filling wetlands will worsen water flow and flooding.
  - Questions about adequacy of EGLE submissions and retention basin design.
  - Sump pumps already run continuously; fear that flooding will worsen.
  - Retention basin outletting into the creek may increase downstream flooding, especially where the creek is close to Orchard Lake Road.
  - Tree removal will reduce natural absorption and worsen drainage.
  - Past developments (e.g., Riverwalk) worsened flooding by altering stream flow.
  - Development's swales and impervious surfaces will create new runoff channels, pushing water into backyards.

- Environmental concerns
  - Wetlands were intentionally left undeveloped in the past due to environmental constraints.
  - Residents urged preservation of wetlands and wildlife (marbled salamander, owls, hawks, etc.) as a community resource.
  - Relocation of amphibians and reptiles often fails, with high mortality rates.
  - Concern about climate change impacts and loss of mature trees.
  - Question whether a wetland delineation has been conducted by the Army Corps of Engineers.

  - Wetlands fed by underground springs cannot be altered with fill; water will continue to surface.
  - Concern about outdated tree survey with inaccurate or obscured markers.

- Compatibility
  - Proposed lot sizes are not compatible with the larger lots in surrounding neighborhoods.
  - Density of 2.6 houses per acre is misleading; effective density will be higher once unbuildable land is excluded.
  - Cluster development prioritizes profit over neighborhood character.
  - Proposed homes will be expensive, HOA-driven, and inaccessible to average families.
  - Residents chose the area for its unique, natural character, which would be destroyed.
  - Existing neighborhood of older, historic homes is incompatible with "cookie-cutter" cluster housing.

- Design and infrastructure
  - Questions about sidewalk continuation on Folsom Road including to the Montessori School.
  - Concerns about sanitary sewer placement, hookup, and whether city sewer can handle additional homes.
  - Questions about adequacy and sizing of the detention basin.
  - Concerns about the retention pond 1) draining into the creek, and 2) becoming a mosquito breeding ground.
  - Questions about long-term maintenance of the stormwater system.
  - New road entrance off Parker is too close the nearby home of an elderly resident.
  - Questions about whether clearing and construction will extend into the conservation easement. In response, the developer stated most of the land will be preserved under EGLE permit.
  - Request for a formal traffic study to address congestion and safety.

- Issues with the developer
  - Low Google rating
  - Never met with some residents; lack of resident outreach by developer.

- Other concerns:
  - The City should protect current property owners. Residents pointed to recent zoning denials on 13 Mile and Middlebelt as precedent for rejecting this project.
  - Historic ownership issues had prevented land banking of the property.
  - Concerns about protecting the integrity of existing fences and property lines. Request to prevent property encroachment.
  - Existing residents were not given the opportunity to purchase the land
  - The City is losing its last open parcels of land; this parcel is irreplaceable.
  - Community impact needs further research before approving this project
  - Construction activity and dense development will destroy neighborhood peace and character.
  - Local schools (Gill Elementary, Power Middle) already over capacity; additional homes would worsen class sizes.

Planning Commission deliberation
Chair Trafelet closed the public hearing at 10:26pm and brought the matter back to the Commission.

Commissioner Ware asked where wetlands would remain. Mr. Michaelson confirmed wetlands would remain south toward Colfax and between former lots 13 and 14, which were removed to preserve wetlands.

Mr. Michaelson acknowledged neighborhood concerns but emphasized that the proposed development is consistent with city qualifications and that extensive time and resources were spent obtaining the wetlands permit and designing a plan that preserved natural features. The project should be approved because it meets ordinance standards, includes a conservation easement, and preserves the river and wetlands.

Commissioner Brickner addressed concerns raised during public comment, focusing on drainage and cluster design.

- The property is lower than adjacent lots. Detention ponds are required by ordinance to hold water on-site and release it at an agricultural rate, preventing runoff to neighboring properties.
- He assured residents the city engineering department will strictly enforce compliance with drainage standards.
- Land banking was not an option, as historically the City chose not to purchase land for land banking.
- The cluster option allows homes to be built closer together while preserving wetlands and open space. The total number of units is still within RA-3 allowances, but development is concentrated on buildable land.
- Builders cannot trespass on private property and residents should report any violations.
- Regarding wildlife concerns, Brickner noted that animals generally adapt to development, sharing examples from his own neighborhood. However, the City has no control over wildlife relocation.

The Chair recognized Joe Derek.

Mr. Derek explained that some species, particularly reptiles and amphibians, cannot adapt if removed from their habitats. While deer and turkeys can migrate, snakes, frogs, and amphibians are often confined to small environmental areas and suffer high mortality if relocated. He disagreed with Commissioner Brickner's assertion that all animals adapt, stating that many smaller species cannot survive outside their established habitats.

Commissioner Countegan stated that the Planning Commission must enforce its ordinances and allow private property development within the bounds of the law. He emphasized that the parcel qualified for cluster development due to its shape, wetlands, and location along a major road. The applicant originally proposed 38 units and reduced the number to 33 after wetlands review.

Commissioner Countegan acknowledged residents' frustration but explained that under city ordinances, property owners retain the right to develop land so long as they comply with regulations. He noted that engineering standards require no water from the site be discharged onto

adjacent properties, and in fact, the applicant's infrastructure may improve drainage in nearby areas.

Commissioner Countegan concluded that the Planning Commission must follow the ordinances and approve projects that comply, even when unpopular with neighbors.

In response to questions, City Attorney Schultz confirmed that the creek is a natural feature crossing private property, not owned by the city, county, or state.

MOTION by Ware, support by Brickner, to RECOMMEND TO CITY COUNCIL that the application for Cluster Site Plan Approval 54-4-2025, dated February 25, 2025, as revised, submitted by Forest at Riverwalk Development, LLC, BE APPROVED, because the plans are consistent with the goals, objectives, and policies of the Master Plan and applicable provisions of the One Family Cluster Option in Section 34-3.17.2.B of the Zoning Ordinance, specifically Sections ii, vi, and viii, SUBJECT TO the following findings and conditions:

FINDINGS:

1) **The parcel proposed for use as a cluster development abuts a one-family residential district. The planning commission has determined that the abutting one-family district is effectively buffered by planting all 100 replacement trees (apart from 6) along the rear property lines of the lots backing up to neighboring residential properties.**

CONDITIONS:

A. **All outstanding issues identified in Giffels Webster's July 22, 2025, review shall be addressed to the reasonable satisfaction of the City Planner;**
B. **All outstanding issues identified in the City Engineer's July 24, 2025, interoffice correspondence shall be addressed to the reasonable satisfaction of the City Engineer; and**
C. **All outstanding issues identified in the Fire Marshal's July 25, 2025, interoffice correspondence shall be addressed to the reasonable satisfaction of the Fire Marshal.**

Motion passed unanimously by voice vote.

D. ZONING TEXT AMENDMENT 1, 2025

CHAPTER OF CODE:	**34, Zoning Ordinance**
PROPOSED AMENDMENT:	**Amend Zoning Ordinance to add new definitions and Public Art requirements**
ACTION REQUESTED:	**Recommend to City Council**
SECTION:	**Amend Section 34-2.2 and add Section 34.5.20**

Applicant presentation

Planning Consultant Upfal introduced the proposed zoning text amendment, which had been reviewed in several prior study sessions with both the Planning Commission and City Council.

- The amendment would require public art installations for construction projects exceeding $2 million within special study areas or as part of a Planned Unit Development (PUD).
- The ordinance specifies placement, installation, and maintenance requirements, along with exemptions that may be granted by the Planning Commission.

CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: November 10, 2025

DEPT: Planning and Community Development

RE: Cluster Site Plan 57-4-2025, Wellspring of Farmington Hills

ADMINISTRATIVE SUMMARY:

Applicant: Eureka Development Group

Owner: Lutheran Child and Family Services of Michigan Inc.

Sidwell: 22-23-35-401-001

Zoning: RA-1, One-Family Residential District

Master Plan: Single Family Residential

Location: North side of Nine Mile Road, between Middlebelt and Inkster Roads

Description:

The One Family Cluster Option is intended to permit the development of one-family residential patterns which provides for an alternative means for development of single-family areas where a parcel of land has characteristics which hinder practical development under the normal subdivision approach or where the alternative will permit better preservation of natural features. Developments under the cluster option are required to dedicate a minimum 15% of the overall land area into common open space area.

Cluster Site Plan 57-4-2025 proposes to develop Phase I of a multi-phase project in the area south of the Rouge River under the Cluster Site Plan option section of the zoning ordinance. The overall property is 79 acres. The existing campus buildings are proposed to be demolished and replaced with new residential structures. The Phase I portion plan proposes the development of 52 ranch style attached units, (13 buildings with 4 units per building). The project qualified under the lower density option which permits 1.8 units per acre. The project proposes two connections to Nine Mile Road and preservation of the existing bridge access to the north portion of the property.

The project proposes open space areas of over 11.7 acres with a dedicated conservation easement over 7 acres of open space. This amount exceeds the minimum 15% of the

overall land area. Details of the second phase have not been submitted but the applicant has submitted a concept plan of Phase II showing 88 units. A detailed site plan review will be needed prior to approval of Phase II.

Please see Giffels Webster's review attached for a detailed review of the plans.

PROCEDURAL HISTORY:

- March 20, 2025- Planning Commission qualifies the site for Cluster Option at a Public Hearing with a density of 1.8 units per acre (9-0)
- September 18, 2025 – Planning Commission preliminary hearing and set for public hearing (6-0)
- October 16, 2025 - Planning Commission public hearing and recommendation to City Council (8-0)

POTENTIAL COUNCIL ACTIONS:

Suggested Resolution for conditional APPROVAL:

Resolve that the application for Cluster Site Plan revised July 30, 2025, is approved, subject to the following conditions:

(1) *All outstanding issues identified in Giffels Webster's review dated August 26, 2025, review shall be addressed to the reasonable satisfaction of the City Planner;*

(2) *All outstanding issues identified in the City Engineer's August 22, 2025, interoffice correspondence shall be addressed to the reasonable satisfaction of the City Engineer; and*

(3) *All outstanding issues identified in the Fire Marshal's August 19, 2025, interoffice correspondence shall be addressed to the reasonable satisfaction of the Fire Marshal.*

(4) An escrow deposit of 150% of the open space cost estimate be submitted to ensure completion of the landscape/open space improvements plan and

[Insert additional conditions if appropriate.]

And further resolve that the City Attorney prepare the cluster agreement setting forth conditions of approval for City Council consideration and final approval.

Suggested Resolution for <u>DENIAL</u>:

Resolve that the application for Cluster Site Plan 57-4-2025 dated revised July 30, 2025, is denied, because it does not meet all provisions set forth in Section 34-3.17 of the Zoning Ordinance for the following reasons: ***[Indicate reasons the Cluster Site Plan does not meet the requirements of Section 34-3.17.]***

Suggested Resolution for POSTPONEMENT:

Resolve that the application for Cluster Site Plan dated July 30, 2025, be postponed to a date certain <u>(City Council date in 2025 or 2026)</u> in order to resolve issues: ***[Indicate reasons the PUD will be postponed.]***

<u>ATTACHMENTS</u>:

- Cluster Site Plan 57-4-2025 plans and conservation easement
- Giffels Webster's review, dated August 26, 2025
- City Engineer's interoffice correspondence, dated August 22, 2025
- Fire Marshal's interoffice correspondence, dated August 19, 2025
- March 20, 2025, Planning Commission regular meeting minutes
- September 18, 2025, Planning Commission regular meeting minutes
- October 16, 2025, Planning Commission regular meeting minutes

Prepared by: Charmaine Kettler-Schmult, Director of Planning and Community Development
Approved by: Gary Mekjian, P.E., City Manager

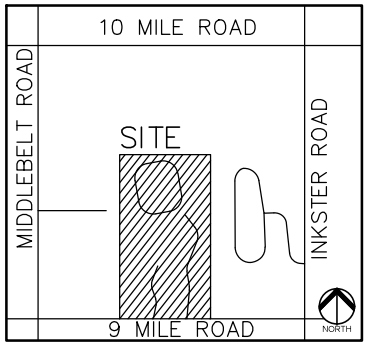
PRELIMINARY SITE PLANS

WELLSPRING OF FARMINGTON HILLS

28000 W. NINE MILE ROAD

FARMINGTON HILLS, OAKLAND COUNTY, MI

PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL
4/24/2025		FARMINGTON HILLS SITE PLAN APPROVAL



LOCATION MAP
NO SCALE

INDEX OF DRAWINGS

	COVER SHEET
C.001	BOUNDARY/ TOPOGRAPHIC SURVEY/TREE SURVEY (NFE)
C.002	BOUNDARY/ TOPOGRAPHIC SURVEY/TREE SURVEY (NFE)
C-3.0	PRELIMINARY SITE PLAN
C-3.1	AERIAL SITE PLAN
C-3.2	OVERALL AERIAL SITE PLAN
C-3.3	FIRE TRUCK TURNING PLAN
C-4.0	PRELIMINARY GRADING PLAN
C-6.0	PRELIMINARY UTILITY PLAN
C-8.0	PRELIMINARY DRAINAGE PLAN
C-9.0	NOTES AND DETAILS
L-1.0	PRELIMINARY LANDSCAPE PLAN
L-1.1	LANDSCAPE DETAILS
T-1.0	TREE PRESERVATION PLAN
T-1.1	EXISTING TREE LIST
T-1.2	EXISTING TREE LIST
	PHOTOMETRIC PLAN (GASSER BUSH)
	ARCHITECTURAL DRAWINGS (ARKO DESIGN ASSOCIATES)
T.1	TITLE SHEET
A.1	FOUNDATION PLAN
A.2	FLOOR PLAN
A.3	EXTERIOR ELEVATIONS
	COLOR PERSPECTIVES

DESIGN TEAM

/APPLICANT/DEVELOPER

EUREKA INNOVATION DEVELOPMENT
5920 LIVERNOIS AVE
TROY, MI 48098
CONTACT: ERION NIKOLLA
PHONE: 248-564-6010
EMAIL: E.NIKOLLA@EUREKAINNOVATIONDEVELOPMENT.COM

CIVIL ENGINEER

PEA GROUP
1849 POND RUN
AUBURN HILLS, MI 48326
CONTACT: JAMES P. BUTLER, PE
PHONE: 844.813.2949
EMAIL: JBUTLER@PEAGROUP.COM

ARCHITECT

ARKO DESIGN ASSOCIATES
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CONTACT: ARTUR KOKAJ, PMP
PHONE: 248.802.8409
EMAIL: ARTURKOKAJ@LIVE.COM

LANDSCAPE ARCHITECT

PEA GROUP
7927 NEMCO WAY, STE. 115
BRIGHTON, MI 48116
CONTACT: JANET EVANS, PLA
PHONE: 844.813.2949
EMAIL: JEVANS@PEAGROUP.COM

OWNER

WELLSPRING LUTHERAN SERVICES
28000 WEST NINE MILE ROAD
FARMINGTON HILLS, MICHIGAN 48336

PEA GROUP

REVISIONS	
DESCRIPTION	DATE
FARMINGTON HILLS SITE PLAN APPROVAL	4/24/2025
REVISED PER CITY COMMENTS	6/18/2025
REVISED PER CITY COMMENTS	7/30/2025

NOT FOR CONSTRUCTION

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NOWAKFRAUS.COM

NOT FOR CONSTRUCTION

FUSCO, SHAFFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS
550 E. NINE MILE ROAD
FERNDALE, MICHIGAN 48220
PHONE 248.543.4100 FAX 248.543.4141

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KEVIN CHRISTOPHER NAVAROLI
License No. 4001063503
STATE OF MICHIGAN
REGISTERED PROFESSIONAL ENGINEER

WELLSPRING
PROPOSED MIXED - USE P.U.D.

FARMINGTON HILLS, MICHIGAN

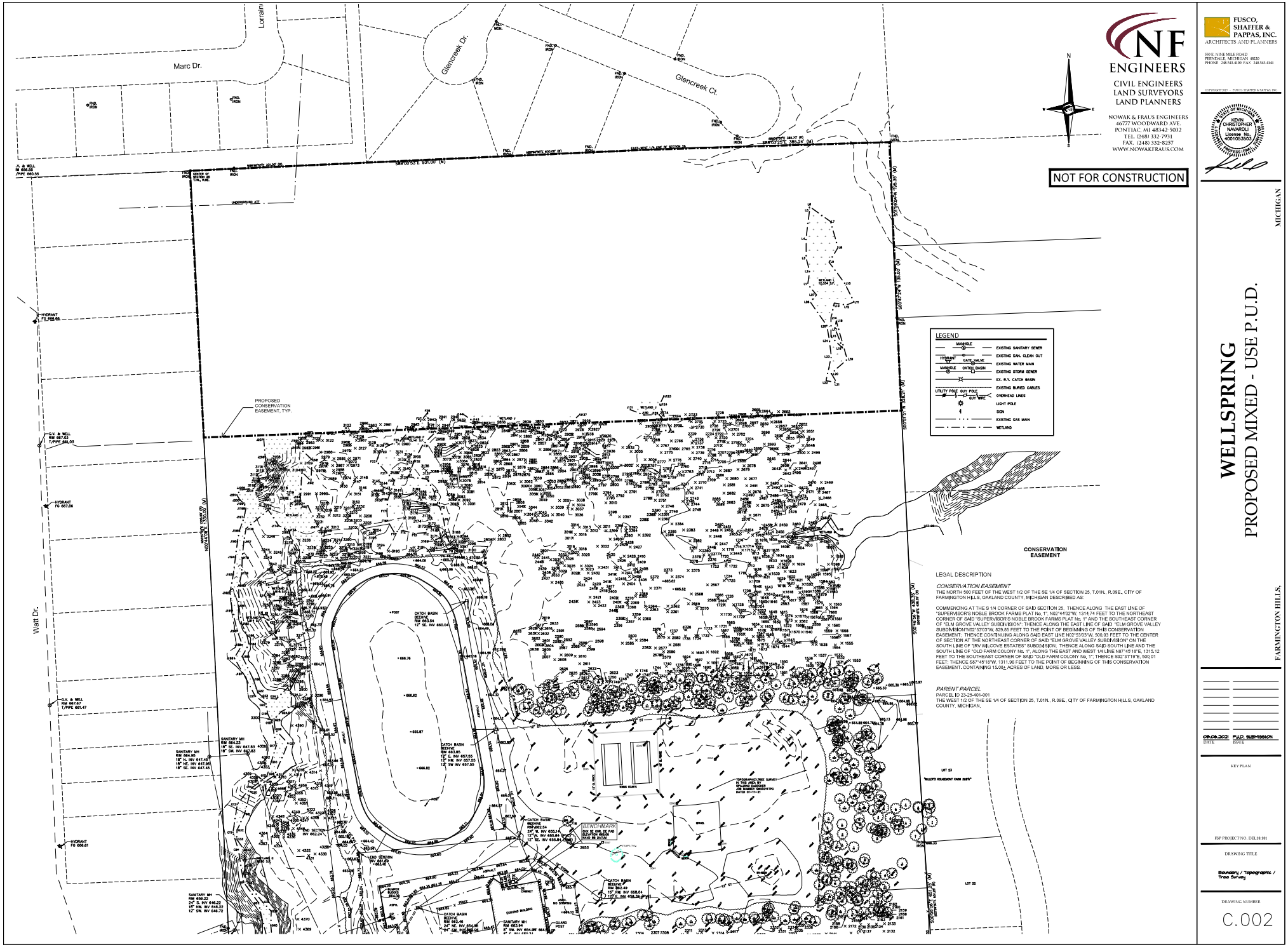
DATE	ISSUE
08.06.2021	P.U.D. SUBMISSION

KEY PLAN

FSP PROJECT NO. DEL18.101

DRAWING TITLE
Boundary / Topographic / Tree Survey

DRAWING NUMBER
C.001



LEGAL DESCRIPTION

CONSERVATION EASEMENT

THE NORTH 500 FEET OF THE WEST 1/2 OF THE SE 1/4 OF SECTION 25, T.01N., R.09E., CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN DESCRIBED AS:

COMMENCING AT THE S 1/4 CORNER OF SAID SECTION 25, THENCE ALONG THE EAST LINE OF "SUPERVISOR'S NOBLE BROOK FARMS PLAT No. 1", N02°44'02"W, 1314.74 FEET TO THE NORTHEAST CORNER OF SAID "SUPERVISOR'S NOBLE BROOK FARMS PLAT No. 1" AND THE SOUTHEAST CORNER OF "ELM GROVE VALLEY SUBDIVISION"; THENCE ALONG THE EAST LINE OF SAID "ELM GROVE VALLEY SUBDIVISION"N02°53'03"W, 829.85 FEET TO THE POINT OF BEGINNING OF THIS CONSERVATION EASEMENT; THENCE CONTINUING ALONG SAID EAST LINE N02°53'03"W, 500.03 FEET TO THE CENTER OF SECTION AT THE NORTHEAST CORNER OF SAID "ELM GROVE VALLEY SUBDIVISION" ON THE SOUTH LINE OF "IRVILCOVE ESTATES" SUBDIVISION; THENCE ALONG SAID SOUTH LINE AND THE SOUTH LINE OF "OLD FARM COLONY No. 1", ALONG THE EAST AND WEST 1/4 LINE N87°45'18"E, 1315.12 FEET TO THE SOUTHEAST CORNER OF SAID "OLD FARM COLONY No. 1"; THENCE S02°31'19"E, 500.01 FEET; THENCE S87°45'18"W, 1311.96 FEET TO THE POINT OF BEGINNING OF THIS CONSERVATION EASEMENT, CONTAINING 15.08± ACRES OF LAND, MORE OR LESS.

PARENT PARCEL

PARCEL ID 23-25-401-001

THE WEST 1/2 OF THE SE 1/4 OF SECTION 25, T.01N., R.09E., CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN.

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS
NOWAK & FRAUS ENGINEERS
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KEVIN CHRISTOPHER NAVAROLI
LICENSE NO. 4001053053
PROFESSIONAL ENGINEER
STATE OF MICHIGAN

WELLSPRING
PROPOSED MIXED - USE P.U.D.

FARMINGTON HILLS, MICHIGAN

DATE	ISSUE
08.06.2021	P.U.D. SUBMISSION

KEY PLAN

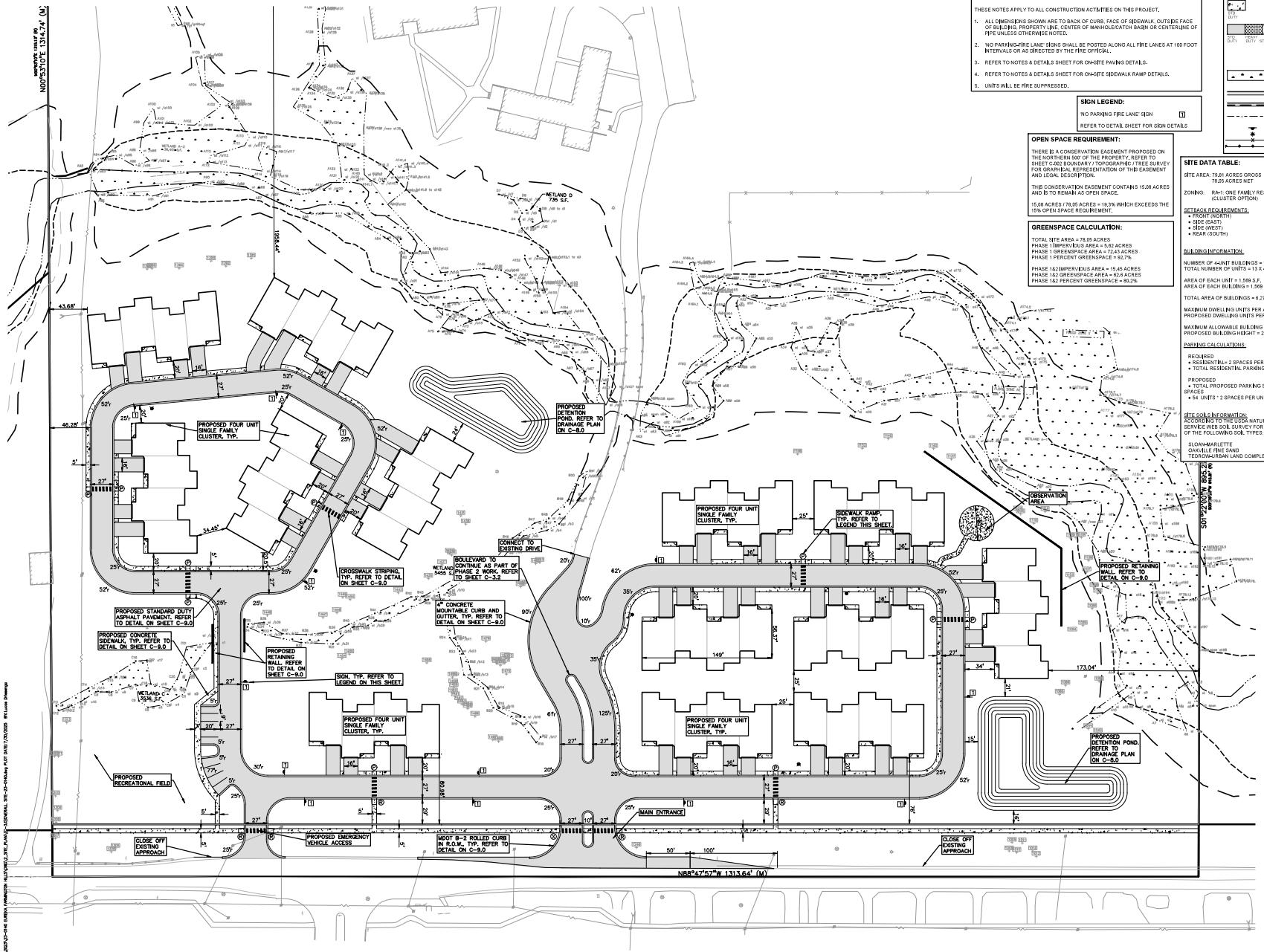
FSP PROJECT NO. DEL18.101

DRAWING TITLE

Boundary / Topographic / Tree Survey

DRAWING NUMBER

C.002



GENERAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
2. 'NO PARKING-FIRE LANE' SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 100 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.
3. REFER TO NOTES & DETAILS SHEET FOR ON-SITE PAVING DETAILS.
4. REFER TO NOTES & DETAILS SHEET FOR ON-SITE SIDEWALK RAMP DETAILS.
5. UNITS WILL BE FIRE SUPPRESSED.

SIGN LEGEND:

'NO PARKING FIRE LANE' SIGN [1]

REFER TO DETAIL SHEET FOR SIGN DETAILS

OPEN SPACE REQUIREMENT:

THERE IS A CONSERVATION EASEMENT PROPOSED ON THE NORTHERN 500' OF THE PROPERTY. REFER TO SHEET C.002 BOUNDARY / TOPOGRAPHIC / TREE SURVEY FOR GRAPHICAL REPRESENTATION OF THIS EASEMENT AND LEGAL DESCRIPTION.

THIS CONSERVATION EASEMENT CONTAINS 15.08 ACRES AND IS TO REMAIN AS OPEN SPACE.

15.08 ACRES / 78.05 ACRES = 19.3% WHICH EXCEEDS THE 15% OPEN SPACE REQUIREMENT.

GREENSPACE CALCULATION:

TOTAL SITE AREA = 78.05 ACRES
PHASE 1 IMPERVIOUS AREA = 5.62 ACRES
PHASE 1 GREENSPACE AREA = 72.43 ACRES
PHASE 1 PERCENT GREENSPACE = 92.7%

PHASE 1&2 IMPERVIOUS AREA = 15.45 ACRES
PHASE 1&2 GREENSPACE AREA = 62.6 ACRES
PHASE 1&2 PERCENT GREENSPACE = 80.2%

LEGEND:

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- WETLAND
- CONCRETE CURB AND GUTTER
- REVERSE GUTTER PAN
- SETBACK LINE
- SIGN
- LIGHTPOLE
- FENCE
- GUARD RAIL

SITE DATA TABLE:

SITE AREA: 79.81 ACRES GROSS
78.05 ACRES NET

ZONING: RA-1: ONE FAMILY RESIDENTIAL DISTRICT (CLUSTER OPTION)

SETBACK REQUIREMENTS:	REQUIRED:	PROPOSED:
• FRONT (NORTH)	40'	78'
• SIDE (EAST)	10'	173.04'
• SIDE (WEST)	10'	43.68'
• REAR (SOUTH)	35'	1,958.44'

BUILDING INFORMATION:

NUMBER OF 4-UNIT BUILDINGS = 13
TOTAL NUMBER OF UNITS = 13 X 4 = 52 UNITS

AREA OF EACH UNIT = 1,569 S.F.
AREA OF EACH BUILDING = 1,569 X 4 = 6,276 S.F.

TOTAL AREA OF BUILDINGS = 6,276 X 13 = 81,588 S.F.

MAXIMUM DWELLING UNITS PER ACRE = 1.8 UNITS PER ACRE
PROPOSED DWELLING UNITS PER ACRE = 52 / 78.05 = 0.67 UNITS PER ACRE

MAXIMUM ALLOWABLE BUILDING HEIGHT = 30 FT.
PROPOSED BUILDING HEIGHT = 22.5 FT

PARKING CALCULATIONS:

REQUIRED
- RESIDENTIAL= 2 SPACES PER DWELLING UNIT.
- TOTAL RESIDENTIAL PARKING REQUIRED = 52 UNITS * 2 = 104 SPACES

PROPOSED
- TOTAL PROPOSED PARKING SPACES = 2 CAR GARAGE PER UNIT + 9 SPACES
- 54 UNITS * 2 SPACES PER UNIT + 9 SPACES = 113 TOTAL SPACES

SITE SOILS INFORMATION:
ACCORDING TO THE USDA NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY FOR OAKLAND COUNTY, THE SITE CONSISTS OF THE FOLLOWING SOIL TYPES:

SLOAN-MARLETTE
OAKVILLE FINE SAND
TEDROW-URBAN LAND COMPLEX

SIDEWALK RAMP LEGEND:

SIDEWALK RAMP 'TYPE R' (R)

SIDEWALK RAMP 'TYPE P' (P)

REFER TO LATEST MDOT R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS

PEA GROUP
t: 844.813.2949
www.peagroup.com

NORTH

0 25 50 100
SCALE: 1" = 50'

CAUTION!!!
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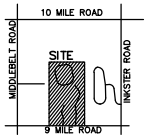


CLIENT
EUREKA INNOVATION DEVELOPMENT
5920 LIVERNOIS AVE
TROY, MI

PROJECT TITLE
WELLSPRING OF FARMINGTON HILLS
28000 W. NINE MILE RD
FARMINGTON HILLS, MI

REVISIONS	
SPA	4/24/2025
REVISED PER CITY	6/18/2025
REVISED PER CITY	7/30/2025

ORIGINAL ISSUE DATE:
APRIL 24, 2025

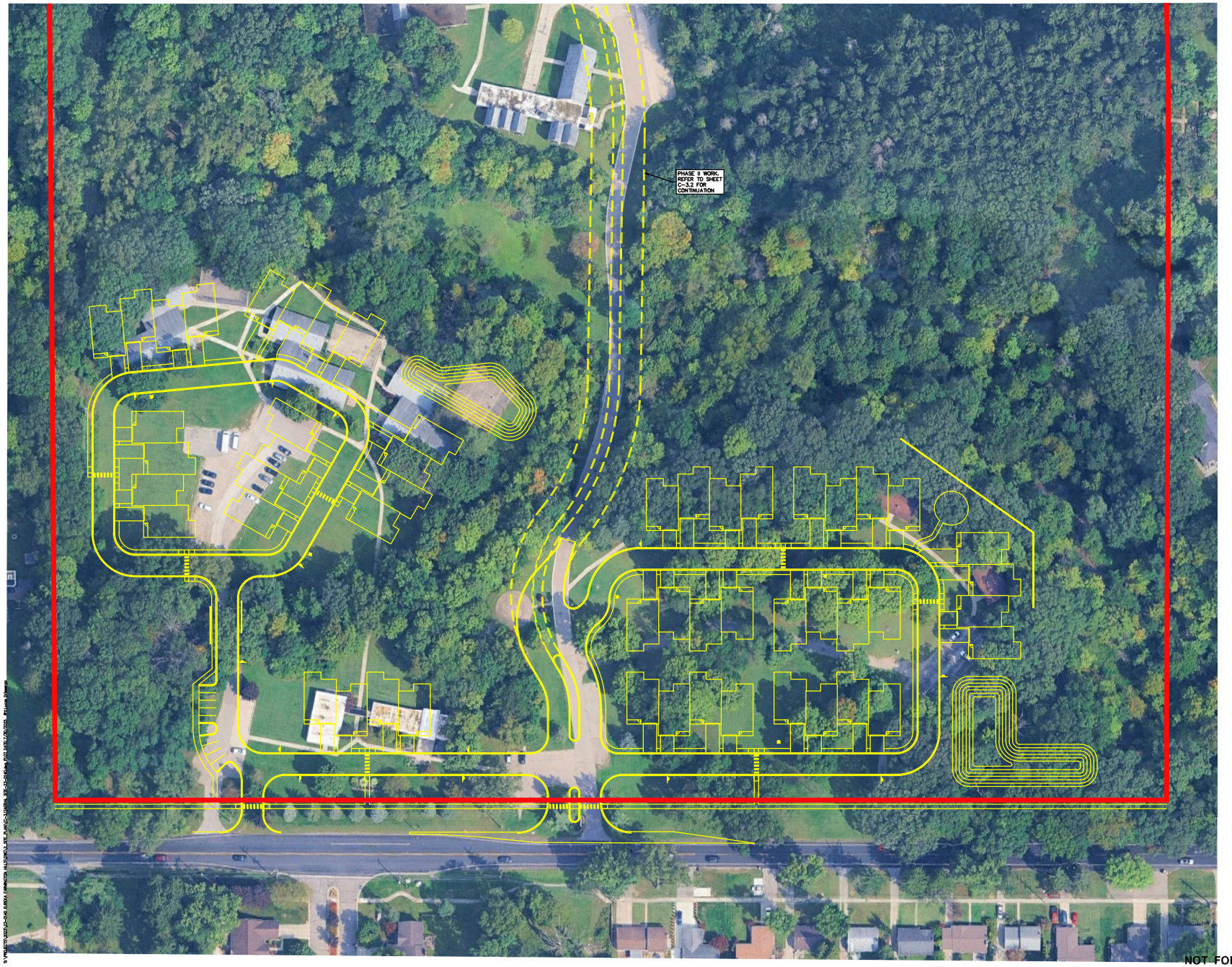
DRAWING TITLE
PRELIMINARY SITE PLAN

PEA JOB NO.	23-0140
P.M.	JPB
DN.	LGD
DES.	LGD

DRAWING NUMBER:
C-3.0

NOT FOR CONSTRUCTION

S:\PROJECTS\2023\23-0140 EUREKA FARMINGTON HILLS\DWG\3_SITE PLAN\C-3.0 SITE PLAN.dwg PLOT DATE: 7/29/2025 BY: Lucas Delange



NOT FOR CONSTRUCTION

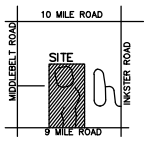
PEA GROUP
t: 844.813.2949
www.peagroup.com

NORTH

0 25 50 100
SCALE: 1" = 50'

811 Know what's below. Call before you dig.

CAUTION!!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES SHOWN ON THESE PLANS ARE APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ALL UTILITIES INVOLVED PRIOR TO THE START OF CONSTRUCTION AND TO DETERMINE THE EXACT LOCATION OF ALL UTILITIES BEFORE THE START OF CONSTRUCTION.



CLIENT
EUREKA INNOVATION DEVELOPMENT
5920 LIVERNOIS AVE
TROY, MI

PROJECT TITLE
WELLSPRING OF FARMINGTON HILLS
28000 W. NINE MILE RD
FARMINGTON HILLS, MI

REVISIONS	
SPA	4/24/2025
REVISED PER CITY	6/18/2025
REVISED PER CITY	7/30/2025

ORIGINAL ISSUE DATE:
APRIL 24, 2025

DRAWING TITLE
AERIAL SITE PLAN

PEA JOB NO.	23-0140
P.M.	JPB
DN.	LGD
DES.	LGD

DRAWING NUMBER:
C-3.1

S:\PROJECTS\2023\23-0140 EUREKA FARMINGTON HILLS\PWORK_SITE PLAN\C-1\23014_SITE-C-3.1.dwg, 8/7/2025 7:47:09 PM, William Zimmer

NOT FOR CONSTRUCTION

PEA GROUP
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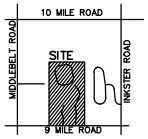
www.peagroup.com

NORTH

0 50 100 200
SCALE: 1" = 100'

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BASED ON UTILITY RECORDS. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ALL UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS PRIOR TO THE START OF CONSTRUCTION.



CLIENT
EUREKA INNOVATION DEVELOPMENT
5920 LIVERNOIS AVE
TROY, MI

PROJECT TITLE
WELLSPRING OF FARMINGTON HILLS
28000 W. NINE MILE RD
FARMINGTON HILLS, MI

REVISIONS	
SPA	4/24/2025
REVISED PER CITY	6/18/2025
REVISED PER CITY	7/30/2025

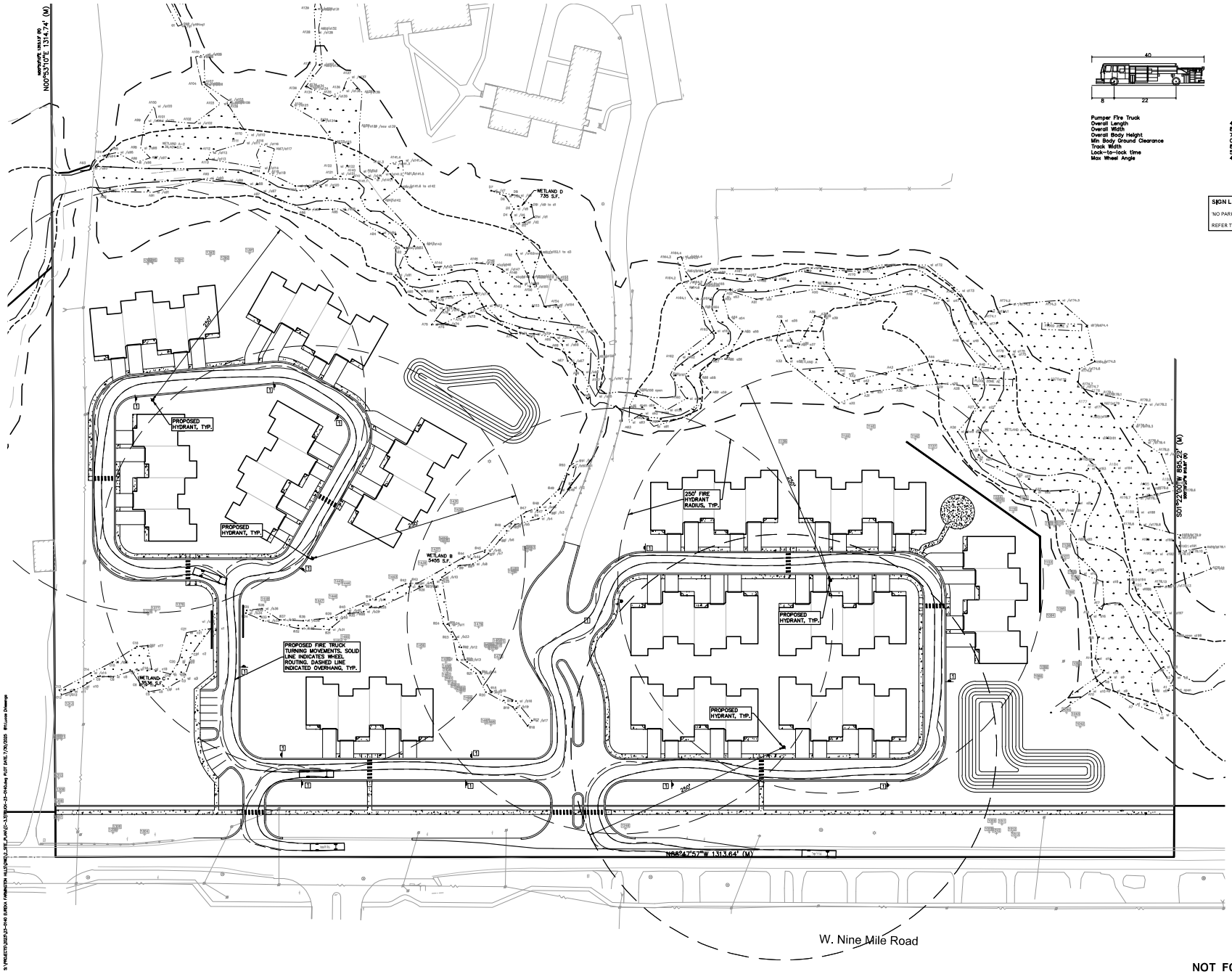
ORIGINAL ISSUE DATE:
APRIL 24, 2025

DRAWING TITLE
AERIAL OVERALL SITE PLAN

PEA JOB NO.	23-0140
P.M.	JPB
DN.	LGD
DES.	LGD

DRAWING NUMBER:
C-3.2

S:\PROJECTS\2023\23-0140 EUREKA FARMINGTON HILLS\PCA_SITE PLAN\C-3\AERIAL SITE PLAN.DWG 7/30/2025 8:11:44 AM Brianna Pomeroy



Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

SIGN LEGEND:

'NO PARKING FIRE LANE' SIGN [1]

REFER TO DETAIL SHEET FOR SIGN DETAILS

NORTH

0 25 50 100

SCALE: 1" = 50'

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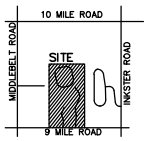

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EUREKA INNOVATION DEVELOPMENT
5920 LIVERNOIS AVE
TROY, MI

PROJECT TITLE

WELLSPRING OF FARMINGTON HILLS
28000 W. NINE MILE RD
FARMINGTON HILLS, MI

REVISIONS	
SPA	4/24/2025
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REVISED PER CITY	7/30/2025

ORIGINAL ISSUE DATE:
APRIL 24, 2025

DRAWING TITLE

FIRE TRUCK TURNING PLAN

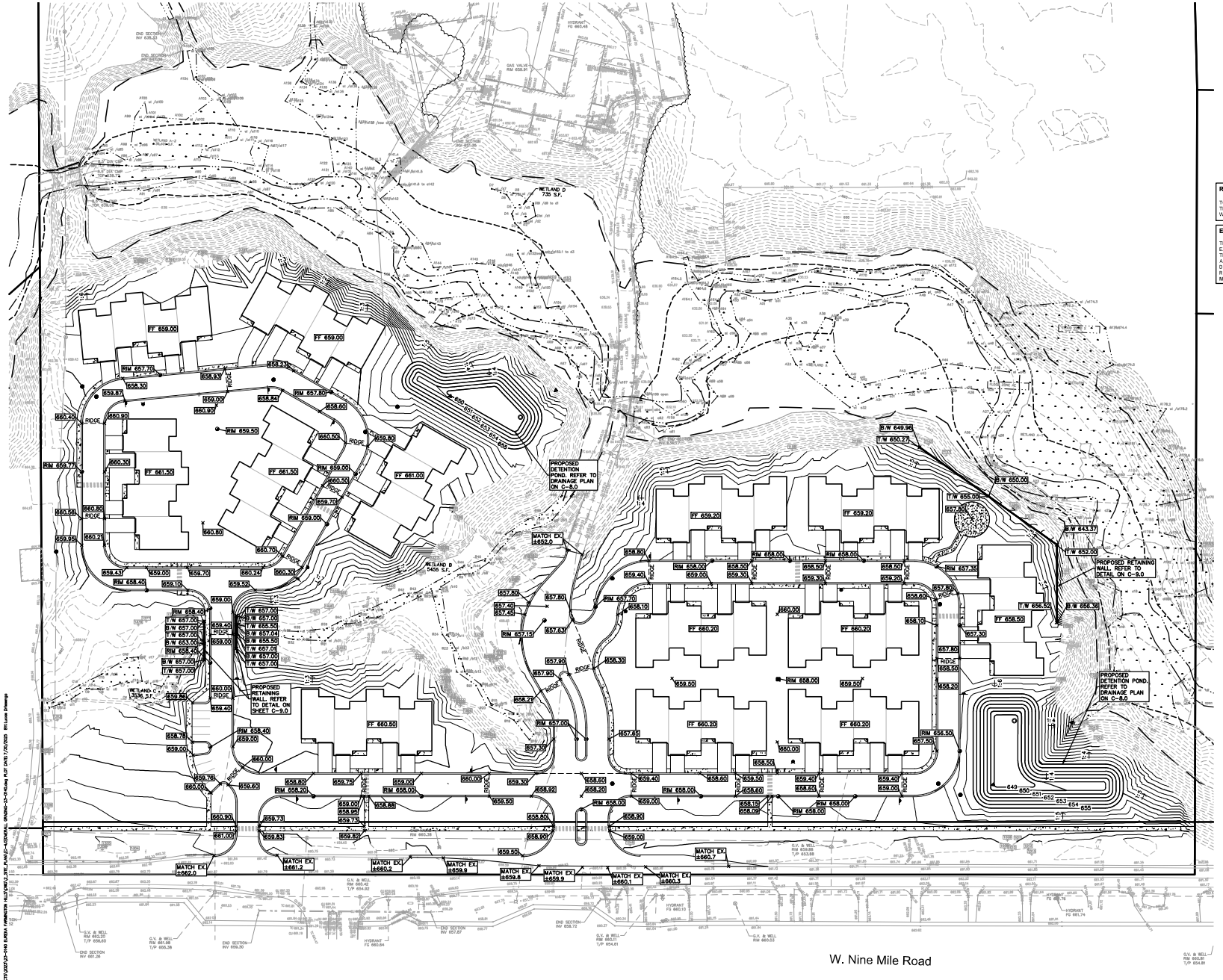
PEA JOB NO.	23-0140
P.M.	JPB
DN.	LGD
DES.	LGD

DRAWING NUMBER:

C-3.3

NOT FOR CONSTRUCTION

S:\PROJECTS\2023\23-0140 EUREKA FARMINGTON HILLS\CAD\C_SITE PLAN\C-13TRUCK-23-0140.dwg PLOT DATE: 7/30/2025 William Dilanian



GRADING LEGEND:

- EXISTING SPOT ELEVATION
- 622.50 — PROPOSED SPOT ELEVATION: TYPICALLY TOP OF PAVEMENT IN PAVED AREAS, GUTTER GRADE IN CURB LINES.
- 670 — EXISTING CONTOUR
- 922 — PROPOSED CONTOUR
- PROPOSED REVERSE GUTTER PAN
- PROPOSED RIDGE LINE
- PROPOSED SWALE/DITCH

ABBREVIATIONS

T/C = TOP OF CURB	F = FLUSH WALK
T/P = TOP OF PAVEMENT	G = GUTTER GRADE
T/S = TOP OF SIDEWALK	FF = FINISH FLOOR
T/W = TOP OF WALL	FG = FINISH GRADE
B/W = BOTTOM OF WALL	RIM = RIM ELEVATION

RETAINING WALL NOTE:

TOP OF WALL (T/W) AND BOTTOM OF WALL (B/W) GRADES ARE THE FINISH GRADE AT THE TOP AND BOTTOM OF THE RETAINING WALL, NOT ACTUAL TOP AND BOTTOM OF THE WALL STRUCTURE.

EARTHWORK BALANCING NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING OR EXPORTING ALL MATERIALS AS REQUIRED TO PROPERLY GRADE THIS PROJECT TO THE FINISHED ELEVATIONS SHOWN ON THE APPROVED PLANS. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF CUT AND FILL QUANTITIES AND ALLOW FOR REMOVAL OF EXCESS OR IMPORTATION OF ADDITIONAL MATERIAL AT NO ADDITIONAL COST TO THE OWNER.

NOT FOR CONSTRUCTION

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www.peagroup.com

NORTH

0 25 50 100
SCALE: 1" = 50'

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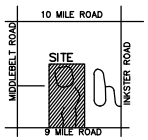

CLIENT
EUREKA INNOVATION DEVELOPMENT
5920 LIVERNOIS AVE
TROY, MI

PROJECT TITLE
WELLSPRING OF FARMINGTON HILLS
28000 W. NINE MILE RD
FARMINGTON HILLS, MI

REVISIONS	
SPA	4/24/2025
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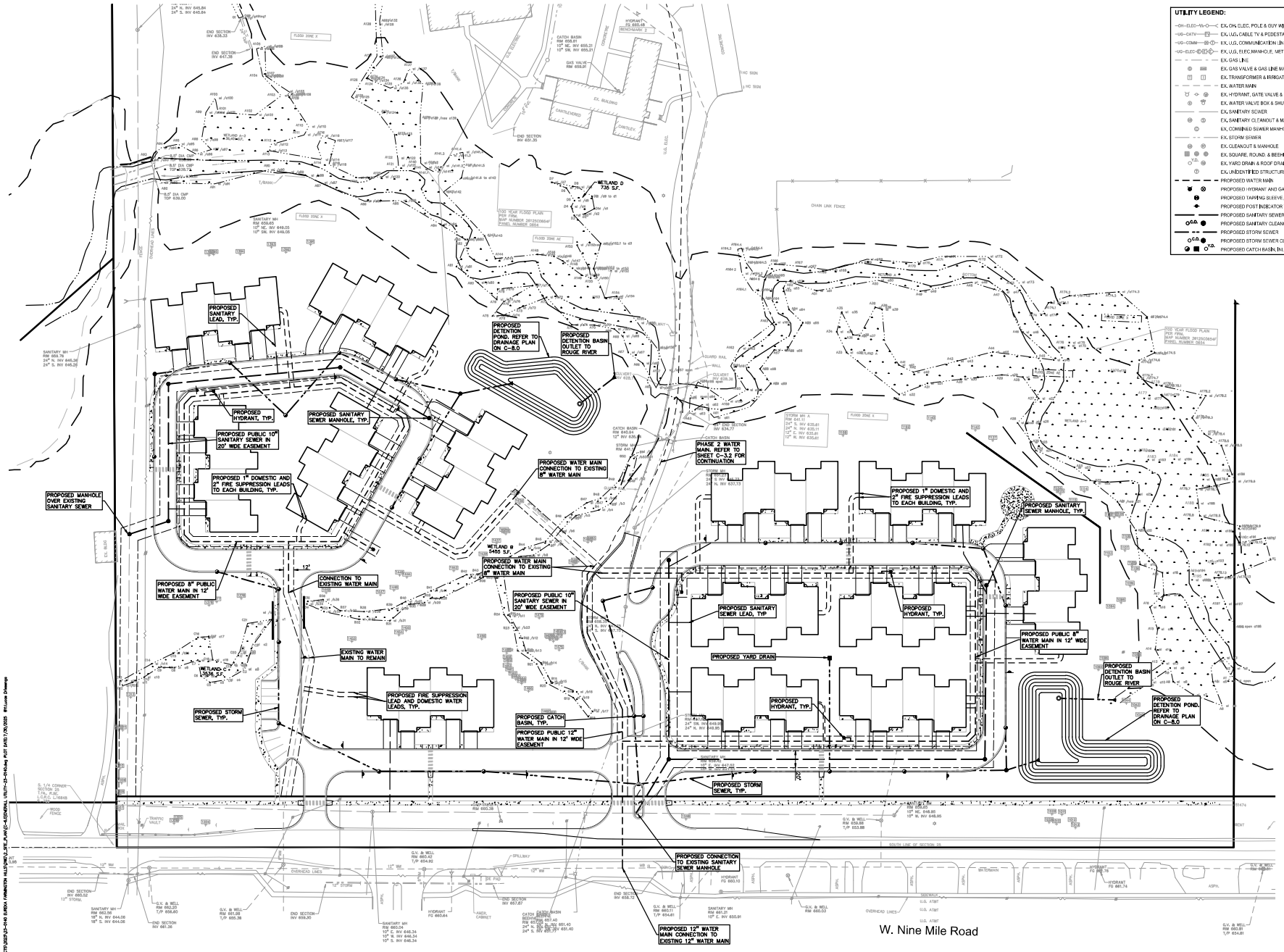
ORIGINAL ISSUE DATE:
APRIL 24, 2025

DRAWING TITLE
PRELIMINARY GRADING PLAN

PEA JOB NO.	23-0140
P.M.	JPB
DN.	LGD
DES.	LGD

DRAWING NUMBER:
C-4.0

S:\PROJECTS\2023\23-0140 EUREKA FARMINGTON HILLS\PWD\2_SITE_PLAN\C-4.0GRADING_PLAN.dwg 7/30/2025 William Dziewiecki



UTILITY LEGEND:

- EX. OH, ELEC, POLE & GUY WIRE
- EX. UG, CABLE TV & PEDESTAL
- EX. UG, COMMUNICATION LINE, PEDESTAL & MANHOLE
- EX. UG, ELEC, MANHOLE, METER & HANDHOLE
- EX. GAS LINE
- EX. GAS VALVE & GAS LINE MARKER
- EX. TRANSFORMER & IRRIGATION VALVE
- EX. WATER MAIN
- EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
- EX. WATER VALVE BOX & SHUTOFF
- EX. SANITARY SEWER
- EX. SANITARY CLEANOUT & MANHOLE
- EX. COMBINED SEWER MANHOLE
- EX. STORM SEWER
- EX. CLEANOUT & MANHOLE
- EX. SQUARE, ROUND, & BEEHIVE CATCH BASIN
- EX. YARD DRAIN & ROOF DRAIN
- EX. UNIDENTIFIED STRUCTURE
- PROPOSED WATER MAIN
- PROPOSED HYDRANT AND GATE VALVE
- PROPOSED TAPPING SLEEVE, VALVE & WELL
- PROPOSED POST INDICATOR VALVE
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY CLEANOUT & MANHOLE
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER CLEANOUT & MANHOLE
- PROPOSED CATCH BASIN, INLET & YARD DRAIN

NORTH

0 25 50 100

SCALE: 1" = 50'

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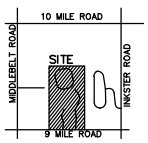


CLIENT
EUREKA INNOVATION DEVELOPMENT
5920 LIVERNOIS AVE
TROY, MI

PROJECT TITLE
WELLSPRING OF FARMINGTON HILLS
28000 W. NINE MILE RD
FARMINGTON HILLS, MI

REVISIONS	
SPA	4/24/2025
REVISED PER CITY	6/18/2025
REVISED PER CITY	7/30/2025

ORIGINAL ISSUE DATE:
APRIL 24, 2025

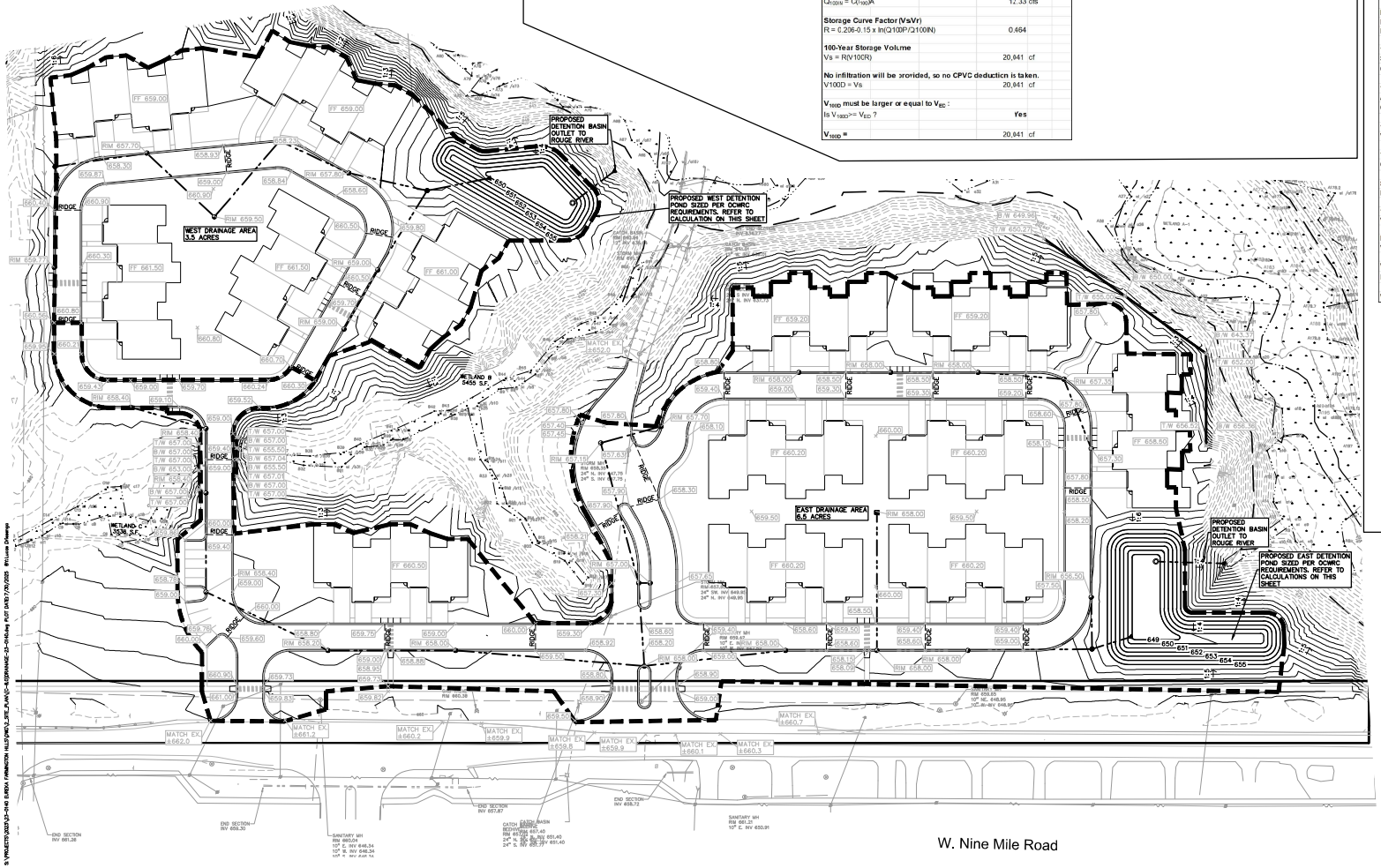
DRAWING TITLE
PRELIMINARY UTILITY PLAN

PEA JOB NO.	23-0140
P.M.	JPB
DN.	LGD
DES.	LGD

DRAWING NUMBER:
C-6.0

NOT FOR CONSTRUCTION

S:\PROJECTS\2023\23-0140 EUREKA FARMINGTON HILLS\PWORK_SITE PLAN\C-6.0\C6.0 FULL UTILITY PLAN.dwg, PLOT DATE: 7/30/2025 BY: Lauren Dickerson



WEST DRAINAGE CALCULATIONS

Proposed			
Improved Greenspace area:	1.40 acre	C =	0.20
Select NCRS Soil type:	B		
Impervious Area:	2.10 acre	C =	0.95
Greenbelt Area:	1.40 acre	C =	0.20
Total Area (A):	3.50 acre		
Weighted Coefficient of Runoff (C):	0.65		

Rainfall Intensity

Flood Control Time of Concentration, Tc =	20.00 minutes

Rainfall Intensity (KIP2005 Decatur V202)

Time of Concentration (T_C)	20.00 min
Since 15<Tc<60, use intensity equation	
I1 = 30.2 /[(T + 9.17)^.61]	1.97 in/hr
I10 = 50.12 / [(T + 9.17)^.81]	3.26 in/hr
I100 = 83.3/[(T + 9.17)^.81]	5.42 in/hr

CPVC: Channel Protection Volume Control Volume

Vcpvc = (4719)CA	10,736 cf

CPRC: Channel Protection Rate Control Volume: Extended Detention

Ved= (6897)CA	15,891 cf
$Q_{VED} = V_{ED} / (48*60*60)$	0.09 cfs

Forebay Calculations

Forebay Volume = (545)CA	1,240 cf
Forebay Release Rate: QVF = VF/(48*60*60)	0.01 cfs

100-Year Allowable Outlet Rate (using overall over 10 acres)

Since 2<A<100, Qvrr = 1.1055-0.206xln(A)	
Q_{VRR} =	0.63 cfs/ac

100-Year Peak Allowable Discharge

Area, A =	3.50 ac
$Q_{100P} = Q_{VRR}(A)$	2.21 cfs

100-Year Runoff Volume

V100R = (18,985)CA	43,791 cf

100-Year Peak Inflow

$Q_{100IN} = CI_{100}A$	12.33 cfs

Storage Curve Factor (Vs/Vr)

R = 0.206-0.15 x ln(Q100P/Q100IN)	0.464

100-Year Storage Volume

Vs = R(V100R)	20,841 cf

No infiltration will be provided, so no CPVC deduction is taken.

V100D = Vs	20,841 cf

V_{100D} must be larger or equal to V_{ED} :

Is $V_{100D} >= V_{ED}$?	Yes
V_{100D} =	20,841 cf

Detention Basin

CPRC Storage Elevation:	654.41	15,891	cf
Detention Storage Elevation:	655.05	20,041	cf

Elev. (ft)	Area (sf)	Vol. (cf)	Total Vol. (cf)
650.00	0	0	0
651.00	2,148	1,074	1,074
652.00	3,267	2,708	3,782
653.00	4,548	3,908	7,689
654.00	5,928	5,238	12,927
655.00	7,410	6,669	19,596
656.00	8,991	8,201	27,797

Bottom Elevation of Pond:	650.00

Design Requirements

CPRC Extended Detention: V_{ED} =	15,891	cf
CPRC Allowable Outlet Rate: Q_{VED} =	0.09	cfs
Detention Storage Volume, V_{DET} =	20,041	cf
Detention Allowable Outlet Rate: Q_{VRR} =	2.21	cfs
Detention Peak Inflow: Q_{100IN} =	12.33	cfs

EAST DRAINAGE CALCULATIONS

Proposed			
Improved Greenspace area:	2.60 acre	C =	0.20
Impervious Area:	3.90 acre	C =	0.95
Greenbelt Area:	2.60 acre	C =	0.20
Total Area (A):	6.50 acre		
Weighted Coefficient of Runoff (C):	0.65		

Rainfall Intensity

Flood Control Time of Concentration, Tc =	20.00 minutes

Rainfall Intensity (KIP2005 Decatur V202)

Time of Concentration (T_C)	20.00 min
Since 15<Tc<60, use intensity equation	
I1 = 30.2 /[(T + 9.17)^.31]	1.97 in/hr
I10 = 50.12 / [(T + 9.17)^.81]	3.26 in/hr
I100 = 83.3/[(T + 9.17)^.81]	5.42 in/hr

CPVC: Channel Protection Volume Control Volume

Vcpvc = (4719)CA	19,938 cf

CPRC: Channel Protection Rate Control Volume: Extended Detention

Ved= (6897)CA	29,140 cf
$Q_{VED} = V_{ED} / (48*60*60)$	0.17 cfs

Forebay Calculations

Forebay Volume = (545)CA	2,303 cf
Forebay Release Rate: QVF = VF/(48*60*60)	0.01 cfs

100-Year Allowable Outlet Rate (using overall over 10 acres)

Since 2<A<100, Qvrr = 1.1055-0.206xln(A)	
Q_{VRR} =	0.63 cfs/ac

100-Year Peak Allowable Discharge

Area, A =	6.50 ac
$Q_{100P} = Q_{VRR}(A)$	4.10 cfs

100-Year Runoff Volume

V100R = (18,985)CA	80,212 cf

100-Year Peak Inflow

$Q_{100IN} = CI_{100}A$	22.90 cfs

Storage Curve Factor (Vs/Vr)

R = 0.206-0.15 x ln(Q100P/Q100IN)	0.464

100-Year Storage Volume

Vs = R(V100R	37,218 cf

No infiltration will be provided, so no CPVC deduction is taken.

V100D = Vs	37,218 cf

V_{100D} must be larger or equal to V_{ED} :

Is $V_{100D} >= V_{ED}$?	Yes
V_{100D} =	37,218 cf

Design Requirements

CPRC Extended Detention: V_{ED} =	29,140	cf
CPRC Allowable Outlet Rate: Q_{VED} =	0.17	cfs
Detention Storage Volume, V_{DET} =	37,218	cf
Detention Allowable Outlet Rate: Q_{VRR} =	4.10	cfs
Detention Peak Inflow: Q_{100IN} =	22.90	cfs

Detention Basin

CPRC Storage Elevation:	653.33	29,140	cf
Detention Storage Elevation:	654.06	37,218	cf

Elev. (ft)	Area (sf)	Vol. (cf)	Total Vol. (cf)
648.00	0	0	0
649.00	2,415	1,208	1,208
650.00	4,234	3,325	4,532
651.00	6,023	5,129	9,661
652.00	7,903	6,963	16,624
653.00	9,883	8,893	25,517
654.00	11,964	10,924	36,440
655.00	14,146	13,055	49,495

Bottom Elevation of Pond:	648.00

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NORTH

0 25 50 100
SCALE: 1" = 50'

CAUTION!!
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10 MILE ROAD
MIDDLEBELT ROAD
SITE
INKSTER ROAD
9 MILE ROAD

CLIENT
EUREKA INNOVATION DEVELOPMENT
5920 LIVERNOIS AVE
TROY, MI

PROJECT TITLE
WELLSPRING OF FARMINGTON HILLS
28000 W. NINE MILE RD
FARMINGTON HILLS, MI

REVISIONS

SPA	4/24/2025
REVISED PER CITY	6/18/2025
REVISED PER CITY	7/30/2025

ORIGINAL ISSUE DATE:
APRIL 24, 2025

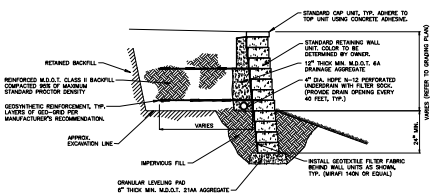
DRAWING TITLE
PRELIMINARY DRAINAGE PLAN

PEA JOB NO.	23-0140
P.M.	JPB
DN.	LGD
DES.	LGD

DRAWING NUMBER:
C-8.0

NOT FOR CONSTRUCTION

S:\PROJECTS\2023\23-0140 EUREKA FARMINGTON HILLS\DWG_SITE PLAN\C-8.0DRAINAGE PLAN.dwg, 7/30/2025 8:11:xx AM, Ryan Dilanjo



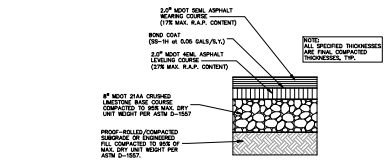
SECTION THROUGH RETAINING WALL
MODULAR CONCRETE UNIT
NOT TO SCALE

AGGREGATE BASE NOTE:
THIS PAVEMENT SECTION DESIGN ASSUMES THE USE OF MDOT 21AA CRUSHED LIMESTONE BASE MATERIAL THAT MEETS THE REQUIREMENTS OF MDOT STANDARD SPECIFICATION SECTION 902 FOR AGGREGATES. IF CRUSHED CONCRETE AGGREGATE, OR ANY OTHER TYPE OF BASE MATERIAL IS PROPOSED FOR USE, THE DESIGN ENGINEER SHALL REQUIRE A MINIMUM 25% INCREASE IN BASE THICKNESS. HOWEVER, IF TESTING DOCUMENTATION IS PROVIDED TO PEA GROUP THAT SHOWS THAT THE CRUSHED CONCRETE MATERIAL MEETS ALL REQUIREMENTS OF MDOT SPECIFICATION SECTION 902, THEN THE 25% INCREASE IN THICKNESS MAY BE REEVALUATED.

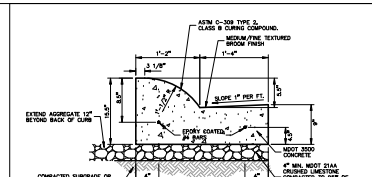
ASPHALT MATERIAL NOTES:
HOT-MIX ASPHALT MIXTURES UTILIZING RECYCLED ASPHALT PAVEMENT (RAP) MUST MEET MDOT SPECIAL PROVISION 12SP501(E). THE BINDER GRADE FOR THIS WORK IS PG64-28. IF ASPHALT MIXES CONTAINING RAP ARE TO BE SUPPLIED FOR THIS PROJECT, THE ASPHALT BINDER MUST BE REVISED PER MDOT "RER 1" OR "RER 2" REQUIREMENTS (RAP CONTENT UP TO 27% MAXIMUM). RER 3 MIXES ARE NOT ACCEPTABLE ON THIS PROJECT. AN ASPHALT MIX DESIGN FOR ALL MODIFIED MIXES SHOULD BE FORWARDED TO PEA GROUP FOR REVIEW PRIOR TO CONSTRUCTION

ASPHALT MIX DESIGN CHART

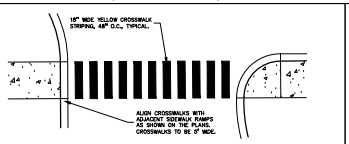
COMMERCIAL ADT 0-300	COMMERCIAL ADT 301-1000	COMMERCIAL ADT 1001-3400	COMMERCIAL ADT 3401+	APPLICATION RATE LBS./SQ.YD. MINIMUM - MAXIMUM	COURSE APPLICATION
2EL	2EML	2EMH	2EH	435-550	BASE
3EL	3EML	3EMH	3EH	330-410	BASE AND/OR LEVELING
4EL	4EML	4EMH	4EH	220-275	LEVELING AND/OR TOP
SEL	SEML	SEMH	SEH	165-220	TOP
PG 58-28	PG 64-28	PG 64-28	PG 70-28P		



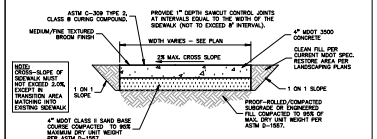
STANDARD DUTY ASPHALT DETAIL
(NOT FOR USE IN THE RIGHT-OF-WAY)
NOT TO SCALE



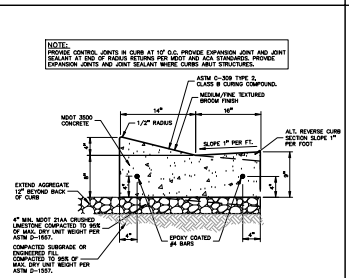
MDOT CURB DETAIL "B-2" (MODIFIED)
NOT TO SCALE



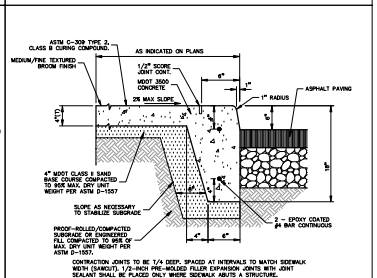
STRIPED CROSSWALK DETAIL
NOT TO SCALE



CONCRETE SIDEWALK
NOT TO SCALE



4" MOUNTABLE CURB AND GUTTER DETAIL
NOT TO SCALE



INTEGRAL CURB AND SIDEWALK
NOT TO SCALE

NO PARKING SIGN DETAIL
NOT TO SCALE

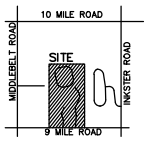
NOT FOR CONSTRUCTION

PEA GROUP
t: 844.813.2949
www.peagroup.com

NORTH

0 25 50 100
SCALE: 1" = 50'

CAUTION!!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE APPROXIMATE UNLESS NOTED. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATIONS OF ALL UTILITIES BEFORE BEGINNING ANY EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING AND PRESERVING ALL UTILITIES DURING THE COURSE OF CONSTRUCTION.



CLIENT
EUREKA INNOVATION DEVELOPMENT
5920 LIVERNOIS AVE
TROY, MI

PROJECT TITLE
WELLSPRING OF FARMINGTON HILLS
28000 W. NINE MILE RD
FARMINGTON HILLS, MI

REVISIONS	
SPA	4/24/2025
REVISED PER CITY	6/18/2025
REVISED PER CITY	7/30/2025

ORIGINAL ISSUE DATE:
APRIL 24, 2025

DRAWING TITLE
NOTES AND DETAILS

PEA JOB NO.	23-0140
P.M.	JPB
DN.	LGD
DES.	LGD

DRAWING NUMBER:
C-9.0

S:\PROJECTS\2023\23-0140 EUREKA FARMINGTON HILLS\DWG\3_SITE PLAN\C-9.0SHEET-23-0140.dwg PLOT DATE: 7/30/2025 BY:Lucas Dhaenje

PLANT SCHEDULE L-1.0

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS
DECIDUOUS TREES								
ARV3	5	ACER RUBRUM 'SUN VALLEY'	SUN VALLEY RED MAPLE	3" CAL.	B&B	PER PLAN	NATIVE	
AGL3	6	ACER SACCHARUM 'LEGACY'	LEGACY SUGAR MAPLE	3" CAL.	B&B	PER PLAN	NATIVE	
AG10	15	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	10' HT.	B&B	PER PLAN	NATIVE	MULTI-TRUNK
AT3	6	ASIMINA TRILOBA	PAWPAW	3" CAL.	B&B	PER PLAN	NATIVE	
BN10	5	BETULA NIGRA	RIVER BIRCH	10' HT.	B&B	PER PLAN	NATIVE	MULTI-TRUNK (3-5)
CA3	6	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	3" CAL.	B&B	PER PLAN	NATIVE	
CO3	7	CELTIS OCCIDENTALIS	COMMON HACKBERRY	3" CAL.	B&B	PER PLAN	NATIVE	
CJ3	13	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	3" CAL.	B&B	PER PLAN	NON-NATIVE	
CC3	9	CERCIS CANADENSIS	EASTERN REDBUD	3" CAL.	B&B	PER PLAN	NATIVE	
CCF10	5	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD	10' HT.	B&B	PER PLAN	NATIVE	MULTI-TRUNK
CAP	9	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	3" CAL.	B&B	PER PLAN	NATIVE	
CAS3	7	CORNUS FLORIDA 'APPALACHIAN SPRING'	APPALACHIAN SPRING DOGWOOD	3" CAL.	B&B	PER PLAN	NATIVE	
CCC3	11	CORNUS FLORIDA 'CHEROKEE BRAVE'	CHEROKEE BRAVE DOGWOOD	3" CAL.	B&B	PER PLAN	NATIVE	
FG3	1	FAGUS GRANDIFOLIA	AMERICAN BEECH	3" CAL.	B&B	PER PLAN	NATIVE	
GB3	4	GINKGO BILOBA	MAIDENHAIR TREE	3" CAL.	B&B	PER PLAN	NON-NATIVE	MALE ONLY
GT3	1	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE® HONEY LOCUST	3" CAL.	B&B	PER PLAN	NATIVE	THORNLESS
LT3	9	LIRIODENDRON TULIPIFERA	TULIP POPLAR	3" CAL.	B&B	PER PLAN	NATIVE	
LE3	4	LIRIODENDRON TULIPIFERA 'JFS-OZ'	EMERALD CITY® TULIP POPLAR	3" CAL.	B&B	PER PLAN	NATIVE	
MSM3	3	MAGNOLIA X SOULANGEANA	SAUCER MAGNOLIA	3" CAL.	B&B	PER PLAN	NON-NATIVE	
NS3	15	NYSSA SYLVATICA	TUPELO	3" CAL.	B&B	PER PLAN	NATIVE	
OV3	4	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	3" CAL.	B&B	PER PLAN	NATIVE	
PO3	13	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	3" CAL.	B&B	PER PLAN	NATIVE	
PK3	6	PRUNUS SERRULATA 'KWANZAN'	KWANZAN JAPANESE FLOWERING CHERRY	3" CAL.	B&B	PER PLAN	NON-NATIVE	
QA3	3	QUERCUS ALBA	WHITE OAK	3" CAL.	B&B	PER PLAN	NATIVE	
QB3	8	QUERCUS BICOLOR	SWAMP WHITE OAK	3" CAL.	B&B	PER PLAN	NATIVE	
QM3	4	QUERCUS MACROCARPA	BURR OAK	3" CAL.	B&B	PER PLAN	NATIVE	
QR3	14	QUERCUS RUBRA	RED OAK	3" CAL.	B&B	PER PLAN	NATIVE	
TD3	6	TAXODIUM DISTICHUM	BALD CYPRESS	3" CAL.	B&B	PER PLAN	NATIVE	
TA3	5	TILIA AMERICANA 'AMERICAN SENTRY'	AMERICAN SENTRY LINDEN	3" CAL.	B&B	PER PLAN	NATIVE	
UF3	5	ULMUS X 'FRONTIER'	FRONTIER ELM	3" CAL.	B&B	PER PLAN	NON-NATIVE	
	208	SUBTOTAL:						
EVERGREEN TREES								
AB10	3	ABIES BALSAMEA	BALSAM FIR	10' HT.	B&B	PER PLAN	NATIVE	
AP10	20	ABIES BALSAMEA PHANEROLEPIS	CANAAN BALSAM FIR	10' HT.	B&B	PER PLAN	NATIVE	
AC10	17	ABIES CONCOLOR	WHITE FIR	10' HT.	B&B	PER PLAN	NON-NATIVE	
PA10	16	PICEA ABIES	NORWAY SPRUCE	10' HT.	B&B	PER PLAN	NATIVE	
PG10	11	PICEA GLAUCA	WHITE SPRUCE	10' HT.	B&B	PER PLAN	NATIVE	
PGD10	12	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	10' HT.	B&B	PER PLAN	NATIVE	
PO10	6	PICEA OMORIKA	SERBIAN SPRUCE	10' HT.	B&B	PER PLAN	NON-NATIVE	
PS10	23	PINUS STROBUS	EASTERN WHITE PINE	10' HT.	B&B	PER PLAN	NATIVE	
	108	SUBTOTAL:						

NOTES PER FARMINGTON HILLS:

- The following notes must be included on the plan:
  - A Tree Permit must be obtained from the Planning Office prior to all tree removal activity involving trees six inches (6") or more DBH in accordance with the City of Farmington Hills Zoning Chapter 34-553.
  - Trees must be planted no closer than six feet (6') to public utilities.
  - All required landscape material indicated on approved plans will be required through the life of the project and must be replaced if removed or dead.
  - 4 foot(4') high **wood** snow fencing or other rigid material is to be erected around the drip line of all trees to be saved in accordance with the City of Farmington Hill Zoning Ordinance Chapter 34-5.18.
  - Required landscape material shall satisfy American Association of Nurserymen Standards and be:
    - a. Nursery grown.
    - b. State Department of Agriculture inspected.
    - c. No. 1 grade with straight unscarred trunk and well developed uniform crown (park grade trees will not be accepted).
    - d. Planted per City of Farmington Hills details and specifications and in accordance with City of Farmington Hills Chapter 34-5.14.
    - e. Guaranteed for one year.
    - f. Replacement trees shall have shade potential and other characteristics comparable to the area proposed for removal.

REFER TO SHEET L-1.1 FOR LANDSCAPE NOTES AND DETAILS AND NATIVE SEED MIX INFORMATION
REFER TO SHEET T-1.0 FOR TREE PRESERVATION PLAN

KEY

- = PROPOSED DECIDUOUS TREES
- = PROPOSED EVERGREEN TREES
- = IRRIGATED SEED LAWN
- = RESTORE LAWN WITH NON IRRIGATED SEED LAWN
- = SWALE SEED NATIVE SEED MIX. SEE DETAIL SHT. L-1.1 FOR INFO.
- = STORMWATER SEED NATIVE SEED MIX. SEE DETAIL SHT. L-1.1 FOR INFO.
- = ECONOMY PRAIRIE SEED NATIVE SEED MIX. SEE DETAIL SHT. L-1.1 FOR INFO.
- 1007 = EXISTING TREE TO REMAIN AND CORRESPONDING TREE TAG
- = APPROXIMATE GRADING LIMITS, AND AREA TO PROVIDE TREE PROTECTION FENCE FOR EXISTING TREES TO REMAIN

NOTE: PROVIDE EROSION MAT ON SLOPES AND AREAS OF WASH OUT TYP.

LANDSCAPE CALCULATIONS:
PER THE CITY OF FARMINGTON HILLS ZONING ORDINANCE RA-1

GREENBELT BUFFER
REQUIRED: NONE PER CITY ORDINANCE

BUFFER/SCREENING BETWEEN USES
NO BUFFER NECESSARY DUE TO SAME ZONING SURROUNDING SITE.

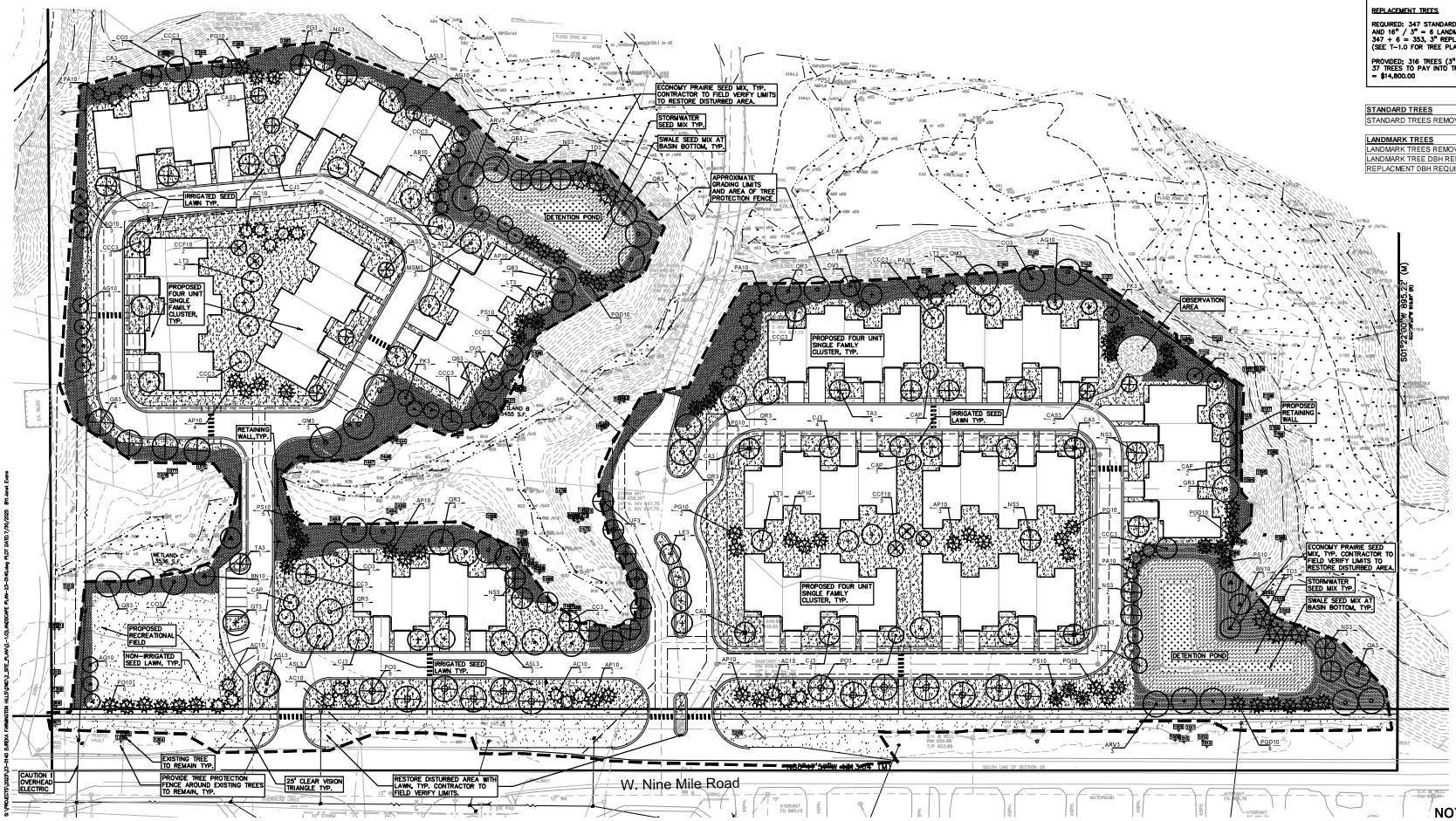
REPLACEMENT TREES

REQUIRED: 347 STANDARD TREES
AND 16" / 3" = 6 LANDMARK REPLACEMENT TREES REQUIRED.
347 + 6 = 353, 3" REPLACEMENT TREES REQUIRED
(SEE T-1.0 FOR TREE PLAN)

PROVIDED: 316 TREES (3" CAL OR 10' HT. EVG.)
37 TREES TO PAY INTO TREE FUND AT 400.00 RATE PER TREE
= $14,800.00

STANDARD TREES		
STANDARD TREES REMOVED:	347	(1:1 REPLACEMENT)

LANDMARK TREES		
LANDMARK TREES REMOVED:	2	
LANDMARK TREE DBH REMOVED:	61	(25% DBH REPLACEMENT)
REPLACMENT DBH REQUIRED:	16	INCHES



CLIENT
EUREKA INNOVATION DEVELOPMENT
5920 LIVERNOIS AVE
TROY, MI

PROJECT TITLE
WELLSPRING OF FARMINGTON HILLS
28000 W. NINE MILE RD
FARMINGTON HILLS, MI

REVISIONS	
SPA	4/24/2025
REVISED PER CITY	6/18/2025
REVISED PER CITY	7/30/2025

ORIGINAL ISSUE DATE:
APRIL 24, 2025

DRAWING TITLE
PRELIMINARY LANDSCAPE PLAN

PEA JOB NO.	23-0140
P.M.	JPB
DN.	CAL
DES.	JLE

DRAWING NUMBER:
L-1.0

NOT FOR CONSTRUCTION

PEA GROUP
t: 844.813.2949
www.peagroup.com

NORTH
0 25 50 100
SCALE: 1" = 50'

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S:\PROJECTS\2023\23-0140 EUREKA FARMINGTON HILLS\PROJ_SITE_PLAN\L-1.0\LANDSCAPE PLAN.dwg PLOT DATE: 7/30/2025 BY: Jared Evans

NATIVE SEED MIX. BY STANTEC NATIVE PLANT NURSERY, 574-586-2412, OR EQUAL , SPECIES TO BE NATIVE TO COUNTY, NO INVASIVE SPECIES ALLOWED

FOR ALL SEED MIXES, PROVIDE EROSION MAT ON SLOPES AND AREAS OF WASH. CUT TYP.
INSTALL AND PREP PER MANUFACTURES SPECIFICATIONS.

Stormwater Seed Mix
Stantec Native Plant Nursery 574-586-2412
stantec.com/native-plant-nursery

Botanical Name	Common Name
Permanent Grasses/Sedges/Rushes:	
Bolboschoenus fluviatilis	River Bulrush
Carex crisatella	Crested Oval Sedge
Carex lurida	Bottlebrush Sedge
Carex vulpinoidea	Brown Fox Sedge
Elymus virginicus	Virginia Wild Rye
Glyceria striata	Fowl Manna Grass
Juncus effusus	Common Rush
Leersia orzoides	Rice Cut Grass
Panicum virgatum	Switch Grass
Schoenoplectus tabernaemontani	Softstem Bulrush
Scirpus atrovirens	Dark Green Rush
Scirpus cyperinus	Wool Grass
Temporary Cover:	
Avena sativa	Common Oat
Lolium multiflorum	Annual Rye
Forbs & Shrubs:	
Alisma spp.	Water Plantain (Various Mix
Asclepias incarnata	Swamp Milkweed
Bidens spp.	Bidens (Various Mix)
Helenium autumnale	Sneezeweed
Iris virginica	Blue Flag
Lycopus americanus	Common Water Horehound
Mimulus ringens	Monkey Flower
Oligoneuron riddellii	Riddell's Goldenrod
Pentiorum sectolies	Ditch Stonecop
Polygonum spp.	Pinkweed (Various Mixi
Rudbeckia subtomentosa	Sweet Black-Eyed Susan
Rudbeckia triloba	Brown-Eyed Susan
Sagittaria atifola	Commor Arrowhead
Senna hebecarna	Wild Senna
Symphyotrichum novae-angliae	New England Aster
Thalictrum dasycarpum	Purple Meadow Rue

Economy Prairie Seed Mix
Stantec Native Plant Nursery 574-586-2412
stantec.com/native-plant-nursery

Botanical Name	Common Name
Permanent Grasses/Sedges/Rushes:	
Andropogon gerardii	Big Bluestem
Boutelous curtipendula	Side Cats Grama
Carex spp.	Prairie Sedge Mix
Elymus canadensis	Canada Wild Rye
Panicum virgatum	Switch Grass
Schizachyrium scoparium	Little Bluestem
Sorghastrum nutans	Indian Grass
Temporary Cover:	
Avena sativa	Common Oat
Lolium multiflorum	Annual Rye
Forbs & Shrubs:	
Asclepias syriaca	Common Milkweed
Asclepias tuberosa	Butterfly Weed
Chamaecrista fasciculata	Partridge Pea
Coreopsis lanceolata	Sand Coreopsis
Echinacea purpurea	Broad-leaved Purple Coneflower
Heliopsis helianthoices	False Sunflower
Lupinus perennis	Wild Lupine
Monarda fistulosa	Wild Bergamot
Penstemon digitalis	Foxglove Beard Tongue
Pycnanthemum virginianum	Common Mountain Mint
Ratibida pinnata	Yellow Coneflower
Rudbeckia hirta	Black-Eyed Susan
Solidago speciosa	Showy Goldenrod
Symphyotrichum laeve	Smooth Blue Aster
Symphyotrichum novae-angliae	New England Aster

Swale Seed Mix
Stantec Native Plant Nursery 574-586-2412
stantec.com/native-plant-nursery

Botanical Name	Common Name
Permanent Grasses/Sedges:	
Andropogon gerardii	Big Bluestem
Carex comosa	Bristly Sedge
Carex cristatella	Crested Oval Sedge
Carex lurida	Bottlebrush Sedge
Carex spp.	Prairie Sedge Mix
Carex vulpinoidea	Brown Fox Sedge
Elymus virginicus	Virginia Wild Rye
Glyceria striata	Fowl Manna Grass
Panicum virgatum	Switch Grass
Scirpus atrovirens	Dark Green Rush
Scirpus cyperinus	Wool Grass
Spartina pectinata	Prairie Cord Grass
Temporary Cover:	
Avena sativa	Ccmmon Oat
Lolium multiflorum	Annual Rye
Forbs:	
Alisma sop.	Water Plantain (Various Mix)
Asclepias incarnata	Swamp Milkweed
Coreopsis tricteris	Tal Corecpsis
Eutrochium maculatum	Spotted Joe-Pye Weed
Iris virginica	Blue Flag
Liatris spicata	Marsh Blazing Star
Lobelia cardinalis	Cerdinal Flower
Lobelia siphilitica	Gmat Blue Lobelia
Lycopus americanus	Ccmmon Water Horehound
Pycnanthemum virginianum	Ccmmon Mountian Mint
Rudbeckia triloba	Brown-Eyed Susan
Sagittaria latifolia	Ccmmon Arrowhead
Senna hebecarpa	Wild Senna
Silphium terebinthinaceum	Prairie Dock
Symphyctrichum novae-angle	New England Aster
Verbena hastata	Blue Vervain
Zizia aurea	Golden Alexanders

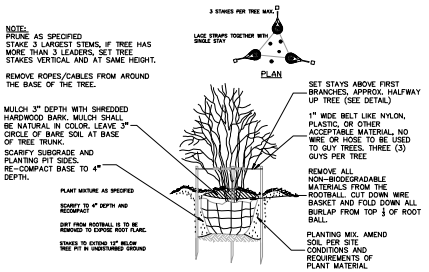
GENERAL PLANTING NOTES:

1. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
3. ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1. GRADE.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
5. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
6. ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
7. ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
8. ALL MULTI STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
9. ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
10. ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
11. NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES; HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
12. ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
13. IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
14. ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH WITH PRE EMERGENT, SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
15. ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
16. SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.
17. FOR NON-LAWN SEED MIX AREAS, AS NOTED ON PLAN, BRUSH MOW ONCE SEASONALLY FOR INVASIVE SPECIES CONTROL.
18. CONTRACTOR SHALL NOT INSTALL PLANTS UNDER BUILDING OVERHANG AND SHALL NOTIFY LANDSCAPE ARCHITECT IF DRAWINGS CONFLICT WITH BUILDING OVERHANGS.
19. TREES SHALL NOT CONFLICT/ BLOCK PROPOSED REGULATORY/ DIRECTION SIGNAGE, MONUMENT SIGNS, ADDRESS OR LIGHT POLES. SHIFT TREES AS NECESSARY TYP.

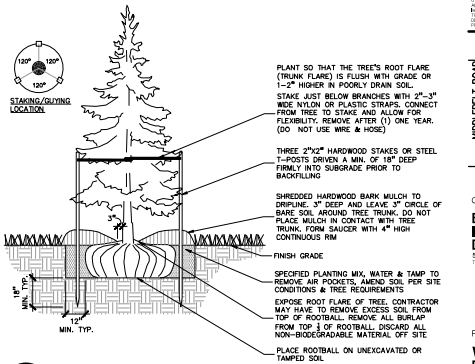
NOTES PER FARMINGTON HILLS:

☐ The following notes must be included on the plan:

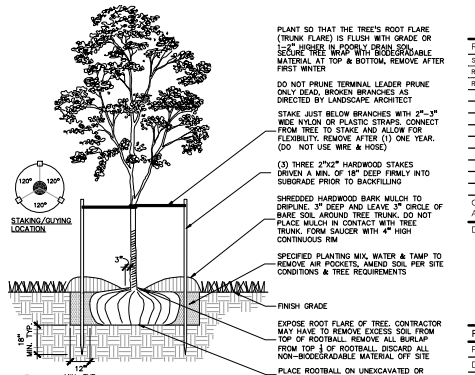
- A TreePermit must be obtained from the Planning Office prior to all tree removal activitiyinvolving trees six inches (6") or more DBH in accordance with the City of Farmington Hills Zoning Chapter 34-552.
- Trees must be planted no closer than six feet (6') to public utilities.
- All required landscape material indicated on approved plans will be required through the life of the project and must be replaced if removed or dead.
- 4 foot (4') high wood snow fencing or other rigid material is to be erectec around the drip lne of all trees to be saved in accordance with the City of Farmington Hill Zoning Ordinance Chapter 34-5.18.
- Required landscape material shall satisfy American Association of Nurserymen Standards and be:
  - a. Nursery grown.
  - b. State Department of Agriculture inspected.
  - c. No. 1 grade with straight unscarred trunk and well developed uniform crown (park grade trees will not be accepted).
  - d. Planted per City of Farmington Hills details and specifications and in accordance with City of Farmington Hils Chapter 34-5.14.
  - e. Guaranteed for one yea.
  - f. Replacement trees shallhave shade potential and other characteristics comparable to the ones proposed for removal.



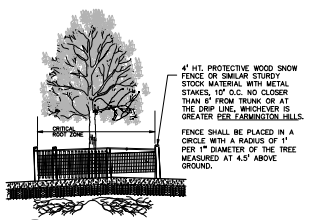
3 MULTI-STEM TREE PLANTING DETAIL
SCALE: 1" = 2'-0"



2 EVERGREEN TREE PLANTING DETAIL
SCALE: 1" = 3'-0"



1 DECIDUOUS TREE PLANTING DETAIL
SCALE: 1" = 3'-0"



4 TREE PROTECTION DETAIL, PER CITY
NOT TO SCALE

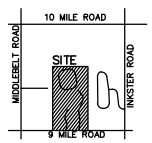
NOT FOR CONSTRUCTION

PEA GROUP
t: 844.813.2949
www.peagroup.com

JANET L. EVANS LANDSCAPE ARCHITECT NO. 1301 REGISTERED STATE OF MICHIGAN

811 Know what's below. Call before you dig.

CAUTION!!
THE LOCATIONS SHOWN ARE APPROXIMATE AND ONLY THE EXACT LOCATIONS OF UNDERGROUND UTILITIES AS DETERMINED BY CONTACTING MISS DIG SYSTEM, INC. BEFORE YOU DIG, TO GUARANTEE THAT NO UTILITY WILL BE DAMAGED OR SERVICE INTERRUPTED, IS ACCEPTED BY CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES RESULTING FROM FAILURE TO CONTACT MISS DIG SYSTEM, INC. AND ALL COSTS RESULTING FROM SUCH DAMAGE SHALL BE PAID BY CONTRACTOR. CONTRACTOR SHALL PROTECT THE STRUCTURE OF CONSTRUCTION.



CLIENT
EUREKA INNOVATION DEVELOPMENT
5920 LIVERNOIS AVE
TROY, MI

PROJECT TITLE
WELLSPRING OF FARMINGTON HILLS
28000 W. NINE MILE RD
FARMINGTON HILLS, MI

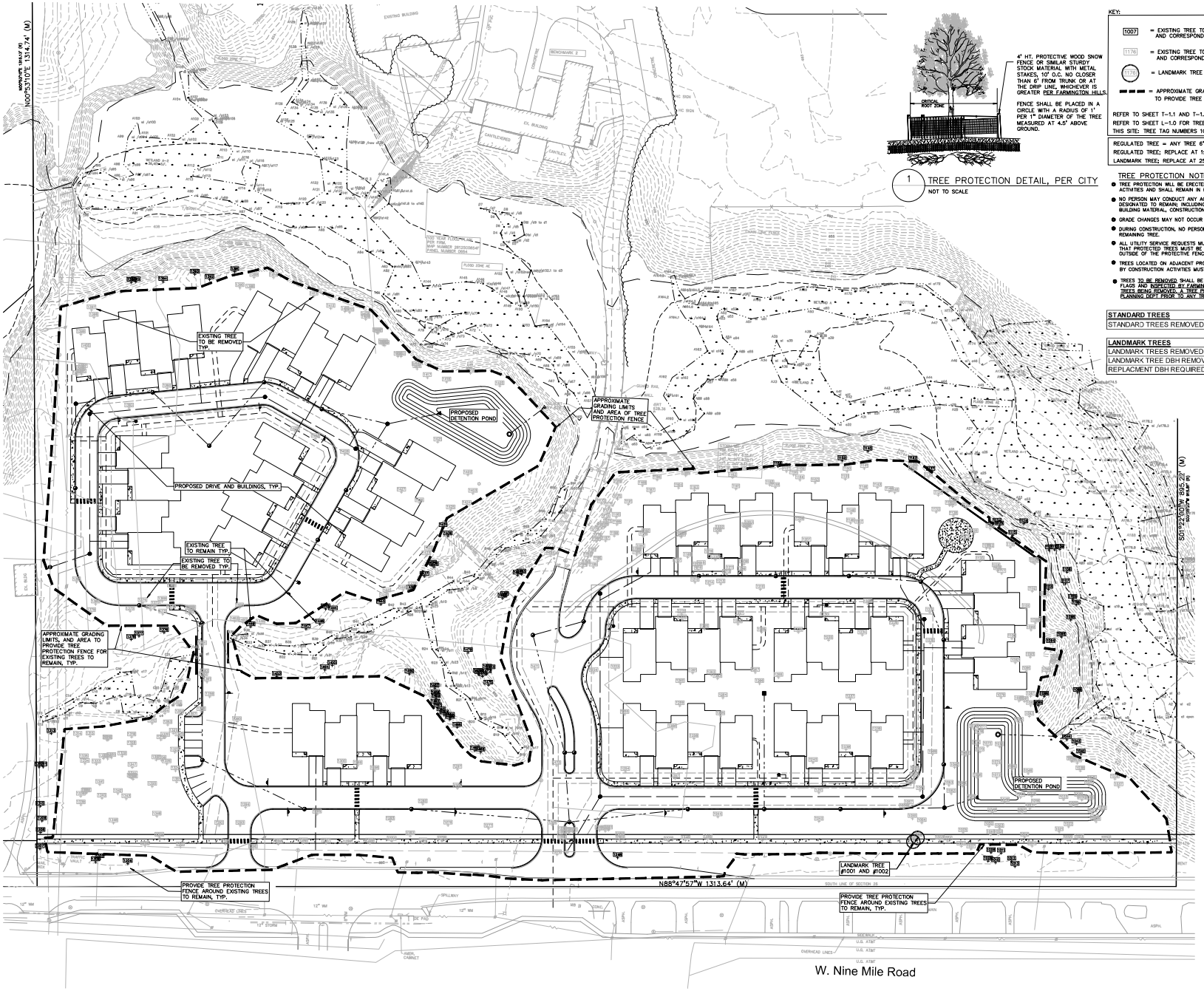
REVISIONS	
SPA	4/24/2025
REVISED PER CITY	6/18/2025
REVISED PER CITY	7/30/2025

ORIGINAL ISSUE DATE:
APRIL 24, 2025

DRAWING TITLE
LANDSCAPE DETAILS

PEA JOB NO.	23-0140
P.M.	JPB
DN.	CAL
DES.	JLE

DRAWING NUMBER:
L-1.1



4' HT. PROTECTIVE WOOD SNOW FENCE OR SIMILAR STURDY STOCK MATERIAL WITH METAL STAKES, 10' O.C. NO CLOSER THAN 6' FROM TRUNK OR AT THE DRIP LINE, WHICHEVER IS GREATER PER FARMINGTON HILLS.

FENCE SHALL BE PLACED IN A CIRCLE WITH A RADIUS OF 1' PER 1" DIAMETER OF THE TREE MEASURED AT 4.5' ABOVE GROUND.

1 TREE PROTECTION DETAIL, PER CITY
NOT TO SCALE

KEY:

1007 = EXISTING TREE TO REMAIN AND CORRESPONDING TREE TAG

1176 = EXISTING TREE TO BE REMOVED AND CORRESPONDING TREE TAG

1176 = LANDMARK TREE

= APPROXIMATE GRADING LIMITS, AND AREA TO PROVIDE TREE PROTECTION FENCE FOR EXISTING TREES TO REMAIN

REFER TO SHEET T-1.1 AND T-1.2 FOR EXISTING TREE LIST
REFER TO SHEET L-1.0 FOR TREE REPLACEMENT INFORMATION
THIS SITE: TREE TAG NUMBERS 1001-1484

REGULATED TREE = ANY TREE 6" CAL. AND ABOVE IN GOOD-POOR CONDITION
REGULATED TREE: REPLACE AT 1:1
LANDMARK TREE: REPLACE AT 25% OF DBH OF REMOVED TREE

TREE PROTECTION NOTES:

- TREE PROTECTION WILL BE ERECTED PRIOR TO START OF CONSTRUCTION ACTIVITIES AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE.
- NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE DRIP LINE OF ANY TREE DESIGNATED TO REMAIN, INCLUDING, BUT NOT LIMITED TO, PLACING SOLVENTS, BUILDING MATERIAL, CONSTRUCTION EQUIPMENT, OR SOIL DEPOSITS WITHIN DRIP LINES.
- GRADE CHANGES MAY NOT OCCUR WITHIN THE DRIP LINE OF PROTECTED TREES.
- DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY DEVICE OR WIRE TO ANY REMAINING TREE.
- ALL UTILITY SERVICE REQUESTS MUST INCLUDE NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE OF THE PROTECTIVE FENCING.
- TREES LOCATED ON ADJACENT PROPERTY THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES MUST BE PROTECTED.
- TREES TO BE REMOVED SHALL BE MARKED IN THE FIELD WITH RED PAINT OR FLAGS AND INSPECTED BY FARMINGTON HILLS PLANNING OFFICE PRIOR TO ANY TREES BEING REMOVED. A TREE PERMIT MUST BE OBTAINED FROM THE PLANNING DEPT PRIOR TO ANY TREES BEING REMOVED.

STANDARD TREES		
STANDARD TREES REMOVED:	347	(1:1 REPLACEMENT)

LANDMARK TREES		
LANDMARK TREES REMOVED:	2	
LANDMARK TREE DBH REMOVED:	61	(25% DBH REPLACEMENT)
REPLACMENT DBH REQUIRED:	16	INCHES

PEA GROUP
t: 844.813.2949
www.peagroup.com

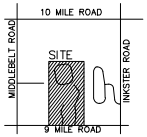
NANCY L. EVANS LANDSCAPE ARCHITECT

NORTH

0 25 50 100
SCALE: 1" = 50'

811 Know what's below. Call before you dig.

CAUTION!!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES SHOWN ON THESE PLANS ARE APPROXIMATE, NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT
EUREKA INNOVATION DEVELOPMENT
1920 LIVERNOIS AVE
TROY, MI

PROJECT TITLE
WELLSPRING OF FARMINGTON HILLS
28000 W. NINE MILE RD
FARMINGTON HILLS, MI

REVISIONS	
SPA	4/24/2025
REVISED PER CITY	6/18/2025
REVISED PER CITY	7/30/2025

ORIGINAL ISSUE DATE:
APRIL 24, 2025

DRAWING TITLE
TREE PRESERVATION PLAN

PEA JOB NO.	23-0140
P.M.	JPB
DN.	CAL
DES.	JLE

DRAWING NUMBER:
T-1.0

NOT FOR CONSTRUCTION

S:\PROJECTS\2023\23-0140 EUREKA FARMINGTON HILLS\DWG\2_SITE PLAN\T-1.00 TREE PRESERVATION PLAN 23-0140.dwg PLOT DATE: 7/30/2025 By: Jared Estes

STRIKE OUT INDICATES TREE TO BE REMOVED
SEE SHEET L-1.0 FOR TREE REPLACEMENT INFORMATION

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	CLASS	CONDITION/ FACTOR							OVERALL RANK	SAVE / REMOVE	REPLACE
						trunk	growth rate	structure	insects/ diseases	crown dev	life exp				
1001	WO	53	White Oak	Quercus alba	LANDMARK	5	3	3	4	3	5	23	R	REPLACE
1002	SU	8	Sugar Maple	Acer saccharum	LANDMARK	5	3	3	4	3	5	23	R	REPLACE
1003	RO	18	Red Oak	Quercus rubra	WOODLAND	3	3	3	4	2	4	20	R	REPLACE
1004	RO	23	Red Oak	Quercus rubra	WOODLAND	4	3	3	4	3	5	22	R	REPLACE
1005	I	21	Ironwood	Ostrya virginiana	WOODLAND	4	3	3	4	3	5	23	R	REPLACE
1006	SU	9	Sugar Maple	Acer saccharum	WOODLAND	4	2	3	4	3	4	21	R	REPLACE
1007	SU	7	Sugar Maple	Acer saccharum	WOODLAND	4	3	4	4	3	5	22	R	REPLACE
1008	SE	11	Slippery Elm	Ulmus rubra	WOODLAND	4	2	3	4	3	4	20	S	-
1009	I	9	Ironwood	Ostrya virginiana	WOODLAND	3	2	3	4	2	4	17	S	-
1010	WO	8	White Oak	Quercus alba	WOODLAND	4	4	4	4	3	4	23	S	-
1011	SE	6	Slippery Elm	Ulmus rubra	WOODLAND	4	3	4	4	5	4	24	S	-
1012	SU	10	Sugar Maple	Acer saccharum	WOODLAND	4	3	3	4	3	4	21	S	-
1013	WO	28	White Oak	Quercus alba	WOODLAND	4	3	3	4	3	4	21	S	-
1014	RO	9	Red Oak	Quercus rubra	WOODLAND	3	3	3	5	3	4	21	R	REPLACE
1015	RO	21	Red Oak	Quercus rubra	WOODLAND	3	3	3	5	3	4	21	R	REPLACE
1016	BC	20	Wild Black Cherry	Prunus serotina	WOODLAND	3	1	1	2	1	1	7	R	-
1017	SE	58	Slippery Elm	Ulmus rubra	WOODLAND	4	3	4	4	5	4	24	R	REPLACE
1018	BC	9	Wild Black Cherry	Prunus serotina	WOODLAND	3	2	1	4	1	1	12	R	-
1019	SU	52	Sugar Maple	Acer saccharum	WOODLAND	3	3	3	4	3	4	20	R	REPLACE
1020	RO	8	Red Oak	Quercus rubra	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
1021	RO	59	Red Oak	Quercus rubra	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1022	RO	8	Red Oak	Quercus rubra	WOODLAND	4	4	4	4	3	4	23	R	REPLACE
1023	I	7	Ironwood	Ostrya virginiana	WOODLAND	3	2	1	2	1	2	11	R	-
1024	I	14	Ironwood	Ostrya virginiana	WOODLAND	4	4	3	4	4	4	23	R	REPLACE
1025	RO	8	Red Oak	Quercus rubra	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
1026	RO	11	Red Oak	Quercus rubra	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
1027	RO	8	Red Oak	Quercus rubra	WOODLAND	3	1	1	2	1	1	9	R	-
1028	RO	57	Red Oak	Quercus rubra	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
1029	RO	21	Red Oak	Quercus rubra	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
1030	RO	54	Red Oak	Quercus rubra	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1031	RO	20	Red Oak	Quercus rubra	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1032	RO	20	Red Oak	Quercus rubra	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1033	RO	27	Red Oak	Quercus rubra	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
1034	RO	58	Red Oak	Quercus rubra	WOODLAND	4	4	4	4	3	4	23	R	REPLACE
1035	RO	57	Red Oak	Quercus rubra	WOODLAND	4	4	3	4	3	4	22	R	REPLACE
1036	SU	58	Sugar Maple	Acer saccharum	WOODLAND	1	1	1	2	1	1	6	R	-
1037	WO	80	White Oak	Quercus alba	WOODLAND	2	3	2	4	1	2	14	R	-
1038	RO	21	Red Oak	Quercus rubra	WOODLAND	5	3	3	4	3	4	22	R	REPLACE
1039	RO	13	Red Oak	Quercus rubra	WOODLAND	3	3	3	4	3	4	22	R	REPLACE
1040	BE	52	Slippery Elm	Ulmus rubra	WOODLAND	5	3	4	3	2	4	19	R	REPLACE
1041	RO	20	Red Oak	Quercus rubra	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
1042	RO	6	Red Oak	Quercus rubra	WOODLAND	5	3	3	4	3	4	22	S	-
1043	BE	8	American Beech	Fragus grandifolia	WOODLAND	3	2	3	4	2	4	18	S	-
1044	BE	24	American Beech	Fragus grandifolia	WOODLAND	1	1	1	3	1	1	6	S	-
1045	E	52	American Elm	Ulmus americana	WOODLAND	4	3	2	4	2	3	18	R	REPLACE
1046	E	51	American Elm	Ulmus americana	WOODLAND	4	3	3	4	2	3	19	R	REPLACE
1047	E	6	American Elm	Ulmus americana	WOODLAND	4	3	4	4	3	3	22	R	REPLACE
1048	E	50	American Elm	Ulmus americana	WOODLAND	3	3	2	2	2	2	14	R	-
1049	E	2	American Elm	Ulmus americana	WOODLAND	3	3	3	3	3	4	19	R	REPLACE
1050	E	30	American Elm	Ulmus americana	WOODLAND	1	1	1	1	1	1	6	R	-
1051	RO	6	Red Oak	Quercus rubra	WOODLAND	4	3	4	4	3	4	23	R	REPLACE
1052	BC	54	Wild Black Cherry	Prunus serotina	WOODLAND	1	1	1	1	1	1	6	R	-
1053	SU	7	Sugar Maple	Acer saccharum	WOODLAND	4	3	4	4	4	5	24	R	REPLACE
1054	RO	48	Red Oak	Quercus rubra	WOODLAND	3	3	3	4	4	3	21	R	REPLACE
1055	SU	8	Sugar Maple	Acer saccharum	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1056	BC	9	Wild Black Cherry	Prunus serotina	WOODLAND	4	2	3	4	2	4	18	R	REPLACE
1057	E	8	American Elm	Ulmus americana	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1058	BC	57	Wild Black Cherry	Prunus serotina	WOODLAND	3	2	3	2	3	2	15	R	-
1059	BC	6	Wild Black Cherry	Prunus serotina	WOODLAND	4	3	3	4	3	3	20	R	REPLACE
1060	RO	59	Red Oak	Quercus rubra	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1061	RO	51	Red Oak	Quercus rubra	WOODLAND	4	3	3	4	4	3	21	R	REPLACE
1062	WO	31	White Oak	Quercus alba	WOODLAND	4	3	3	4	4	4	22	R	REPLACE
1063	WO	46	White Oak	Quercus alba	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1064	SU	9	Sugar Maple	Acer saccharum	WOODLAND	4	3	4	4	4	5	24	R	REPLACE
1065	WO	31	White Oak	Quercus alba	WOODLAND	3	3	1	4	2	3	16	R	REPLACE
1066	RO	9	Red Oak	Quercus rubra	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1067	BC	7	Wild Black Cherry	Prunus serotina	WOODLAND	3	3	3	3	3	3	18	R	REPLACE
1068	SU	24	Sugar Maple	Acer saccharum	WOODLAND	4	4	4	4	3	4	23	R	REPLACE
1069	WO	33	White Oak	Quercus alba	WOODLAND	3	3	3	4	3	4	19	R	REPLACE
1070	BC	9	Wild Black Cherry	Prunus serotina	WOODLAND	4	3	3	3	3	3	19	R	REPLACE
1071	WO	26	White Oak	Quercus alba	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
1072	BC	51	Wild Black Cherry	Prunus serotina	WOODLAND	4	3	3	3	1	2	15	R	-
1073	SU	7	Sugar Maple	Acer saccharum	WOODLAND	4	3	4	4	2	4	20	R	REPLACE
1074	SU	6	Sugar Maple	Acer saccharum	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
1075	I	7	Ironwood	Ostrya virginiana	WOODLAND	1	1	1	1	1	1	6	R	-
1076	RO	53	Red Oak	Quercus rubra	WOODLAND	3	3	3	4	3	4	20	R	REPLACE
1077	WO	28	White Oak	Quercus alba	WOODLAND	3	3	3	4	3	4	20	R	REPLACE
1078	BC	52	Wild Black Cherry	Prunus serotina	WOODLAND	3	3	2	3	3	3	17	R	REPLACE
1079	SU	27	Sugar Maple	Acer saccharum	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1080	WO	34	White Oak	Quercus alba	WOODLAND	3	3	2	4	3	4	19	R	REPLACE
1081	HK	50	Hackberry	Celtis occidentalis	WOODLAND	4	2	3	4	3	4	20	R	REPLACE
1082	WO	26	White Oak	Quercus alba	WOODLAND	3	3	2	4	2	3	17	R	REPLACE
1083	WO	32	White Oak	Quercus alba	WOODLAND	3	3	3	4	3	4	20	R	REPLACE
1084	BC	7	Wild Black Cherry	Prunus serotina	WOODLAND	3	2	3	4	2	3	17	R	REPLACE
1085	BC	7	Wild Black Cherry	Prunus serotina	WOODLAND	3	2	3	4	2	3	17	S	-
1086	E	13	American Elm	Ulmus americana	WOODLAND	3	3	3	4	3	4	20	S	-
1087	SU	6	Sugar Maple	Acer saccharum	WOODLAND	4	2	4	4	3	4	21	R	REPLACE
1088	SH	10	Shagbark Hickory	Carya ovata	WOODLAND	4	3	4	3	3	4	21	S	-
1089	E	50	American Elm	Ulmus americana	WOODLAND	4	2	3	4	3	3	19	R	REPLACE
1090	E	51	American Elm	Ulmus americana	WOODLAND	1	1	1	3	1	1	6	R	-
1091	BX	6	Box elder	Acer negundo	WOODLAND	3	1	2	4	3	4	18	R	REPLACE
1092	SH	22	Shagbark Hickory	Carya ovata	WOODLAND	3	2	3	4	3	4	20	R	REPLACE
1093	SU	8	Sugar Maple	Acer saccharum	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
1094	WO	40	White Oak	Quercus alba	WOODLAND	4	3	4	4	3	4	21	S	-
1095	SU	10	Sugar Maple	Acer saccharum	WOODLAND	3	3	3	3	3	3	18	S	-
1096	BX	23	Box elder	Acer negundo	WOODLAND	3	3	1	4	2	3	17	S	-
1097	SU	8	Sugar Maple	Acer saccharum	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
1098	SU	6	Sugar Maple	Acer saccharum	WOODLAND	4	2	4	4	3	4	21	R	REPLACE
1099	SU	7	Sugar Maple	Acer saccharum	WOODLAND	4	2	4	4	3	4	21	R	REPLACE
1100	D	7	Dogwood	Cornus florida	WOODLAND	3	3	4	4	3	4	21	R	REPLACE
1101	WO	9	White Cedar	Thuja occidentalis	WOODLAND	4	4	4	4	3	4	23	R	REPLACE
1102	SU	8	Sugar Maple	Acer saccharum	WOODLAND	4	2	4	4	3	4	21	R	REPLACE
1103	SH	12	Shagbark Hickory	Carya ovata	WOODLAND	4	3	4	4	5	4	24	S	-
1104	SU	6	Sugar Maple	Acer saccharum	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
1105	E	9	American Elm	Ulmus americana	WOODLAND	3	3	3	4	3	3	19	S	-
1106	RO	6	Red Oak	Quercus rubra	WOODLAND	3	3	3	4	3	3	19	S	-
1107	B	20	Basswood	Tilia americana	WOODLAND	3	1	1	3	1	1	10	S	-
1108	SU	7	Sugar Maple	Acer saccharum	WOODLAND	4	3	3	4	3	4	21	S	-
1109	SU	7	Sugar Maple	Acer saccharum	WOODLAND	4	3	3	4	3	4	21	S	-
1110	BE	10	American Beech	Fragus grandifolia	WOODLAND	4	3	4	4	3	4	22	S	-
1111	SH	28	Shagbark Hickory	Carya ovata	WOODLAND	4	3	3	4	5	4	23	S	-
1112	E	6	American Elm	Ulmus americana	WOODLAND	4	2	3	4	2	4	19	R	REPLACE
1113	SU	52	Sugar Maple	Acer saccharum	WOODLAND	4	3	4	4	4	4	23	R	REPLACE
1114	SU	12	Sugar Maple	Acer saccharum	WOODLAND	3	3	2	3	3	3	16	S	-
1115	SU	6	Sugar Maple	Acer saccharum	WOODLAND	4	3	4	4	3	4	22	S	-
1116	SU	8	Sugar Maple	Acer saccharum	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1117	WO	34	Sugar Maple	Acer saccharum	WOODLAND	4	3	4	4	4	4	23	R	REPLACE
1118	WO	36	White Oak	Quercus alba	WOODLAND	3	3	3	3	3	3	19	R	REPLACE
1119	SC	6	Wild Black Cherry	Prunus serotina	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1120	SH	58	Shagbark Hickory	Carya ovata	WOODLAND	4	3	3	4	4	4	22	R	REPLACE
1121	E	9	American Elm	Ulmus americana	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1122	WO	41	White Oak	Quercus alba	WOODLAND	3	3	3	4	3	4	20	R	REPLACE
1123	BC	7	Wild Black Cherry	Prunus serotina	WOODLAND	4	3	3	4	2	4	21	R	REPLACE
1124	B	10	Basswood	Tilia americana	WOODLAND	4	3	4	4	3	4	22	S	-
1125	B	9	Basswood	Tilia americana	WOODLAND	4	3	4	4	3	4	22	S	-

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	CLASS	CONDITION/ FACTOR							OVERALL RANK	SAVE / REMOVE	REPLACE
						trunk	growth rate	structure	insects/ diseases	crown dev	life exp				
1126	BC	9	Wild Black Cherry	Prunus serotina	WOODLAND	4	3	3	4	2	3	19	R	REPLACE
1127	WO	34	White Oak	Quercus alba	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
1128	WO	27	White Oak	Quercus alba	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
1129	RM	10	Red Maple	Acer rubrum	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1130	SU	7	Sugar Maple	Acer saccharum	WOODLAND	4	3	4	4	3	4	21	R	REPLACE
1131	SU	9	Sugar Maple	Acer saccharum	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
1132	SU	12	Sugar Maple	Acer saccharum	WOODLAND	4	3	3	4	4	4	22	R	REPLACE
1133	WO	46	White Oak	Quercus alba	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1134	WO	29	White Oak	Quercus alba	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1135	SU	7	Sugar Maple	Acer saccharum	WOODLAND	4	3	4	4	4	4	23	R	REPLACE
1136	SU	7	Sugar Maple	Acer saccharum	WOODLAND	4	3	4	4	4	4	23	R	REPLACE
1137	WO	30	White Oak	Quercus alba	WOODLAND	4	3	4	3	3	4	21	S	
1138	BC	9	Wild Black Cherry	Prunus serotina	WOODLAND	3	3	3	3	2	3	17	R	REPLACE
1139	BC	9	Wild Black Cherry	Prunus serotina	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
1140	WO	33	White Oak	Quercus alba	WOODLAND	3	3	2	4	3	4	19	S	
1141	BC	8	Wild Black Cherry	Prunus serotina	WOODLAND	4	3	4	4	4	4	23	R	REPLACE
1142	I	6	Ironwood	Ostrya virginiana	WOODLAND	3	3	3	4	1	3	17	S	
1143	BC	6	Wild Black Cherry	Prunus serotina	WOODLAND	4	3	3	3	2	3	18	R	REPLACE
1144	WO	29	White Oak	Quercus alba	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1145	WO	26	White Oak	Quercus alba	WOODLAND	3	3	2	4	2	4	18	R	REPLACE
1146	BO	43	Black Oak	Quercus velutina	WOODLAND	4	3	1	4	2	3	17	R	REPLACE
1147	RO	29	Red Oak	Quercus rubra	WOODLAND	4	3	4	4	3	4	23	R	REPLACE
1148	RO	36	Red Oak	Quercus rubra	WOODLAND	4	3	4	4	4	4	23	R	REPLACE
1149	WP	10	(Eastern) White Pine	Pinus strobus	WOODLAND	3	1	2	2	2	1	11	R	
1150	SU	6	Sugar Maple	Acer saccharum	WOODLAND	4	2	4	4	3	4	21	R	REPLACE
1151	WO	46	White Oak	Quercus alba	WOODLAND	3	3	4	4	3	4	21	R	REPLACE
1152	BC	6	Wild Black Cherry	Prunus serotina	WOODLAND	4	3	4	3	3	3	20	S	
1153	WO	44	White Oak	Quercus alba	WOODLAND	3	3	3	4	3	4	20	R	REPLACE
1154	WO	28	White Oak	Quercus alba	WOODLAND	4	3	3	4	4	4	22	R	REPLACE
1155	SU	7	Sugar Maple	Acer saccharum	WOODLAND	4	3	3	4	4	4	22	R	REPLACE
1156	I	6	Ironwood	Ostrya virginiana	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
1157	SU	9	Sugar Maple	Acer saccharum	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
1158	WO	7	White Oak	Quercus alba	WOODLAND	4	3	3	4	3	4	21	S	
1159	SU	9	Sugar Maple	Acer saccharum	WOODLAND	4	3	4	4	3	4	23	R	REPLACE
1160	WO	38	White Oak	Quercus alba	WOODLAND	2	3	2	4	3	3	17	R	REPLACE
1161	RM	10	Red Maple	Acer rubrum	WOODLAND	4	3	4	4	4	4	23	R	REPLACE
1162	WO	26	White Oak	Quercus alba	WOODLAND	4	3	4	4	4	4	23	R	REPLACE
1163	WO	45	White Oak	Quercus alba	WOODLAND	4	4	3	4	4	4	23	R	REPLACE
1164	RO	10	Red Oak	Quercus rubra	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
1165	SH	28	Shagbark Hickory	Carya ovata	WOODLAND	4	3	2	4	3	4	20	R	REPLACE
1166	RO	9	Red Oak	Quercus rubra	WOODLAND	4	3	4	4	4	4	23	R	REPLACE
1167	I	13	Ironwood	Ostrya virginiana	WOODLAND	4	3	2	4	2	4	19	R	REPLACE
1168	WO	48	White Oak	Quercus alba	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1169	BC	16	Scotch Pine	Pinus sylvestris	WOODLAND	4	1	3	4	2	2	16	R	REPLACE
1170	WO	8	White Oak	Quercus alba	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1171	E	6	Basswood	Tilia americana	WOODLAND	3	3	4	4	3	4	21	R	REPLACE
1172	B	6	Basswood	Tilia americana	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
1173	WO	7	White Oak	Quercus alba	WOODLAND	4	3	4	4	2	4	21	R	REPLACE
1174	SU	7	Sugar Maple	Acer saccharum	WOODLAND	4	3	4	4	2	4	21	R	REPLACE
1175	RO	14	Red Oak	Quercus rubra	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
1176	SU	6	Sugar Maple	Acer saccharum	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
1177	WO	6	White Oak	Quercus alba	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1178	SU	6	Sugar Maple	Acer saccharum	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
1179	E	6	American Elm	Ulmus americana	WOODLAND	4	3	3	4	2	3	19	R	REPLACE
1180	WO	9	White Oak	Quercus alba	WOODLAND	4	3	3	4	2	4	20	R	REPLACE
1181	SU	9	Sugar Maple	Acer saccharum	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1182	BC	8	Wild Black Cherry	Prunus serotina	WOODLAND	4	2	2	4	1	3	16	R	REPLACE
1183	SU	7	Sugar Maple	Acer saccharum	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
1184	AS	7	Quaking Aspen	Populus tremuloides	WOODLAND	2	1	2	4	2	2	12	R	-
1185	DF	9	Douglas Fir	Pseudotsuga menziesii	WOODLAND	4	3	3	4	4	4	22	R	REPLACE
1186	BO	6	Black Oak	Quercus velutina	WOODLAND	4	2	3	4	2	4	19	R	REPLACE
1187	RO	14	Red Oak	Quercus rubra	WOODLAND	4	3	2	4	3	4	20	R	REPLACE
1188	NP	6	Northern Pin Oak	Quercus ellipsoidalis	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1189	WO	10	White Oak	Quercus alba	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1190	SU	7	Sugar Maple	Acer saccharum	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1191	BO	19	Black Oak	Quercus velutina	WOODLAND	4	3	1	4	3	3	18	R	REPLACE
1192	WO	33	White Oak	Quercus alba	WOODLAND	4	3	3	4	4	4	22	R	REPLACE
1193	RO	8	Red Oak	Quercus rubra	WOODLAND	4	3	4	4	2	4	21	R	REPLACE
1194	BC	57	Wild Black Cherry	Prunus serotina	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1195	WO	15	White Oak	Quercus alba	WOODLAND	3	3	4	4	3	4	21	R	REPLACE
1196	TH	6	Thornapple/Ironwood	Dragaegus spp.	WOODLAND	2	1	2	2	2	2	11	R	
1197	BC	12	Wild Black Cherry	Prunus serotina	WOODLAND	4	3	3	3	3	4	20	R	REPLACE
1198	BC	15	Wild Black Cherry	Prunus serotina	WOODLAND	4	3	2	4	3	3	19	R	REPLACE
1199	BC	15	Wild Black Cherry	Prunus serotina	WOODLAND	3	3	3	4	2	3	18	R	REPLACE
1200	SU	6	Sugar Maple	Acer saccharum	WOODLAND	4	2	4	4	3	4	21	R	REPLACE
1201	BC	8	Wild Black Cherry	Prunus serotina	WOODLAND	4	2	4	4	3	4	21	R	REPLACE
1202	SU	7	Sugar Maple	Acer saccharum	WOODLAND	4	2	4	4	2	4	20	R	REPLACE
1203	BC	16	Wild Black Cherry	Prunus serotina	WOODLAND	1	3	3	2	3	2	14	R	-
1204	RO	8	Red Oak	Quercus rubra	WOODLAND	4	3	3	4	2	4	20	R	REPLACE
1205	SU	8	Sugar Maple	Acer saccharum	WOODLAND	4	3	3	4	2	3	18	R	REPLACE
1206	RO	36	Red Oak	Quercus rubra	WOODLAND	4	3	2	4	4	4	21	R	REPLACE
1207	RO	32	Red Oak	Quercus rubra	WOODLAND	4	3	3	4	4	4	22	R	REPLACE
1208	WO	18	White Oak	Quercus alba	WOODLAND	4	3	2	4	3	3	19	R	REPLACE
1209	BO	19	Black Oak	Quercus velutina	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1210	SU	29	Sugar Maple	Acer saccharum	WOODLAND	4	3	4	4	5	4	22	R	REPLACE
1211	RO	14	Red Oak	Quercus rubra	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1212	BC	12	Wild Black Cherry	Prunus serotina	WOODLAND	3	3	2	2	2	3	15	R	-
1213	SU	28	Sugar Maple	Acer saccharum	WOODLAND	3	3	3	4	4	4	21	R	REPLACE
1214	BC	16	Wild Black Cherry	Prunus serotina	WOODLAND	3	3	3	4	2	3	18	R	REPLACE
1215	BC	12	Wild Black Cherry	Prunus serotina	WOODLAND	2	3	2	2	2	3	15	R	-
1216	RO	12	Red Oak	Quercus rubra	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1217	BC	8	Wild Black Cherry	Prunus serotina	WOODLAND	4	2	2	4	2	4	18	R	REPLACE
1218	BC	8	Wild Black Cherry	Prunus serotina	WOODLAND	4	3	3	4	2	3	18	R	REPLACE
1219	RO	13	Red Oak	Quercus rubra	WOODLAND	4	2	3	4	3	4	20	R	REPLACE
1220	WO	14	White Oak	Quercus alba	WOODLAND	4	3	3	4	4	4	22	R	REPLACE
1221	SU	6	Sugar Maple	Acer saccharum

S:\PROJECTS\2023\23-0140 EUREKA FARMINGTON HILLS\DWG\2_SITE PLAN\T-1.01 TREE PRESERVATION PLAN-23-0140.dwg, 8.5JT (ARCH D), 7/30/2025 8:54 am, Jared Cone

STRIKE OUT INDICATES TREE TO BE REMOVED
SEE SHEET L-1.0 FOR TREE REPLACEMENT INFORMATION

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	CLASS	CONDITION/ FACTOR						OVERALL RANK	SAVE / REMOVE	REPLACE
						trunk	growth rate	structure	insects/ diseases	crown dev	life exp.			
1376	BE	8	American Beech	Fragus grandifolia	WOODLAND	5	4	4	4	4	4	25	S	-
1377	SU	7	Sugar Maple	Acer saccharum	WOODLAND	4	4	4	3	4	4	23	S	-
1378	SH	23	Shagbark Hickory	Carya ovata	WOODLAND	4	4	5	4	5	4	26	S	-
1379	B	10	Basswood	Tilia americana	WOODLAND	3	5	5	3	3	4	29	R	REPLACE
1380	MH	6	Bitternut Hickory	Carya cordiformis	WOODLAND	5	5	5	5	4	4	29	R	REPLACE
1381	B	6	Basswood	Tilia americana	WOODLAND	4	4	4	3	4	4	23	R	REPLACE
1382	NM	10	Norway Maple	Acer platanoides	WOODLAND	3	4	4	3	4	4	22	R	REPLACE
1383	NM	31	Norway Maple	Acer platanoides	WOODLAND	3	4	4	3	4	4	22	R	REPLACE
1384	NM	9	Norway Maple	Acer platanoides	WOODLAND	4	4	4	4	4	4	24	R	REPLACE
1385	B	6	Basswood	Tilia americana	WOODLAND	3	4	4	3	4	4	23	R	REPLACE
1386	B	8	Basswood	Tilia americana	WOODLAND	5	5	5	3	4	4	28	R	REPLACE
1387	SS	6	Sassafrass	Sassafrasalbidum	WOODLAND	4	4	3	4	3	4	22	R	REPLACE
1388	WO	32	White Oak	Quercus alba	WOODLAND	4	4	4	4	4	4	24	R	REPLACE
1389	WO	31	White Oak	Quercus alba	WOODLAND	3	3	3	3	4	3	23	R	REPLACE
1390	WO	26	White Oak	Quercus alba	WOODLAND	4	4	4	4	4	4	24	R	REPLACE
1391	WO	44	White Oak	Quercus alba	WOODLAND	3	4	4	4	4	4	23	S	-
1392	WO	35	White Oak	Quercus alba	WOODLAND	3	3	3	3	2	4	18	S	-
1393	I	9	Ironwood	Ostrya virginiana	WOODLAND	4	3	3	3	2	4	19	S	-
1394	RO	45	Red Oak	Quercus rubra	WOODLAND	3	4	4	3	4	4	22	S	-
1395	WO	32	White Oak	Quercus alba	WOODLAND	4	4	4	3	3	4	23	S	-
1396	WO	29	White Oak	Quercus alba	WOODLAND	4	4	4	4	3	4	23	S	-
1397	WO	27	White Oak	Quercus alba	WOODLAND	4	4	3	3	3	4	23	R	REPLACE
1398	WO	33	White Oak	Quercus alba	WOODLAND	4	4	4	4	4	4	24	R	REPLACE
1399	WO	38	White Oak	Quercus alba	WOODLAND	4	4	4	3	3	4	22	R	REPLACE
1400	SU	9	Sugar Maple	Acer saccharum	WOODLAND	5	5	4	4	4	4	26	R	REPLACE
1401	NM	7	Norway Maple	Acer platanoides	WOODLAND	5	5	4	5	4	4	27	R	REPLACE
1402	NM	8	Norway Maple	Acer platanoides	WOODLAND	5	4	4	4	4	4	25	R	REPLACE
1403	B	8	Basswood	Tilia americana	WOODLAND	5	5	5	3	4	4	26	R	REPLACE
1404	B	9	Basswood	Tilia americana	WOODLAND	4	5	4	5	3	4	25	R	REPLACE
1405	B	7	Basswood	Tilia americana	WOODLAND	4	4	5	4	4	4	25	R	REPLACE
1406	SU	7	Sugar Maple	Acer saccharum	WOODLAND	4	5	4	4	5	4	27	R	REPLACE
1407	RO	13	Red Oak	Quercus rubra	WOODLAND	5	4	4	4	4	4	25	R	REPLACE
1408	RO	9	Red Oak	Quercus rubra	WOODLAND	4	4	5	4	3	4	24	R	REPLACE
1409	SH	20	Shagbark Hickory	Carya ovata	WOODLAND	4	4	3	3	4	4	23	R	REPLACE
1410	RO	16	Red Oak	Quercus rubra	WOODLAND	5	5	5	3	4	4	26	R	REPLACE
1411	RO	8	Red Oak	Quercus rubra	WOODLAND	4	4	4	4	4	4	24	R	REPLACE
1412	I	6	Ironwood	Ostrya virginiana	WOODLAND	4	4	4	4	3	4	23	R	REPLACE
1413	BE	16	American Beech	Fragus grandifolia	WOODLAND	5	5	5	4	4	4	27	R	REPLACE
1414	BC	6	Wild Back Cherry	Prunus serotina	WOODLAND	4	4	5	4	4	4	25	R	REPLACE
1415	MH	9	Bitternut Hickory	Carya cordiformis	WOODLAND	5	5	5	3	4	4	26	R	REPLACE
1416	RO	13	Red Oak	Quercus rubra	WOODLAND	4	4	4	4	3	4	23	R	REPLACE
1417	B	6	Basswood	Tilia americana	WOODLAND	5	5	4	4	5	4	27	R	REPLACE
1418	RO	18	Red Oak	Quercus rubra	WOODLAND	4	5	4	4	4	4	25	R	REPLACE
1419	E	9	American Elm	Ulmus americana	WOODLAND	5	4	4	3	3	4	23	R	REPLACE
1420	RO	12	Red Oak	Quercus rubra	WOODLAND	4	4	4	4	4	4	24	R	REPLACE
1421	GP	22	Red Pine	Pinus resinosa	WOODLAND	4	4	4	3	4	4	23	R	REPLACE
1422	DF	32	Douglas Fir	Pseudotsugamenziesii	WOODLAND	5	4	4	4	4	4	25	R	REPLACE
1423	NM	7	Norway Maple	Acer platanoides	WOODLAND	4	4	4	4	4	4	24	R	REPLACE
1424	NM	16	Norway Maple	Acer platanoides	WOODLAND	4	4	4	4	5	4	25	R	REPLACE
1425	NM	19	Norway Maple	Acer platanoides	WOODLAND	4	5	4	4	4	4	25	R	REPLACE
1426	NM	24	Norway Maple	Acer platanoides	WOODLAND	5	5	4	4	5	4	27	R	REPLACE
1427	NM	29	Norway Maple	Acer platanoides	WOODLAND	5	5	5	4	5	4	28	R	REPLACE
1428	RM	7	Red Maple	Acer rurum	WOODLAND	5	5	5	3	3	4	29	R	REPLACE
1429	NM	15	Norway Maple	Acer platanoides	WOODLAND	3	4	4	4	4	4	23	R	REPLACE
1430	NM	23	Norway Maple	Acer platanoides	WOODLAND	4	4	5	4	4	4	25	R	REPLACE
1431	MW	8	Wine Mulberry	Morus alba	WOODLAND	5	4	4	4	4	4	25	S	-
1432	SH	10	Shagbark Hickory	Carya ovata	WOODLAND	5	4	5	4	4	4	26	R	REPLACE
1433	SH	12	Shagbark Hickory	Carya ovata	WOODLAND	5	4	4	3	4	4	24	R	REPLACE
1434	SU	10	Sugar Maple	Acer saccharum	WOODLAND	5	5	5	5	5	4	29	S	-
1435	SM	6	Silver Maple	Acer saccarinum	WOODLAND	5	4	4	4	4	4	25	S	-
1436	NM	6	Norway Maple	Acer platanoides	WOODLAND	5	5	5	5	5	4	29	S	-
1437	RO	12	Red Oak	Quercus rubra	WOODLAND	5	4	4	4	3	4	24	S	-
1438	SM	9	Silver Maple	Acer saccarinum	WOODLAND	4	4	4	4	4	4	24	R	REPLACE
1439	SU	7	Sugar Maple	Acer saccharum	WOODLAND	5	4	4	4	4	4	25	S	-
1440	RO	7	Red Oak	Quercus rubra	WOODLAND	5	5	5	5	4	4	29	R	REPLACE
1441	NM	6	Norway Maple	Acer platanoides	WOODLAND	5	5	4	5	4	4	27	R	REPLACE
1442	E	7	American Elm	Ulmus americana	WOODLAND	4	4	3	4	4	4	23	R	REPLACE
1443	MH	13	Bitternut Hickory	Carya cordiformis	WOODLAND	5	4	4	4	5	4	25	S	-
1444	E	11	American Elm	Ulmus americana	WOODLAND	4	4	4	4	3	4	23	S	-
1445	NM	6	Norway Maple	Acer platanoides	WOODLAND	5	5	4	5	4	4	27	S	-
1446	SU	7	Sugar Maple	Acer saccharum	WOODLAND	4	5	4	5	5	4	27	S	-
1447	SU	9	Sugar Maple	Acer saccharum	WOODLAND	5	4	5	4	4	4	26	S	-
1448	SU	7	Sugar Maple	Acer saccharum	WOODLAND	4	4	4	4	3	4	23	R	REPLACE
1449	SU	6	Sugar Maple	Acer saccharum	WOODLAND	4	2	2	2	1	4	15	S	-
1450	B	12	Basswood	Tilia americana	WOODLAND	5	5	5	5	5	4	29	R	REPLACE
1451	E	7	American Elm	Ulmus americana	WOODLAND	5	4	4	4	3	4	24	R	REPLACE
1452	MW	16	Wine Mulberry	Morus alba	WOODLAND	4	3	3	3	3	4	20	R	REPLACE
1453	RO	11	Red Oak	Quercus rubra	WOODLAND	5	5	5	4	4	4	27	S	-
1454	SU	12	Sugar Maple	Acer saccharum	WOODLAND	5	4	4	4	4	4	25	S	-
1455	SU	10	Sugar Maple	Acer saccharum	WOODLAND	4	5	4	4	4	4	25	S	-
1456	SU	24	Sugar Maple	Acer saccharum	WOODLAND	4	4	3	3	4	4	22	S	-
1457	SU	13	Sugar Maple	Acer saccharum	WOODLAND	5	5	4	4	4	4	26	S	-
1458	SU	12	Sugar Maple	Acer saccharum	WOODLAND	5	4	4	4	4	4	25	S	-
1459	SU	11	Sugar Maple	Acer saccharum	WOODLAND	4	5	4	4	3	4	24	S	-
1460	E	16	American Elm	Ulmus americana	WOODLAND	5	5	5	4	3	4	26	S	-
1461	SU	13	Sugar Maple	Acer saccharum	WOODLAND	4	4	4	3	4	4	23	S	-
1462	BC	21	Wild Back Cherry	Prunus serotina	WOODLAND	4	4	4	3	3	4	22	R	REPLACE
1463	E	11	American Elm	Ulmus americana	WOODLAND	4	4	4	4	3	4	23	S	-
1464	WO	13	White Oak	Quercus alba	WOODLAND	4	4	4	3	4	4	23	S	-
1465	WO	13	White Oak	Quercus alba	WOODLAND	4	4	4	4	3	4	23	S	-
1466	SU	14	Sugar Maple	Acer saccharum	WOODLAND	4	4	4	4	4	4	24	S	-
1467	WO	6	White Oak	Quercus alba	WOODLAND	4	3	4	4	3	4	22	S	-
1469	WO	11	White Oak	Quercus alba	WOODLAND	4	4	4	3	3	4	22	S	-
1469	CT	21	Cottonwood	Populus deltoides	WOODLAND	4	4	4	3	3	4	22	R	REPLACE
1470	WS	10	White Spruce	Picea glauca	WOODLAND	5	4	4	4	4	4	25	R	REPLACE
1471	E	6	American Elm	Ulmus americana	WOODLAND	5	5	5	4	3	4	26	R	REPLACE
1472	SM	13	Silver Maple	Acer saccarinum	WOODLAND	4	4	4	3	3	4	22	S	-
1473	BE	14	American Beech	Fragus grandifolia	WOODLAND	5	5	5	5	5	4	29	S	-
1474	BC	20	Wild Back Cherry	Prunus serotina	WOODLAND	4	4	4	3	3	4	23	S	-
1475	BO	23	Back Oak	Quercus velutina	WOODLAND	5	5	5	5	5	4	29	S	-
1476	RM	7	Red Maple	Acer rurum	WOODLAND	5	5	5	5	4	4	28	S	-
1477	RM	6	Red Maple	Acer rurum	WOODLAND	4	4	5	4	4	4	25	S	-
1478	E	6	American Elm	Ulmus americana	WOODLAND	4	4	4	4	3	4	23	S	-
1479	SU	11	Sugar Maple	Acer saccharum	WOODLAND	5	5	5	5	5	4	29	S	-
1480	NM	7	Norway Maple	Acer platanoides	WOODLAND	5	4	4	4	4	4	25	S	-
1481	SU	6	Sugar Maple	Acer saccharum	WOODLAND	4	4	4	4	4	4	24	S	-
1482	E	7	American Elm	Ulmus americana	WOODLAND	5	4	4	4	4	4	25	S	-
1483	E	9	American Elm	Ulmus americana	WOODLAND	5	4	4	4	4	4	25	S	-
1484	SH	6	Shagbark Hickory	Carya ovata	WOODLAND	5	5	5	4	4	4	27	R	REPLACE

NOT FOR CONSTRUCTION

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STATE OF MICHIGAN
JANET L. EVANS
LANDSCAPE ARCHITECT
No. 1302
REGISTERED

CAUTION!!!
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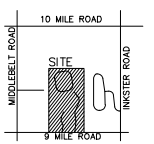


CLIENT
EUREKA INNOVATION DEVELOPMENT
1920 LIVERNOIS AVE
TROY, MI

PROJECT TITLE
WELLSPRING OF FARMINGTON HILLS
28000 W. NINE MILE RD
FARMINGTON HILLS, MI

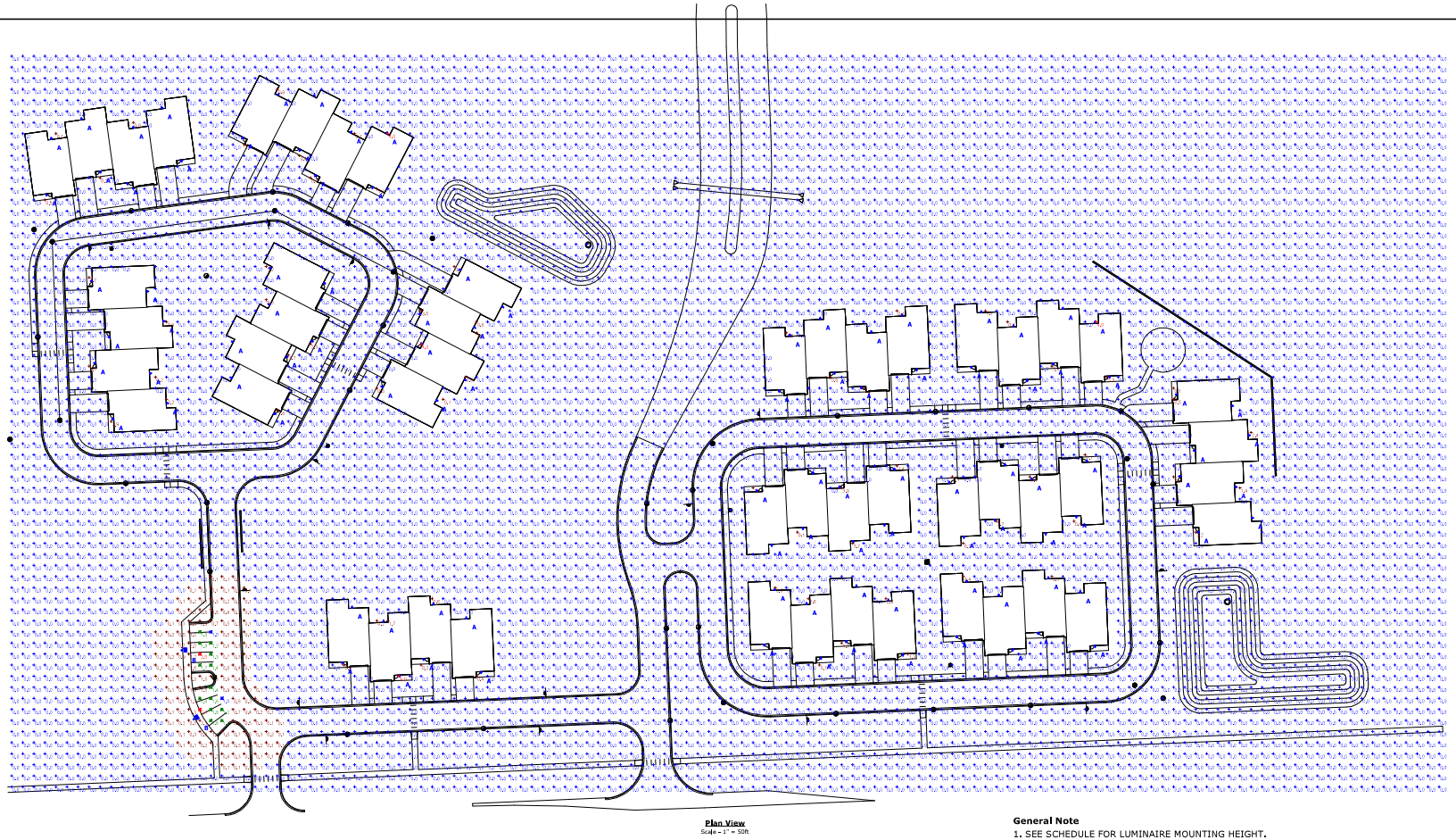
REVISIONS	
SPA	4/24/2025
REVISED PER CITY	6/18/2025
REVISED PER CITY	7/30/2025

ORIGINAL ISSUE DATE:
APRIL 24, 2025

DRAWING TITLE
EXISTING TREE LIST

PEA JOB NO.	23-0140
P.M.	JPB
DN.	CAL
DES.	JLE

DRAWING NUMBER:
T-1.2



Plan View
Scale - 1" = 50ft

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Overall Site	+	0.0 fc	4.0 fc	0.0 fc	N/A	N/A
Parking Area (4)	*	1.5 fc	2.1 fc	1.0 fc	2.1:1	1.5:1
Parking Area (5)	*	1.5 fc	2.0 fc	1.0 fc	2.0:1	1.5:1

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power	Mounting Height
	A	104	Gotham Architectural Lighting	EVO4WC 30/02 AR WD LS	EVO 4IN ROUND CYLINDER, WALL MOUNT, 80 CRI, 3000K, 250LM, WIDE DIST, CLEAR SPECULAR	236	0.9	3.1	6'
	B	2	Lithonia Lighting	DSX0 LED P2 30K 80CRI T4M HS	D-Series Size 0 Area Luminaire P2 Performance Package 3000K CCT 80 CRI Type 4 Medium Houseside Shield	4700	0.9	45.14	15'

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Chris Aina
caina@gasserbush.com
734-460-4036
www.gasserbush.com

General Note
1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1 2019. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT CONTROLS@GASSERBUSH.COM OR 734-266-6705.

Alternates Note
THE USE OF FIXTURE ALTERNATES MUST BE RESUBMITTED TO THE CITY FOR APPROVAL.

Ordering Note
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Mounting Height Note
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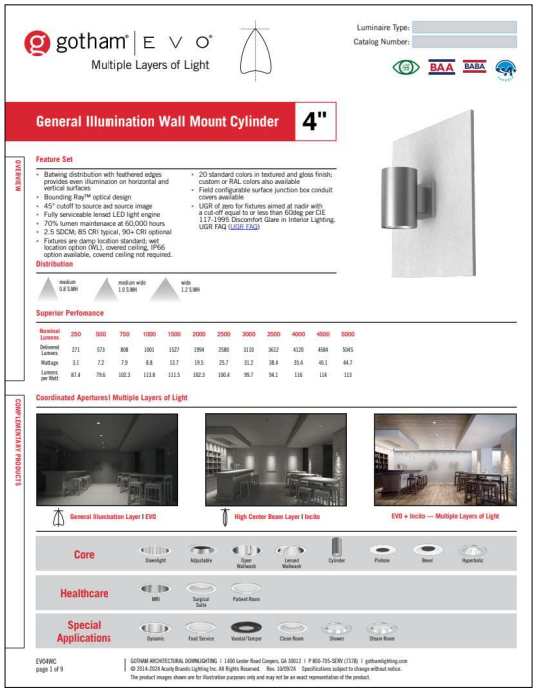
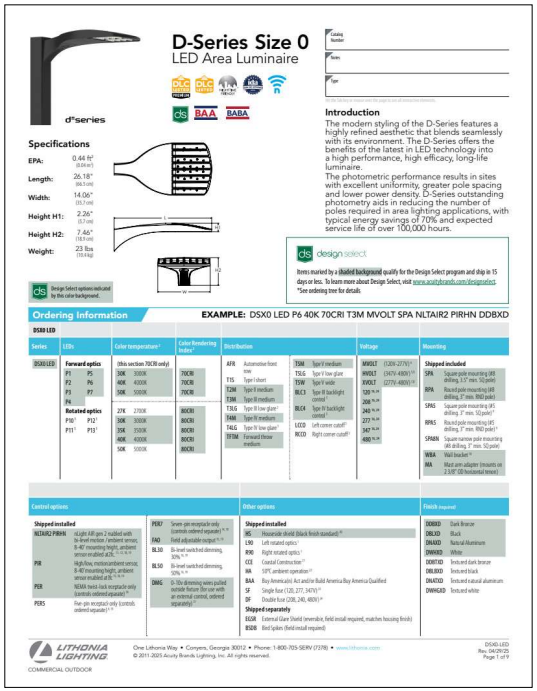
WELLSPRING OF FAMRINGTON HILLS
PHOTOMETRIC LAYOUT
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

Designer
KS
Date
06/17/2025
Scale
Not to Scale
Drawing No.
#25-44819_V1





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Parking Area (5)	✳	1.5 fc	2.0 fc	1.0 fc	2.0:1	1.5:1

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GBA

WELLSPRING OF FAMRINGTON HILLS
PHOTOMETRIC LAYOUT
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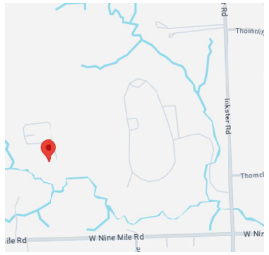
Designer KS
Date 06/17/2025
Scale Not to Scale
Drawing No. #25-44819_V1

INDEX OF DRAWINGS	
T.1	TITLE SHEET
A.1	FOUNDATION PLAN
A.2	FLOOR PLAN
A.3	EXTERIOR ELEAVATIONS



NORTH

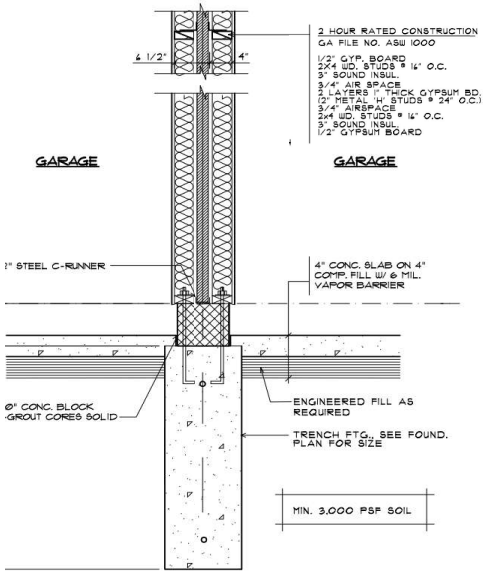
LOCATION KEY
NTS

WELLSPRING FARMINGTON

28000 W 9 MILE RD. FARMINGTON HILLS, MI

4 UNIT RESIDENTIAL CONDOS UNIT AREAS

	UNIT 'A'	UNIT 'B'	
FIRST FLOOR	1,538 SF	1,569 SF	
TOTAL	1,538 SF	1,569 SF	



COMMON WALL SECTION @ GARAGE
SCALE: 3/4"=1'0

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PROJECT
WELLSPRING FARMINGTON
28000 W. 9 MILE RD.
FARMINGTON HILLS, MI 48336

SUBJECT
TILE SHEET

ARKO DESIGN ASSOCIATES
2226 YAMAN DRIVE - COMMERCE TWP. - MI - 48382
PH: (248) 802-9409

ISSUED
DESIGN
SD
DD
CD
PERMIT

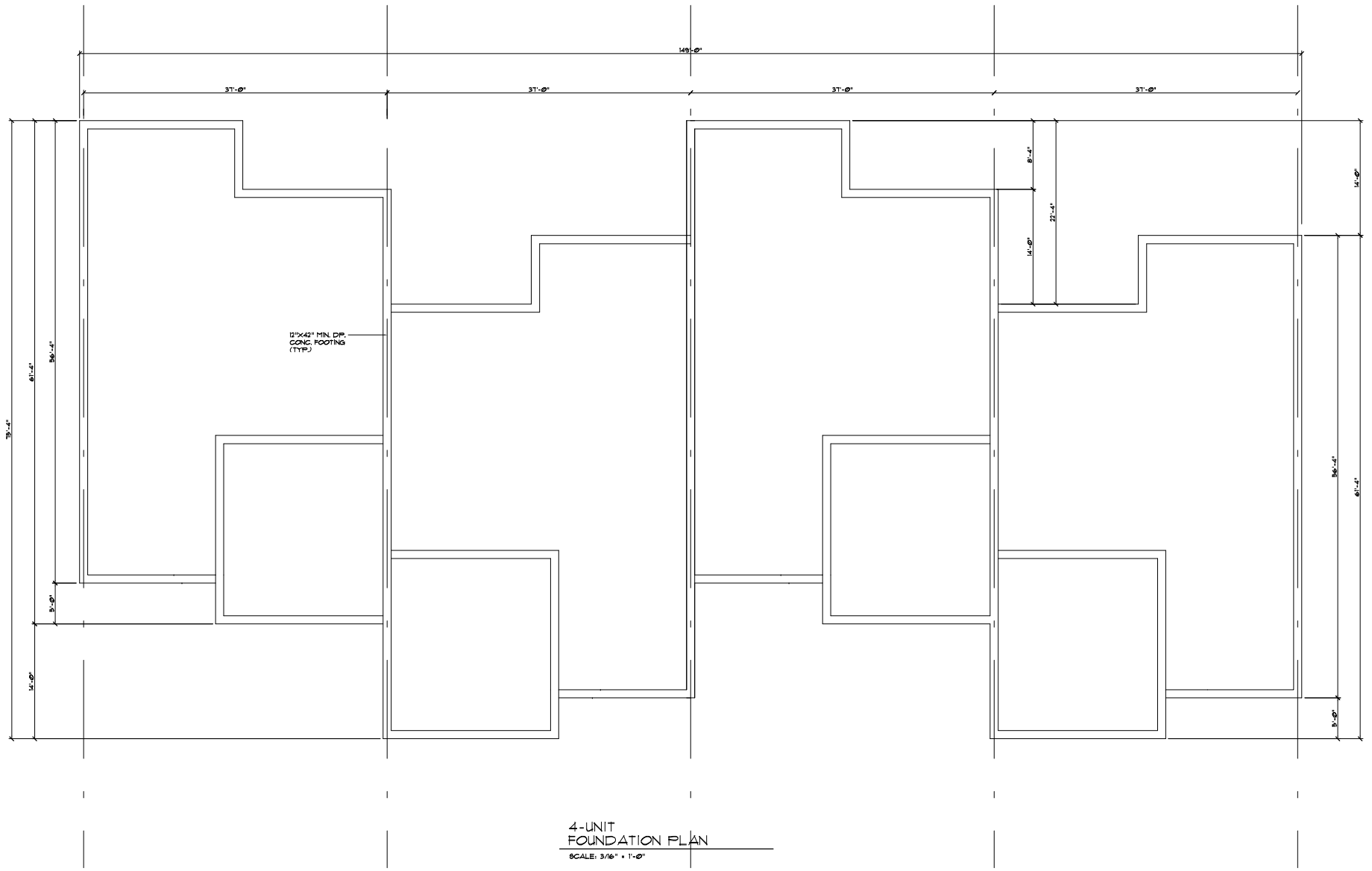
DRAWN AK
CHECKED AK
APPROVED AK
BMS
CONSTR

DO NOT SCALE PRINTS - USE PRINTED DIMENSIONS ONLY

JOB NO. 24-20

SHEET T.1

RANCH CONDOS



4-UNIT
FOUNDATION PLAN

SCALE: 3/16" = 1'-0"

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PROJECT
WELLSPRING FARMINGTON
28000 W. 9 MILE RD.
FARMINGTON HILLS, MI 48336

SUBJECT
FOUNDATION PLAN

ARKO DESIGN ASSOCIATES
2226 YAMAN DRIVE - COMMERCE TWP - MI - 48382
PH: (248) 802-9409

ISSUED:
DESIGN
SD
DD
CD

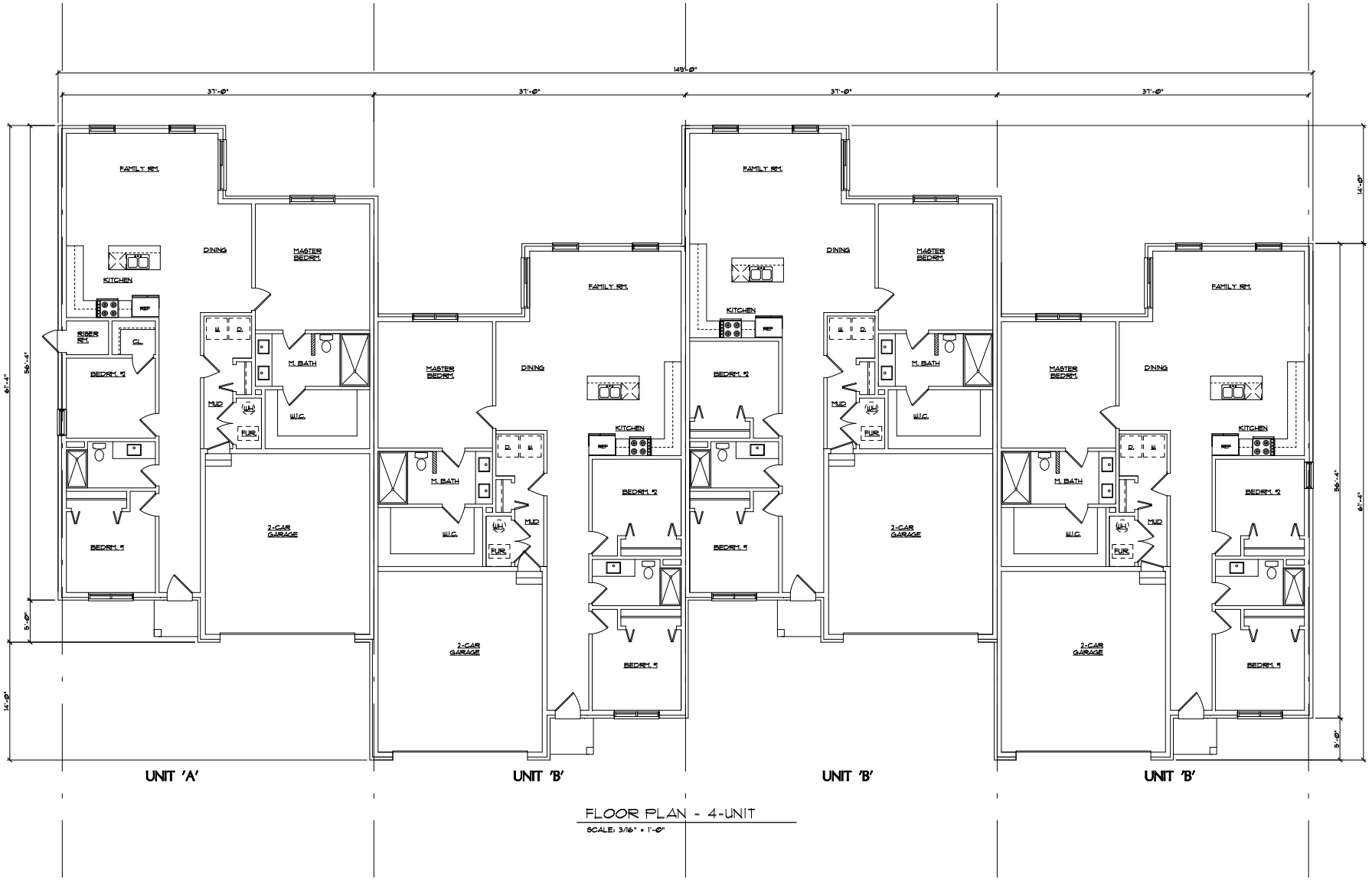
DRAWN AK
CHECKED AK
APPROVED AK
BMS
CONSTR

THIS SET MAY CONTAIN POINTS + USE FOR PLOTTED DIMENSIONS ONLY

JOB NO. 24-20

SHEET A.1

RANCH CONDOS



FLOOR PLAN - 4-UNIT

SCALE: 3/16" = 1'-0"

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PROJECT
WELLSPRING FARMINGTON
28000 W. 9 MILE RD.
FARMINGTON HILLS, MI 48336

SUBJECT
FLOOR PLAN

ARKO DESIGN ASSOCIATES
2229 YAMAN DRIVE - COMMERCE TWP. - MI - 48382
PH: (248) 802-9409

ISSUED:
DESIGN
SITE PLAN
SITE PLAN - 1
SITE PLAN - 2
SITE PLAN - 3
SITE PLAN - 4

DRAWN AK
CHECKED AK
APPROVED AK
BAS
CONSTR

DO NOT SCALE PRINTS - USE PRINTED DIMENSIONS ONLY

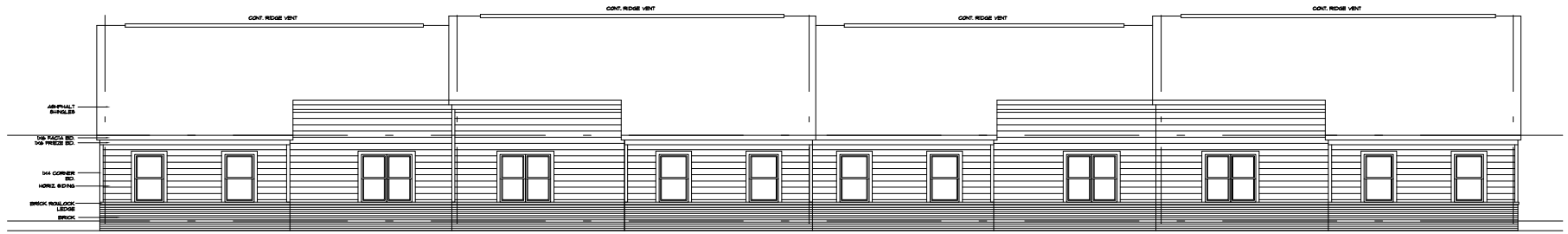
JOB NO.
24-20

SHEET
A.2

RANCH CONDOS

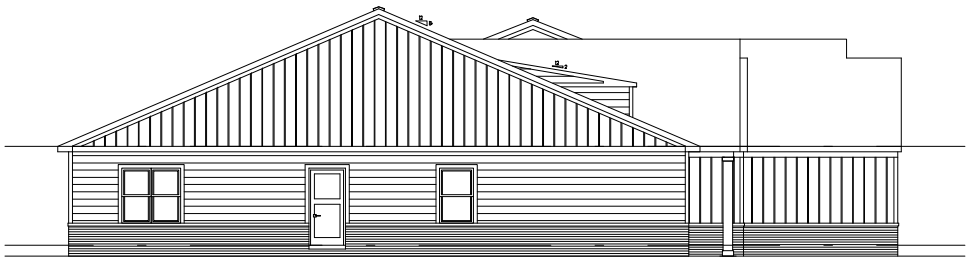
4-UNIT
FRONT ELEVATION

SCALE: 3/16" = 1'-0"



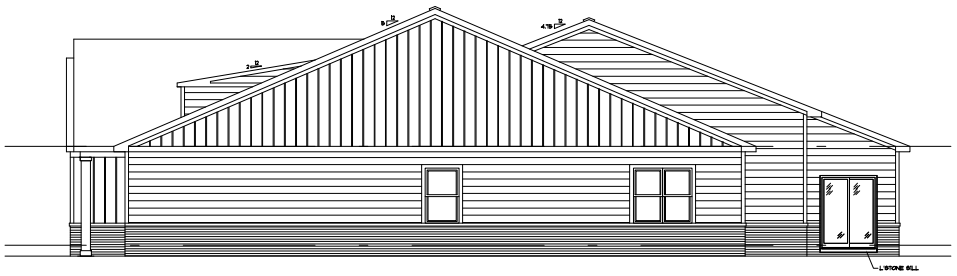
4-UNIT
REAR ELEVATION

SCALE: 3/16" = 1'-0"



4-UNIT
LEFT ELEVATION

SCALE: 3/16" = 1'-0"



4-UNIT
RIGHT ELEVATION

SCALE: 3/16" = 1'-0"

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PROJECT
WELLSPRING FARMINGTON
28000 W. 9 MILE RD.
FARMINGTON HILLS, MI 48336

SUBJECT
EXTERIOR ELEVATIONS

ARKO DESIGN ASSOCIATES
2226 YAWAH DRIVE - COMMERCE TWP. - MI - 48382
PH: (248) 802-9409

ISSUED
DESIGN
SP. REVIEW
SPA
SPA REV. 1
SPA REV. 2

DRAWN AK
CHECKED AK
APPROVED AK
BMS
CONSTR

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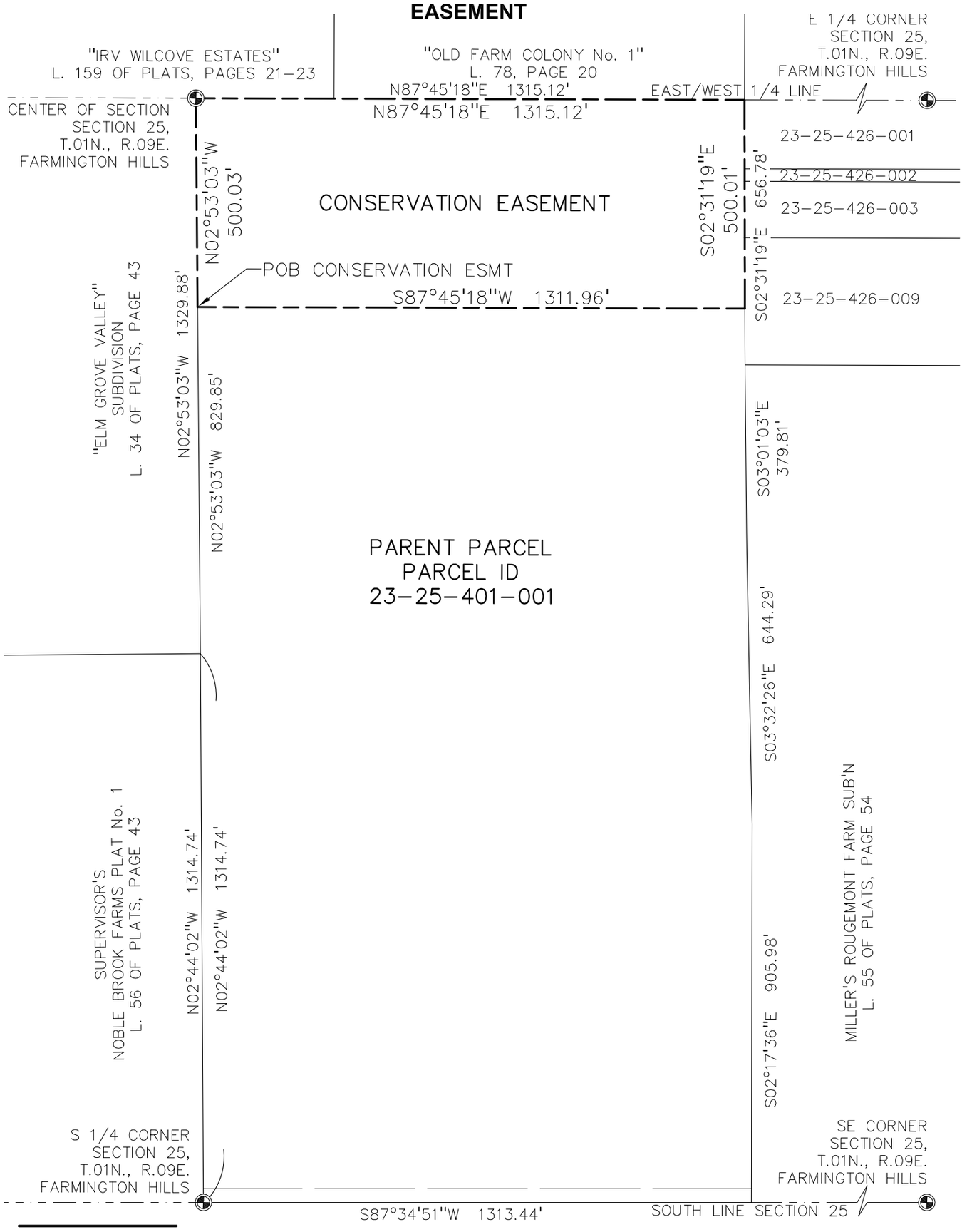
JOB NO. 24-20

SHEET A.3

RANCH CONDOS

CONSERVATION EASEMENT



PEA GROUP
t: 844.813.2949
www.peagroup.com

WELLSPRING LUTHER SERVICES
28000 WEST NINE MILE
FARMINGTON HILLS,
MICHIGAN

SHEET 1 OF 2
APRIL 8, 2025
23-0140

0 150 300
SCALE: 1" = 300'

NORTH

CONSERVATION EASEMENT

LEGAL DESCRIPTION

CONSERVATION EASEMENT

THE NORTH 500 FEET OF THE WEST 1/2 OF THE SE 1/4 OF SECTION 25, T.01N., R.09E., CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN DESCRIBED AS:

COMMENCING AT THE S 1/4 CORNER OF SAID SECTION 25, THENCE ALONG THE EAST LINE OF "SUPERVISOR'S NOBLE BROOK FARMS PLAT No. 1", N02°44'02"W, 1314.74 FEET TO THE NORTHEAST CORNER OF SAID "SUPERVISOR'S NOBLE BROOK FARMS PLAT No. 1" AND THE SOUTHEAST CORNER OF "ELM GROVE VALLEY SUBDIVISION"; THENCE ALONG THE EAST LINE OF SAID "ELM GROVE VALLEY SUBDIVISION"N02°53'03"W, 829.85 FEET TO THE POINT OF BEGINNING OF THIS CONSERVATION EASEMENT; THENCE CONTINUING ALONG SAID EAST LINE N02°53'03"W, 500.03 FEET TO THE CENTER OF SECTION AT THE NORTHEAST CORNER OF SAID "ELM GROVE VALLEY SUBDIVISION" ON THE SOUTH LINE OF "IRV WILCOVE ESTATES" SUBDIVISION; THENCE ALONG SAID SOUTH LINE AND THE SOUTH LINE OF "OLD FARM COLONY No. 1", ALONG THE EAST AND WEST 1/4 LINE N87°45'18"E, 1315.12 FEET TO THE SOUTHEAST CORNER OF SAID "OLD FARM COLONY No. 1"; THENCE S02°31'19"E, 500.01 FEET; THENCE S87°45'18"W, 1311.96 FEET TO THE POINT OF BEGINNING OF THIS CONSERVATION EASEMENT. CONTAINING 15.08± ACRES OF LAND, MORE OR LESS.

PARENT PARCEL

PARCEL ID 23-25-401-001
THE WEST 1/2 OF THE SE 1/4 OF SECTION 25, T.01N., R.09E., CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN.

August 26, 2025

Farmington Hills Planning Commission
31555 W 11 Mile Rd
Farmington Hills, MI 48336

Cluster Site Plan

Case:	Cluster Site Plan 57-4-2025
Site:	28000 Nine Mile Road; 79.81 acres
Applicant:	Eureka Development Group
Plan Date:	7/30/2025
Zoning:	RA-1 Single Family

We have completed a review of the application for cluster site plan approval referenced above and a summary of our findings is below. Items in **bold** require specific action by the Applicant.

SUMMARY OF FINDINGS

Existing Conditions

1. **Zoning.** The parcel is zoned RA-1 Single Family Residential.
2. **Existing site.** The site is 79.61 acres and is developed with the Wellspring Lutheran Services campus, which consists of one- and two-story buildings and athletic facilities, with trails. The campus provides care to children in the foster system with special needs. Much of the campus is wooded, and the Rouge River runs through the southern portion.
3. **Adjacent properties.**

Direction	Zoning	Land Use
North	RA1	Single family homes
East	RA1	Single family homes
South	RA4	Single family homes
West	RA1/RA3	Single family homes

4. **Site configuration and access.** The site is accessible from Nine Mile Road.

Cluster Qualification:

Under Section 34-3.17 One Family Cluster Option, the Planning Commission may make a determination that the site qualifies for a One Family Cluster based on the following criteria and procedures. The PC determined that this site qualifies for a cluster at its meetings on March 20, 2025 with the following motion:

MOTION by Brickner, support by Mantey, to make a preliminary determination that One-Family Cluster Option 1, 2025, dated February 7, 2025, submitted by Eureka Building Co., meets the following qualification standard as set forth in Section 34-3.17.2.B. of the Zoning Ordinance, subsection viii, permitting a maximum density of 1.8 units per acre, and that it be made clear to the applicant that final granting of the One-Family Cluster Option is dependent upon a site plan to be approved by the City Council following review and recommendation by the Planning Commission.

2. Conditions for qualification:
   A. Qualification for the cluster option shall be based on two (2) findings by the planning commission with final density dependent upon whether or not the site qualifies under both findings:
      i. First, the planning commission shall find that the parcel will qualify for the cluster development option as defined in Section 34-3.17.2.B.i-viii. Development would be at the single family densities permitted in subsection 34-3.17.3.A. This finding must be made in all cases.
      Section 34-3.17.2.B.i-viii is addressed below. Section 34-3.17.3.A permits 1.8 units per acre for a One Family Cluster in the RA-1 district under this item. **The PC made this finding at qualification.**
      ii. Second, the planning commission may additionally find that the parcel is located in a transition area or is impacted by nonresidential uses or traffic on major or secondary thoroughfares or other similar conditions. If the planning commission makes such a finding,

it may permit an increase in density up to the maximum densities established in subsection 34-3.17.3.B.
Subsection 34-3.17.3.B. permits up to 3.1 units per acre in the RA-1 district under this item. The parcel is surrounded by single family development. **The applicant did not request, and the PC declined to grant, qualification under this finding.**

Section 34-3.17.2.B.i-viii. "The planning commission may approve the clustering or attaching of buildings on parcels of land under single ownership and control which, in the opinion of the planning commission, have characteristics that would make sound physical development under the normal subdivision approach impractical because of parcel size, shape or dimension or because the site is located in a transitional use area or the site has natural characteristics which are worth preserving or which make platting difficult. In approving a parcel for cluster development, the planning commission shall find at least one of the following conditions to exist:"

i. The parcel to be developed has frontage on a major or secondary thoroughfare and is generally parallel to such thoroughfare and is of shallow depth as measured from the thoroughfare.
ii. The parcel has frontage on a major or secondary thoroughfare and is of a narrow width, as measured along the thoroughfare, which makes platting difficult.
iii. The parcel is shaped in such a way that the angles formed by its boundaries make a subdivision difficult to achieve and the parcel has frontage on a major or secondary thoroughfare.
iv. A substantial portion of the parcel's perimeter is bordered by a major thoroughfare which would result in a substantial proportion of the lots of the development abutting the major thoroughfare.
v. A substantial portion of the parcel's perimeter is bordered by land that is located in other than an RA district or is developed for a use other than single-family homes.
vi. The parcel contains a floodplain or poor soil conditions which result in a substantial portion of the total area of the parcel being unbuildable.
vii. The parcel contains natural land forms which are so arranged that the change of elevation within the site includes slopes in excess of ten (10) percent between these elevations. These elevation changes and slopes shall appear as the typical feature of the site rather than the exceptional or infrequent features of the site. The topography is such that achieving road grades of less than that permitted by the city would be impossible unless the site were mass graded. The providing of one-family clusters will, in the opinion of the planning commission, allow a greater preservation of the natural setting.
viii. The parcel contains natural assets which would be preserved through the use of cluster development. Such assets may include natural stands of large trees, land which serves as a natural habitat for wildlife, unusual topographic features or other natural assets which should be preserved.

The PC cited item 8 (viii) above in its qualification motion.

Site Plan:

1. **Summary of Plan.** A concept plan showing 52 attached units (4 units per building) was submitted with the application for qualification; this number of units nets out to 0.67 units per acre over the full acreage of the site (79+ acres). The site plan under review at present corresponds to the concept plan, and shows 52 units across 13 buildings, with four ranch units each. All units have attached garages. The plan shows two connections to Nine Mile Road, along with the preservation of an existing bridge that leads across the river to the facilities in the site's interior. Wetlands on the site are mostly avoided by development, though a portion of Wetland C is placed in a culvert on the western side of the site, and the detention pond in the site's southeast corner encroaches into a small portion of existing Wetland A. The plans identify a common "observation area," and pedestrian walkways with connections to the 9 Mile sidewalk are now included on the plans. The plan also shows a prospective Phase II with 88 units north of the River Rouge; details plans for this second phase have not been provided at this point, and detailed review has correspondingly not been performed, though the following paragraph does provide a brief analysis of the density of a prospective finished project with both phases.
2. **Density with Phase II.** As noted above, this cluster was qualified under the lower-density option, which permits 1.8 units per acre. The site is 79.61 acres, and the maximum number of units permitted across the site under the lower-density option would be 143. 52 units are proposed now. 91 additional units could be built on the site under this option. The applicant shows 88 units in the conceptual Phase II. We find that if both phases were constructed, the development would be compliant with the qualification. Phase II will require full site plan review at some point in the future if it is to be constructed.
3. **Dimensional Standards.** The cluster option allows the dimensional standards of the district to be waived. This table compares the proposal to district standards; setback distances in the "proposed" column are from the proposed development to the exterior limits of the site, as individual lots for each unit are not proposed.

Standard	Required in RA-1 (standard)	Proposed
Front Setback	40 ft	76 feet
Side Setback (east)	10 ft least side/25 ft total	173.04 feet
Side Setback (west)	10 ft least side/25 ft total	43.68 feet
Rear Setback	35 ft	1,958.44 feet
Building Height	30 ft	22.5 ft
Min Lot Size	20,000 sq ft (avg 18,000 sq ft)	No individual lots
Min Lot Width	100 ft	No individual lots

4. **Separation Standards.** Per Section 34-3.17.4.B., "Spacing between groups of attached buildings or between groups of four (4) unattached buildings shall be equal to at least twenty-five (25) feet in an RA-1 district, measured between the nearest points of adjacent buildings." The plan meets this standard.
5. **Cluster Standards.** Cluster developments must meet the design standards of subsection 34-3.17.4.
    a. Garages must be set back 20 feet. All garages have a minimum front setback of 20 feet, with half set back further.
    b. The side of a cluster facing a major or secondary thoroughfare must be set back 25 feet. This standard is met.

c. No building may be placed within 25 feet of any property line. This standard is met.

d. 15% of the development must be set aside as open space. Well over 11.7 acres of the total site are not developed; plans note that 15.08 acres constituting the northern 500 feet of the property will be set aside in a conservation easement. This is 19.3% of the property. The applicant's letter dated 4/3/2025 refers to 7 acres being set aside, but this does not seem to match what is shown on the plans.

e. Per Section 34-3.17.4.A, the sharing of 75% of common walls between units, and the attachment of four units must be approved by the planning commission in order to foster greater preservation of open space.

f. Floor plans and elevations of typical units have been provided.

g. See item 4 under Landscaping for additional detail.

6. **Lighting.** No general lighting of the site or street is proposed, though there are two pole-mounted fixtures at the small guest parking area. Lighting will be provided by wall-mounted residential fixtures on each unit; these fixtures, illustrated on Sheet C9.0, meet the cut-off standards of the Zoning Ordinance, and also appear to have a low light output. The guest parking lighting is reviewed below.

Item	Required	Proposed/Comments
Maximum height (34-5.16.3.A.)	30 feet maximum	15 feet
Average to minimum illumination ratio (34-5.16.3.C)	4:1	1.5:1
Maximum illumination at the property line	0.3 fc	Compliant
Illumination Levels-Hardscape areas (e.g., parking areas, sidewalks)	2.5 lumens per sq ft of hardscape area maximum	Standard is met
Illumination Levels Building Entrances – within 20 ft of door	2,000 lumens per door maximum	Compliant

7. **Superimposed aerial.** During cluster qualification, the planning commission cited standards 34-3.17.2.B.ii., iii, and vi. Per Section 34-3.17.5.C.iii, parcels qualifying under item viii **are required** to submit a sheet superimposing the plan on an aerial image. This has been submitted.

Tree Removal (Section 5.18)

1. **Landmark Trees.** 2 landmark trees with a total dbh of 61 inches are proposed to be removed, requiring 5 replacements.
2. **Other Regulated Trees.** 347 other regulated trees are proposed to be removed, requiring 347 replacements.
3. **Total Replacements Required.** 353 total replacement trees are required. 316 replacement trees are provided, with a proposed 37 trees paid into the tree fund.

4. **Tree Numbers.** Our analysis indicated slightly different numbers of replacement trees than those shown on the plans (6 total replacements

Landscaping

1. **Street Trees.** 19 street trees are proposed. Street tree requirements are met.
2. **Replacement Trees Only.** We note that all trees on the landscaping plan are replacement trees. Replacement trees cannot be double-counted with trees that are otherwise required. See notes in item 4 below.
3. **Cost Estimate.** A landscaping cost estimate should be provided.
4. **Buffering / Transition Area.** A buffer is required adjacent to one-family districts.

   The type of buffer will be impacted by whether the cluster units are detached or attached. Per the Zoning Ordinance, "in order to provide an orderly transition of density, where the parcel proposed for use as a cluster development abuts a one-family residential district, the planning commission shall determine that the abutting one-family district is effectively buffered by means of one of the following within the cluster development:

   i. Single-family lots subject to the standards of Section 34-3.1 of this chapter;
   ii. Detached buildings with setbacks as required by Section 34-3.1 of this chapter for the applicable residential district;
   iii. Open or recreation space;
   iv. Changes in topography which provide an effective buffer;
   v. A major or secondary thoroughfare;
   vi. Some other similar means of providing a transition.

   As noted above, a buffer is required adjacent to one-family districts. The proposed development is located in the southern portion of the site; the 2,000-foot distance to the north property line is heavily wooded, with a great deal of topographical variation, and development to the south is separated from the site by a major thoroughfare.

   To the east, the boundary between this site and its neighbor is characterized by a large change in grade, a surface river, and vegetation.

   To the west, topographical changes are less severe in the southern 400 feet of the site, and while some preserved trees are located on the subject site near the southern property line, existing neighboring development is closer, and there is less existing buffer; the heavy vegetation present today is on neighboring property. A power line easement is present along this property line, which does limit thew ability to plant tall trees here.

   At present, the buffers shown on the plan consist only of the required replacement trees that the applicant proposes to plant on-site. As the Zoning Ordinance provides that the planning commission determines whether an effective buffer has been provided, the PC should discuss the landscaping currently proposed by the applicant and determine whether it is adequate to provide the required buffer, especially for the building and driveway at the far east end of the site that is south of the major topographical change beginning around 400 feet into the site.

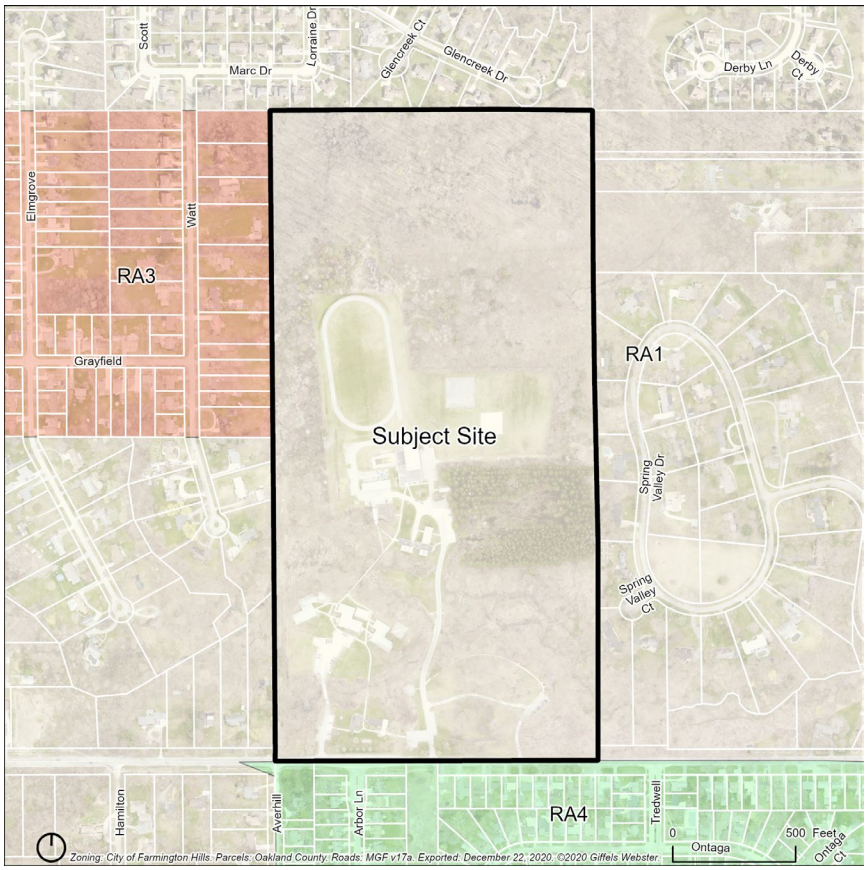
   If the PC decides that additional screening is needed, it should describe what it is looking for. Any additional trees will change the amount due to be paid into the tree fund, as trees required for a buffer can't be double-counted as replacements and buffer trees.

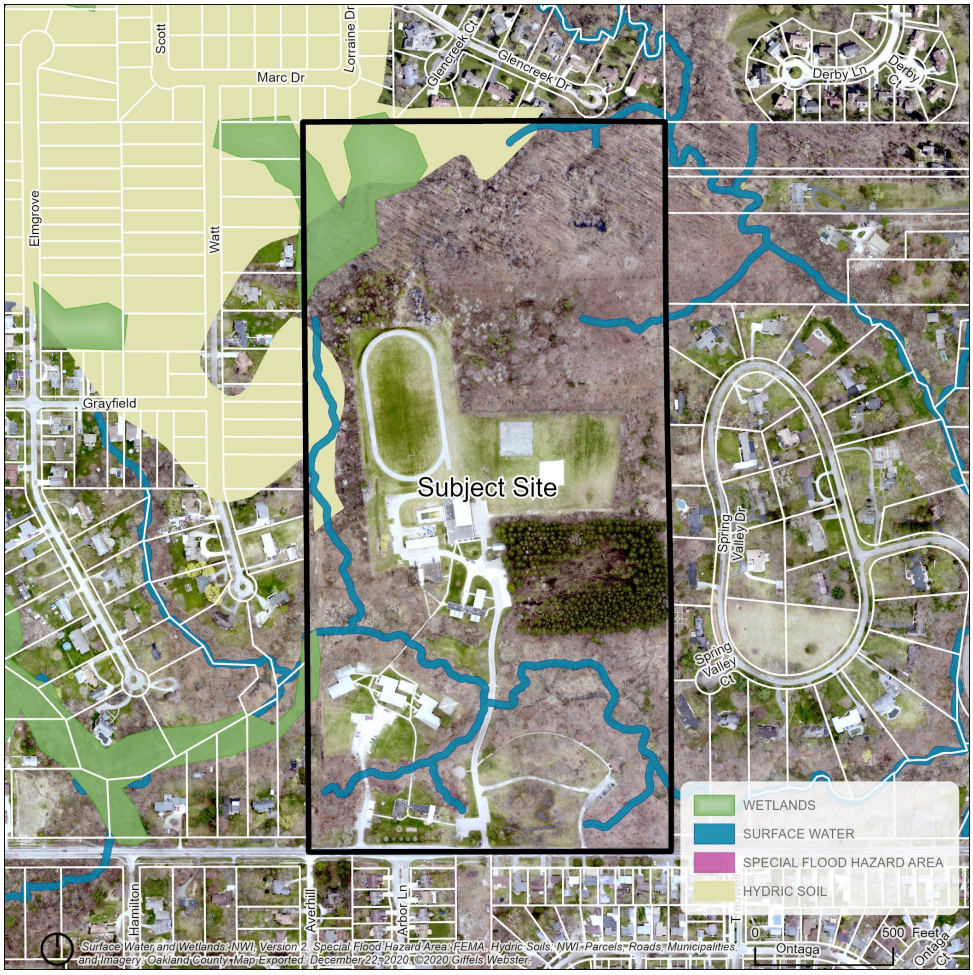
We are available to answer questions.

Respectfully,
Giffels Webster

Joe Tangari, AICP
Principal Planner

Zoning




Scott
Marc Dr
Lorraine Dr
Glencreek Ct
Glencreek Dr
Derby Ln
Derby Ct
Elmgrove
Watt
Grayfield
Subject Site
Spring Valley Dr
Spring Valley Ct
WETLANDS
SURFACE WATER
SPECIAL FLOOD HAZARD AREA
HYDRIC SOIL
Hamilton
Averhill
Arbor Ln
0
600 Feet
Ontaga
Ontaga Ct
Surface Water and Wetlands: NWI, Version 2. Special Flood Hazard Area: FEMA. Hydric Soils: NWI. Parcels, Roads, Municipalities, and Imagery: Oakland County. Map Exported: December 22, 2020. ©2020 Giffels Webster.

FARMINGTON HILLS Michigan

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

INTEROFFICE CORRESPONDENCE

DATE: August 22,2025

TO: Charmaine Kettler-Schmult, Director of Planning and Community Development

FROM: James Cubera, City Engineer

SUBJECT: REVISED Cluster Site Plan 57-04-2025
Eureka Innovation aka Boys Republic
28000 Nine Mile Road
PJ# 25-25-68, Sidwell 22-23-25-401-001

This office has performed a preliminary review of the above referenced REVISED cluster site plan submitted to the Planning Department on July 30,2025. Our preliminary comments remain as called out in our memo to the City Planner dated February 19, 2025, and May 16, 2025, regarding the Cluster Qualification with the following exceptions:

1. We have met with the proponent, the City Planner, and Fire Marshall and discussed our concerns. Many of those issues are now being addressed.

2. The plan now shows a concept plan of phase two which is north of the creek. That phase will be reviewed in detail when it is actively being pursued. For now, it is referenced as a guide to be followed.

3. The plan of phase 1 and the concept plan for phase 2 both show a proposed boulevard onsite for the main access road with each lane being 27' wide edge of pavement to edge of pavement. This is as discussed. At the north end of phase 1 the boulevard ends short and awkwardly. It must be revised such that it is extended as a full boulevard past the northern edge of the north curb line of the ring road servicing units on the east side of the boulevard and transition to the existing private road extending north.

   Note that without proper planning, the north portion may be subject to being an orphaned development with future major infrastructure costs and locked out from proper development as it will be subject to the layout of the proposed development south of the creek.

4. A 12" water main exists along the south side of Nine Mile Road across the frontage of this site. There is also an onsite 6" and 8" public watermain. We recommend that the onsite watermain be abandoned in its entirety and all new watermain be provided. For all abandoned watermain, proper pipe abandonment and easement vacation procedures

must be followed through with. This needs to be addressed prior to any construction permits being issued.

The proponent will be obligated to provide two watermain extensions from the south side of 9 Mile Road. The plan currently shows an extension of the 8" watermain on the west side of the site. The proponent should consider replacing the existing 8" watermain from the Nine Mile Road ROW existing tap and going northward. For the east tie-in the plan now shows a new 12" watermain in the vicinity of the boulevard which taps the 12" watermain on the south side of Nine Mile Road. This is appropriate. For phase 1 we note that there is an internal loop, this is appropriate.

The concept plan on sheet C 3-2 now shows a master concept plan for watermain for the remainder of the site north of the river. It is predominantly in line with the City's requirements except that it needs to show the future 12" stub westward to extend between 29900 and 29920 Watt Drive.

5. A public sanitary sewer exists along the east property line. It is a County Interceptor. It varies in diameter between 15" and 18". In addition, a 10" sanitary sewer exists along the majority of the Nine Mile Road frontage on the north side of the road. Both are available for service. The plan identifies a layout that shows service for the project phase south of the creek. This is phase 1. For the eastern looped road section of phase 1 both proposed public sewers must be extended further so that the public lines are across a portion of the northerly building frontages. This must be addressed.

   It appears that the existing sewer line onsite at the east end near the eastern looped road needs to be abandoned. This needs to be addressed.

   The plans now show on sheet C3-2 a concept layout of development north of the creek. That is consistent with the City's requirements.

6. A proposed 5' wide sidewalk is shown along the Nine Mile Road frontage of this site. It is shown such that the north walk line is one foot south of the ultimate 60' ROW line and it is extended to the east property line. This is appropriate. A detailed design must be provided showing how this will be accomplished.

7. The site proposes two curb cuts to Nine Mile Road. A traffic study has been provided, and our comments have been forwarded to the proponent.

   The T.I.S states that a right-turn lane as well as a left-turn treatment is warranted at the east side driveway off Nine Mile Road. This new right-turn lane will overlap with the existing passing lane. As such, a two-way center-turn lane is required that serves or accommodates this site as well as Arbor Lane.

   Along with the above, note that the City is using an outside traffic consultant to review this traffic study. It is our understanding that a fee deposit has been provided. If

additional monies are necessary, they will be requested and if a surplus exists, at the end it will be refunded.

8. With respect to the onsite roads, they must be designed to current public road standards.

9. Several retaining walls are proposed onsite with one for the creek crossing servicing the west looped road and one for the grade differential northeast of the units in the east looped road section of the proposal. A retaining wall detail is referenced on sheet C 9.0. The design of the site needs to be revised, if possible, to minimize the use of retaining walls. The proponent indicates that they have done this. In areas where this is not feasible, their detailed structural design with calculations must be provided for review. This issue will necessitate a separate structural review fee which will be determined at the time of construction submittal.

10. Stormwater detention, discharge restriction and stormwater quality improvements are required. This site plan proposes to use two detention ponds for the development south of the creek. Preliminary drainage calculations are identified on sheet C 8.0. These will be reviewed during construction review. Note that storm water quality must be addressed and overall detention, restriction and storm water quality must meet City standards.

    Previously, the City adopted the WRC stormwater standards. These relatively new requirements may impact on the stormwater quality unit proposed as well as the detention/restriction system in general. Please refer to the memo dated May 13, 2025, from our Environmental Engineer, Tyler Sonoga. He can be reached at 248-871-2533.

    Note that with both ponds the embankment to the north and east is rather steep and will require a soils stability analysis from a soils engineer to confirm that the embankment material will not allow seepage and will adequately handle the impoundment load.

11. The site has a significant amount of wetlands and floodplains. These wetlands and floodplains need to be clearly defined. Any involvement with them will require an EGLE permit through the state.

12. The previous submittal included an 8 ½" by 14" exhibit of a proposed conservation easement. It is identified on the concept plan C 3-2. The specifics of this conservation easement needs to be provided. If this conservation easement is dedicated rights for future utilities in particular the watermain must be provided.

13. The existing ROW appears to be an implied 33' ROW. It is suggested that the ultimate 60' of ROW be dedicated at this time.

14. We have previously met with the proponent of this site. Many of our concerns have been addressed.

FIRE
FARMINGTON HILLS

INTEROFFICE CORRESPONDENCE

DATE: August 19, 2025

TO: Planning Commission

FROM: Jason Baloga, Fire Marshal

SUBJECT: 2nd Revised Cluster Site Plan 57-4-2025 (28000 Nine Mile)
Wellspring Lutheran Residential Project

The Fire Department has no objections to approval of this Cluster Site Plan contingent upon compliance with the following requirements:

1. 12-11 (1) *Site access*:
   - Sites must be designed to accommodate fire apparatus with a fifty-foot turning radius.
   - When appropriate, large sites, or sites which contain high-life hazard occupancies, may require more than one (1) point of access. The location of any additional access shall be coordinated with the Planning Department and Engineering Division.
     - After a meeting with the proponent, it appears that the North end of this parcel does not have secondary access incorporated in the design. They indicated that they would provide residential sprinklers for the entire development.
     - Residential sprinklers shall be provided in addition to fire separation required by the Michigan Building Code and International Fire Code to satisfy alternate protection provision of the Ordinance 12-11(4).

2. 12-11 (2) *Hydrants:*
   - Hydrant spacing does not appear adequate. Adjustments can be made during the Engineering review.

Jason Baloga, Fire Marshal

JB/al

Chair Trafelet opened the meeting to public comment.

Dan Harmon, Kendallwood Drive, expressed concern about early morning noise from diesel engines and requested that work start no earlier than 8am. He recalled a prior construction company's staging use on the same property that caused early morning disturbances.

Chair Trafelet acknowledged the concern but explained that early starts are common with construction. He encouraged residents to call Public Works if the contractor starts before the approved 7am start time.

As no other public indicated they wished to speak, Chair Trafelet closed the public hearing and brought the matter back to the Planning Commission for discussion and/or a motion.

MOTION by Brickner, support by Countegan, that Special Approval 51-2-2025, dated February 11, 2025, submitted by Bidigare Contractors/Jordon Bidigare, BE APPROVED, subject to all applicable provisions of the Zoning Chapter, for the following reasons:

1. **The use would not be injurious to the district and environs;**
2. **The effects of the use would not be contrary to the spirit and intent of the Zoning Chapter;**
3. **The use would be compatible with existing uses in the area;**
4. **The use will not interfere with orderly development of the area; and**
5. **The use will not be detrimental to the safety or convenience of vehicular or pedestrian traffic.**
6. **Bidigare Contractors will adhere to the 7:00am – 7:00pm hours of operation as stated.**

Motion passed unanimously by voice vote.

B. ONE-FAMILY CLUSTER OPTION QUALIFICATION 1, 2025

LOCATION:	28000 Nine Mile Road
PARCEL I.D.:	22-23-25-401-001
PROPOSAL:	Qualification of one (1) parcel for construction of site-built, one-family attached dwelling units within RA-1 One Family Residential District
ACTION REQUESTED:	Qualification of One-Family Cluster Option
APPLICANT:	Eureka Building Co.
OWNER:	Lutheran Child and Family Service of Michigan, Inc.

Applicant Presentation

Renis Nushaj, Wellspring Lutheran, was present on behalf of this request for qualification of the one-family cluster option. Jim Butler, PEA Group, 1849 Pond Run, Auburn Hills, was also present. This proposal represents an opportunity to use a unique site in alignment with Wellspring's mission, which focuses on services for seniors.

Mr. Butler made the following points:

- The subject parcel was approximately 79 acres. The applicant proposed developing approximately 16 acres of parcel frontage along Nine Mile Rd.

- The proposal consisted of 13 single-story, four-unit buildings. These would be sited on the top of a hill to avoid impacting existing slopes and natural features. The site contains significant topography, large tree stands, wetlands, and floodplain areas.
- Access to the site would be via the existing driveway on Nine Mile Road.

Commissioner Mantey identified the site as difficult to develop. He noted that the current proposal was located south of the river and asked what the long-term plan was for the northern area, which if developed would need a new bridge across the river.

Mr. Nushaj said that there was currently no plan to develop the area north of the river. The existing bridge would remain. Existing buildings on the northern part of the site are planned for demolition. Current occupants will be relocated to a facility in another city prior to construction. The pool will also be removed.

City Attorney Schultz pointed out that the preservation of green space would be discussed after the option was qualified for the Cluster Option.

Consultant Comments

Referencing the February 26, 2025 Giffels Webster memorandum, Planning Consultant Tangari highlighted the following information:

- The total parcel was approximately 79 acres and was crossed by a branch of the Rouge River.
- The parcel was primarily surrounded by RA-1 zoning, with some single family RA-4 zoning to the south.
- The site was accessed from Nine Mile Rd, with no alternative means of access.
- As noted in the review memorandum, the qualification for the cluster option was based on two findings by the Planning Commission, and final density was dependent on whether the site qualified under both findings. Density calculations were based on the entire site.
    1. A density of 1.8 units per acre would be permitted with qualification under the first standard.
    2. Under the second standard, the Planning Commission could permit an increase in density up to 3.1 units per acre if the parcel was located in a transition area, impacted by non-residential uses or traffic, or other similar conditions. However, the proposed density of 0.67 units per acre is well below the 1.8 units per acre permitted under a basic cluster qualification and would not require qualification under the optional transition area provision.
- The Planning Commission had to find that one of the conditions listed in the ordinance under Section 34-3.17.2.B.i-viii. existed in order to qualify the project under the cluster option. The site meets qualifying standards under:
    - Standard #6: Presence of floodplain and poor soils.
    - Standard #8: Significant natural assets including tree stands, wetlands, and topography.
- Preliminary qualification was not a guarantee of approval of the final cluster site plan.
- The plan showed 13 four-unit buildings which represented 0.67 units per acre over the full site.
- The conceptual site plan shows:
    - Two points of access from Nine Mile Road.

  - A preserved bridge crossing the Rouge River.
  - Avoidance of most wetlands, with limited culverting of Wetland C and some encroachment near the southeast corner.
  - Designation of two common areas, but no pedestrian walkways or sidewalks.
- A full review of the cluster site plan would occur at the next stage of approval.
- An updated tree inventory would be required.

Compliance with the Master Plan

- The Master Plan designated the site for Flex Residential and identifies it as the Boys and Girls Republic Special Residential Planning Area, with low to medium density to the northeast and west, and medium density to the south. Recommendations include:
  - Future developments be concentrated in previously cleared portions of the site.
  - Preserving woodland along the perimeter.
- Consider neighbor access to outdoor recreation, park space, or shared open space.
- The northern portion of the site is useable but developing it will be challenging.
- Additional height might be permissible near the center of the site if existing woodland was preserved at the site's perimeter.
- There was potential for some land to be used as a park.

Clarifying questions and discussion from the Commission

Commissioners raised questions regarding how the proposed density is being calculated and whether the full 79-acre parcel or just the southern 16.8 acres (south of the Rouge River) should be used as the basis for that determination.

- Commissioner Stimson questioned whether evaluating density based on the full parcel might restrict future development options on the northern portion of the site.
- Planning Consultant Tangari confirmed that the density calculation presented is based on the entire 79-acre site. If the Commission approves the cluster qualification under Option A (1.8 units/acre), the proposed 52-unit development would consume a portion of the total allowable density, limiting what could be done on the northern half in the future.
- Using only the southern 18 acres for density calculation would result in approximately 2.3 units per acre—within the parameters of Option B (up to 3.1 units per acre), if granted. However, the subject site was one entire parcel, and there was no request to use only a portion of it in the calculations.
- Planning Consultant Tangari confirmed that the northern part is technically usable, but development would be costly and complicated due to topography and access challenges.
- City Attorney Schultz emphasized that the Commission is not determining final approval but simply considering whether the parcel qualifies for the cluster option. Further density and site planning issues will be addressed at later stages of review.
- Commissioner Countegan raised concerns that approving a certain density now might unintentionally allocate density intended for future development, making the current proposal a de facto site plan approval. He suggested the Commission consider whether the parcel should be evaluated as two separate areas for planning purposes.
- Commissioner Mantey reviewed the two ordinance criteria highlighted in staff's recommendation for qualification:
  Standard #6: The parcel contains a floodplain or poor soil conditions that make a substantial portion of the property unbuildable.

Standard #8: The parcel contains natural assets such as significant tree stands, wildlife habitat, or topography worth preserving.

Commissioner Mantey expressed concern that the applicant had not provided the necessary data to substantiate Standard #6, particularly the percentage of land considered unbuildable. He recommended that unless the applicant can provide that information, the Commission should rely only on Standard #8 as justification for qualification.

Mr. Butler acknowledged he did not have exact figures on unbuildable land but reiterated that the ordinance language uses "or" rather than "and," suggesting that presence of a floodplain alone may qualify a site under Standard #6. Commissioner Mantey disagreed, stating that simply having a floodplain on a site should not automatically trigger qualification.

Commissioner Stimson asked whether the applicant had consulted with EGLE (Michigan Department of Environment, Great Lakes, and Energy) regarding wetland permitting. Mr. Butler responded that their office confirmed the delineation of wetlands and floodplain boundaries and that EGLE would likely be involved in connection with a small portion of a detention basin and stormwater discharges, but no major intrusion into wetlands is planned.

Public Comment

Chair Trafelet opened the meeting to public comment.

Kerie Cook, speaking on behalf of Elizabeth Cook, Glencreek Drive, expressed concern about the potential impact of the proposed development on the neighborhood's community well system. She emphasized the need for adequate landscape/tree buffers between any new development and their residential neighbors. Ms. Cook urged the Planning Commission to require proper separation and to avoid overcrowding units. She asked the Planning Commission to consider how approval on the southern portion of the site would affect development on the northern portion of the site.

Ray Matsen, Watt Dr, said he lived 25' from the property line of this site. He was raised near the site and knew the Boys Republic dumped garbage on the site for many years. He added that the northern portion of the site was heavily wooded and should remain a natural forest or a park.

Gina Doty, Nine Mile Rd, raised concerns about increased traffic on Nine Mile Road and concerns about preserving the area's natural environment and wildlife. She requested clarification on whether the proposed cluster homes would serve individual families, senior citizens, or both, and inquired about the future of the current residential use on the property.

Derek Gasco, Nine Mile Rd, echoed concerns about traffic and wildlife. He suggested the applicant develop the northern portion of the site instead of the southern portion.

Darrell Youngquest, Spring Valley Drive, expressed concern primarily about potential future development north of the Rouge River. He echoed concerns about traffic and raised additional

concerns about the detention pond and groundwater drainage. He opposed any proposed access from the development into the Spring Valley neighborhood and requested additional screening with dense evergreen plantings to improve visual privacy. He also expressed concern about the long-term impact of site-wide density calculations, particularly if taller, multi-story buildings are proposed in future phases.

Douglas Smith, Watt Drive, asked that the Planning Commission consider incorporating natural barriers such as trees and shrubbery to buffer nearby residences, noting that the river alone does not provide sufficient separation from potential construction impacts. He also raised concerns about the proximity of development to a significant ravine adjacent to the river and encouraged the Commission to ensure generous spacing between the development and the ravine to minimize disruption to neighboring properties.

John Pruitt, Nine Mile Rd, echoed concerns raised by other commenters and raised additional concerns about infrastructure installation, asking how the river would be protected during and after construction.

As no other public indicated they wished to speak, Chair Trafelet closed the public hearing and brought the matter back to the Planning Commission for discussion and/or a motion.

DISCUSSION AND MOTION

In response to question from Commissioner Mantey, City Attorney Schultz clarified that the purpose of the current action is to determine whether the site qualifies under the cluster option ordinance, specifically under Standard #8 (presence of significant natural features). While applicants are required to submit a conceptual plan, the Commission is not evaluating or approving any site plan at this stage. Issues such as detailed engineering, conservation easements, and public open space commitments will be addressed during the formal site plan review process. Attorney Schultz also emphasized that the decision on enhanced density is a separate action and should not be conflated with the qualification determination.

In response to questions from Commissioner Ware, Mr. Nushaj explained that the property has remained in continuous use since 1893 and is currently active. A detailed analysis of land use would be presented at the next stage. Current plans focus on development south of the Rouge River, and any future development on the north would be limited by the total allowable density under the ordinance. Mr. Nushaj further noted that much of the northern portion is expected to remain undeveloped due to natural constraints like wetlands, river corridors, and dense tree cover.

In response to a question from Commissioner Brickner, Mr. Nushaj confirmed that both city water and sewer service are operational and already support the residents currently living on the property.

Commissioner Brickner also clarified that the property is zoned RA-1, which permits residential development at approximately two units per acre. Planning Consultant Tangari confirmed this, adding that adjacent areas to the south are zoned RA-4, which allows up to five units per acre.

In response to questions from Commissioner Grant, City Attorney Schultz said that EGLE review will be part of a future stage; current qualification does not require their input.

Commissioner Mantey clarified that the criteria for undevelopable land relate to the floodway as defined by the U.S. Army Corps of Engineers, while soil conditions would require geological assessment. Wetlands alone do not necessarily make land unbuildable under the ordinance.

Commissioner Countegan asked City Attorney Schultz whether the Commission was required to make a decision on the density level at this meeting or simply determine qualification for the cluster option. City Attorney Schultz clarified that the Planning Commission's initial action is only to determine whether the site qualifies for the cluster option under the ordinance, allowing for a base density of 1.8 units per acre. A separate finding would be required to approve enhanced density of up to 3.1 units per acre, and that determination could be deferred to a future review. Applicants retain the ability to request increased density during the formal site plan process, even if the Planning Commission does not make that finding at this stage.

Commissioner Countegan expressed interest in understanding the future development potential of the entire parcel, particularly the northern portion, and how density might be distributed between the northern and southern sections. He supported the qualification overall but stated that a more comprehensive view of the site would help the Commission address both public concerns and planning consistency.

Chair Trafelet acknowledged that numerous written communications from the public were received and are part of the official record.

After discussion and amendment, the following motion was offered.

MOTION by Brickner, support by Mantey, to make a preliminary determination that One-Family Cluster Option 1, 2025, dated February 7, 2025, submitted by Eureka Building Co., meets the following qualification standard as set forth in Section 34-3.17.2.B. of the Zoning Ordinance, subsection viii, permitting a maximum density of 1.8 units per acre, and that it be made clear to the applicant that final granting of the One-Family Cluster Option is dependent upon a site plan to be approved by the City Council following review and recommendation by the Planning Commission.

Roll call vote:

Aspinall	**yes**
Brickner	**yes**
Countegan	**yes**
Grant	**yes**
Mantey	**yes**
Stimson	**yes**
Trafelet	**yes**
Varga	**yes**
Ware	**yes**

Commission discussion:

- Commissioner Brickner supported the amendment after confirming that public art requirements would be excluded from residential (RA) districts.
- Commissioner Ware asked whether collected funds could be used to support smaller businesses required to contribute art. City Attorney Schultz explained that public funds generally cannot be given to private entities, but noted that the Corridor Improvement Authority or similar bodies could potentially provide grants. Funds collected through this ordinance would be used for public art on public land.
- Commissioners clarified that the ordinance applies only to projects exceeding $2 million in construction costs, making it unlikely to affect small businesses or rental operations.
- Commissioner Grant asked about the process of selecting and approving art. Staff Planner Mulville-Friel explained that a separate committee would be established to review art proposals, while the Planning Commission's role would be limited to reviewing compliance with dollar amounts and ordinance requirements.
- Commissioner Stimson pointed out that the Planning Commission retains authority to grant exemptions if public art is deemed unnecessary for a particular project.
- Commissioner Grant asked what would happen in the case of an incomplete art installation. Planning Consultant Upfal explained that the art requirement would function like any other site plan condition and would need to be completed before issuance of a Certificate of Occupancy.

Public Hearing

Chair Trafelet opened the public hearing. As no public indicated they would like to speak, Chair Trafelet closed the public hearing and brought the matter back to the Commission.

MOTION by Stimson, support by Grant, to RECOMMEND TO CITY COUNCIL that draft Zoning Text Amendment 1, 2025, BE APPROVED.

Motion passed unanimously by voice vote.

REGULAR MEETING

A. CLUSTER SITE PLAN 57-4-2025

LOCATION:	**28000 West Nine Mile Rd.**
PARCEL I.D.:	**22-23-25-401-001**
PROPOSAL:	**Construct fifty-two (52) single-family attached units (four per building) within RA-1, One Family Residential District**
ACTION REQUESTED:	**Set for Public Hearing**
APPLICANT:	**Eureka Development Group**
OWNER:	**Lutheran Child and Family Services of Michigan Inc.**

Planning consultant comments

Referencing the August 26, 2025 Giffels Webster memorandum, Planning Consultant Upfal provided the background and review for this request to set Cluster Site Plan 57-4-2025 for public hearing.

- The project would be located on the Wellspring Lutheran Service Campus, a 79.61-acre site with existing buildings and athletic facilities.

- Cluster qualification was previously granted by the Planning Commission in March 2025 based on preservation of natural assets through the cluster option.
- The applicant elected the less dense cluster option, which allows 1.8 units per acre. The current plan proposes 52 units across 13 buildings with four ranch units each. Units will include attached garages, with two connections to Nine Mile Road. An existing bridge leading across the river will be preserved for a future phase, which could add 88 units, which would remain within the maximum allowable density of 143 units.
- The current plan avoids most wetlands, though Wetland B will be culverted on the west side, and a detention pond in the southeast corner encroaches slightly on Wetland A.
- Dimensional relief was not requested, as the proposed setbacks (76 feet front, 173 feet side, 43 feet west, nearly 2,000 feet rear) exceed requirements. Building height is proposed at 22.5 feet.
- The primary outstanding issue relates to the required transition buffer adjacent to the one-family district. The applicant proposed using only replacement trees to meet this requirement, but the Planning Commission may need to discuss additional screening.

Lucas Driesenga, PEA Group, noted that the project had been revised following comments from staff. Updated plans, dated July 30, 2025, had been submitted that included a boulevard entrance. He agreed the only outstanding issue relates to trees and potential buffer requirements. Existing south-side buildings will be demolished in Phase One; the bridge will be addressed as part of Phase Two.

Commission deliberation
Chair Trafelet confirmed demolition plans and bridge requirements with the applicant.

Commissioner Brickner urged the applicant to engage with neighboring residents in advance of the public hearing to reduce concerns and misconceptions.

MOTION by Grant, support by Ware, that Application for Cluster Site Plan Approval 57-4-2025, dated April 24, 2025, as revised July 30, 2025, submitted by Eureka Development Group, BE SET FOR PUBLIC HEARING for the Planning Commission's next available regular meeting agenda.

Motion passed unanimously by voice vote.

The next Planning Commission meeting will be October 16, 2025.

APPROVAL OF MINUTES August 21, 2025, Regular Meeting

MOTION by Stimson, support by Ware, to approve the August 21, 2025 Regular Meeting minutes as submitted.
Motion passed unanimously by voice vote.

PUBLIC COMMENT
None

COMMISSIONER/STAFF COMMENTS

CITY OF FARMINGTON HILLS
PLANNING COMMISSION MEETING
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
OCTOBER 16, 2025, 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:	Aspinall, Brickner, Countegan, Grant, Mantey, Stimson, Ware, Trafelet
Commissioners Absent:	None
Others Present:	Staff Planner Mulville-Friel, Planning Consultants Tangari and Upfal (Giffels Webster), Staff Engineer Alexander, City Attorney Schultz

APPROVAL OF THE AGENDA

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

PUBLIC HEARING

A. CLUSTER SITE PLAN 57-4-2025

LOCATION:	**28000 West Nine Mile Rd.**
PARCEL I.D.:	**22-23-25-401-001**
PROPOSAL:	**Construct fifty-two (52) single-family attached units (four per building) within RA-1, One Family Residential District**
ACTION REQUESTED:	**Recommend to City Council**
APPLICANT:	**Eureka Development Group**
OWNER:	**Lutheran Child and Family Services of Michigan Inc.**

Applicant presentation

Jim Butler – PEA Group, 1849 Pond Run, Auburn Hills
Erion Nicolla – Eureka Innovation Development, 5920 Livernois, Troy
Ren Nushaj – Troy Law Center, 5960 Livernois, Troy

Project Type:

- Cluster development (approved earlier in 2025 for cluster option)
- Current request: Site plan approval for Phase 1
- Location: Former Boys & Girls Republic site, south of the Rouge River
- Zoning: RA-1 (Single Family Residential)

Development Details:

- 13 buildings (4 ranch units per building) = 52 total units
- Phase 1 = south of Rouge River
- Phase 2 (future) = conceptual, approx. 88 additional units
- Access: From Nine Mile Road; existing bridge preserved
- Wetlands: Mostly avoided; minor impacts for culvert and detention pond

- Open Space: >11.7 acres, with 7+ acres dedicated to a nature conservation easement (potentially managed by Oakland County Parks)
- Design: All single-story ranch units with attached garages
- Pedestrian access: Sidewalk and observation area connections to Nine Mile Road

Planning Consultant review
Referencing his August 26, 2025 review memorandum, Planning Consultant Tangari gave the background and review for this request for cluster site plan approval.

Site context:
The project site encompasses approximately 79.81 acres and was formerly developed as a campus, portions of which are located both north and south of the Rouge River. The southern section of the property, where the proposed development will occur, currently contains existing campus buildings that are planned to be removed and replaced with new residential structures. The surrounding properties feature single-family residential zoning, with RA-1 districts to the north and east, RA-4 zoning to the south, and a mix of RA-1 and RA-3 districts to the west. This context establishes a predominantly residential character in the area surrounding the proposed development.

Density:
The cluster development option for the site was approved at a density of 1.8 units per acre. The proposed Phase 1, consisting of 52 residential units, represents a density of approximately 0.67 units per acre when calculated across the full 79.81-acre property. If the site were to be fully developed in the future with a total of about 140 units, the overall density would remain consistent with the approved cluster standard of 1.8 units per acre, maintaining compliance with the township's zoning requirements.

Dimensional and site standards are met.

A total of 353 replacement trees are required for the project, of which 316 are provided on-site. The applicant has proposed to pay into the township's tree fund for the remaining 37 trees. However, the consultant's review found that six additional trees appear to be missing from the calculations, and this discrepancy will need to be corrected.

The landscape plan includes 19 street trees, which meet the cluster development requirement. All trees shown on the plan are replacement trees, which cannot be double counted toward other landscape or buffering requirements.

The zoning ordinance requires a buffering transition between cluster developments and adjacent single-family residential districts. While the north side of the site is naturally buffered by the Rouge River and surrounding forest, the east and west sides directly abut other RA-zoned properties. The current plan relies solely on replacement trees for this transition and does not include additional buffer-specific landscaping.

The Planning Commission must therefore determine whether the proposed landscaping provides an adequate buffer—particularly near the east end of the site where a change in topography occurs—or if additional screening is needed. If the Commission requests more buffer trees, those trees

would not count toward replacement totals, and the applicant's contribution to the tree fund would need to be adjusted accordingly.

Planning Consultant Tangari concluded that the plan is compliant with zoning and cluster development standards, with the primary discussion point being the adequacy of the proposed landscape buffering.

In response to questions, Planning Consultant Tangari further explained that:

- The minimum lot size in the RA-1 district is 33,000 square feet—approximately three-quarters of an acre—which equates to a density of about 1.5 units per acre. The cluster option, which allows 1.8 units per acre, is only slightly higher in density.

  Commissioner Brickner acknowledged that the request for cluster approval was reasonable given the topography of the site and the location of the Rouge River, noting that while the buildings are closer together in some areas, the overall density is comparable to that of a traditional subdivision.
- The request before the Commission is for site plan approval of Phase 1 only. Phase 2 is included for informational purposes to illustrate potential future expansion, but it is not part of the current approval. The previously approved cluster option sets the allowable overall density, which will carry forward if future phases are proposed.
- All existing structures south of the Rouge River would be demolished.

Ren Nushaj, Troy Law Center, speaking on behalf of Wellspring, confirmed that the site previously housed children's programs following its operation as the Boys and Girls Republic. The facilities are now vacant and unoccupied. The site had a long history of institutional and residential use spanning more than a century.

In response to questions, Mr. Nikolla, Eureka Innovation Development, stated that asbestos surveys are currently being conducted, and testing results are expected next week. The applicant will follow all state-mandated procedures for removal. There were no plans to apply for brownfield funding for this portion of the project.

Public hearing.
Chair Trafelet opened the public hearing.

Carrie Cook, 23320 Glencreek Drive, thanked the applicant for preserving seven acres on the north end of the site. She asked whether residents would receive another notification letter when the developer returns with plans for Phase 2 and expressed concern about potential traffic impacts along Nine Mile Road if a traffic light is not added. Ms. Cook also inquired about the timing of construction and whether wildlife displacement, particularly deer, would be addressed. She thought the project looked good overall but wanted to make sure residents would be notified of future phases.

Brian Yaldoo, representing a client who owns adjacent property off Inkster Road, stated that the proposed development would be a positive improvement for the area. The site has contained vacant

buildings for many years, and he expressed support for redeveloping it to bring new activity and vitality to the community. Mr. Yaldoo encouraged the City to approve the project.

Derek Gasco, 28005 West Nine Mile Road, stated that while he initially intended to oppose the project, he now believes it represents an improvement to the area. He expressed concern about existing traffic and speeding issues along Nine Mile Road and suggested that additional traffic control measures be considered. Mr. Gasco also requested that the front units facing Nine Mile be set back farther to provide more privacy for nearby homeowners. He emphasized the scenic character of the site and encouraged greater preservation of natural areas beyond the proposed seven acres. He generally supported the plan, and hoped these concerns will be addressed during final planning.

As no other public indicated they wished to speak, Chair Trafelet closed the public hearing and brought the matter back to the Commission.

Commission deliberation and motion
In response to public comments:

- Commissioner Brickner pointed out that the proposed setback is 76' from the right-of-way. Normally, in the RA-1 district, the front setback only has to be 40'.
- Planning Consultant Tangari noted that should there be a Phase 2, there will be a public hearing for the site plan for that phase.

In response to questions, Planning Consultant Tangari confirmed that the Commission must determine whether the proposed landscaping provides sufficient buffering, particularly along the west side of the site where buildings are closest to the property line.

Mr. Nikolla explained that the east side of the property is heavily wooded along the Rouge River and already benefits from a significant natural buffer. There will be a planned observation deck near the river that will include benches and a small ornamental retaining wall with a railing, intended as a community gathering space with access to scenic views of the river. Commissioner Trafelet asked about the design and safety features of the observation area, and Mr. Nikolla confirmed it would include a poured concrete pad, a four-foot wall, and a handrail for protection.

Returning to the landscape screening issue, Planning Consultant Tangari indicated that the west side buffer includes a row of replacement trees and is the only area where the Commission must determine adequacy. Commissioners discussed the need for additional conifer plantings (perhaps 4-5) to supplement the deciduous trees and provide year-round screening.

Mr. Nikolla responded that the landscape plan (Sheet L.1) currently includes seven trees along the closest portion of the western property line but that the applicant could add approximately five more coniferous trees without impacting the sanitary sewer line that runs north-south through that area. He agreed that someone on his staff would work with City staff to finalize the placement of additional screening trees to the satisfaction of the Planning Department.

Commissioner Mantey confirmed with the applicant that the voluntary seven-acre conservation easement on the north portion of the property would be formalized as part of Phase 1. Mr. Nikolla

noted that Oakland County Parks had expressed interest in the conservation area, which may eventually include public access, but details would be finalized in coordination with future phases.

MOTION by Brickner, support by Aspinall, to recommend to City Council that the application for Cluster Site Plan Approval 57-4-2025, dated April 24, 2025, as revised July 30, 2025, submitted by Eureka Development Group, be approved, because the plans are consistent with the goals, objectives, and policies of the Master Plan and applicable provisions of the One Family Cluster Option of the Zoning Ordinance, subject to the following conditions:

A. **All outstanding issues identified in Giffels Webster's August 26, 2025 review shall be addressed to the reasonable satisfaction of the City Planner. The Planning Commission finds the proposed landscape buffer acceptable, with the understanding that the Planning Department shall determine whether additional trees are needed along the west property line and may require their addition as part of final site plan approval.**
B. **All outstanding issues identified in the City Engineer's August 22, 2025, interoffice correspondence shall be addressed to the reasonable satisfaction of the City Engineer; and**
C. **All outstanding issues identified in the Fire Marshal's August 7, 2025, interoffice correspondence shall be addressed to the reasonable satisfaction of the Fire Marshal.**
D. **Phase 2 as presented this evening is a concept plan only, with no action required by the Planning Commission.**
E. **The applicant grant at least a seven acre conservation easement area in the northern portion of the property, also as presented this evening.**

Roll call vote:
Ayes – Stimson, Ware, Countegan, Aspinall, Grant, Brickner, Mantey, Trafelet
Nays – None
Motion passed 8-0.

REGULAR MEETING

A. AMEND PLANNED UNIT DEVELOPMENT 12, 2014, INCLUDING SITE PLAN 60-7-2025

LOCATION:	**12 Mile, west of Orchard Lake Road**
PARCEL I.D.:	**22-23-10-476-067**
PROPOSAL:	**Construct new fast-food restaurant with drive-through on a vacant outlot within B-4, Planned General Business District**
ACTION REQUESTED:	**Set for Planning Commission Public Hearing**
APPLICANT:	**Ronald J. Sesi**
OWNER:	**SSFHC Real Estate, LLC**

Planning Consultant Review

Referencing his October 6, 2025 memorandum, Planning Consultant Tangari gave the background and review for this request to set an amendment to PUD 12,2014, including Site Plan 60-7-2025, for public hearing. The site is located at the corner of Orchard Lake and 12 Mile Roads. The applicant proposes to construct a Culver's drive-through restaurant on a 0.5-acre outlot along the 12 Mile frontage, currently used for parking. The development would remove several parking spaces and affect internal circulation for the larger shopping center.

CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: November 10, 2025

DEPT: Economic Development

RE: Public hearing for a Brownfield Plan proposed by Robertson Brothers Homes for Villas at Pebble Creek at 27400 W 12 Mile Road, Farmington Hills, Michigan 48334

ADMINISTRATIVE SUMMARY

- The Villas at Pebble Creek Brownfield Plan (the "Plan") outlines the redevelopment of the 31.53-acre property located at 27400 West 12 Mile Road, formerly known as the Sarah Fisher Center, into a residential community known as The Villas at Pebble Creek (the "Project"). The Project includes the demolition of approximately 115,422 square feet of existing buildings, along with the removal of any subgrade tunnels present on the site. The historic chapel is the only structure that will be preserved to be renovated in accordance with the Historic District Commission's preservation standards. In addition, remediation of existing environmental contamination will be conducted prior to construction to ensure compliance with the site's Due Care obligations under state environmental law.

- Proposed redevelopment includes the construction of seventy-six (76) single-story, detached condominiums, each ranging in size from approximately 1,834 to 2,050 square feet. Every unit will feature an attached two-car garage, along with driveway and street parking. The overall site development will also include sidewalks, pedestrian pathways, utilities, grading, landscaping, and hardscaping. Approximately 38% of the site will be dedicated to open space and landscaped areas, which will be maintained by a Homeowners' Association. In addition to the condominiums, the Project will include the construction of four (4) single-story homes along 12 Mile Road.

- The main purpose of this Brownfield Plan is to promote the redevelopment of and investment in certain "Brownfield" properties within the City. Inclusion of subject property within Brownfield plans will facilitate financing of eligible activities. Michigan Public Act 381 of 1996, as amended, the Brownfield Redevelopment Financing Act allows for a Brownfield Redevelopment Authority to implement a Brownfield Plan to promote the revitalization of functionally obsolete property.

- In addition, the purpose of this Brownfield Plan is to be able to utilize Local Brownfield Revolving Fund (LBRF) dollars on this eligible property to complete predevelopment

activities, demolition, and lead and asbestos abatement to ready the site for redevelopment. By facilitating redevelopment of Brownfield properties, Brownfield plans are intended to promote economic growth for the benefit of the residents of the City of Farmington Hills.

- The eligible activities that are intended to be carried out at the subject property are considered eligible activities as defined in Act 381 of 1996. A summary of the eligible activities and the estimated cost of each eligible activity intended to be paid for with Local Brownfield Revolving Fund revenue from the subject property is displayed on table one (1) through three (3) in attached Brownfield Plan.

- The Brownfield Redevelopment Authority met on June 25, 2025 to review and approve the Brownfield Plan and recommend to City Council.

RECOMMENDATION

IT IS RESOLVED, that the City Council of Farmington Hills hereby conducts a public hearing and considers adoption of the Brownfield Plan proposed by Robertson Brothers Homes for Villas at Pebble Creek at 27400 W 12 Mile Road, Farmington Hills, Michigan 48334.

Prepared by: Cristia Brockway, Economic Development Director
Reviewed by: Gary Mekjian, City Manager
Approved by: Gary Mekjian, City Manager

CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: November 10, 2025

DEPT: Planning and Community Development

RE: Amend Planned Unit Development ("PUD") Plan 4, 2000 – Cutting Edge Cuisine Kitchen and Storage Addition

ADMINISTRATIVE SUMMARY:

Applicant: Zack Sklar

Owner: CEC Farmington, LLC.

Sidwell: 22-23-02-176-068

Zoning: B-3 General Business District and RA-4 One-Family Residential District

Master Plan: 14 Mile Mixed Use

Location: 32555 Northwestern Hwy; south side of Northwestern Hwy., east of Orchard Lake Road

Description:

The application to amend PUD Plan 4, 2000 proposes to amend the City Council-approved PUD to allow a building addition to an existing building within the PUD. The building and addition will be occupied by a catering business and event space. The plans indicate the building addition will eliminate 20 existing parking spaces. The landscape plan shows replacement of the manmade pond along Northwestern Highway with an assortment of native plants.

Please see Giffels Webster's review attached for a detailed review of the plans.

PROCEDURAL HISTORY:

- August 21, 2025 – Planning Commission preliminary hearing and set for public hearing (6-0)
- September 18, 2025 - Planning Commission public hearing and recommendation to City Council (6-0)

- October 27, 2025 – City Council postponed action on the item until November 10, 2025. (7-0)

ZONING DEVIATIONS:

Permit

- Catering as a permitted use within the PUD;
- Acceptance of submitted building materials and elevations as presented;
- Allow 1,328 parking spaces where 1,373 are required; and
- Replacement of the manmade pond/fountain with natural landscaping as depicted on the submitted plans.

POTENTIAL COUNCIL ACTIONS:

Suggested Resolution for conditional APPROVAL:

Resolve that the application to amend PUD Plan 4, 2000 dated revised October 14, 2025, is approved, subject to the following conditions:

(1) *All outstanding issues identified in Giffels Webster's review dated October 20, 2025, review shall be addressed to the reasonable satisfaction of the City Planner;*

(2) *All outstanding issues identified in the City Engineer's October 21, 2025, interoffice correspondence shall be addressed to the reasonable satisfaction of the City Engineer; and*

(3) *All outstanding issues identified in the Fire Marshal's August 15, 2025, interoffice correspondence shall be addressed to the reasonable satisfaction of the Fire Marshal.*

[Insert additional conditions of appropriate.]

And further resolve that the City Attorney prepare the appropriate PUD agreement stipulating the final PUD approval conditions and authorizing the identified zoning deviations for City Council consideration and final approval.

Suggested Resolution for DENIAL:

Resolve that the application to amend PUD Plan 4, 2000 dated revised October 14, 2025, is denied, because it does not meet all provisions set forth in Section 34-3.20 of

the Zoning Ordinance and the proposed development will adversely affect the public health, welfare, and safety for the following reasons: ***[Indicate reasons the PUD does not meet the requirements of Section 34-3.20 and/or will have the adverse effect described above.]***

Suggested Resolution for POSTPONEMENT:

Resolve that the application to amend PUD Plan 4, 2000 dated revised October 14, 2025, be postponed to a date certain (City Council date in 2025 or 2026) in order to resolve issues: ***[Indicate reasons the PUD will be postponed.]***

ATTACHMENTS:

- Amend PUD Plan 4, 2000, narrative and revised plans
- Giffels Webster's review, dated October 20, 2025
- City Engineer's interoffice correspondence, dated October 21, 2025
- Fire Marshal's interoffice correspondence, dated August 15, 2025
- August 21, 2025, Planning Commission regular meeting minutes
- September 18, 2025, Planning Commission regular meeting minutes
- October 27, 2025, City Council regular meeting minutes

Prepared by: Charmaine Kettler-Schmult, Director of Planning and Community Development
Approved by: Gary Mekjian, P.E., City Manager

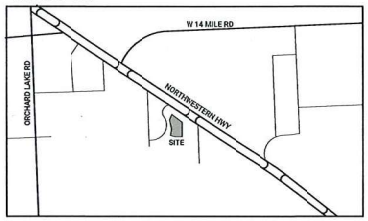
32555 NORTHWESTERN HIGHWAY

CATERING KITCHEN AND STORAGE ADDITION

Amend PUD 4, 2000

Received
OCT 16 2025
City of Farmington Hills
Planning Dept.

VICINITY MAP



PROJECT SUMMARY

NO. 32555 NORTHWESTERN HIGHWAY, PART OF THE NW. 1/4 OF SECTION 2, T.1N., R.9E, CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MI

PROJECT INCLUDES INTERIOR AND EXTERIOR RENOVATIONS OF A ±5,569 SF CATERING KITCHEN AS WELL AS A ±5,480 SF STORAGE ADDITION. SITE PARKING AND FOLIAGE CHANGES ASSOCIATED WITH THE RENOVATIONS WILL BE INCLUDED. THE PROJECT INCLUDES THE REMOVAL OF AN EXISTING POND AND ASSOC. EQUIPMENT TO BE REPLACED WITH A NATIVE GARDEN AND SCULPTURE PARK.

DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE:

KEVIN J. CROSBY, AIA, NCARB
STUDIO DETROIT, LLC
2040 PARK AVENUE, SUITE 200
DETROIT, MI 48226
E. KEVIN@STUDIO-DETROIT.COM
P. 313.909.3607
MICHIGAN LICENSE NUMBER 1301062111
EXPIRES: 07.10.26

NOTE:
THESE CONSTRUCTION DRAWINGS WERE PREPARED FOR COMPLIANCE WITH THE MICHIGAN CONSTRUCTION CODES IN EFFECT AT THE TIME OF PERMIT SUBMITTAL. ALL ENGINEERS, CONTRACTORS AND SUPPLIERS INVOLVED WITH THIS PROJECT SHALL COMPLY WITH THE SAME CODES, ISSUED AND APPROVED CODE MODIFICATIONS AND/OR CITY CODE AUTHORITY CONSTRUCTION BOARDS OF APPEALS RULINGS AND WHENEVER REQUIRED SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS CLEARLY DESCRIBING COMPLIANCE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR REVIEW AND APPROVAL.

PROJECT DATA

OWNER
ZACK SKLAR
32555 NORTHWESTERN HWY, FARMINGTON HILLS, MI 48334
P. 248-444-9789
E. zack@peasandcarrotshospitality.com

BUILDING CODE AUTHORITY
CITY OF FARMINGTON HILLS, MI

BUILDING CODES
BUILDING CODE
2021 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS INCORPORATING 2021 MICHIGAN BUILDING CODE (MBC 2021) FOR ALL NEW WORK AND AS REFERENCED

MECHANICAL CODE
ALSO KNOWN AS THE "MICHIGAN MECHANICAL CODE"
2021 MICHIGAN MECHANICAL CODE (MMC) AS AMENDED

PLUMBING CODE
ALSO KNOWN AS THE "MICHIGAN PLUMBING CODE"
2021 MICHIGAN PLUMBING CODE (MPC) AS AMENDED

ELECTRICAL CODE
2023 NATIONAL ELECTRIC CODE (NEC)

AMERICANS WITH DISABILITIES ACT; ALSO KNOWN AS ADA
ICC . ANSI 117.1 - 2017
MBC-2015 CHAPTER 11

2021 MICHIGAN COMMERCIAL ENERGY CODE; 2021 IECC w/ AMENDMENTS AND ANSI/ASHRAE/IESNA STANDARD 90.1-2019 w/ AMENDMENTS

2021 INTERNATIONAL FUEL GAS CODE

2021 INTERNATIONAL FIRE CODE

NFPA 13 - 2019

NFPA 72 - 2019

CONSTRUCTION CLASSIFICATION
IIB FULLY SPRINKLERED

OCCUPANCY CLASSIFICATION
A-2 ASSEMBLY, B BUSINESS, S-2 STORAGE

SHEET INDEX

DRAWING INDEX KEY
- ☐ NOT ISSUED
- ⊙ PREVIOUSLY ISSUED
- ● ISSUED
- ⊠ REFERENCE

		ISSUED FOR: PUD REVIEW 07.10.25	PLANNING REVIEW 09.15.25	PLANNING REVIEW 10.03.25	CITY COUNCIL REVIEW 10.14.25	
GENERAL						
TS1.1	COVERSHEET	○	○	○	●	
CIVIL						
1	LAND TITLE SURVEY	⊠	⊠	⊠	⊠	
LANDSCAPE						
L-1	POND REPLACEMENT LANDSCAPE PLAN			⊠	⊠	
ELECTRICAL						
ES1.0	SITE PLAN - PHOTOMETRICS				⊠	
ARCHITECTURAL						
SP1.1	ARCHITECTURAL SITE PLAN	○	○	○	●	
A1.1	FLOOR PLAN	○	○	○	●	
A2.1	EXTERIOR ELEVATIONS	○	○	○	●	

STUDIO DETROIT ARCHITECTS
2040 PARK AVENUE, SUITE 200
DETROIT, MICHIGAN 48226
STUDIO-DETROIT.COM

PROJECT MANAGER
ELLTA LEDESMA, NCARB
734.546.1631
ELLTA@STUDIODETROIT.COM

DO NOT SCALE DRAWINGS

ISSUED	
07.10.25	PUD REVIEW
09.15.25	PLANNING REVIEW
10.03.25	PLANNING REVIEW
10.14.25	CITY COUNCIL REVIEW

DRAWN ADM
CHECKED EML

SEAL

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CLIENT

ZACK SKLAR
zack@peasandcarrotshospitality.com
32555 NORTHWESTERN HWY
FARMINGTON HILLS, MI 48334
248-444-9789

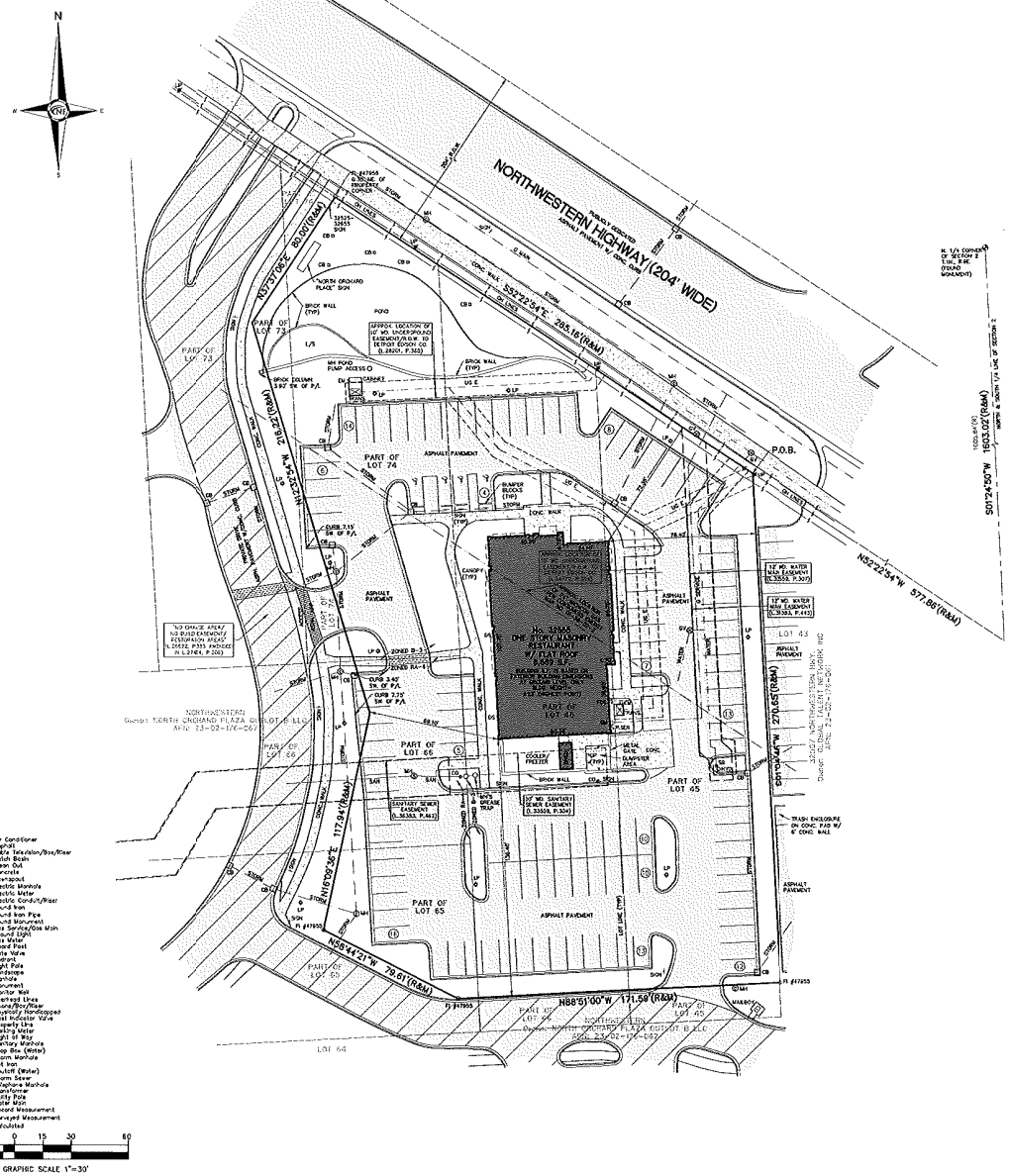
PROJECT

32555 NORTHWESTERN HIGHWAY
CATERING KITCHEN AND STORAGE ADDITION

PROJECT NO. 24060

COVERSHEET

TS1.1



LEGEND

AC	= Air Conditioner
ASPH	= Asphalt
CATV	= Cable Television/Box/Riser
CB	= Catch Basin
CO	= Clean Out
CONC	= Concrete
DS	= Downspout
E MH	= Electric Manhole
EM	= Electric Meter
EC	= Electric Conduit/Riser
FI	= Found Iron
FIP	= Found Iron Pipe
FMON	= Found Monument
G	= Gas Service/Gas Main
GL	= Ground Light
GM	= Gas Meter
GV	= Gate Valve
HYD	= Hydrant
LP	= Light Pole
L/S	= Landscape
MH	= Manhole
MON	= Monument
MW	= Monitor Well
OH LINES	= Overhead Lines
P	= Phone/Box/Riser
PH	= Physically Handicapped
PIV	= Post Indicator Valve
P/L	= Property Line
PM	= Parking Meter
ROW	= Right of Way
SAN	= Sanitary Manhole
SB	= Stop Box (Water)
SH	= Storm Manhole
SI	= Storm Inlet
SOL	= Shutoff (Water)
SS	= Sanitary Sewer
T MH	= Telephone Manhole
TRANS	= Transformer
UP	= Utility Pole
WV	= Water Main
(R)	= Record Measurement
(M)	= Surveyed Measurement
(C)	= Calculated

30 0 15 30 60

GRAPHIC SCALE 1"=30'

TITLE NOTES

2. Rights or claims of parties in possession not shown by the Public Records.

4. Easements or claims of easements not shown by the Public Records and existing water, mineral, oil and exploration rights.

6. Building and use restrictions not appearing in the record chain of title.

9. Rights of the public to any portion of the Land lying within the bounds of any street, road, alley or highway.

10. Any and all oil, gas and mineral rights and reservations of every kind and nature whether recorded or unrecorded and all rights pertinent thereto.

11. Ingress and Egress to the Land is by means of a private road which is subject to the rights of others to use said road and which is not required to be maintained by any governmental agency.

12. Rights of others in and to the use of the Easement(s) described in Schedule A.

13. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document Recording No: Liber 1991, Page 81 [DOCUMENT DOES REFERENCE A 25' BUILDING SETBACK FROM THE FRONT LOT LINE FOR BUILDINGS USED AS BUSINESS; ALSO A 40' BUILDING SETBACK FROM THE FRONT LOT LINE & 5' BUILDING SETBACK FROM SIDE LOT LINE FOR RESIDENTIAL BUILDINGS. LOCATIONS ARE NOT SHOWN. THE SURVEYED LAND IS WITHIN THE PROPERTY DESCRIBED IN SAID DOCUMENT]

14. Terms, covenants, and conditions of City of Farmington Hills Planned Unit Development Agreement as set forth in recording Liber 24573, Page 100; amended in Liber 28915, Page 494. [DOCUMENTS DO NOT DESCRIBE ANY PLOTTABLE EASEMENTS OR PLOTTABLE RESTRICTIONS; THE SURVEYED LAND IS WITHIN THE PROPERTY DESCRIBED IN SAID DOCUMENT]

15. Terms, covenants, conditions, restrictions and easements as recited in Reciprocal Easement and Operation Agreement recorded in Liber 28672, Page 385 and amended in Amended and Restated Reciprocal Easement and Operation Agreement recorded in Liber 27464, Page 206. [BLANKET EASEMENT FOR INGRESS/EGRESS, RIGHT TO USE PARKING AREAS & UTILITIES. "NO BUILD EASEMENT" LOCATION IS SHOWN. THE SURVEYED LAND IS WITHIN THE PROPERTIES DESCRIBED IN SAID DOCUMENT]

16. Terms, covenants, conditions and restrictions as recited in Declaration of Restrictive Covenant recorded in Liber 28672, Page 441. [DOCUMENT DOES NOT DESCRIBE ANY PLOTTABLE EASEMENTS OR PLOTTABLE RESTRICTIONS; PART OF THE SURVEYED LAND IS WITHIN THE PROPERTY DESCRIBED IN SAID DOCUMENT]

17. Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted to Detroit Edison Company recorded in Liber 28201, Page 385. [APPROXIMATE LOCATION OF EASEMENT WITHIN THE SURVEYED LAND IS SHOWN]

18. Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted to Detroit Edison Company recorded in Liber 29555, Page 716. [EASEMENTS ARE NOT WITHIN AND DO NOT TOUCH THE SURVEYED LAND AND THEIR LOCATION IS NOT SHOWN]

19. Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted to City of Farmington Hills recorded in Liber 33559, Page 304; [EASEMENT IS WITHIN & CROSSES THE SURVEYED LAND AND ITS LOCATION IS SHOWN] as affected by Watermain Easement Vacation Resolution No. 2 recorded in Liber 36211, Page 41. [LOCATION OF REFERENCED WATERMAIN EASEMENT VACATION IS UNKNOWN; EXHIBIT ATTACHED TO SAID DOCUMENT DESCRIBES THE SANITARY SEWER EASEMENT DESCRIBED IN LIBER 33559, PAGE 304]

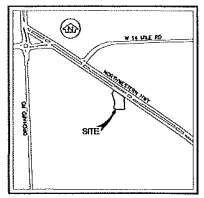
20. Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted to City of Farmington Hills recorded in: Liber 33559, Page 307. [LOCATION OF EASEMENT WITHIN THE SURVEYED LAND IS SHOWN].

21. Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted to Detroit Edison Company recorded in Liber 34772, Page 304. [APPROXIMATE LOCATION OF EASEMENT WITHIN THE SURVEYED LAND IS SHOWN]

22. Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted to City of Farmington Hills recorded in Liber 36383, Page 443. [EASEMENT IS WITHIN THE SURVEYED LAND AND ITS LOCATION IS SHOWN]

23. Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted to City of Farmington Hills recorded in Liber 36383, Page 462. [EASEMENT IS WITHIN & CROSSES THE SURVEYED LAND AND ITS LOCATION IS SHOWN]

ALL EXCEPTIONS SHOWN OR NOTED ON THIS SURVEY WERE OBTAINED FROM TITLE COMMITMENT NO. GLT21004455, WITH A COMMITMENT DATE OF 05-20-2021, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.



LOCATION MAP

LEGAL DESCRIPTION

Land situated in the City of Farmington Hills, County of Oakland, State of Michigan and described as:

Part of Lots 45, 46, 65, 66, 73 and 74 of GLEN ACRES, a Subdivision of part of the East 1/2 of the Northwest 1/4 of Section 2, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan, as recorded in Liber 57 of Plats, Page 13, Oakland County Records, more particularly described as: Commencing at the North 1/4 corner of said Section 2 and proceeding South 01 degrees 24 minutes 50 seconds West (1605.84 feet recorded), 1603.02 feet as measured, along the North and South 1/4 line of Section 2, said the also being the East line of said Glen Acres, and along the Southerly R.O.W. of (M-10) Northwestern Highway (204 feet wide), North 52 degrees 22 minutes 54 seconds West 577.86 feet to the point of beginning; thence South 01 degrees 04 minutes 46 seconds West 270.65 feet along the East line of Lot 45; thence North 88 degrees 51 minutes 00 seconds West 171.59 feet; thence North 58 degrees 44 minutes 21 seconds West 79.61 feet; thence North 16 degrees 09 minutes 38 seconds East 117.84 feet; thence North 12 degrees 22 minutes 54 seconds West 216.22 feet; thence North 37 degrees 37 minutes 06 seconds East 80.00 feet; thence along said Southerly right of way line of (M-10) Northwestern Highway, South 52 degrees 22 minutes 54 seconds East 265.16 feet to the point of beginning

Together with non-exclusive easements as created, limited and defined in Reciprocal Easement and Operation Agreement recorded in Liber 28672, Page 385 and amended in Amended and Restated Reciprocal Easement and Operation Agreement recorded in Liber 27464, Page 206, Oakland County Records.

32555 Northwestern Highway
Tax ID: 22-23-02-176-068

BASIS OF BEARING NOTE

The basis of bearing for this survey was established by the aforesaid recorded Plat.

SITE DATA

Gross Land Area: 81,722 Square Feet or 1.876 Acres.
Zoned: PUD (Planned Unit Development)
B-3 (General Business District) & RA-4 (One Family Residential District)
Building Setbacks:
B-3
Front= 25'
Sides= 10'
Rear= 20'
Min from residential district= 20'
Min from side street= 25'
RA-4
Front= 25'
Sides= 5' (one side); 15' (total of two sides)
Rear= 35'
Max. Building Height permitted: B-3: 3 stories/50'; RA-4: 25'

Total Parking: 118 spaces including 4 handicap/barrier free spaces.

NOTE: The setbacks & height restrictions noted above are for reference purposes only and should not be used for design or construction and should not be used to determine compliance. A surveyor cannot make a certification on the basis of an interpretation or opinion of another party. A zoning endorsement letter should be obtained from the City of Farmington Hills to insure conformity as well as make a final determination of the required building setback & height requirements.

FLOOD HAZARD NOTE

The Property described on this survey does not lie within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency; the property lies within Zone X of the current available Flood Insurance Rate Map identified as Map No. 26125C0510F with an effective date of 09-29-2006.

CEMETERY NOTE

There was no observable evidence of cemeteries or burial grounds within the subject property.

UTILITY NOTE

All utilities are underground unless otherwise noted.

The utilities shown on this survey were determined by field observation. All locations are approximate. The location of any other underground services which may exist can only be depicted if a Utility Plan is furnished to the surveyor.

NOTE: DTE has new regulations that may impact development outside their easement or the public right of way. Client shall contact DTE to determine the "New Structures and Power Line" requirements as they may apply to any future building or renovation of a structure. DTE Energy can be contacted at 800-477-4747.

TABLE A NOTES

16: There was no observable evidence of current earth moving work, building construction or building additions observed in the process of conducting the fieldwork.

17: There are no known proposed changes in street right-of-way lines available from the controlling jurisdiction.

17: There was no observable evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

18: Improvements within offsite easements or servitudes as provided by the Title Company are shown within 25 feet of the subject land only.

SURVEYOR'S CERTIFICATION

To:

PEAS AND CARROTS, HOSPITALITY, LLC, a Michigan limited liability company, on behalf of an entity to be formed
M & S 1995 Corp., a Florida corporation
Fidelity National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 6(a), 6(b), 7(a), 7(b1), 7(c), 8, 9, 11(a), 13, 14, 16, 17, 18 & 19 of Table A thereof.

The field work was completed on 06-22-2021.

Kevin Christopher Navaroli, P.S.
No 4001053503
Dated: 07-08-2021

STATE OF MICHIGAN
KEVIN CHRISTOPHER NAVAROLI
License No. 4001053503
LICENSED PROFESSIONAL SURVEYOR

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVENUE
PONTIAC, MI 48342
TEL. (248) 332-7931
FAX. (248) 332-8257
www.nowakfraus.com
EMAIL: rfraus@nfe-engr.com

PROJECT
RESTAURANT BUILDING

PROJECT LOCATION
No. 32555
Northwestern Highway
Part of the NW. 1/4 of
Section 2, T.1N., R.9E.,
City of Farmington Hills,
Oakland County, MI

SHEET
ALTA / NSPS
Land Title Survey

REVISIONS

DRAWN BY:
A.G.

APPROVED BY:
K.N./R.FRAUS

EMAIL:
rfraus@nfe-engr.com

DATE ISSUED:
07-06-2021

SCALE:
1"=30'

NFE JOB NO.
M424

SHEET NO.
1 of 1

PLANT SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	QTY
GRASSES					
	BIG BLUESTEM	ANDROPOGON GERARDII	#1	POT	74
	BLONDE AMBITION/BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	DEEP CELL	PLUG	123
	LITTLE BLUESTEM	ANDROPOGON SCOPARIUS	#1	POT	29
	NORTHWIND SWITCH GRASS	PANICUM VIRGATUM 'NORTHWIND'	#1	POT	81
PERENNIALS					
	BLACK-EYED SUSAN	RUDBECKIA FULGIDA	DEEP CELL	PLUG	23
	BUTTERFLY MILKWEED	ASCLEPIAS TUBEROSA	DEEP CELL	PLUG	19
	PALE PURPLE CONEFLOWER	ECHINACEA PALLIDA	DEEP CELL	PLUG	18

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	SPACING	QTY
GRASSES						
	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	#1	POT	48" o.c.	31
	PRAIRIE DROPSEED	SPOROBOLUS HETEROLEPIS	DEEP CELL	PLUG	24" o.c.	244
PERENNIALS						
	WILD BERGAMOT	MONARDA FISTULOSA	DEEP CELL	PLUG	24" o.c.	61

NORTH

SCALE: 1"=10'

0 4 8 16

GREAT OAKS LANDSCAPE

PROJECT: CUTTING EDGE CUISINE
32505 NORTHWESTERN HIGHWAY, FARMINGTON HILLS, MI 48334

SUBJECT: POND REPLACEMENT PLANTINGS

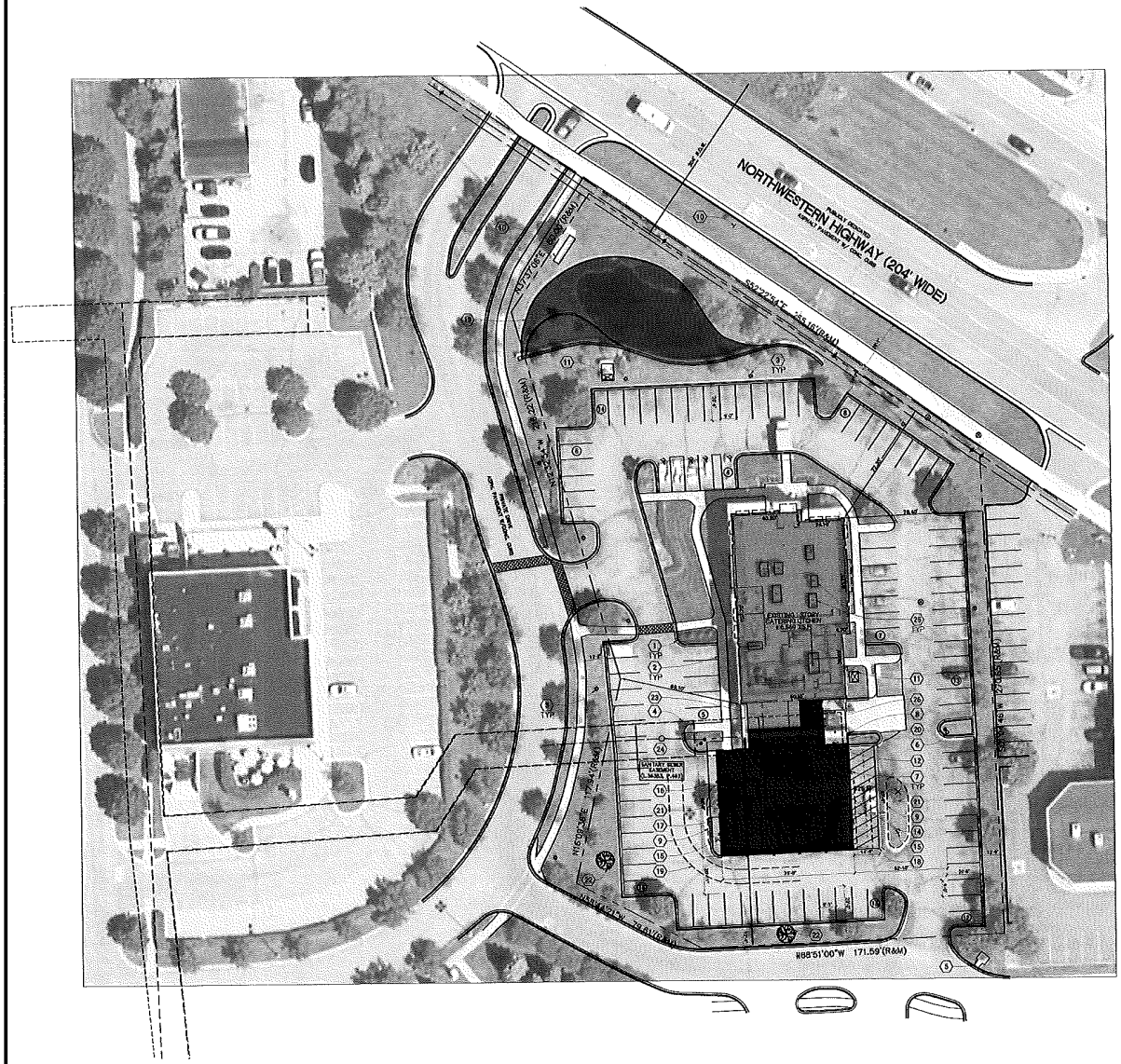
Client: PEAS AND CARROTS HOSPITALITY - ZACK SKLAR

Scale: 1"=10'
Drawn by: SAA
Checked by: JPA
Proposal:

Date: July 22, 2025
Revisions:

This plan is a landscape concept and is intended to show general design intent and is not to scale. This plan and specifications herein remain the property of Great Oaks Landscape Architecture, Inc. and may not be used without permission of this plan is prohibited.

SHEET: 1 OF 1



ARCHITECTURAL OVERALL SITE PLAN
SCALE: 1"=30'

SITE PLAN KEY NOTES: (TYPICAL THIS SHEET ONLY)

1. EXISTING CONC. CURB TO REMAIN, TYP
2. EXISTING CONC. SIDE WALK TO REMAIN, TYP
3. EXISTING SITE LIGHTING TO REMAIN, TYP
4. PROPOSED PUBLIC EASEMENT ADJUSTMENT TO AVOID BUILDING FOOTPRINT AS INDICATED
5. EXISTING MAILBOX TO REMAIN
6. EXISTING FIRE HYDRANT TO REMAIN
7. PROPOSED WALL MOUNTED LIGHT FIXTURE
8. EXISTING DUMPSTER w/ PROPOSED GATE ENCLOSURE
9. DEMOLITION OF EXISTING PARKING ISLANDS AND ASSOCIATED PARKING (20 SPACES); ISLAND FOLIAGE TO BE RELOCATED ON SITE
10. EXISTING SIGN TO REMAIN
11. EXISTING TRANSFORMER TO REMAIN
12. EXISTING CONCRETE CURB TO BE DEMOLISHED AND ASSOC. FOLIAGE TO BE RELOCATED
13. EXISTING POND AND ASSOC. EQUIP. TO BE REMOVED; REPLACE WITH SCULPTURE PARK WITH NATIVE GARDEN; PROPOSED CONCEPT, FINAL GARDEN/PARK DESIGN TBD.
14. PROPOSED STEEL BOLLARDS
15. REMOVE EXISTING SITE LIGHTING
16. PROPOSED CONCRETE SIDEWALK
17. PROPOSED CONCRETE CURB AND FOLIAGE RELOCATION
18. PROPOSED LOADING DOCK AREA
19. TRUCK TURNING RADIUS WITH 30' INTERIOR RADIUS
20. EXISTING CLEAN OUT TO BE RELOCATED AS INDICATED
21. EXISTING TREE TO BE RELOCATED
22. PROPOSED NEW LOCATION FOR RELOCATED TREE
23. EXISTING WALK-IN FRIDGE/FREEZER
24. LOCATION OF NEW CLEAN OUT
25. EXISTING ROOF MECHANICAL EQUIPMENT TO REMAIN
26. PROPOSED RTU LOCATION

SITE DATA

FARMINGTON HILLS, MI

LOT DESCRIPTION
PARTS OF LOTS 45, 46, 65, 66, 73, AND 74 OF GLEN ACRES SUBDIVISION
32555 NORTHWESTERN HIGHWAY
TAX ID: 22-23-02-176-068

SITE AREA

SITE AREA TOTAL	±1.85 ACRES

ZONING
ZONING REQ. MAY NOT BE DIRECTLY APPLICABLE PER PUD REQUIREMENTS. THE FOLLOWING ZONING ORDINANCE INFORMATION IS PROVIDED FOR REFERENCE)
B-3 BUSINESS

REQ'D FRONT SETBACK	25 FEET
REQ'D REAR SETBACK	20 FEET
REQ'D SIDE YARD SETBACK	10 FEET
REQ'D SIDE STREET SETBACK	25 FEET
MAX BUILDING HEIGHT	50 FEET
MAX NUMBER OF STORIES	3 STORIES

BUILDING AREAS

EXISTING	±6,569 SF
ADDITION	±5,480 SF
TOTAL	±12,035 SF

PARKING REQUIREMENTS

EXISTING	98 SPACES

REQUIRED PER 34-5.2.11(SEE FLOOR PLAN)

1 PER 85 SF AT 5,309 SF	63 SPACES
3 + 1 PER 1,200 SF AT 4,360	7 SPACES
TOTAL	70 SPACES
PROPOSED	78 SPACES

APPROVED BY P.U.D.

360,000 TOTAL BUILDING SQUARE FOOTAGE

1,353 PARKING SPACES

RATIO: 1:266 SF

EXISTING

270,692 TOTAL BUILDING SQUARE FOOTAGE

1,353 PARKING SPACES APPROVED
-135 LAND BANKED PARKING SPACES
1,218

RATIO: 1:222 SF

PROPOSED

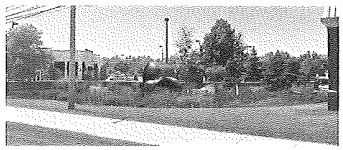
270,692 SF
+5,480 SF ADDITION
276,172 SF

1,218 EXISTING PARKING SPACES
-27 PARKING SPACES LOSS FROM ADDITION
1,191

RATIO: 1:232 SF

TREE INFORMATION:

SPECIES: RED MAPLE (ACER RUBRUM)
TYPE: DECIDUOUS SHADE TREE
LOCATION: EXISTING PARKING LOT ISLAND ON THE SOUTH SIDE OF THE SITE
HEIGHT: APPROX. 15-20 FEET
CALIPER (DBH): APPROX. 5-6 INCHES
CONDITION: GOOD - HEALTHY CANOPY, NO VISIBLE DISEASE OR STRUCTURAL DEFECTS
PROPOSED ACTION: TREE TO BE RELOCATED TO REAR LANDSCAPED AREA



SCULPTURE GARDEN VISUALIZATION
NOT TO SCALE

STUDIO DETROIT ARCHITECTS
2040 PARK AVE. STE 200
DETROIT, MICHIGAN 48226
STUDIO-DETROIT.COM
PROJECT MANAGER
ELLITA LEGESMA, NCARB
734.546.1631
ELLITA@STUDIO-DETROIT.COM

DO NOT SCALE DRAWINGS

ISSUED

10.23.24	CONCEPT REVIEW
07.10.25	PUD REVIEW
10.14.25	CITY COUNCIL REVIEW

DRAWN ADM
CHECKED EML

SEAL

STATE OF MICHIGAN · KEVIN JAMES CROSBY · No. 1301052181 · LICENSED ARCHITECT

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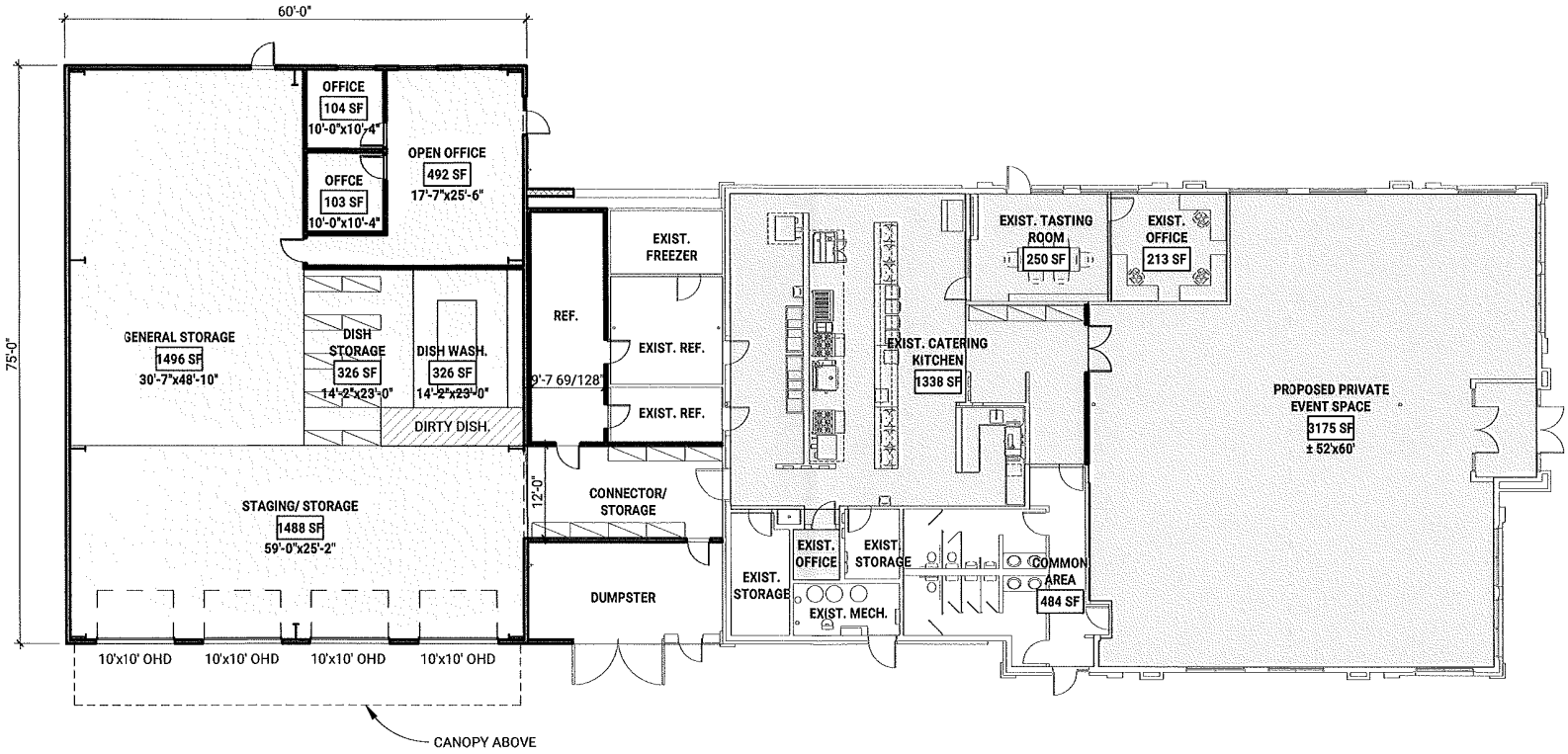
PROJECT 24060

32555 NORTHWESTERN HIGHWAY

SP1.1

PROJECT NO.
24060

32555 NORTHWESTERN HIGHWAY
CATERING KITCHEN AND STORAGE ADDITION



REQ PARKING BY USABLE AREA

CATERING KITCHEN & PRIVATE EVENT SPACE	
EXISTING KITCHEN & OFFICES	±2,134 SF
PRIVATE EVENT SPACE	±3,175 SF
SUB TOTAL =	±5,309 SF
PARKING REQ 5,309 / 85 SF =	**63 SPACES**
(RESTAURANT PER 35-5.2.11 C.XVII)	
PROPOSED ADDITION	
STORAGE ADDITION	±4,360 SF
PARKING REQ (4,360 / 1,300) + 3 =	**7 SPACES**
(WAREHOUSE PER 35-5.2.11 E.II)	
TOTAL SPACES REQ	70 SPACES
EXISTING SPACES	98 SPACES
PROPOSED SPACES	78 SPACES

OVERALL SQUARE FOOTAGE

EXISTING KITCHEN, STORAGE, AND OFFICE	±3,223 SF
NEW CONSTRUCTION	±5,143 SF
SUB TOTAL	8,376 SF
COMMON AREA	±484 SF
PROPOSED PRIVATE EVENT SPACE	±3175 SF
GRAND TOTAL	12,035 SF

STATE OF MICHIGAN
KEVIN JAMES CROSBY
ARCHITECT
No. 1301062181
LICENSED ARCHITECT

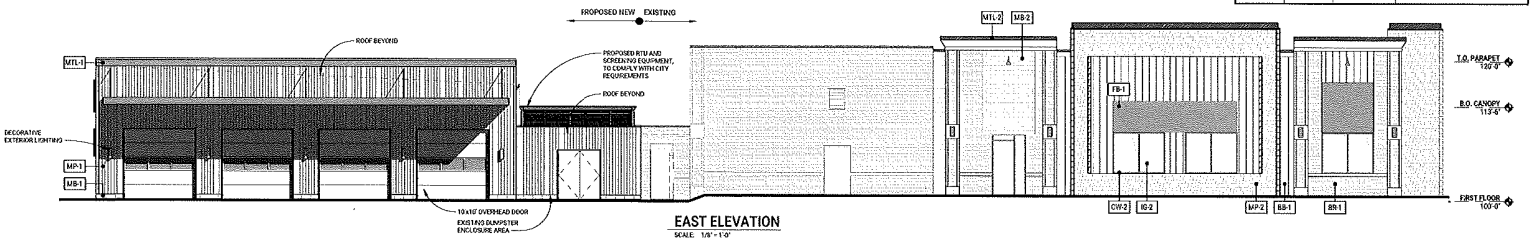
FLOOR PLAN
1/16" = 1'-0"

FLOOR PLAN

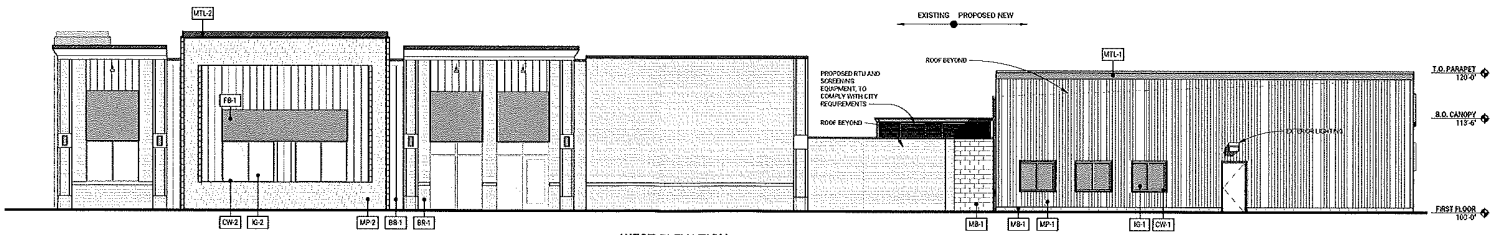
STUDIODETROIT
ARCHITECTS

EXTERIOR MATERIALS

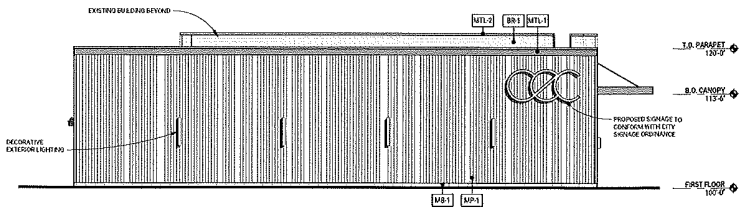
TAG	LEGEND	MATERIAL	FINISH
IG-1		EXTERIOR GLAZING	SOLARBAN 72 w/ ACURTY GLASS , 1" CLEAR INSULATED GLAZING
IG-2		EXISTING EXTERIOR GLAZING	EXISTING EXTERIOR GLAZING
CW-1		CURTAINWALL	BLACK ANODIZED ALUMINUM FRAMING, THERMALLY BROKEN
CW-2		EXISTING CURTAINWALL	EXISTING CURTAINWALL FRAMING, BLACK
BR-1		EXISTING MASONRY BRICK	EXISTING MASONRY BRICK, STAINED WHITE
MB-1		CONCRETE MASONRY UNIT	SPLIT FACE BLOCK, PAINT WHITE
MB-2		EXISTING CONCRETE MASONRY UNIT	EXISTING SPLIT FACE BLOCK, STAINED WHITE
BB-1		EXISTING BOARD AND BATTEN SIDING	EXISTING BOARD AND BATTEN SIDING, PAINTED WHITE
MP-1		METAL PANEL	7/8" CORRUGATED METAL PANEL, PAINT WHITE
MP-2		EXISTING LAP SIDED METAL PANEL	EXISTING LAP SIDED STEEL PLATE PANEL; SHAKE PATTERN - PAINTED WHITE
MTL-1		PREFINISHED ALUMINUM	METAL COPING, TOP CAP OR FLASHING - METAL ERA BLACK
MTL-2		EXISTING PREFINISHED ALUMINUM	EXISTING METAL COPING, TOP CAP OR FLASHING - PAINTED BLACK
FB-1		EXISTING FABRIC AWNING MATERIAL	EXISTING FABRIC AWNING MATERIAL; BLACK



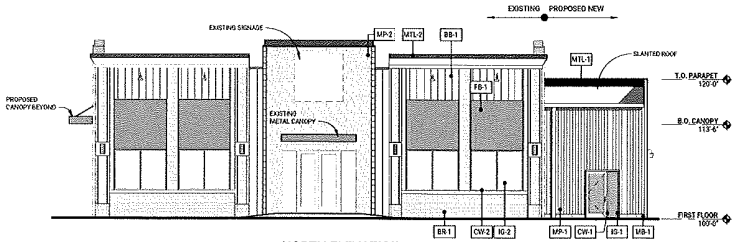
EAST ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

STUDIO DETROIT ARCHITECTS
2040 PARK AVENUE, SUITE 200
DETROIT, MICHIGAN 48226
STUDIO-DETROIT.COM

PROJECT MANAGER
ELLITA LEDESMA, NCARB
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ELLITA.@STUDIO-DETROIT.COM

DO NOT SCALE DRAWINGS

ISSUED	
09.15.25	PLANNING REVIEW
10.03.25	PLANNING REVIEW
10.14.25	CITY COUNCIL REVIEW

DRAWN ADM
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SEAL

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CLIENT

ZACK SKLAR
zack@peasandcarrotshospitality.com
32555 NORTHWESTERN HWY
FARMINGTON HILLS, MI 48334
248-444-9789

PROJECT

32555 NORTHWESTERN HIGHWAY
CATERING KITCHEN AND STORAGE ADDITION

PROJECT NO. 24060

EXTERIOR ELEVATIONS

A2.1

October 20, 2025

Farmington Hills Planning Commission
31555 W 11 Mile Rd
Farmington Hills, MI 48336

Major PUD Amendment

Catering and Place of Assembly

Case:	Amendment to PUD 4, 2000
Site:	32555 Northwestern Highway
Applicant:	Zack Sklar
Plan Date:	July 10, 2025 (Rev. October 14, 2025)
Zoning:	RA-4/ B-3 (Part of PUD 4, 2000)

We have completed a review of the application for PUD, site plan, and landscape plan approval 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.

Existing Conditions

1. **Zoning.** The site is currently zoned PUD with underlying B-3 zoning.
2. **Existing site.** The site is 1.85 acres and developed with a 1-story commercial building that was previously used as a restaurant (Anna's House). The site is part of a larger PUD that includes the Home Depot and the former Sam's Club.
3. **Adjacent Properties.**

Direction	Zoning	Land Use
North	B-3	Shopping Center
East	B-3 (Part of PUD 4, 2000)	Single Story Commercial
South	RA-4 (Part of PUD 4, 2000)	Parking/ Home Depot
West	B-3 (Part of PUD 4, 2000)	Single Story Commercial

4. **Site configuration and access.** The site is accessed in two locations that connect to internal drives. There is no direct access to Northwestern Highway from the site itself.

Project Summary – Changes to Approved PUD

Summary. The applicant proposes an addition to a single-story building that is located within an existing PUD, to be occupied by a catering business and event space. In addition to the proposed building expansion, the plans include the elimination of a manmade pond facing Northwestern Highway which is proposed to be replaced by an assortment of native plantings. Other proposed changes include the elimination of 20 existing parking spaces, two landscape islands, and the removal of a walled-off area behind the building that included a shed and cooler/freezer. The building expansion requires the adjustment of an existing sanitary sewer easement. *Changes to the easement shall be reviewed and approved by the City Engineer and City Attorney.*

Conditions of PUD

The Original PUD agreement included several conditions which shall apply to consideration of this application, in addition to compliance with the zoning ordinance requirements.

a. The PUD includes a restricted list of uses which does not include catering facilities. Assembly halls are listed, but must be conducted entirely within the building. ***Approval of this request will require an amendment to the development agreement to permit catering uses.*** *Unlike restaurants, catering uses do not have regular customer traffic and are generally similar to food processing facilities.*

b. The dimensional standards of the B-2 District apply to developments within the PUD.

c. Parking shall be provided in accordance with the formula in the agreement.

d. Building heights shall be limited to 40 feet plus 5 feet for parapet and architectural features.

e. There are exterior lighting requirements, but they only apply to yards adjacent to single family residential zones. *However, a photometric plan is required. A photometric plan was included with this submittal and was reviewed based on standard lighting requirements.*

f. There are landscape screening requirements, but they only apply to the portion of the site adjacent to the West Gate Franklin Village Subdivision. (Not applicable).

g. There are screening requirements for loading, but these apply to the loading bay for structures near the south property line. (Not applicable).

h. An internal integrated road network and pedestrian network is required.

i. The Development Agreement includes building material requirements, and grants authority to the City Manager to approve modifications from the building material requirements. *Approval of this request will require relief from the building materials in the Development Agreement subject to the review of the City Manager. All building materials shall be labeled on the elevation plans.*

Site Plan & Use:

j. **Summary of Proposed Use.** The proposed use is catering with indoor event space. ***Approval of this request will require an amendment to the development agreement to permit catering uses.*** *Unlike restaurants, catering uses do not have regular customer traffic and are generally similar to food processing facilities.*

1. **Density.** The plans propose an addition of 5,480 SF. The total building size will be 12,049 SF. The total building area for phase I of the PUD Development would be 274,541, including the proposed building addition.

2. **Master Plan.** This amendment should be consistent with the 2024 Master Plan. The new Master Plan identified this area as 14-Mile Mixed Use which may include a mix of commercial and residential uses, as well as enhancements for greater pedestrian and non-motorized access. *"This area is currently developed with a mix of uses, including large-scale commercial, some of it unoccupied, and a single-family neighborhood that has gradually declined and is nor majority vacant." "Redevelopment in this area may include increased building heights, and should be in the character of a mixed-use, walkable neighborhood, ideally with a central park or plaza providing a gathering point for community events. Residential uses may occur above retail, office, and personal service uses, or as stand-alone multi-family or attached housing. Entertainment uses, public art, galleries and artisan spaces, specialty and boutique commercial, and outdoor dining areas are encouraged."*

3. **Dimensional Standards of the B-2 District (34-3.1.24.E).** The original PUD agreement requires compliance with the B-2 Dimensional Standards.

Standard	B-2 Requirement	Proposed
Lot Size	Not Specified	1.85 acres (80,471 sf)
Lot width	Not Specified	265.16'
Lot coverage	Not Specified	15%
Front setback	75 ft	72.35 ft (existing)
Rear setback	20 ft	Approx. 43 ft
Side setback (west)	20 ft	*Not Labeled (Compliant)*[1]
Side setback (east)	20 ft	78.4 ft
Building height	50 ft/ 3 stories	20'
Front Yard Open Space	20% of Front Yard, or 15'	Compliant

1. The current setback of 69.1 feet is labeled, but the new setback with the addition is not; it will be slightly smaller than the existing setback but clearly exceeds the required 20 feet.

4. **Notes to Schedule of Regulations (34-35)**

   a. Landscaping for all yards abutting a street shall be provided. *See our review of landscaping below.*

   j. Parking in the front yard setback. Parking may be permitted in the front yard setback provided that the parking is set back not less than 10 feet and an area within the front yard, including that 10', remains as lawn or landscaped area which is equal to the specified percentage of the area of the required front yard setback. *No changes to the depth of the front yard setback to parking spaces are proposed as a part of this application, and the existing setback is compliant.*

   k. See the loading/unloading requirements of Section 34-5.4. *See comments below on loading/ unloading.*

   l. Rooftop equipment shall be screened in accordance with Section 34-5.17. *See comments below on rooftop equipment.*

   m. Required landscaped area. In any yard abutting a street or freeway, a landscaped area not less than 10 feet deep and abutting the street or freeway shall be provided in the setback. *Compliant*. *No changes to the depth of the existing front yard are proposed as part of this application.*

5. **B-3 District Required Conditions (34-3.11).** The underlying zoning is B-3. The standards require all uses in the B-3 district to be reviewed and approved by the Planning Commission.

6. **Pedestrian Access. (34-3.24).** Pedestrian access-ways are required between public sidewalks and principal building entrances, principal building entrances and off-street parking lots, and between uses on abutting parcels. *A connection is provided, though it is a connection to the sidewalk along the access driveway, rather than the sidewalk directly on Northwestern Highway*.

7. **Elevations and Design Standards.** The application was initially submitted before adoption of the City's design standards, however, the Planning Commission included a condition which stated, "Per the PUD Agreement, the building materials used in the new addition shall be reviewed by the City Manager, and confirmed to conform with current design standards." The following is a review of the design standards. It should be noted that building materials, architectural scaling, and fenestration requirements only apply to façades that face a right-of-way.

   - Building Materials. Only the northern elevation is oriented towards a public right-of-way and shall be considered for building materials. *The proposed changes to this façade include the addition of white corrugated metal paneling. The façade already uses a different type of metal panel, and this addition appears to result in more than 40% of the façade as an accent material. The applicant shall provide the breakdown of materials along this façade and confirm the material of the existing board and batten siding.* ***As a part of approval of the amendment to the PUD, the City Council may provide relief from these requirements if it determines they are appropriate.***

   - Architectural Scaling. No blank or unarticulated facades provided. Several features along the north façade contribute to building articulation, including color change, texture change, and horizontal expression.

- Roofs. *The roof is mostly flat and the parapet is less than 1/3 of the building height. A small slanted portion of the roof occurs above the new addition, facing north.*
- Fenestration. *Fenestration calculations for the front façade shall be provided; proposed windows do not modify the existing window coverage and may be approved as an existing condition.*
- Entrances. No changes to entrances proposed.

8. **Assembly Halls, Display Halls, or Similar Places of Assembly (34-4.44)** Assembly halls, display halls or similar places of assembly are permitted when conducted completely within enclosed buildings. *The applicant provided a letter emphasizing that no assembly will occur outside of the building.*

9. **Off Street Parking (34-5.2)** The plans include the removal of 27 parking spaces, resulting in 91 spaces on the subject property, and 1,328 spaces throughout the entire Phase I PUD development area (including deferred spaces). The original PUD agreement established a parking requirement of 5.0 parking spaces per 1,000 sq. ft. of gross leasable area and 0.5 parking spaces per 1,0000 sq. ft. to be banked and retained as green space to be used as needed. The parking requirement for the entire Phase I PUD Development, including the 5,480 sf proposed addition to the subject property, is 1,373 parking spaces. *With only 1,328 spaces, the plans are deficient by 45 spaces. See the internal analysis of parking provided by the City of Farmington Hills for more information.* **This shortage in parking spaces may be approved by the City Council if parking is determined to be sufficient for the use, but the development agreement should be updated to acknowledge the change in overall spaces required. We note that 60 spaces would be required for this use using the 5 spaces per 1,000 square feet of gross leasable floor area.**

10. **Off-Street Parking Space Layout, Standards, Construction, and Maintenance (34-5.3)**. The applicant included the following minimum parking space layout dimensions.

34-5.3.3.A Minimum Off Street Parking Dimensions		
	Required	Provided
Maneuvering Lane Width	20 ft	20 ft 11 in*
Parking Space Width	9 ft	No changes to existing spaces, only maneuvering
Parking Space Length	20 ft	No changes to existing spaces, only maneuvering
** Sufficient maneuvering shall be maintained between parking and loading spaces during hours of operation.*		

11. **Off-Street Loading and Unloading (34-5.4).** The applicant provides one 825 sf loading area, exceeding the 643 sf required.

- **Loading areas may only be permitted in the rear yard. This requirement may be waived to allow loading in an interior side yard, provided such location is necessitated by site conditions and sufficient screening is provided from any public street.** *The Planning Commission discussed this loading location and found it to be generally acceptable.*

12. **Landscaping (34-5.14) and Screening (34-5.15)**. The applicant is requesting to remove an existing pond and replace it with substantial landscaping. In addition, the building expansion resulted in the removal of two internal parking lot islands and the trees on each island. The trees are proposed to be relocated to the boundaries of the property. In addition, a landscape strip directly adjacent to the south elevation with shrubs only is proposed to be removed. No other existing conditions are proposed to be modified. Although this modification results in a reduction in pervious surface area on the site, paved areas will not be increasing as the islands will be replaced with new building construction.

    The applicant shall provide a landscape plan indicating the species, condition, and DBH of existing trees proposed to be transplanted. The applicant shall clarify if trees will be transplanted or replaced.

    The City Council shall also review and consider whether the replacement of the pond with landscaping as shown on the plan is acceptable. The PUD Agreement does not recognize the pond as a required component of the development, but this feature was approved as a part of the original PUD. *Note 13 states that pond landscaping is TBD, which is contrary to the pond plan included in the plan set. Note 13 shall be removed and the pond shall be planted as demonstrated on the plans, or a revised plan shall be submitted.*

    Changes to the pond must also be reviewed by the City Engineer.

13. **Exterior Lighting (34-5.16)**. A lighting plan was provided since the Planning Commission review of these plans. The lighting plan is labeled as "existing lighting conditions," but includes several new wall-mounted fixtures on the proposed addition. *The lighting plan shall be labeled "proposed lighting plan."*

    Operation hours (34-5.16.3.B.v.). *The following notes must be added to or addressed on the plan; it is unclear from the existing plans whether these standards are met. The applicant should clarify how these standards are met.*

    i. Exterior lighting shall not operate during daylight hours.

    ii. Building façade and landscape lighting shall be turned off between midnight or one hour after close of business, whichever is later, and 6:00am or opening, whichever is earlier.

    iii. All other exterior lighting shall be reduced to no greater than 70% of maximum from midnight or one hour after close of business, whichever is later, and 6:00am or opening, whichever is earlier.

    iv. Use of occupancy sensors to turn off or reduce lighting within 15 minutes of zero occupancy is recommended.

    a. **Illumination Levels.** The fixtures appear capable of meeting cutoff requirements.

Item	Required	Proposed/Comments
Maximum height (34-5.16.3.A.)	30 feet maximum	Standard is met
Building Lighting (34-5.16.3.A. iii.)	Relevant building elevation drawings showing all fixtures and the portions of the walls to be illuminated	*Elevations demonstrating illumination were not provided*
Average to minimum illumination ratio (34-5.16.3.C)	4:1	**17.5:0** *Noncompliant; the denominator should not be zero. Values outside the pavement*

Item	Required	Proposed/Comments
		should be discounted when calculating the ratio.
Maximum illumination at the property line	0.3 fc	**Values exceed 0.3 fc in several places, but this appears to be due to existing nonconforming pole-mounted fixtures. The proposed lighting does not appear to exacerbate this condition.**
Illumination Levels-Hardscape areas (e.g., parking areas, sidewalks)	2.5 lumens per sq ft of hardscape area	*Paved area to be lighted not provided to enable calculation. Fixture selection with lumen details not provided.*
Illumination Levels Building Entrances – within 20 ft of door	2,000 lumens per door	*No information provided*

14. **Rooftop Screening (34-5.17).** Screening of rooftop equipment is required where any is provided. Mechanical equipment on the ground shall be screened per Section 34-5.1.4.D. *Screening for rooftop equipment is shown on the elevations.*

15. **Tree Removal (34-5.18)**. The proposed building expansion will result in the removal of two internal parking lot islands and the trees on each island. The trees are proposed to be relocated to the boundaries of the property. *The applicant shall provide a plan indicating the species, condition, and DBH of existing trees proposed to be transplanted. The applicant shall clarify if trees will be transplanted or replaced.*

16. **Pedestrian access and connectivity from public rights of way (34-5.19).** The building addition includes a sidewalk facing the new service door on the western elevation.

17. **Dumpster Enclosures. (34-5.1.3).** The applicant will maintain the existing dumpster enclosure on the eastern elevation.

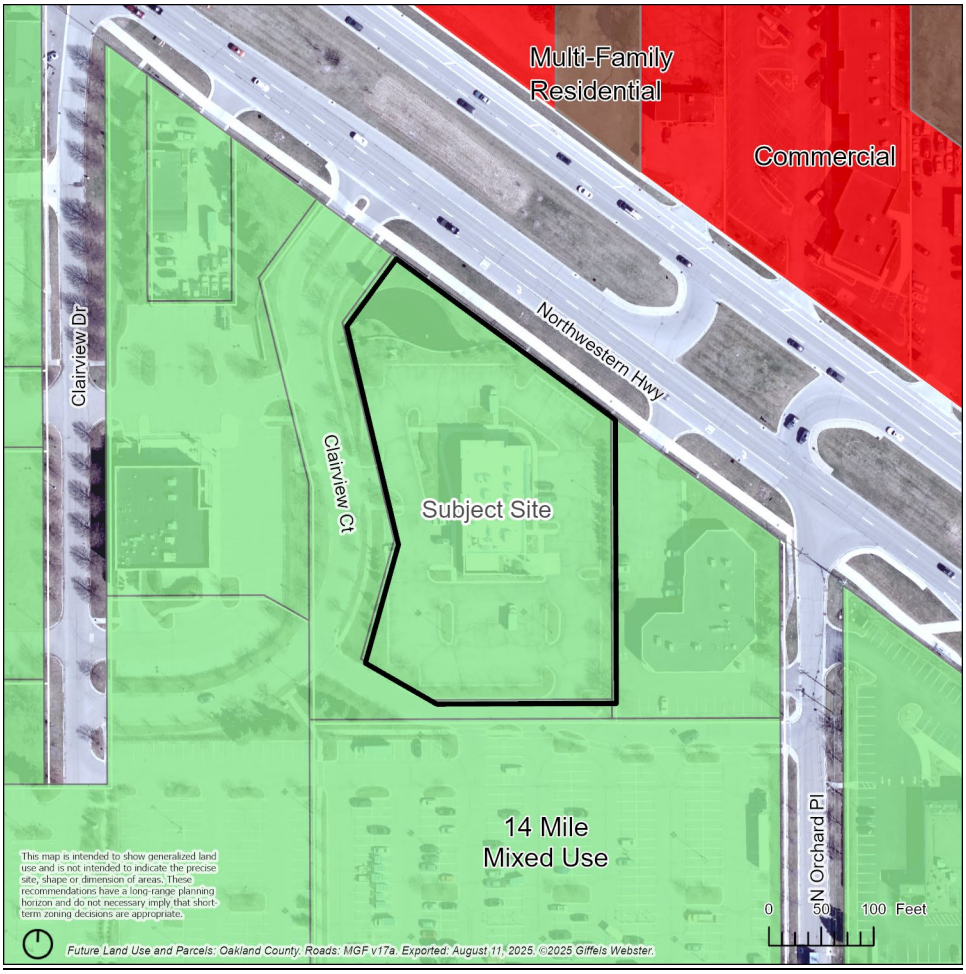
18. **Summary of Considerations:**

    - **Modifications from the original PUD:**
        - **Catering as a permitted use within the PUD**
        - **The plans are deficient by 45 spaces for the overall PUD. See the internal analysis of parking provided by the City of Farmington Hills for more information.**
        - **The replacement of the pond with natural landscaping as indicated on plans.**

Respectfully,
Giffels Webster

Joe Tangari, AICP
Principal Planner

Julia Upfal, AICP
Senior Planner


Multi-Family Residential
Commercial
Northwestern Hwy
Clairview Dr
Clairview Ct
Subject Site
14 Mile Mixed Use
N Orchard Pl
This map is intended to show generalized land use and is not intended to indicate the precise site, shape or dimension of areas. These recommendations have a long-range planning horizon and do not necessary imply that short-term zoning decisions are appropriate.
0 50 100 Feet
Future Land Use and Parcels: Oakland County. Roads: MGF v17a. Exported: August 11, 2025. ©2025 Giffels Webster.

RC-2
B-3
P-1
Clairview Dr
Northwestern Hwy
Clairview Ct
Subject Site
N Orchard Pl
RA-4
P-1
0 50 100 Feet
Zoning: City of Farmington Hills, Farmington. Parcels: Oakland County, Roads: MGF v17a.
Exported: August 11, 2025. ©2025 Giffels Webster.

FARMINGTON HILLS Michigan

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

INTEROFFICE CORRESPONDENCE

DATE: October 21, 2025

TO: Charmaine Kettler-Schmult Director of Planning and Community Development

FROM: Mark Saksewski, City Engineer

SUBJECT: Amended PUD 4, 2000
Cutting Edge Cuisine Kitchen and Storage Addition
32555 Northwestern Highway
22-23-01-176-068
PJ #: 02-25-71

This office has performed a preliminary review of the above referenced proposed AMENDED PUD plan submitted to the Planning Department on October 17, 2025. Our comments remain per our memo dated August 13, 2025.

Our comments are as follows.

1. We have no objection to the plan as submitted. Engineering construction plans for this expansion will be required for review and approval. However, the majority of the engineering site requirements were addressed when the original building and the overall development were issued construction approvals.

FIRE
FARMINGTON HILLS

INTEROFFICE CORRESPONDENCE

DATE: August 13, 2025

TO: Planning Commission

FROM: Jason Baloga, Fire Marshal

SUBJECT: 2nd Amendment PUD 4-2020 (32555 Northwestern Hwy.)

The Fire Department has no objection to the scope of work proposed contingent upon compliance with the following:

1. The building shall be designed and maintained in accordance with the Michigan Building Code, International Fire Code and applicable NFPA Standards.

2. Building shall have one (1) sprinkler system, one (1) FDC, one (1) riser room, and one (1) single fire alarm.

3. Any modification to the Life Safety Systems shall require a 3rd party plan review, permit and acceptance test.

4. Any changes to the kitchen line-up shall require a 3rd party plan review, permit and acceptance test.

5. Proponent did not include hydrants on the plans reviewed by the Fire Department. Please contact the Fire Department to discuss how the plans for construction will meet Chapter 12 Section 12-11(2) hydrants.

6. Fire lanes signs shall be posted and strictly enforced. Faded existing signs shall be replaced.

7. Proponent shall provide a professionally drawn updated pre-plan upon completion of the project.

8. Emergency Responder Radio system shall be required if it is determined signal strength is not adequate.

Jason Baloga, Fire Marshal

Applicant presentation
Frank Jarbou, Signature Management, described the five proposed changes to the previously approved plan that they felt were most significant. He stated that the development agreement was nearly finalized and that the modifications were necessary to respond to evolving tenant and site needs. Mr. Jarbou characterized the changes as minor, although he acknowledged final determination was up to the Planning Commission:

- Construction of an outdoor cooler for Buffalo Wild Wings due to unit size constraints.
- Conversion of a small northern greenbelt area behind TJ Maxx to parking, previously land-banked.
- Minimal revisions to the rear layout of tenant spaces D-1 and D-2
- Significant revision to building C-1, originally a single 40,000 square foot structure, now divided into two tenant spaces of 25,000 square feet and 15,000 square feet, to reflect market demand. Total square footage remains unchanged.
- Adjustment to parking calculations, with land-banked spaces near truck wells available to meet standards if required.

Commission action
Motion by Ware, support by Stimson, that the proposed Amendment to PUD 2, 2023, and revised Site Plan 67-9-2023, submitted by Frank Jarbou (formerly Timothy Collier), be set for public hearing for the Planning Commission's next available regular meeting agenda.

Motion passed unanimously by voice vote.

F. AMEND PLANNED UNIT DEVELOPMENT 4, 2000

LOCATION:	**32555 Northwestern Hwy**
PARCEL I.D.:	**22-23-02-176-068**
PROPOSAL:	**Use existing building as a catering kitchen, storage, and private event space with new addition and changes to landscape features in B-3, General Business District and RA-4, One-Family Residential District.**
ACTION REQUESTED:	**Set for Planning Commission Public Hearing**
APPLICANT:	**Zack Sklar**
OWNER:	**CEC Farmington, LLC**

Consultant comments
Referencing the August 11, 2025 Giffels Webster memorandum, Planning Consultant Upfal provided the background and review for this application to set a proposed amendment to Planned Unit Development 4, 2000 for a public hearing. The site, located at the corner of Orchard Lake Road and Northwestern Highway, has B-3 underlying zoning.

The applicant proposed to repurpose the building for a catering business, storage, and private event space, with the addition of new building space and modifications to landscaping. Key issues included:

- The existing PUD agreement lists specific permitted uses; catering is not among them and would need to be added.
- The current PUD agreement restricts assembly halls to indoor use; outdoor event use would require amendment. The application describes using some of the outdoor space to the west of the building.

- Building materials requirements in the PUD agreement must be met unless, per the PUD agreement, changes are approved by the City Manager.
- Plans were inconsistent: elevations, floor plans, and site plans showed different layouts. Dumpster locations were unclear, with three different placements noted.
- The Applicant proposes removal of the existing pond, located at the front of the building facing Northwestern Highway, and replacing it with extensive native plantings. The pond was listed as a benefit in the original PUD. The Commission must determine whether this change constitutes an equal or greater benefit.
- Clarification of landscaping modifications and species is required for proper evaluation.
- An addition was proposed at the rear of the building.

Planning Consultant Upfal emphasized that the Commission's immediate role was to determine whether the amendment constituted a major or minor change. If deemed major, the application would return for a public hearing with revised, consistent plans.

Commissioner Mantey observed that the proposed addition and pool removal/landscaping were major changes. He questioned the practicality of replacing the pond with an elaborate garden, noting that maintenance could be equally costly.

Applicant presentation
Zack Sklar, applicant and owner of the building and operator of Cutting Edge Cuisine, explained that the existing space currently functions as a catering kitchen with storage in the front, which he now proposes to convert into an indoor event space for small weddings, showers, and community gatherings. To accommodate this, Mr. Sklar proposed an addition to the back of the building for storage, allowing the front to be repurposed for events.

Mr. Sklar said he would make sure the inconsistencies in the plans would be cleaned up. The dumpster would remain in the same location as it is now.

Mr. Sklar detailed the difficulties with maintaining the pond on the property, noting the excessive water use, ongoing mechanical failures, and continual debris. The pond was very expensive to maintain, and does not align with sustainable practices. He proposed replacing it with a landscaped area of native plantings that would require less maintenance and reflect the city's green values.

Commission discussion and action
In response to questions from Commissioner Ware, Mr. Sklar confirmed that the proposed landscaping would not be designed as an outdoor gathering or photography area, but rather as a visually attractive and lower-maintenance alternative to the pond.

Commissioner Stimson raised concerns about the proposed building addition, stating that the elevation drawings resembled a pole barn and lacked architectural variation. He requested improved renderings and material samples for the public hearing. Mr. Sklar clarified that the siding would match the existing building, using either EIFS or painted metal, but said he was flexible relative to materials used.

Chair Trafelet expressed concern over the use of EIFS siding, citing safety risks associated with flammability, as well as its vulnerability to physical damage. The use of EIFS was discouraged.

In response to questions, Mr. Sklar said that only indoor events were intended.

Commissioner Mantey said that given the removal of the pond, the project should be considered a major amendment requiring a public hearing.

In response to questions, Mr. Sklar said that:

- The roll-up doors would be located at the back of the building and largely screened from Northwestern Highway, though visible from nearby parking lots such as Home Depot.
- There were no plans for outdoor events.
- He had considered including artwork in front of the building, but had found the cost too high.

Commissioner Mantey emphasized that the removal of the pond was significant, since it had originally been cited as a benefit of the 2000 PUD approval. He requested that staff provide the original list of justifications for that approval to evaluate the relative importance of the pond when considering the amendment. He suggested that if the pond was considered a key justification, an alternative such as enhanced landscaping or possibly artwork might be required to offset its removal.

Mr. Sklar reiterated that the pond had become prohibitively expensive to maintain, citing annual costs of $4,200 in water alone, in addition to maintenance challenges. He argued that the landscaped garden proposed as a replacement would be more sustainable and aesthetically valuable. Commissioner Ware stressed that the city's art policy required some form of equivalent artistic or aesthetic feature and noted that the landscaped garden could fulfill that role if presented as such.

Mr. Sklar thought the primary issue had been changing parking space counts within the PUD. Planning Consultant Upfal clarified that the parking issue was not a concern but that the use of the site for catering and private events, along with the removal of the pond, required amendment to the PUD agreement.

Mr. Sklar thought the use might not be an issue, as they had obtained a liquor license as a private events – not a catering – use.

Commissioner Varga expressed appreciation for Sklar's investment along Northwestern Highway, noting that replacing a man-made pond with a natural landscaped garden could be seen as an appropriate substitution. She stressed the importance of clarifying the intended use and landscaping details before the public hearing.

MOTION by Varga, support by Mantey, that the proposed Amendment to PUD 4, 2000, submitted by Zack Sklar, be set for public hearing for the Planning Commission's next available regular meeting agenda, based on the Planning Commission's determination that the removal of the pond is a major change to the original PUD Agreement.

Motion discussion:
Mr. Sklar said that if the proposed changes constituted a major revision, he would probably not move forward, as the cost of going through a major change to the PUD was too great.

Commissioner Mantey thought that since the motion only referenced the pond, other attendant costs usually associated with a PUD amendment might not have to be incurred. The applicant should work with the Planning and Community Development Director and the Planner regarding this issue.

Planning Consultant Upfal suggested that some landscaping clarifications on other parts of the site could be approved administratively.

Motion approved unanimously by voice vote.

G. ZONING TEXT AMENDMENT 1, 2025

CHAPTER OF CODE:	**34, Zoning Ordinance**
PROPOSED AMENDMENT:	**Amend Zoning Ordinance to add new definitions and Public Art requirements**
ACTION REQUESTED:	**Set for Planning Commission Public Hearing**
SECTION:	**Amend section 34-2.2 and add Section 34.5.20**

Planning Consultant Tangari explained that at the joint meeting with Council it was agreed that the Planning Commission suggestion would be adopted into the text of the draft amendment. The text has been appropriately altered, and now needs to be set for public hearing.

MOTION by Stimson, support by Aspinall, that draft Zoning Text Amendment 1, 2025, be set for public hearing for the Planning Commission's next available regular meeting agenda.

Motion approved unanimously by voice vote.

APPROVAL OF MINUTES July 17, 2025, Regular Meeting

MOTION by Aspinall, support by Ware, to approve the July 17, 2025 Regular Meeting minutes as submitted.
Motion passed unanimously by voice vote.

PUBLIC COMMENT
None

COMMISSIONER/STAFF COMMENTS
Commissioner Mantey noted that he will not be present at the next meeting when the cluster development on Folsom Road is scheduled for discussion. He pointed out the lack of sidewalks along Folsom Road, particularly the one-quarter mile between Parker Avenue and Lundy Drive, where the existing sidewalk terminates. This stretch of road poses a safety hazard for bicyclists, as traffic travels approximately 40–45 miles per hour and there is only a narrow shoulder of about 1.5 feet. He emphasized the importance of requiring new housing developments along major roads to provide sidewalks and requested that fellow commissioners raise this issue in his absence.

Chair Trafelet recalled that sewer and drainage improvements are already scheduled in the area, and it is hoped that sidewalk installation could be coordinated with that work. Commissioner Mantey reiterated that he found the current conditions unsafe when cycling there and urged that the issue not be overlooked.

Commission deliberation
Commissioners generally supported the proposed changes, citing improved design, appropriate parking reduction, and economic investment.

After discussion, which included clarifying questions from the Commission regarding potential tenants as well as signed leases, the following motion was offered:

MOTION by Countegan, support by Stimson, to RECOMMEND TO CITY COUNCIL that the applications to amend Planned Unit Development Plan 2, 2023 and revise Site Plan 67-9-2023, both dated September 15, 2023, as revised July 14, 2025, submitted by Frank Jarbou (formerly Timothy Collier), BE APPROVED, because the plans are consistent with the goals, objectives, and policies of the Master Plan and applicable provisions of the Planned Unit Development Option in Section 34-3.20 of the Zoning Ordinance, SUBJECT TO the following findings and conditions:

FINDING:
The Planning Commission has no objections to the proposed relief from ordinance standards which will be addressed in conjunction with the final PUD Plan and the PUD Agreement.

CONDITIONS:
1. **Modifications of Zoning Ordinance requirements as identified on the proposed plan and in Giffels Webster's August 11, 2025, review; and**
   A. **All outstanding issues identified in Giffels Webster's August 11, 2025, review shall be addressed to the reasonable satisfaction of the City Planner;**
   B. **All outstanding issues identified in the City Engineer's August 8, 2025, interoffice correspondence shall be addressed to the reasonable satisfaction of the City Engineer; and**
   C. **All outstanding issues identified in the Fire Marshal's August 7, 2025, interoffice correspondence shall be addressed to the reasonable satisfaction of the Fire Marshal.**

Motion passed unanimously by voice vote.

B. AMEND PLANNED UNIT DEVELOPMENT 4, 2000

LOCATION:	**32555 Northwestern Hwy**
PARCEL I.D.:	**22-23-02-176-068**
PROPOSAL:	**Use existing building as a catering kitchen, storage, and private event space with new addition and changes to landscape features in B-3, General Business District and RA-4, One-Family Residential District.**
ACTION REQUESTED:	**Recommend to City Council**
APPLICANT:	**Zack Sklar**
OWNER:	**CEC Farmington, LLC**

Applicant presentation
Zack Sklar, owner, explained that his proposal includes a small addition to the existing building and replacement of the man-made pond with landscaping.

Consultant's review

Referencing the September 4, 2025 Giffels Webster memorandum, Planning Consultant Upfal provided an overview of the amendment request and issues identified in the review:

- The Planning Commission previously (August 21, 2025 meeting) determined this application to be a major amendment to the original Planned Unit Development (PUD) Agreement, due to the catering use. Additionally, the Agreement prohibits outdoor events. The applicant previously clarified no outdoor events will be held, but written confirmation is needed.
- Site Characteristics:
  - 1.85-acre site with one-story former restaurant building is zoned as a PUD, with B-3 underlying zoning.
  - Proposal includes a building addition, pond elimination, replacement landscaping, removal of 20 parking spaces and two landscape islands, and the removal of a rear walled-off area behind the building that included a shed and cooler/freezer.
  - The building expansion requires an adjustment of an existing sanitary sewer easement that goes through the site. Any changes to the easement must be reviewed by the city engineer and city attorney.
- Design Standards and Materials:
  - The Development Agreement includes building material requirements, and grants authority to the City Manager to approve modifications from the building material requirements. Approval of this request will require relief from the building materials in the Development Agreement subject to the review of the City Manager. All building materials shall be labeled on the elevation plans.
  - The new design standards amendment must apply to new materials.
  - Elevation drawings are mislabeled as noted in the review memorandum, and should be corrected.
- Master Plan Considerations:
  - The proposed amendment should be consistent with the 2024 Master Plan. The site is within the 14-Mile mixed-use area intended for walkable, mixed-use redevelopment.
  - Surrounding area includes large commercial and declining residential uses.
- Parking:
  - Overall PUD deficiency of 45 spaces identified.
  - Parking space dimensions must be labeled.
  - Development agreement must be updated to reflect parking change.
- Loading:
  - Four roll-up doors shown; unclear if loading is inside or outside. Side-yard loading requires Commission waiver and screening.
  - Maneuvering space for vehicles requires clarification.
- Landscaping and Pond Removal:
  - Pond not required in development agreement but was part of original PUD approval. The Commission must determine acceptability of replacing pond with landscaping.
  - Landscape plan for overall site is missing; unclear if trees will be transplanted or replaced. If the latter, replacement calculations are required.
- Lighting:
  - Photometric plan required by ordinance and PUD agreement.
  - Clarification needed on new vs. relocated fixtures.
- Clarification is needed relative to screening of any rooftop mechanical equipment.

In summary, the Planning Commission must consider:
Modifications from the original PUD:

- Catering as a permitted use within the PUD.
- The parking deficiency of 45 spaces.
- The replacement of the pond with natural landscaping as indicated on the plans. The pond is not a required component of the development, but the feature was approved and discussed as part of the original PUD.

Loading areas:
Loading areas may only be permitted in the rear yard. The Planning Commission may waive this requirement to allow loading in an interior side yard, provided such location is necessitated by site conditions and sufficient screening is provided from any public street. A planting strip exists along the side lot line.

Commission discussion

- Regarding the parking deficiency and use of parking spaces, Planning Consultant Upfal explained that the deficiency results from both the removal of 27 spaces for the new addition and additional square footage requiring more parking. Staff Planner Mulville-Friel confirmed that although 27 spaces are lost, the overall PUD maintains sufficient surplus spaces.
- Regarding outdoor events, Mr. Sklar confirmed that a letter has already been submitted to staff stating outdoor events will not occur. This condition will also be incorporated into the revised PUD agreement.
- Regarding the location of the garage doors and loading, Mr. Sklar clarified that the doors are pull-up style for catering truck use during non-event hours. Vehicles will not pull inside.
- In response to questions, Mr. Sklar said the building currently operates as a catering facility, primarily for off-site events. The expansion would allow activation of the front interior space for on-site community events such as weddings, baptisms, and bar mitzvahs, while continuing off-site catering operations. Prep and loading would occur on weekdays, while on-site events would occur on weekends.
- The loading doors face the Thai restaurant.

Public Hearing

John Clarahan, Highview Avenue, requested that confirmation be obtained in writing that no outdoor events would be permitted. He also asked about hours of operation, noting past issues with noise from other businesses in the area. He supported replacing the pond with landscaping. He pointed out that the excessive parking on the greater site had caused drainage issues and attracted loitering. Less parking would be beneficial.

As no other public indicated they wished to speak, Chair Trafelet closed the public hearing.

City Attorney comments

City Attorney Schultz explained that correspondence from another property owner challenged whether the applicant had authority to request amendments to the PUD plan or agreement. Attorney Schultz noted that when this application first came in, it involved site plan changes only, and no other property owners were required to participate. However, since this request now involved an amendment to the PUD plan and agreement, the legal question had been raised, and

Attorney Schultz recommended postponement to allow time for him to provide a formal legal opinion.

Discussion followed:

- Commissioner Countegan confirmed that the Commission could proceed under the public notice that had been provided. He suggested the City Attorney could render an opinion in the time period between Planning Commission action and City Council review.
- Commissioner Brickner raised concerns about PUD ownership structure. When the PUD was created, a single owner held all parcels, but some parcels have since been sold. He asked how amendments could be processed fairly if multiple owners must consent. City Attorney Schultz responded that this case raised a unique legal question, which is why he recommended postponement to allow time for a formal legal opinion to be rendered.
- Mr. Sklar expressed frustration regarding legal questions raised by the correspondence presented this evening. He emphasized the difficulty of navigating the process despite investing in landscaping improvements and activating a long-vacant property for community use.
- City Attorney Schultz explained that prior discussions in March assumed site plan changes only, not amendments to the PUD plan and agreement. The correspondence received today was from the attorney representing Grand Sakwa Properties.
- In response to questions, City Attorney Schultz clarified that this site is subject to the PUD agreement, which listed specific permitted uses, rather than the broader B-3 by right uses. Catering is not listed in the PUD agreement, which the Planning Commission had previously determined required review as a PUD amendment. Consultant Upfal added that the catering operation resembles food manufacturing more typically allowed in industrial districts. This change necessitates amendment of the PUD to authorize catering as a permitted use at this location.

Commission deliberation

Commissioner Countegan stated that the applicant had followed the process with staff direction, public notice, and hearings. Additionally, the redevelopment project is a positive community investment. He asked Mr. Sklar whether a delay of one month to give the attorney time to provide a written legal opinion would cause hardship.

Mr. Sklar stated that he wished to proceed without delay. He explained that he had already obtained a liquor license and building approvals, all of which disclosed the intended use. He emphasized that his operation had been operating transparently for three years and that city inspections had confirmed his activity. He stressed that his investment was revitalizing a declining area, creating community value, and that further delays seemed unnecessary and unfair.

Commissioner Countegan thought that the Commission should act since the matter was properly advertised, the applicant was present, and the request would still require City Council review, where any legal questions could be resolved.

Commissioner Brickner pointed out that the amendment involves modifying a PUD agreement, which requires signatures by the city and the property owners, raising the question of who had authority when multiple owners exist. He supported this proposal, but stressed that legal clarity on signing authority is required.

In response to questions from Commissioner Ware, City Attorney Schultz stated that the applicant likely had authority to seek relief, though a formal legal opinion was necessary. The issue was not frivolous, as another property owner within the PUD had raised the issue in writing. He recommended postponing for legal review. If the Commission proceeds, all concerned parties should understand that the applicant's relief might later be limited by the legal resolution of the issue raised.

Commissioner Countegan emphasized fairness and due process, and recommended that the Commission move forward. The issue regarding authority to sign will be formally reviewed by the City Attorney prior to City Council action.

Commissioner Brickner supported moving forward but emphasized the importance of conditioning any approval on confirmation that all appropriate parties to the PUD agreement sign the amendment. He noted that conditions of the PUD carry forward with the property upon sale, similar in function to an easement, and observed that multiple owners are now involved, including Grand Sakwa.

MOTION by Countegan, support by Stimson, to RECOMMEND TO CITY COUNCIL that the application to amend part of Planned Unit Development Plan 4, 2000, based on plans revised July 10, 2025, submitted by Zack Sklar, BE APPROVED, because the plans are consistent with the goals, objectives, and policies of the Master Plan and applicable provisions of the Planned Unit Development Option in Section 34-3.20 of the Zoning Ordinance, SUBJECT TO the following findings and conditions:

FINDINGS:

1. **The Commission has no objection to the proposed relief from ordinance standards which will be addressed in conjunction with the final PUD Plan and the PUD Agreement.**
2. **Catering will be a permitted use under the amended PUD.**
3. **The Commission finds the 45 parking space deficiency acceptable.**
4. **The replacement of the pond with natural landscaping as proposed is acceptable.**

CONDITIONS:

1. **The amended PUD agreement shall not take effect until it has been executed by the parties who have been determined by the City to have the legal authority to sign on behalf of the PUD.**
2. **Per the PUD Agreement, the building materials used in the new addition shall be reviewed by the City Manager, and confirmed to conform with current design standards.**
3. **Modifications of Zoning Ordinance requirements as identified on the proposed plan and in Giffels Webster's September 4, 2025, review; and**
   A. **All outstanding issues identified in Giffels Webster's September 4, 2025, review shall be addressed to the reasonable satisfaction of the City Planner;**
   B. **All outstanding issues identified in the City Engineer's August 13, 2025, interoffice correspondence shall be addressed to the reasonable satisfaction of the City Engineer; and**
   C. **All outstanding issues identified in the Fire Marshal's August 13, 2025, interoffice correspondence shall be addressed to the reasonable satisfaction of the Fire Marshal.**

Motion approved unanimously by voice vote.

C. CLUSTER SITE PLAN 54-4-2025

LOCATION:	**South side of Folsom Road, between Parker Avenue and Lundy Drive, PARCEL I.D.: 22-23-34-252-019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 030, 031, 032, 033, 034, and 043**
PROPOSAL:	**Construct thirty-three (33) single-family detached units within RA-3, One Family Residential District**
ACTION REQUESTED:	**Recommend to City Council**
APPLICANT:	**Forest at Riverwalk Development, LLC**
OWNER:	**Forest at Riverwalk Development, LLC**

Applicant presentation

Members of the applicant team present this evening included:
Stuart Michaelson, Windmill Group
George Major, Co-Manager, Forest at Riverwalk
Evan Priest, Civil Engineer, MLP & Associates
Brian Devlin, Landscape Architect

The development team provided the following information:

- The property was purchased in August 2023 as an assemblage of 16 parcels.
- The Planning Commission had previously determined the site qualifies for a one-family cluster option, which was sought in order to reduce lot widths to preserve open space, wetlands, and trees, and to avoid disturbance to the river on the property.
- Following direction from the Planning Commission, the applicant pursued a wetland permit from EGLE (Michigan Department of Environment, Great Lakes, and Energy) before site plan review. The wetland permit has been secured.
- As part of the wetland permit process, the team and their consultant, Barr Engineering, met with EGLE in February 2024 for a pre-application review, and a formal wetland permit application was submitted in July 2024. Public comments were received in September 2024; site plan modifications were made accordingly.
- EGLE issued a wetland permit with several restrictions:
  - Maximum of 33 lots (reduced from earlier proposals of 38–42).
  - Removal of two lots between Lots 13 and 14 due to wetlands.
  - Dedication of a 4.0226-acre conservation easement, plus 0.25 acres for walking paths and 0.2 acres of preserved wetland. In total, over 27% of the site will be preserved.
  - Requirement to work with a qualified herpetologist, HRM, to relocate amphibians and reptiles on site.
  - Mitigation of 0.325 acres of impacted forested wetland by purchasing 0.66 acres of credits in an EGLE-approved mitigation bank.
  - Additional restrictions during construction to protect species such as the Indiana Bat.
- Regarding drainage and flooding concerns, a ponding area at the north end near Folsom Road is not regulated as wetland but has caused flooding concerns. The grading and drainage plan has been designed to eliminate flooding in that area by directing water into rear yard catch basins and the detention basin, which is oversized to accommodate runoff from the site and surrounding properties on Lundy and Parker.

Councilmember Bridges supported scheduling a study session on this issue, and supported increasing the city's annual contribution to CARES by at least $5,000 - $10,000.

Mayor Rich noted that food insecurity remains a concern in the community, affecting many local families and children. She emphasized the important role of organizations like CARES of Farmington Hills and others in helping to meet those needs. In light of the federal shutdown and the suspension of SNAP benefits, she announced a community brainstorming session on "Feeding Farmington Hills," to be held tomorrow, October 28, from 2pm-4pm, at the Church of Jesus Christ of Latter-day Saints at 33900 West 13 Mile Road. The session will bring together nonprofits, faith groups, government, and education representatives to develop local solutions. The meeting will be a nonpartisan, solutions-focused working session, welcoming all ideas and community participation.

Mayor Pro Tem Dwyer voiced strong support for Mayor Rich's decision to convene a community meeting on food insecurity, in response to the imminent loss of SNAP benefits for millions of Americans, including many residents of Farmington Hills, beginning Saturday, November 1. He expressed disappointment that the initiative had drawn criticism and emphasized that the focus should be on collaborative action to address this crisis rather than on politics or blame.

Councilmember Boleware encouraged everyone to step up their donations to food pantries during this time.

CITY MANAGER UPDATE

City Manager Mekjian reported that the City will be improving upon the information already on the website and pushing information out on the city's social media outlets regarding available food pantries for those that may be in need.

PUBLIC HEARING

PUBLIC HEARING AND CONSIDERATION OF AMENDMENT TO PLANNED UNIT DEVELOPMENT PLAN 4, 2000 – CUTTING EDGE CUISINE KITCHEN AND STORAGE ADDITION. CMR 10-25-150

Director of Planning and Community Development Kettler-Schmult introduced this agenda item, which was a request to amend Planned Unit Development (PUD) 4, 2000, located at the shopping center along Northwestern Highway between Orchard Lake Road and Middlebelt Road. The request is to add an addition to the building to expand a catering kitchen and also to update the landscaping feature which is located along Northwestern Highway, from a fountain to a native and natural landscaped bed.

The Planning Commission held a preliminary hearing on August 21 and a public hearing on September 18, recommending approval with conditions. The applicant has since requested postponement to address issues that have arisen during this timeframe.

City Attorney Joppich advised that because tonight's hearing was properly noticed, to meet legal requirements Council must open and close the public hearing. No second public hearing would be required when the matter returns, although public comment may still be accepted.

Public hearing

Mayor Rich opened the public hearing. Seeing that no blue cards had been submitted regarding this agenda item, and that no public indicated they wished to speak, Mayor Rich closed the public hearing.

Council discussion
As the applicant was not present, Council reached consensus to postpone consideration of this amendment to a date certain of November 10, 2025, with the understanding that the applicant could request another postponement should they not be ready for presentation at that date.

MOTION by Aldred, support by Bruce, that the City Council of Farmington Hills hereby postpones consideration of amendment to Planned Unit Development Plan 4, 2000 – Cutting Edge Cuisine kitchen and storage addition to November 10, 2025.

MOTION CARRIED 7-0.

UNFINISHED BUSINESS:
CONSIDERATION OF APPROVAL OF THE ENACTMENT OF ORDINANCE C-7-2025, AMENDING THE FARMINGTON HILLS CODE OF ORDINANCES, CHAPTER 34, "ZONING," ARTICLE 2.0, "DEFINITIONS," IN ORDER TO ADD NEW DEFINITIONS, AND ARTICLE 5.0, "SITE STANDARDS," IN ORDER TO ADD A NEW SECTION 34-5.20, "PUBLIC ART REQUIREMENT" RELATING TO THE INCLUSION OF ART WITH CERTAIN NEW DEVELOPMENT APPROVALS (ZONING TEXT AMENDMENT 1, 2025); AND SUMMARY FOR PUBLICATION.
Director of Planning and Community Development Kettler-Schmult introduced this request for second reading of Ordinance C-7-2025, an amendment to the Farmington Hills Code of Ordinances to add the requirement for public art.

MOTION by Bridges, support by Knol, that the City Council of Farmington Hills hereby approves the ENACTMENT of Ordinance C-7-2025, amending the Farmington Hills Code Of Ordinances, Chapter 34, "Zoning," Article 2.0, "Definitions," in order to add new definitions, and Article 5.0, "Site Standards," in order to add a new section 34-5.20, "Public Art Requirement" relating to the inclusion of art with certain new development approvals; and summary for publication.

Roll Call Vote:
Yeas: ALDRED, BOLEWARE, BRIDGES, BRUCE, DWYER, KNOL, AND RICH
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

CONSIDERATION OF APPROVAL OF THE ENACTMENT OF ORDINANCE C-8-2025, AMENDING THE CITY OF FARMINGTON HILLS CODE OF ORDINANCES CHAPTER 2, "ADMINISTRATION," ARTICLE IV, "BOARDS, COMMISSIONS AND COUNCILS," DIVISION 8, "FARMINGTON AREA ARTS COMMISSION," IN ORDER TO AMEND SECTION 2-222, "PURPOSES, AUTHORITY AND DUTIES" (CITY CODE AMENDMENT 3, 2025); AND SUMMARY FOR PUBLICATION.
Director of Planning and Community Development Kettler-Schmult introduced this request for second reading of Ordinance C-8-2025, a companion piece to the previous amendment, which adds language for the review and approval of public art into the City Code.

MOTION by Boleware, support by Aldred, that the City Council of Farmington Hills hereby approves the ENACTMENT of Ordinance C-8-2025, amending the City of Farmington Hills Code of

CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: November 10, 2025

DEPT: Planning and Community Development

RE: Planned Unit Development ("PUD") Plan 1, 2025, Townes of Woodcreek

Please find attached the draft PUD 1, 2025 Agreement. The purpose of the draft agreement is to permit construction on property zoned RA-1A that is located on the north side of Twelve Mile, east of Middlebelt Road. PUD Plan 1, 2025 includes the construction of 28 two story attached townhomes within eight buildings, four buildings that include five units and two buildings with four units each. Vehicular access is proposed via a street that ends in a t-turnaround with gated emergency access at the west property line.

The Planning Commission recommended approval (9-0) of the PUD Plan to City Council following a public hearing on May 15, 2025. City Council approved (7-0) the PUD Plan following a public hearing on July 14, 2025, which leaves the text of the draft Agreement and associated exhibits reflecting the Council approved PUD plan to be approved by Council tonight. The applicant has started the next step, the Site Plan for review and approval by the Planning Commission.

The draft Agreement has been reviewed by the City Attorney and City staff and appears to be in a form suitable for City Council consideration. Planning and Community Development staff and the City Attorney will be present to address any questions.

RECOMMENDED COUNCIL ACTION:

Motion to approve PUD Plan 1, 2025 Agreement and authorize the City Manager to sign on behalf of the City.

ATTACHMENTS:

- City Attorney Memorandum
- Draft PUD 1, 2025, Agreement and Exhibits A-F
- May 15, 2025, Planning Commission Public Hearing Minutes
- July 14, 2025, City Council Public Hearing Minutes

Department Authorization by: Charmaine Kettler-Schmult, Director of Planning and Community Development
Approved by: Gary Mekjian, P.E., City Manager

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ROSATI | SCHULTZ
JOPPICH | AMTSBUECHLER

MEMORANDUM

TO: Farmington Hills City Council

FROM: Steven P. Joppich, City Attorney
Lisa Hamameh, Asst. City Attorney

CC: Gary Mekjian, City Manager
Carly Lindahl, City Clerk
Karen Mondora, Asst. City Manager
Charmaine Kettler-Schmult, Dir. of Planning and Community Development
Jacob Rushlow, Public Services Department Director
Jason Baloga, Fire Marshal

RE: Townes at Woodcreek PUD Contract

DATE: November 10, 2025

As directed by City Council, we have worked with City Staff to prepare the Planned Unit Development Agreement for Townes at Woodcreek PUD in your agenda packet, and we have negotiated its terms with the attorney for the owner and developer. I have reviewed this final draft of the PUD contract and report to Council that, in my opinion, it is in conformance with the requirements of Zoning Ordinance Section 34-3.20.5.C.i. and is consistent the City's other zoning regulations concerning planned unit developments.

STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF FARMINGTON HILLS

PLANNED UNIT DEVELOPMENT AGREEMENT
SCHAFER DEVELOPMENT, LLC (TOWNES AT WOODCREEK)

THIS AGREEMENT (the "Agreement"), dated _____, 2025, is made and entered into by and between the **CITY OF FARMINGTON HILLS**, a Michigan municipal corporation, having the address of 31555 West Eleven Mile Road, Farmington Hills, Michigan 48336, hereinafter referred to as and called the "City", **MIKE YOUSIF**, an individual, whose address is _____ , hereinafter referred to as and called "Yousif"), and **SCHAFER DEVELOPMENT, LLC**, a Michigan limited liability company, whose address is 31400 Northwestern Hwy., Farmington Hills, Michigan 48334, hereinafter referred to as and called "Schafer Development." Mike Yousif and Schafer Development shall be collectively referred to herein as "Developer."

RECITALS:

A. Mike Yousif is the fee title owner and Schafer Development, LLC is the developer of property located in Farmington Hills, Michigan, commonly known as 29150 Twelve Mile Road, Farmington Hills, Michigan, which is more particularly described on **Exhibit A** attached hereto and made a part hereof (the "Property").

B. The Property is zoned a RA-1A, and is currently master planned by the City as Single Family, low density, which is consistent with the RA-1A district.

C. The Property consists of a 4.55+/- acres of vacant property located on the north side of Twelve Mile, approximately ¼ mile east of Middlebelt Road.

D. Schafer Development has applied to the City to develop the Property by constructing six two-story attached townhouses, two buildings comprising four units each and four buildings comprising five units each, with a combined total of 28 units (the "Development") using the Planned Unit Development (PUD) process under the City's Zoning Ordinance.

E. On October 17, 2024, the Planning Commission made its preliminary finding that the PUD Qualification 3, 2024 qualifies for the Planned Unit Development option under Section 34-3.20.2.A. through D. of the City's Zoning Ordinance and that the Development meets at least one of the objectives as outlined in Section 34-3.20.2.E.i. through viii.

F. On May 15, 2025, the Planning Commission held a public hearing on the PUD Plan 1, 2025 Plan, dated February 28, 2025, as revised, and recommended PUD Plan approval to City Council, with some conditions.

I. On July 14, 2025, the City Council held another public hearing and approved the PUD plan, being PUD Plan 1, 2025, dated February 28, 2025, with a revision date of May 27, 2025, (which is attached hereto as **Exhibit B** and referred to hereinafter as the "PUD Plan"). City Council approval was subject to certain conditions, including, among other things, the approval, execution, and recording of an agreement setting forth the conditions upon which such approval is based.

J. The City considered and relied upon the representations by Schafer Development of certain public benefits of the Townes at Woodcreek PUD, which benefits were summarized in Schafer Development's Written Statement submitted as part of its application for the PUD and in Schafer Development's verbal representations to City Council at its July 14, 2025 City Council meeting.

K. The City determined that the Development Site qualifies for the Townes at Woodcreek PUD in accordance with Section 34-3.20 of the City's Zoning Ordinance

L. The City desires to ensure that the real property that is depicted on the PUD Plan is developed in accordance with, and used for the purposes permitted by, the approved PUD Plan, the related documents and undertakings of Developer, and all applicable laws, ordinances, regulations, and standards; and Developer desires to proceed with obtaining engineering division approval of the proposed site plan and the issuance of permits required to develop the Property in accordance with the approved PUD Plan.

NOW, THEREFORE, it is hereby agreed as follows:

1. The City has granted its approval of the PUD Plan and this Agreement under the PUD option of Section 34-3.20 of the City's Zoning Ordinance, which approval is subject to the terms and conditions of this Agreement. The parties agree and acknowledge that the Property shall be developed only in accordance with:

a. all applicable provisions of the Farmington Hills Code of Ordinances, including (without limitation) Section 34-3.20 of the Zoning Ordinance relating to PUDs;

b. the PUD Plan, dated February 28, 2025, with a revision date of May 27, 2025, as such PUD Plan was approved by City Council on July 14, 2025. The PUD Plan shall constitute the approved concept plan for the Property, because Developer chose to submit the PUD Plan for conceptual plan approval;

c. site plan, landscape and tree preservation plan review and approval by the City's Planning Commission and Planning and Community Development Department, including a final tree survey and inventory, and any conditions in accordance with all applicable laws, ordinances, regulations and standards;

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d. engineering construction plan review and approval by the City's Engineering Division, which plans shall be submitted by Developer in accordance with all applicable laws, ordinances, regulations and standards; and

e. this Agreement.

The items listed in a. through e. above are referred to in this Agreement as the "PUD Documents."

2. The permitted uses of the Property shall be for the development and operation of six two-story attached townhouses, two buildings comprising four units each and four buildings comprising five units each, with a combined total of 28 units, and a pocket park, subject to the City's Zoning Ordinance regulations for each underlying zoning district, except for deviations permitted under the PUD Documents.

3. The City's approval of the PUD Documents, and the use of the Property and any development thereof, are subject to compliance with this Agreement and the following conditions:

a. Approval of final site plan documents for the development of the Property in accordance with the Zoning Ordinance, and Chapter 21, Article III of the City Code, entitled "Site Plan Regulations," and all other applicable standards, rules, and regulations.

b. Submission and final approval of engineering construction plans by the Engineering Division. Such plans shall comply with all applicable ordinances, standards, rules, regulations, and requirements of the City as determined by the Engineering Division, including without limitation the requirements set forth in the March 26, 2025 and June 10, 2025 Interoffice correspondence from the Engineering Division to the Planning Division during concept plan review, with the exception of the recommendation for a cul-de-sac at the northerly terminus, attached as **Exhibit C**, and its Environmental Review dated March 21, 2025 attached as **Exhibit D**, all relating to the PUD Plan**.**

c. The requirements of the Fire Department, including without limitation requirements set forth in correspondence dated June 9, 2025 issued by the Fire Department to the Planning Commission during concept plan review, with the exception of the recommendation for a cul-de-sac at the northerly terminus, attached as **Exhibit E**, and applicable fire and safety codes adopted by the City.

d. Conditions imposed on the Project by the Planning Commission or City Council during PUD plan review, including conditions recommended by the City's Planning Consultant and Engineer and any other staff, and any other reasonable conditions which may be subsequently imposed on the site plan, landscape plan, and engineering plans.

e. Any and all conditions of the PUD Plan approval pertaining to the Development and reflected in the official minutes of such meetings and in the June 11, 2025 letter report issued by Mr. Joe Tangari, AICP, of Giffels Webster, the City's Planning Consultant (attached as **Exhibit F**), including, but not limited to the following: additional buffering along the eastern property line; repositioning of the pocket

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park away from the eastern property line; Engineering Department determination regarding the need for a decal lane; and an easement grant for the extension of the roadway from the stub road to the east property line, as approved through the site plan process.

f. Any easements or maintenance agreement determined necessary by the City, at its sole discretion. Such legal documents shall be subject to the review and approval of the City Planner, Engineering Division, and City Attorney prior to execution and recordation, but shall be executed and recorded prior to the issuance of construction permits for the Development on the Property

f. All improvements shown on the PUD Plan and PUD Documents completed at Developer's sole cost and expense, in accordance with applicable ordinances, rules, standards and regulations.

g. The only deviations from otherwise applicable City ordinances that shall be permitted are those deviations described in the June 11, 2025 letter report issued by Mr. Joe Tangari, AICP, of Giffels Webster, the City's Planning Consultant, subject to any conditions or limitations set forth in said report, which deviations include the following:

(i) Attachment: The attachment of dwelling units where the underlying zoning does not permit attachment.
(ii) Density: The maximum density of the underlying zoning district is 24. The maximum density allowed pursuant to the PUD Plan is 112 rooms.
(iii) Lot Coverage: The maximum lot coverage of the underlying zoning district is 35%, but the PUD Plan permits a maximum lot coverage of 37.5%.

h. All new signage, if any, shall be applied for separately and shall be installed only if approved under separate permits. All such signage shall be compliant with the standards and requirements of applicable ordinances.

i. All rooftop units and equipment shall be screened from view.

4. The Zoning Board of Appeals shall have no jurisdiction over the Property or the application of this Agreement.

5. Except for deviations specifically approved by the City under this Agreement and as described in the approved PUD Plan, the City Code and all applicable regulations of the City shall apply to the Property, and any substantial violation of such Code and regulations by Developer, its successors or assigns, or occupant of the Property shall be deemed a breach of this Agreement, as well as a violation of the City Code.

6. (a) Any breach of this Agreement shall constitute a nuisance *per se* which shall be abated. The parties therefore agree that, in the event of a breach of this Agreement by Developer, the City, in addition to any other relief to which it may be entitled at law or in equity, shall be entitled under this Agreement to an order of a court of competent jurisdiction providing for relief in the form of injunctive relief or specific performance requiring abatement of the nuisance *per se*.

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(b) In the event of a breach of this Agreement, the City may notify Developer of the occurrence of the breach and issue a written notice requiring the breach be cured within thirty (30) days; provided, however, that if the breach, by its nature, cannot be cured within thirty (30) days, Developer shall not be in the breach hereunder if Developer commences the cure within the thirty (30) day period and diligently pursues the cure to completion. Failure to comply with such notice shall, in addition to any other relief to which the City may be entitled in equity or at law, render Developer liable to the City in any suit for enforcement for actual costs incurred by the City including, but not limited to, reasonable attorneys' fees, expert witness fees and the like.

7. This Agreement may not be amended except in writing signed by the parties and recorded in the same manner as this Agreement. In the event Developer desire to propose an amendment to this Agreement or the PUD Plan, an application shall be made to the City's Department of Planning and Community Development, which shall process the application in accordance with the procedures set forth in Section 34-3.20 of the Zoning Ordinance for amendments of PUD Plans.

8. The parties understand and agree that if any part, term, or provision of this Agreement is held by a court of competent jurisdiction, and as a final enforceable judgment, to be illegal or in conflict with any law of the State of Michigan or the United States, the validity of the remaining portions or provisions of this Agreement shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if this Agreement did not contain the particular part, term, or provisions held to be invalid.

9. This Agreement shall be governed by the laws of the State of Michigan, both as to interpretation and performance. In the event of any litigation relating to this Agreement or the PUD, the parties consent to the venue in and to the exclusive jurisdiction of the courts of and in the State of Michigan, including the Federal District Court for the Eastern District of Michigan.

10. No waiver of any breach of this Agreement shall be held to be a waiver of any other or subsequent breach. A delay in enforcement of any provision of this Agreement shall not be construed as a waiver or estoppel of the City's right to eventually enforce, or take action to enforce, the terms of this Agreement. All remedies afforded in this Agreement shall be taken and construed as cumulative; that is, all remedies afforded in this Agreement are in addition to every other remedy provided by law.

11. The signers of this Agreement warrant and represent that they have the authority to sign this Agreement on behalf of their respective principals and the authority to bind each party to this Agreement according to its terms. Further, each of the parties represents that the execution of this Agreement has been duly authorized and is binding on such parties.

12. This Agreement shall run with the land described herein as the Property and bind the parties, their heirs, successors, and assigns. This Agreement shall be recorded in the Oakland County Register of Deeds by the City. The parties acknowledge that the Property is subject to changes in ownership and/or control at any time, but that heirs, successors, and assigns shall take their interest subject to the terms of this Agreement. All references to "Yousif", "Schafer Development," or "Developer" in this Agreement shall also include its heirs, successors, and assigns. The parties also acknowledge that the members of the City Council and/or the City

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Administration and/or its departments may change, but the City shall nonetheless remain bound by this Agreement.

13. (a) Yousif and Schafer Development have negotiated with the City the terms of the PUD Documents, including this Agreement, and such documentation represents the product of the joint efforts and mutual agreements of Yousif, Schafer Development, and the City.

(b) The parties agree that this Agreement and its terms, conditions, and requirements are lawful and consistent with the intent and provisions of local ordinances, state and federal law, and the Constitutions of the State of Michigan and the United States of America. Developer has offered and agreed to proceed with the undertakings and obligations as set forth in this Agreement in order to protect the public health, safety, and welfare and provide material advantages and development options for Developer, all of which undertakings and obligations the parties agree are necessary in order to ensure public health, safety, and welfare, to ensure compatibility with adjacent uses of land, to promote use of the Property in a socially, environmentally, and economically desirable manner, and to achieve other reasonable and legitimate objectives of the parties, as authorized under applicable City ordinances and the "Michigan Zoning Enabling Act," MCL 125.3101, *et seq.,* as amended. It is also agreed and acknowledged that the terms, conditions, obligations, and requirements of this Agreement are clearly and substantially related to the burdens to be created by the Development and use of the Property under the approved PUD, and are, without exception, clearly and substantially related to the City's legitimate interests in protecting the public health, safety and general welfare. Furthermore, Developer fully accepts and agrees to the final terms, conditions, requirements and obligations of the PUD Documents, and Developer shall not be permitted in the future to claim that the effect of the PUD Documents results in an unreasonable limitation upon uses of all or any portion of the Property, or claim that enforcement of the PUD Documents causes an inverse condemnation, other condemnation or taking of all or any portion of the Property.

14. Developer acknowledges that, at the time of the execution of this Agreement, Developer has not yet obtained preliminary or final site plan, landscape plan, or engineering approvals for the development of the Property. Developer acknowledges that the Planning and Community Development Department, the Planning Commission, and the Engineering Division of the City may impose additional conditions other than those contained in this Agreement during their plan reviews and approvals as authorized by law; provided, however, that such conditions shall not be inconsistent with the PUD Plan or PUD Documents and shall not change or eliminate any development right authorized thereby. The plans approved by the Planning and Community Development Department, the Planning Commission, and/or Engineering Division and any conditions imposed by said Departments and Commissions, shall be incorporated into and made a part of this Agreement automatically upon issuance of said approvals without the necessity of amending this Agreement, and shall be enforceable against Developer in the event it proceeds with the development of the Property.

15. It is understood that construction of some of the improvements included in the PUD Documents may require the approval of other governmental agencies.

16. None of the terms or provisions of this Agreement shall be deemed to create a partnership or joint venture between the Developer and the City.

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17. The City does not represent or warrant that Developer will achieve any certain or particular results by the Development on the Property under and in accordance with the PUD Documents. Neither the City nor Developer shall be liable to the other for any economic (including, without limitation, loss of revenues, profits, contracts, business, property value or anticipated savings), special, direct, indirect, incidental, exemplary, punitive or consequential losses or damages or loss of goodwill in any way whether such liability is based on tort, contract, negligence, strict liability, or otherwise arising from or relating to this Agreement or resulting from the Development, limitations on the ability to develop or the inability to develop the Property. The parties' sole and exclusive remedies are limited to injunctive relief, declaratory relief, and any relief or remedies affirmatively set forth in this Agreement, applicable City ordinances and under the Michigan Zoning Enabling Act, except to the extent any such remedies and relief are limited under the terms of this Agreement.

18. The recitals contained in this Agreement and all exhibits attached to this Agreement and referred to herein shall for all purposes be deemed to be incorporated in this Agreement by this reference and made a part of this Agreement.

19. This Agreement, together with the PUD Documents, are intended as the complete integration of all understandings between the parties related to the subject matter herein. No prior contemporaneous addition, deletion, or other amendment shall have any force or effect whatsoever, unless embodied herein in writing. No subsequent notation, renewal, addition, deletion or other amendment shall have any force or effect unless embodied in a written amendatory or other agreement executed by the parties required herein, other than additional conditions, which may be attached to site plan approvals as stated in Section 14 above.

20. The parties intend that this Agreement shall create no third-party beneficiary interest except for an assignment pursuant to this Agreement. The parties are not presently aware of any actions by them or any of their authorized representatives that would form the basis for interpretation construing a different intent and in any event expressly disclaim any such acts or actions, particularly in view of the integration of this Agreement.

21. Where there is a question with regard to applicable regulations for a particular aspect of the Development, or with regard to clarification, interpretation, or definition of terms or regulations, and there are no apparent express provisions of the PUD Documents which apply, the City Council, in the reasonable exercise of its discretion, shall determine the regulations of the City's Zoning Ordinance, as that Ordinance may have been amended, or other City Ordinances that shall be applicable, provided that such determination is not inconsistent with the nature and intent of the PUD Documents. In the event of a conflict or inconsistency between two or more provisions of the PUD Documents, or between the PUD Documents and applicable City ordinances, the more restrictive provision, as determined in the reasonable discretion of the City Council, shall apply.

22. This Agreement shall become effective twenty-one (21) days after approval of this Agreement by City Council and its recording at the Oakland County Register of Deeds, subject to Zoning Ordinance Subsections 34-3.20.5.C.ii-x. This Agreement was approved by City Council on _____.

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23. Notwithstanding the foregoing provisions of this Agreement, Developer retains the right at any time prior to commencement of construction of the improvements contemplated by the PUD Documents to terminate the PUD subject to and in accordance with the requirements of Section 34-3.20 applicable to such a termination.

[Signatures on Next Page]

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IN WITNESS WHEREOF, the parties hereto have set their hands on the day and year set forth with the notarization of their signatures.

DEVELOPER:

MIKE YOUSIF:

_____
By: Mike Yousif

STATE OF MICHIGAN)
) ss
COUNTY OF OAKLAND)

On this ____ day of _____, 2025, before me personally appeared Mike Yousif who acknowledged that he/she signed this agreement on behalf of said company.

_____
Notary Public
Oakland County, Michigan
Acting in Oakland County, Michigan
My Commission Expires: _____

SCHAFER DEVELOPMENT, LLC, a Michigan limited liability company:

_____
By:
Its:

STATE OF MICHIGAN)
) ss
COUNTY OF OAKLAND)

On this ____ day of _____, 2025, before me personally appeared _____, the _____ of Schafer Development, LLC, a Michigan limited liability company, who acknowledged that he/she signed this agreement on behalf of said company.

_____
Notary Public
Oakland County, Michigan
Acting in Oakland County, Michigan
My Commission Expires: _____

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CITY:

CITY OF FARMINGTON HILLS,
a Michigan municipal corporation

_____

By: Gary Mekjian
Its: City Manager

_____

By: Carly Lindahl
Its: City Clerk

STATE OF MICHIGAN)
) ss
COUNTY OF OAKLAND)

On this ____ day of _____, 2025, before me personally appeared Gary Mekjian, the City Manager, and Carly Lindahl, the City Clerk, who acknowledged that they signed and attested to this Agreement on behalf of the City of Farmington Hills.

_____

Notary Public
Oakland County, Michigan
Acting in Oakland County, Michigan
My Commission Expires: _____

Exhibits:
A – Property Legal Description
B – PUD Plans
C – Engineering Reviews
D – Environmental Review
E – Fire Department Review
F – Planning Consultant Review

Drafted Jointly By:
Steven P. Joppich, Esq.
Rosati Schultz Joppich & Amtsbuechler, P.C.
27555 Executive Drive, Suite 250
Farmington Hills, MI 48331-3550

When Recorded, Return To:
City Clerk
City of Farmington Hills
31555 West Eleven Mile Road
Farmington Hills, MI 48336-1165

and

Bradley F. Scobel, Esq.
Attorney
2000 Town Center
Suite 1500
Southfield, MI 48075

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EXHIBIT A

PROPERTY LEGAL DESCRIPTION

PART OF LOT 4 BEG AT PT DIST N 89-13-20 E 1403.01 FT & N 00-12-22 E 33 FT FROM SW SEC COR, TH N 00-12-22 E 692.95 FT, TH N 89-13-20 EAST 285.95 FT, TH S 00-12-22 W 692.95 FT, TH S 89-13-20 W 285.95 FT TO GEG 5-12-03, "SUPERVISOR'S PLAT NO. 9", AS RECORDED IN LIBER 54, PAGE 32, OF PLATS, OAKLAND COUNTY RECORDS.

Commonly known as: 29150 Twelve Mile Road
Tax Parcel No. 22-23-12-376-035

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EXHIBIT B

PUD PLANS

DRAFT

EXHIBIT "A"

The Land referred to herein below is situated in the County of Oakland, State of Michigan and is described as follows:

Land situated in the City of Farmington Hills, County of Oakland, State of Michigan, described as follows:

Part of Lot 4, Supervisor's Plat No. 9, according to the plat thereof recorded in Liber 54 of Plats, page 32, Oakland County Records, described as follows: Beginning at a point distant North 89 degrees 13 minutes 20 seconds East 1403.01 feet and North 00 degrees 12 minutes 22 seconds East 33.00 feet from the Southwest corner of Section 12, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan; thence North 00 degrees 12 minutes 22 seconds East 692.95 feet; thence North 89 degrees 13 minutes 20 seconds East 285.95 feet; thence South 00 degrees 12 minutes 22 seconds West 692.95 feet; thence South 89 degrees 13 minutes 20 seconds West 285.95 feet to the Point of Beginning.

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Owner / Developer

Schafer Development
31400 Northwestern Highway, Suite H
Farmington Hills, MI 48334

Contact:
Steve Schafer
Tel. (248) 613-6262
Email: steve@schafer-dev.com

Landscape Architect

Nowak & Fraus Engineers
46777 Woodward Ave.
Pontiac, MI 48342-5032

Contact: George Ostrowski, PLA, LEED AP

Tel: (248) 332-7931

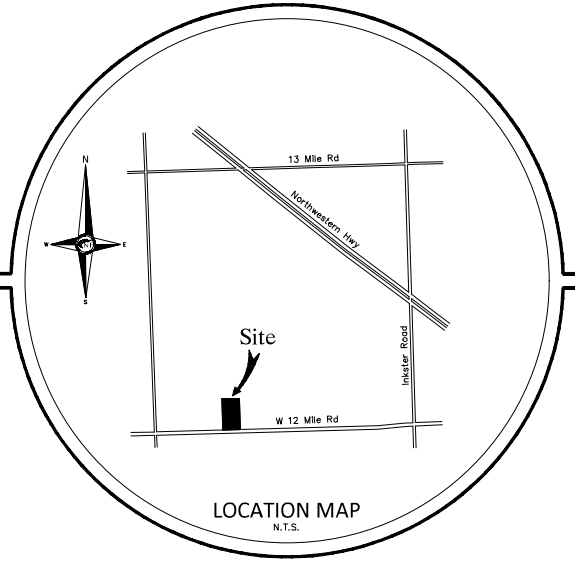
Civil Engineer

Nowak & Fraus Engineers
46777 Woodward Ave.
Pontiac, MI 48342-5032

Contact: Patrick Williams, P.E.

Tel: (248) 332-7931

City of Farmington Hills, Oakland County, Michigan SITE PLAN DOCUMENTS Prepared For Schafer Development



LOCATION MAP
N.T.S.

LEGAL DESCRIPTION

Land situated in the City of Farmington Hills, County of Oakland, State of Michigan, described as follows:

Part of Lot 4, Supervisor's Plat No. 9, according to the plat thereof recorded in Liber 54 of Plats, page 32, Oakland County Records, described as follows: Beginning at a point distant North 89 degrees 13 minutes 20 seconds East 1403.01 feet and North 00 degrees 12 minutes 22 seconds East 33.00 feet from the Southwest corner of Section 12, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan; thence North 00 degrees 12 minutes 22 seconds East 692.95 feet; thence North 89 degrees 13 minutes 20 seconds East 285.95 feet; thence South 00 degrees 12 minutes 22 seconds West 692.95 feet; thence South 89 degrees 13 minutes 20 seconds West 285.95 feet to the Point of Beginning.

ADDRESS: 29150 Twelve Mile Road
PIN: 23-12-376-035

SHEET INDEX

SP-0	Cover Sheet
1 of 3	Boundary / Topographic / Tree Survey
2 of 3	Boundary / Topographic / Tree Survey
3 of 3	Boundary / Topographic / Tree Survey
SP-1	Demolition Plan
SP-2	General Site Plan
SP-3	Paving & Grading Plan
SP-4	Utility Plan
L1	Tree Preservation Plan
L2	Landscape Plan
L3	Landscape Notes & Details

REVISIONS:
02-28-25 SUBMIT FOR SITE PLAN REVIEW
04-08-25 ADDED EMERGENCY VEHICLE ACCESS DRIVE
04-16 25 ADDED OPEN SPACE CALC, REVISE TREE LIST
05-27-25 REVISED LANDSCAPE PLAN TO ADD ACCESS DRIVE

Project Name

29150 W 12 Mile Road Farmington Hills, MI 48334

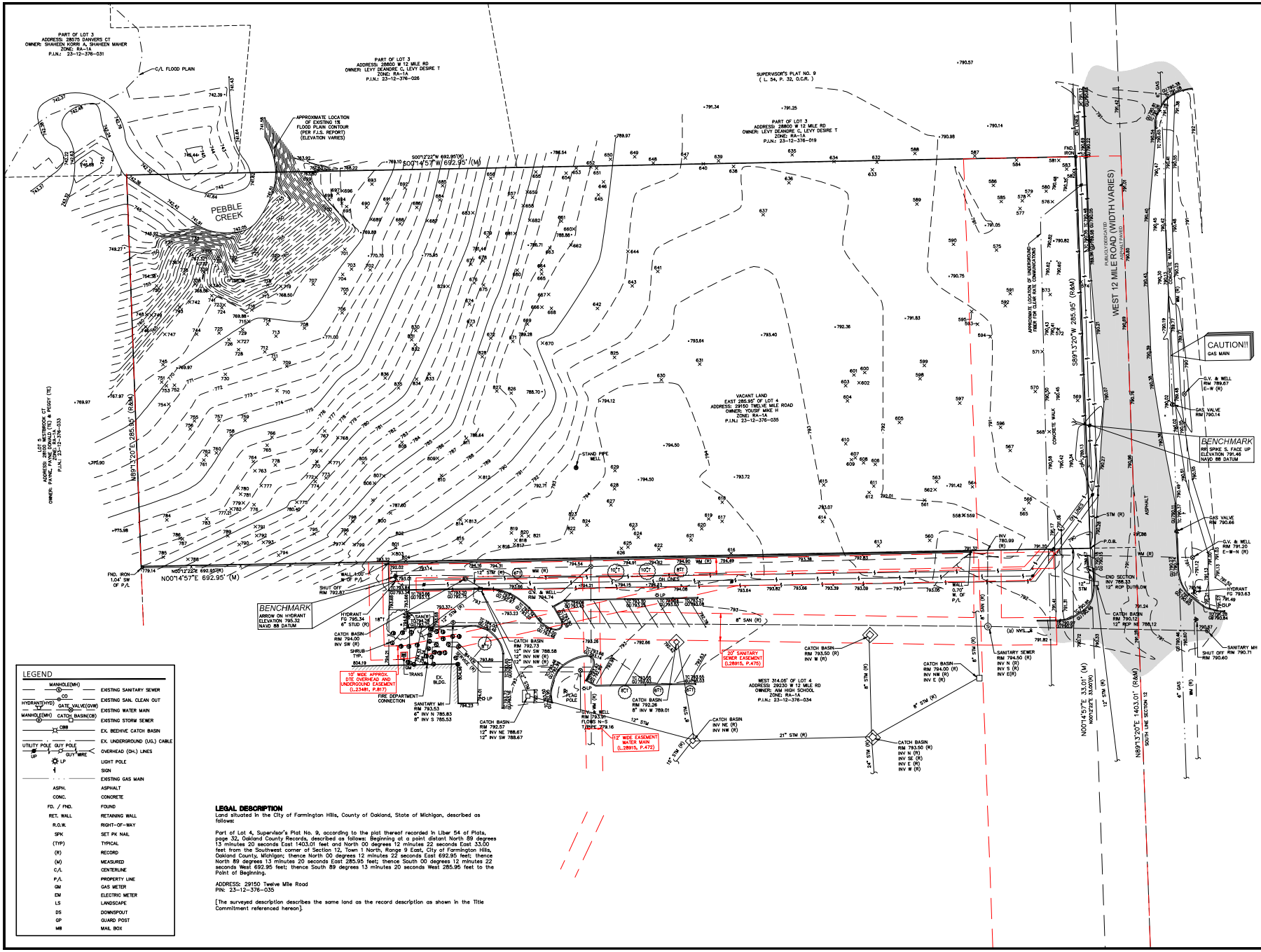
811 Know what's below Call before you dig.

N & F JOB #0399

STATE OF MICHIGAN — PATRICK J. WILLIAMS — ENGINEER NO. 44351 — LICENSED PROFESSIONAL ENGINEER

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NFE-ENGR.COM


PART OF LOT 3
ADDRESS: 28575 DANNERS CT
OWNER: SHAHEEN KORRI A, SHAHEEN MAHER
ZONE: RA-1A
P.I.N.: 23-12-376-031
C/L FLOOD PLAIN
PART OF LOT 3
ADDRESS: 28800 W 12 MILE RD
OWNER: LEVY DEANDRE C, LEVY DESIRE T
ZONE: RA-1A
P.I.N.: 23-12-376-026
SUPERVISOR'S PLAT NO. 9
(L. 54, P. 32, O.C.R.)
PART OF LOT 3
ADDRESS: 28800 W 12 MILE RD
OWNER: LEVY DEANDRE C, LEVY DESIRE T
ZONE: RA-1A
P.I.N.: 23-12-376-019
APPROXIMATE LOCATION OF EXISTING 1ft FLOOD PLAIN CONTOUR (PER F.I.S. REPORT) (ELEVATION VARIES)
PEBBLE CREEK
S00°1'22"W 692.95'(M)
S00°14'57"W 692.95' (M)
WEST 12 MILE ROAD (WIDTH VARIES)
PUBLICLY DEDICATED
ASPHALT PAVED
S89°13'20"W 285.95' (R&M)
APPROXIMATE LOCATION OF UNDERGROUND FIBER FOR GLARE RATE COMMUNICATIONS
CAUTION!! GAS MAIN
LOT 5
ADDRESS: 28100 WESTBROOK CT
OWNER: PATRICK J & KELLY (TE) WILLIAMS
ZONE: RA-1A
P.I.N.: 23-12-376-033
N89°13'20"E 285.95' (R&M)
FND. IRON 1.04' SW OF P/L
N00°1'22"E 692.95'(M)
N00°14'57"E 692.95' (M)
VACANT LAND
EAST 285.95' OF LOT 4
ADDRESS: 29150 TWELVE MILE ROAD
OWNER: YOUSIF MIKE H
ZONE: RA-1A
P.I.N.: 23-12-376-035
STAND PIPE WELL
BENCHMARK
ARROW ON HYDRANT
ELEVATION 790.32
NAVD 88 DATUM
BENCHMARK
RR SPIKE S. FACE UP
ELEVATION 791.46
NAVD 88 DATUM
P.O.B.
WEST 314.00' OF LOT 4
ADDRESS: 29230 W 12 MILE RD
OWNER: AIM HIGH SCHOOL
ZONE: RA-1A
P.I.N.: 23-12-376-034
20' SANITARY SEWER EASEMENT (L.28915, P.475)
10' WIDE APPROX. DTE OVERHEAD AND UNDERGROUND EASEMENT (L.23481, P.817)
12" WIDE EASEMENT WATER MAIN (L.28915, P.472)
NO0°14'57"E 33.01' (M)
N00°12'22"E 33.00'(M)
N89°13'20"E 1403.01' (R&M)
SOUTH LINE SECTION 12
SANITARY MH RIM 793.53 6" INV N 785.83 8" INV S 785.53
CATCH BASIN RIM 792.57 12" INV NE 788.67 12" INV SW 788.67
CATCH BASIN RIM 792.73 12" INV SW 788.58 12" INV NW (R) 12" INV NW (R)
CATCH BASIN RIM 792.26 8" INV W 789.01
CATCH BASIN RIM 793.50 (R) INV W (R)
CATCH BASIN RIM 794.00 (R) INV NW (R) INV E (R)
CATCH BASIN RIM 794.50 (R) INV N (R) INV S (R) INV E(R)
CATCH BASIN INV NE (R) INV NW (R)
CATCH BASIN RIM 793.50 (R) INV N (R) INV SE (R) INV E (R) INV W (R)
SANITARY SEWER RIM 794.50 (R) INV N (R) INV S (R) INV E(R)
CATCH BASIN RIM 790.12 12" RCP N
CATCH BASIN RIM 790.24 12" RCP OUTFLOW
HYDRANT FG 795.34 6" STUD (R)
HYDRANT FG 793.63
HYDRANT FG 791.49
G.V. & WELL RIM 791.20 E-W-N (R)
G.V. & WELL RIM 790.66
G.V. & WELL RIM 794.74
G.V. & WELL RIM 790.14
GAS VALVE RIM 790.66
GAS VALVE RIM 790.14
SHUT OFF RIM 792.87
SHUT OFF RIM 790.71
SHUT OFF RIM 793.60
SANITARY MH
FIRE DEPARTMENT CONNECTION
EX. BLDG.
TRANS
SHRUB TYP.
FLAG POLE
WALL 4.00' W OF P/L
WALL 0.70' W OF P/L
END SECTION INV 788.33 12" RCP OUTFLOW
CONCRETE WALK
ASPHALT
FND IRON
SET PK NAIL
SET IRON
FND PK NAIL
FND MON
SET MON
SET CROSS
SET MAG NAIL
SET CAP
FND CAP
FND MAG NAIL
FND CROSS
SET IRON
FND IRON
SET MON
FND MON
SET CAP
FND CAP
SET MAG NAIL
FND MAG NAIL
SET CROSS
SET PK NAIL
FND PK NAIL

Tree Inventory List

Job Number: O399
Job Location: 29150 W 12 Mile Road
Date: 12/5/2024
Performed By: A. Simon

Condition Description Notes:
"Good" - no observed structural defects*
"Fair" - minor structural defects, marginal form, some insect activity noted*
"Poor" - major structural defects, poor form, insect infested*

**Structural defects may include decayed wood, cracks, root problems, weak branch unions cankers, poor tree architecture, dead/failed branches due to various causes.*

Tag #	Status	Landmark	Exempt	Off-site	Dia. (in)	Other Dia.	Botanical Name	Common Name	Condition	Comment 1	Comment 2
558	remove	no	ro	no	13	12.4, 11.8	Quercus velutina	black oak	fair	co-dominant trunks	
559	remove	no	ro	no	9	9	Quercus alba	white oak	fair	co-dominant trunks	
560	remove	no	ro	no	14.9	6.3	Quercus alba	white oak	good		
561	remove	no	ro	no	7.1		Ulmus americana	American elm	fair	heavy vine	
562	remove	no	ro	no	8.6	4	Acer rubrum	red maple	good		
563	remove	no	ro	no	12.4		Quercus alba	white oak	good	heavy vine	
564	remove	no	yes	no	9.9	5.8	Acer negundo	boxelder	poor	5.8" trunk broke off	heavy vine
565	remove	no	ro	no	7.5		Ulmus pumila	Siberian elm	fair	heavy vine	
566	remove	no	ro	no	8.3		Ulmus americana	American elm	fair	twisted o' bent trunk	heavy vine
567	remove	no	ro	no	6		Ulmus americana	American elm	fair	twisted o' bent trunk	heavy vine
568	remove	no	yes	no	10.1	9.4	Acer negundo	boxelder	poor	broken or dead limbs	heavy vine
569	remove	no	ro	no	8.5	7.9, 7.2, 7, 6	Acer negundo	boxelder	fair	co-dominant trunks	pruned for OH lines
570	remove	no	ro	no	7.4	4.8	Acer negundo	boxelder	fair	co-dominant trunks	heavy vine
571	remove	no	ro	no	12.5		Celtis occidentalis	northern hackberry	good	heavy vine	
572	remove	no	ro	no	14.2		Acer saccharum	sugar maple	fair	pruned for OH lines	
573	remove	no	yes	no	7		Acer negundo	boxelder	poor	main trunk dead	
574	remove	no	ro	no	7.2		Ulmus pumila	Siberian elm	fair	pruned for OH lines	
575	remove	no	yes	no	9.4	8.9	Malus sp.	crabapple sp.	poor	co-dominant trunks	split a' union due to vine
576	remove	**yes**	ro	no	25.3		Robinia pseudoacacia	black locust	good	2037	
577	remove	no	ro	no	10.9		Robinia pseudoacacia	black locust	good		
578	remove	no	ro	no	11.9		Acer negundo	boxelder	fair	30 degree lean	
579	remove	no	ro	no	6.7		Acer negundo	boxelder	fair	twisted o' bent trunk	
580	remove	no	ro	no	14.1		Robinia pseudoacacia	black locust	good		
581	save	no		no	15.9		Robinia pseudoacacia	black locust	good	2867	
582	remove	no	ro	no	23.5		Robinia pseudoacacia	black locust	good	2868	
583	remove	no	ro	no	6.1		Acer saccharum	sugar maple	fair	topped for OH lines	
584	save	no		no	7		Robinia pseudoacacia	black locust	fair	asymmetric crown	
585	remove	no	ro	no	15.9		Robinia pseudoacacia	black locust	good		
586	save	no		no	6.7		Robinia pseudoacacia	black locust	good		
587	save	no		yes	20.8		Robinia pseudoacacia	black locust	good		
588	save	yes		yes	29.8		Pinus strobus	white pine	good	2876	
589	remove	no	ro	no	9.3		Robinia pseudoacacia	black locust	good		
590	remove	**yes**	yes	no	12.9	6.7	Malus sp.	crabapple sp.	poor	several dead trunks	
591	remove	no	ro	no	14		Ulmus americana	American elm	fair	twisted o' bent trunk	heavy vine
592	remove	no	yes	no	9.9		Acer negundo	boxelder	poor	main trunk dead	heavy vine
593	remove	no	ro	no	10		Celtis occidentalis	northern hackberry	fair	twisted o' bent trunk	heavy vine
594	remove	no	ro	no	13.3		Prunus serotina	black cherry	fair	heavy vine	
595	remove	no	yes	no	12		Acer negundo	boxelder	poor	main trunk dead	
596	remove	no	ro	no	12.5		Ulmus americana	American elm	fair	heavy vine	
597	remove	no	ro	no	12.6		Morus alba	white mulberry	fair	heavy vine	
598	remove	no	ro	no	23		Morus alba	white mulberry	fair	several broken or dead limbs	heavy vine
599	remove	no	ro	no	10.5		Acer saccharum	sugar maple	fair	asymmetric crown	heavy vine
600	remove	no	ro	no	15.9		Robinia pseudoacacia	black locust	good		
601	remove	no	yes	no	6.5		Acer negundo	boxelder	poor	40 degree benc	heavy vine
602	remove	no	yes	no	7		Acer negundo	boxelder	poor	main trunk dead	
603	remove	no	yes	no	8.2		Acer negundo	boxelder	poor	twisted o' bent trunk	40 degree lean
604	remove	no	yes	no	11.4	11	Malus sp.	crabapple sp.	poor	11" trunk dead	heavy vine
605	remove	no	ro	no	10		Acer negundo	boxelder	fair	cavity in base o' trunk	heavy vine
606	remove	no	yes	no	7.3		Acer negundo	boxelder	poor	prostrate trunk	
607	remove	no	ro	no	13.8		Quercus velutina	black oak	fair	asymmetric crown	heavy vine
608	remove	no	ro	no	10.8		Prunus serotina	black cherry	fair	asymmetric crown	heavy vine
609	remove	no	ro	no	13.2		Prunus serotina	black cherry	fair	asymmetric crown	heavy vine
610	remove	no	ro	no	8.7		Acer negundo	boxelder	fair	asymmetric crown	heavy vine
611	remove	no	ro	no	8		Quercus velutina	black oak	fair	asymmetric crown	
612	remove	**yes**	ro	no	16.2		Quercus velutina	black oak	good		
613	remove	no	ro	no	12.1		Prunus serotina	black cherry	fair	heavy vine	
614	remove	no	ro	no	6		Prunus serotina	black cherry	fair	heavy vine	
615	remove	no	ro	no	6	4, 3	Acer negundo	boxelder	fair	twisted o' bent trunk	heavy vine
616	save	no		no	8.2		Quercus velutina	black oak	good		
617	remove	no	ro	no	9.2		Quercus palustris	pin oak	good		
618	remove	no	ro	no	11.2		Ulmus americana	American elm	fair	asymmetric crown	
619	remove	**yes**	ro	no	22.5		Picea pungens	Colorado spruce	good	2007	
620	remove	no	ro	no	19		Ulmus americana	American elm	good		
621	remove	no	ro	no	12.2		Quercus rubra	red oak	fair	asymmetric crown	
622	remove	no	ro	no	9.3		Prunus serotina	black cherry	fair	heavy vine	
623	remove	**yes**	ro	no	22.6		Picea pungens	Colorado spruce	good	2009	
624	remove	no	ro	no	7.4		Pinus sylvestris	Scots pine	fair	asymmetric crown	lean
625	remove	no	ro	no	6.3		Quercus velutina	black oak	good		
626	remove	no	ro	no	10.4		Quercus velutina	black oak	good		
627	remove	no	ro	no	17.1		Picea pungens	Colorado spruce	good	20' 6	
628	remove	**yes**	ro	no	18.3		Picea pungens	Colorado spruce	good	20' 7	
629	remove	**yes**	ro	no	20.4		Picea pungens	Colorado spruce	good	20' 8	
630	remove	**yes**	ro	no	25.4		Picea pungens	Colorado spruce	good	2001	
631	remove	no	ro	no	20.6		Ulmus americana	American elm	good	heavy vine	
632	save	no		no	14.2		Prunus serotina	black cherry	good		
633	remove	no	yes	no	13.2		Acer negundo	boxelder	poor	main trunk dead	90 degree bend
634	remove	no	yes	no	15.8		Acer negundo	boxelder	poor	main trunk broke off	
635	save	yes		yes	19.5		Acer negundo	boxelder	good		
636	save	no		no	10.3	8.1	Malus sp.	crabapple sp.	poor	10.3" trunk dead	
637	remove	no	ro	no	7.2		Malus sp.	crabapple sp.	fair	several broken or dead limbs	
638	save	no		no	11.8	10.1	Acer negundo	boxelder	fair	co-dominant trunks	
639	save	yes		yes	24.5		Pinus strobus	white pine	good	2882	
640	save	no		no	8.3		Ulmus americana	American elm	fair	asymmetric crown	70 degree bend
641	remove	**yes**	yes	no	14	13	Malus sp.	crabapple sp.	poor	co-dominant trunks	rotted out
642	remove	**yes**	ro	no	26.6		Picea abies	Norway spruce	good	2021	
643	remove	no	ro	no	17		Picea abies	Norway spruce	good	2022	
644	remove	**yes**	ro	no	18.9		Picea abies	Norway spruce	good	2023	
645	remove	no	ro	no	7.5		Morus alba	white mulberry	fair	asymmetric crown	
646	remove	no	ro	no	6.5		Rhamnus cathartica	common buckthorn	good		
647	save	no		yes	6.2		Picea abies	Norway spruce	good	needle drop	
648	save	no		yes	7.5	7	Acer negundo	boxelder	fair	co-dominant trunks	asymmetric crowns
649	save	no		yes	16.6	12.4	Acer negundo	boxelder	fair	co-dominant trunks	asymmetric crowns
650	save	yes		yes	24.2		Ulmus pumila	Siberian elm	fair	elm leaf beetle	2890

Tag #	Status	Landmark	Exempt	Off-site	Dia. (in)	Other Dia.	Botanical Name	Common Name	Condition	Comment 1	Comment 2
651	save	no		no	10.3		Prunus serotina	black cherry	fair	twisted or bent trunk	
652	save	no		no	11.5		Acer rugnoco	boxelder	poor	crown broke off	60 degree bend
653	save	no		no	14		Morus alba	white mulberry	fair	twisted or bent trunk	
654	save	no		no	7.1		Prunus serotina	black cherry	fair	twisted or bent trunk	heavy vine
655	save	no		no	14		Morus alba	white mulberry	good	heavy vine	
656	remove	no	ro	no	14.6		Thuja occidentalis	northern white cedar	good		
657	remove	no	ro	no	6.1		Fraxinus americana	white ash	fair	twisted or bent trunk	heavy vine
658	remove	no	ro	no	10.2	5.5	Malus sp.	crabapple sp.	fair	several broken or dead limbs	heavy vine
659	remove	no	ro	no	7.5		Prunus serotina	black cherry	fair	twisted or bent trunk	heavy vine
660	remove	no	ro	no	7.9		Prunus serotina	black cherry	good	heavy vine	
661	remove	no	ro	no	16		Thuja occidentalis	northern white cedar	good		
662	remove	no	ro	no	6.2	6	Acer rugnoco	boxelder	fair	co-dominant trunks	45 degree lean
663	remove	no	ro	no	6.5		Acer rugnoco	boxelder	fair	twisted or bent trunk	45 degree lean
664	remove	no	ro	no	10.4		Prunus serotina	black cherry	fair	twisted or bent trunk	heavy vine
665	remove	no	ro	no	14.5		Thuja occidentalis	northern white cedar	good		
666	remove	no	ro	no	11.1		Thuja occidentalis	northern white cedar	good		
667	remove	no	ro	no	11.7		Acer rugnoco	boxelder	fair	40 degree lean	
668	remove	no	ro	no	9.4		Ulmus americana	American elm	fair	twisted or bent trunk	
669	remove	no	ro	no	6.5		Acer rugnoco	boxelder	fair	twisted or bent trunk	
670	remove	no	ro	no	12		Acer rugnoco	boxelder	good		
671	remove	no	ro	no	10.4		Fraxinus americana	white ash	good		
672	remove	no	ro	no	7.3		Fraxinus americana	white ash	fair	30 percent bark loss	
673	remove	no	ro	no	8.3		Fraxinus americana	white ash	good		
674	remove	**yes**	ro	no	22.2		Picea abies	Norway spruce	good	heavy vine	2085
675	remove	no	ro	no	6.3		Ostrya virginiana	hop-hornbeam	good		
676	remove	no	ro	no	13.4		Thuja occidentalis	northern white cedar	good		
677	remove	no	ro	no	11.8		Acer rugnoco	boxelder	good	20 degree lean	
678	remove	no	ro	no	6.7		Acer rugnoco	boxelder	fair	twisted or bent trunk	
679	remove	no	ro	no	12.4		Acer rugnoco	boxelder	fair	45 degree lean	
680	remove	no	ro	no	13.3		Acer rugnoco	boxelder	fair	45 degree lean	
681	remove	no	ro	no	9		Acer rugnoco	boxelder	fair	50 degree lean	heavy vine
682	remove	no	ro	no	11.6		Acer rugnoco	boxelder	fair	50 degree lean	heavy vine
683	remove	no	ro	no	12		Fraxinus americana	white ash	good		
684	remove	no	ro	no	16.1		Carya glabra	pignut hickory	good	heavy vine	
685	remove	no	ro	no	13.1		Quercus rubra	red oak	good		
686	remove	no	ro	no	14.7		Ulmus americana	American elm	fair	twisted or bent trunk	
687	remove	no	ro	no	7.1		Tilia americana	basswood	good		
688	remove	no	ro	no	6		Ulmus pumila	Siberian elm	fair	twisted or bent trunk	
689	remove	no	ro	no	8.7		Tilia americana	basswood	good		
690	save	no		no	10.3		Ulmus americana	American elm	good		
691	remove	no	ro	no	16.3		Ulmus pumila	Siberian elm	fair	asymmetric crown	lean
692	remove	no	ro	no	12.3		Tilia americana	basswood	fair	twisted or bent trunk	
693	save	no		no	12.9		Tilia americana	basswood	good	2135	
694	save	no		no	13.6		Tilia americana	basswood	poor	crown broke off	2151
695	save	no		no	8.3		Tilia americana	basswood	fair	twisted or bent trunk	heavy vine
696	save	no		no	9.5		Prunus serotina	black cherry	fair	twisted or bent trunk	heavy vine
697	save	no		no	11.3		Fraxinus americana	white ash	good		
698	save	no		no	8.2		Ostrya virginiana	hop-hornbeam	fair	asymmetric crown	
699	save	no		no	7.5		Ostrya virginiana	hop-hornbeam	fair	asymmetric crown	
700	save	no		no	16.9		Fraxinus americana	white ash	good		
701	save	no		no	7.3		Carya glabra	pignut hickory	good	heavy vine	
702	remove	no	ro	no	6.5		Prunus serotina	black cherry	fair	heavy vine	
703	remove	no	ro	no	9.8		Carya glabra	pignut hickory	good		
704	remove	no	ro	no	9.3		Carya glabra	pignut hickory	fair	twisted or bent trunk	heavy vine
705	remove	no	yes	no	7.4		Carya glabra	pignut hickory	poor	crown broken off	heavy vine
706	remove	no	yes	no	9.3		Acer rugnoco	boxelder	poor	90 degree benc	heavy vine
707	save	no		no	11.7		Morus alba	white mulberry	poor	broken or dead limbs	heavy vine
708	remove	no	ro	no	14.5		Prunus serotina	black cherry	fair	heavy vine	
709	remove	no	ro	no	14.1		Tilia americana	basswood	fair	heavy vine	
710	remove	no	ro	no	7		Fraxinus americana	white ash	fair	twisted or bent trunk	heavy vine
711	remove	no	ro	no	13.2		Prunus serotina	black cherry	fair	asymmetric crown	
712	remove	no	ro	no	16.5		Prunus serotina	black cherry	good		
713	remove	no	ro	no	8.3		Prunus serotina	black cherry	fair	twisted or bent trunk	lean
714	remove	no	ro	no	6.3		Prunus serotina	black cherry	fair	twisted or bent trunk	
715	remove	no	ro	no	8		Prunus serotina	black cherry	fair	twisted or bent trunk	heavy vine
716	save	yes		no	26		Fraxinus americana	white ash	good	galls on twigs	
717	save	no		no	9.3		Carya cordiformis	bitternut hickory	good		
718	save	no		no	16.7		Carya cordiformis	bitternut hickory	good		
719	save	yes		no	36		Quercus rubra	red oak	good		
720	save	no		no	8.5		Ulmus americana	American elm	fair	45 degree lean	heavy vine
721	save	no		no	14.8		Fraxinus americana	white ash	fair	asymmetric crown	bent trunk
722	save	no		no	6.2		Acer rubrum	red maple	good		
723	save	no		no	11.1		Quercus rubra	red oak	good		
724	save	no		no	13.8		Ulmus americana	American elm	good		
725	save	yes		no	28		Quercus rubra	red oak	good		
726	remove	**yes**	ro	no	21.1		Quercus rubra	red oak	good		
727	remove	no	ro	no	11		Quercus rubra	red oak	fair	asymmetric crown	30 degree bend
728	remove	no	ro	no	7.2		Tilia americana	basswood	fair	twisted or bent trunk	
729	remove	no	ro	no	6.5		Prunus serotina	black cherry	fair	twisted or bent trunk	
730	remove	no	ro	no	7.2		Quercus rubra	red oak	good		
731	save	yes		no	11.2		Quercus rubra	red oak	good		
732	save	no		no	7.3		Tilia americana	basswood	good		
733	save	no		no	7.1		Quercus rubra	red oak	fair	unstable roots on eroding bank	
734	save	no		no	16.8		Tilia americana	basswood	fair	unstable roots on eroding bank	
735	save	yes		no	16.9		Quercus rubra	red oak	good	on eroding bank	
736	save	no		no	7.5		Quercus rubra	red oak	fair	unstable roots on eroding bank	
737	save	no		no	6.2		Prunus serotina	black cherry	fair	twisted or bent trunk	on eroding bank
738	save	yes		no	22.5		Quercus rubra	red oak	fair	root flare damaged	on eroding bank
739	save	no		no	11.3		Tilia americana	basswood	good		
740	save	no		no	6.7		Quercus rubra	red oak	good	on eroding bank	
741	save	yes		no	11.5		Quercus rubra	red oak	good		
742	save	no		no	7.1		Carya glabra	pignut hickory	good		
743	save	no		no	11.1		Fraxinus americana	white ash	good	on eroding bank	

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STATE OF MICHIGAN
PATRICK J. WILLIAMS
ENGINEER
NO. 44351
REGISTERED PROFESSIONAL

PROJECT
29150 W 12 Mile Road
Farmington, MI 48334

CLIENT
Mike Yousif
4780 Dow Ridge Road
Orchard Lake MI , 48324

PROJECT LOCATION
Part of the SW. ¼ of Section 12
T.1N. , R.9E.
City of Farmington, Oakland County, Michigan

SHEET
Boundary / Topographic / Tree Survey

Know what's below Call before you dig. 811

DATE	ISSUED/REVISED
02-28-25	SUBMIT FOR SITE PLAN REVIEW
04-08-25	ADD EMERGENCY VEHICLE ACCESS
04-16-25	ADD OPEN SPACE CALC, REV TREE LIST
05-27-25	REV LSC PLAN TO ADD ACCESS DRIVE

DRAWN BY:
O. Tamimi

DESIGNED BY:
M. Kurmas

APPROVED BY:
P. Williams

DATE:
10-23-2024

SCALE: 1" = 30'

30 15 0 15 30 45

NFE JOB NO. O399 | SHEET NO. 2 of 3

Tree Inventory List

Job Number: O399
Job Location: 29150 W 12 Mile Road
Date: 12/5/2024
Performed By: A. Simon

Condition Description Notes:
"Good" - no observed structural defects*
"Fair" - minor structural defects, marginal form, some insect activity noted*
"Poor" - major structural defects, poor form, insect infested*

**Structural defects may include decayed wood, cracks, root problems, weak branch unions cankers, poor tree architecture, dead/failed branches due to various causes.*

Tag #	Status	Landmark	Exempt	Off-site	Dia. (in)	Other Dia.	Botanical Name	Common Name	Condition	Comment 1	Comment 2
744	save	no		no	14	14, 13	Tilia americana	basswood	fair	co-dominant trunks	
745	save	no		no	12	8.5	Tilia americana	basswood	poor	12" trunk broke off	
746	save	no		no	8.5		Carya glabra	pignut hickory	good		
747	save	no		no	7		Fraxinus americana	white ash	good	on eroding gully	
748	save	no		no	7.2		Tilia americana	basswood	good		
749	save	no		no	16.2		Carya ovata	shagbark hickory	good	on eroding gully	
750	save	no		no	6.6		Fagus grandifolia	American beech	good		
751	remove	no	no	no	6.2		Carya glabra	pignut hickory	good		
752	remove	no	no	no	12		Tilia americana	basswood	good		
753	remove	no	no	no	10.5		Quercus rubra	red oak	good	20 degree lean	
754	remove	no	no	no	9		Tilia americana	basswood	good		
755	remove	no	no	no	12.5		Tilia americana	basswood	good		
756	remove	no	no	no	14.5		Tilia americana	basswood	good	2141	
757	remove	no	no	no	11.5		Acer rubrum	red maple	good		
758	remove	no	no	no	22.5		Tilia americana	basswood	fair	asymmetric crown	lean
759	remove	**yes**	yes	no	20		Acer negundo	boxelder	poor	several broken or dead limbs	lean
760	remove	no	no	no	14		Tilia americana	basswood	good		
761	remove	no	no	no	9.3		Tilia americana	basswood	good		
762	remove	no	no	no	12.2		Tilia americana	basswood	good		
763	remove	no	no	no	7.4		Tilia americana	basswood	good		
764	remove	no	no	no	8.5		Tilia americana	basswood	good		
765	remove	no	no	no	6.6		Tilia americana	basswood	fair	trunk cavity	
766	remove	no	no	no	16.2		Tilia americana	basswood	fair	trunk cavities	
767	remove	no	no	no	17.5		Prunus serotina	black cherry	fair	co-dominant trunks	
768	remove	no	no	no	11.5		Tilia americana	basswood	fair	asymmetric crown	
769	remove	no	no	no	15		Tilia americana	basswood	good	2092	
770	remove	no	no	no	8.7		Prunus serotina	black cherry	fair	asymmetric crown	heavy vine
771	remove	no	no	no	17		Tilia americana	basswood	good		
772	remove	no	no	no	7.4		Tilia americana	basswood	good		
773	remove	no	no	no	8.5		Prunus serotina	black cherry	fair	twisted orbent trunk	asymmetric crown
774	remove	no	no	no	14.1	8	Tilia americana	basswood	fair	twisted orbent trunk	
775	remove	no	yes	no	11.5		Celtis occidentalis	northern hackberry	poor	bent by windfall	
776	remove	no	no	no	9.7		Fraxinus americana	white ash	good		
777	remove	no	no	no	8.7	6	Tilia americana	basswood	fair	co-dominant trunks	
778	remove	no	no	no	9		Tilia americana	basswood	fair	twisted orbent trunk	
779	remove	no	no	no	7.8		Tilia americana	basswood	fair	twisted orbent trunk	
780	remove	no	no	no	13.1		Tilia americana	basswood	fair	twisted orbent trunk	
781	remove	no	no	no	6		Tilia americana	basswood	fair	twisted orbent trunk	
782	remove	no	no	no	8.3		Prunus serotina	black cherry	good		
783	remove	**yes**	no	no	24.1	20.7	Ulmus americana	American elm	good		
784	remove	yes	no	no	7		Ulmus americana	American elm	good		
785	save	yes		no	7.8		Acer negundo	boxelder	fair	40 degree lean	
786	save	yes		no	9.4		Ulmus americana	American elm	fair	twisted orbent trunk	
787	save	yes		no	7.1		Prunus serotina	black cherry	fair	twisted orbent trunk	heavy vine
788	save	yes		no	7.3		Acer negundo	boxelder	fair	several broken or dead limbs	30 degree bend
789	remove	no	no	no	23		Tilia americana	basswood	fair	several broken or dead limbs	
790	save	yes		no	28.4		Carya glabra	pignut hickory	good		
791	remove	no	no	no	6.7		Carya glabra	pignut hickory	fair	asymmetric crown	
792	remove	no	no	no	11.2		Prunus serotina	black cherry	fair	asymmetric crown	
793	remove	no	no	no	6.4		Morus alba	white mulberry	fair	30 degree lean	weeping from union
794	save	no		no	7.7		Ulmus americana	American elm	good		
795	save	no		no	13.1		Ulmus americana	American elm	fair	twisted orbent trunk	heavy vine
796	save	yes		no	21		Quercus rubra	red oak	good		
797	save	no		no	11.2	7, 6, 4	Quercus rubra	red oak	fair	co-dominant trunks	twisted or bent trunks
798	save	no		no	7.1		Prunus serotina	black cherry	fair	30 degree lean	heavy vine
799	save	no		no	11.5		Prunus serotina	black cherry	fair	twisted orbent trunk	
800	save	yes		no	27.2		Picea abies	Norway spruce	good	2071	
801	save	yes		no	24.5		Picea pungens	Coloradc spruce	good	2073	
802	save	no		no	8		Prunus serotina	black cherry	fair	twisted orbent trunk	
803	save	no		no	8.5		Quercus rubra	red oak	fair	asymmetric crown	
804	save	no		no	6.6		Quercus rubra	red oak	good		
805	remove	no	no	no	8.8		Ulmus americana	American elm	fair	twisted orbent trunk	
806	save	no		no	10.2		Prunus serotina	black cherry	good		
807	remove	no	no	no	9.7		Tilia americana	basswood	fair	twisted orbent trunk	30 degree lean
808	remove	no	no	no	9.2		Quercus rubra	red oak	good	heavy vine	
809	remove	**yes**	no	no	20.2		Picea abies	Norway spruce	good	heavy vine	2066
810	remove	no	no	no	6.7		Prunus serotina	black cherry	good		
811	remove	no	yes	no	15.5	10	Thuja occidentalis	northern white cedar	poor	multiple dead trunks	
812	remove	**yes**	no	no	19.5	19.2, 11	Acer saccharinum	silver maple	fair	co-dominant trunks	heavy vine
813	remove	**yes**	no	no	22.4		Picea pungens	Coloradc spruce	good		
814	remove	no	no	no	7.5		Prunus serotina	black cherry	fair	twisted orbent trunk	
815	remove	no	no	no	8.2		Acer negundo	boxelder	fair	twisted orbent trunk	60 degree lean
816	remove	no	no	no	16.5		Acer negundo	boxelder	fair	twisted orbent trunk	45 degree lean
817	remove	no	no	no	8		Prunus cerasus	sour cherry	fair	asymmetric crown	
818	remove	no	no	no	6.5		Prunus serotina	black cherry	fair	twisted orbent trunk	
819	remove	no	no	no	8.8		Prunus serotina	black cherry	good		
820	remove	no	no	no	6.7	4	Prunus serotina	black cherry	fair	twisted orbent trunk	
821	remove	**yes**	yes	no	22	15.4, 8	Acer negundo	boxelder	poor	22" trunk dead	
822	remove	yes	no	no	32.8		Picea abies	Norway spruce	fair	heavy vine	2011
823	remove	no	no	no	7.5		Tilia americana	basswood	fair	asymmetric crown	
824	remove	no	no	no	17.2		Morus alba	white mulberry	fair	asymmetric crown	
825	remove	no	no	no	7.3	7, 6.5, 5	Taxus cuspidata	Japanese yew	good		
826	remove	**yes**	no	no	30.2	10	Acer saccharinum	silver maple	good	heavy vine	
827	remove	**yes**	no	no	19.2		Picea pungens	Coloradc spruce	good	heavy vine	
828	remove	**yes**	no	no	23.5		Picea pungens	Coloradc spruce	good	heavy vine	
829	remove	no	yes	no	8.2	8	Acer negundo	boxelder	poor	co-dominant trunks	large crack in 8"
830	remove	no	no	no	15		Populus deltoides	eastern cottonwood	fair	heavy vine	
831	remove	no	no	no	8.5		Populus deltoides	eastern cottonwood	fair	heavy vine	
832	remove	no	no	no	15.4		Populus deltoides	eastern cottonwood	fair	heavy vine	
833	remove	no	yes	no	9	8.1	Acer negundo	boxelder	poor	9" trunk dead	heavy vine
834	remove	no	no	no	13.8		Populus deltoides	eastern cottonwood	fair	heavy vine	
835	remove	no	no	no	18.2		Fraxinus americana	white ash	fair	heavy vine	
836	remove	no	no	no	11.8		Acer saccharum	sugar maple	fair	heavy vine	
837	remove	no	no	no	15		Robinia pseudoacacia	black locust	good	2873	

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4780 Dow Ridge Road
Orchard Lake MI , 48324

PROJECT LOCATION
Part of the SW. ¼
of Section 12
T.1N. , R.9E.
City of Farmington,
Oakland County, Michigan

SHEET
Boundary / Topographic /
Tree Survey

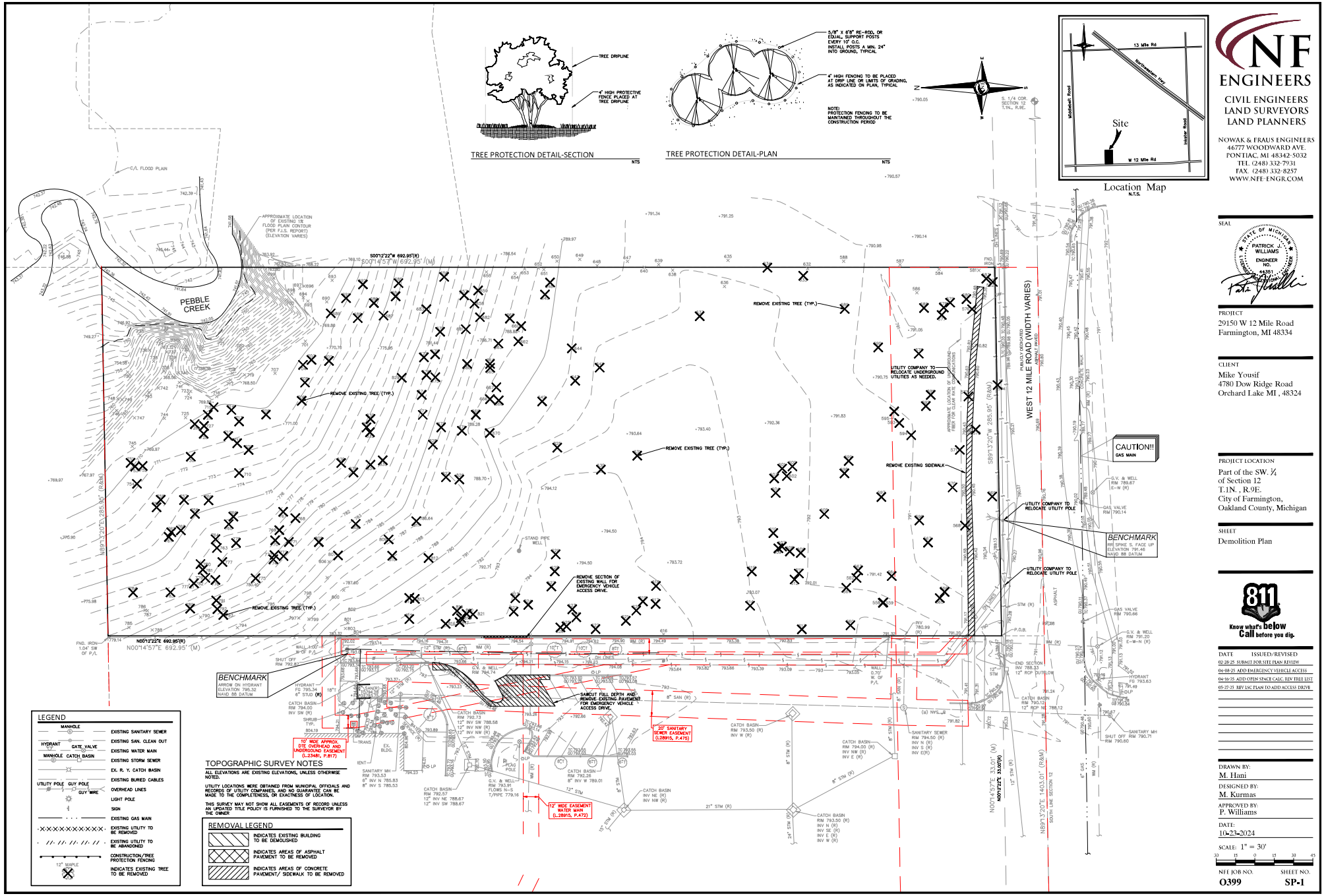
811 Know what's below Call before you dig.

DATE	ISSUED/REVISED
02-28-25	SUBMIT FOR SITE PLAN REVIEW
04-08-25	ADD EMERGENCY VEHICLE ACCESS
04-16-25	ADD OPEN SPACE CALC. REV TREE LIST
05-27-25	REV LSC PLAN TO ADD ACCESS DRIVE

DRAWN BY:
O. Tamimi
DESIGNED BY:
M. Kurmas
APPROVED BY:
P. Williams
DATE:
10-23-2024
SCALE: 1" = 30'

30 15 0 15 30 45

NFE JOB NO. O399
SHEET NO. 3 of 3



NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS
NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NFE-ENGR.COM

SEAL
STATE OF MICHIGAN
PATRICK J. WILLIAMS
ENGINEER
NO. 44351
REGISTERED

PROJECT
29150 W 12 Mile Road
Farmington, MI 48334

CLIENT
Mike Yousif
4780 Dow Ridge Road
Orchard Lake MI , 48324

PROJECT LOCATION
Part of the SW. ¼ of Section 12
T.1N. , R.9E.
City of Farmington, Oakland County, Michigan

SHEET
Demolition Plan

811 Know what's below Call before you dig.

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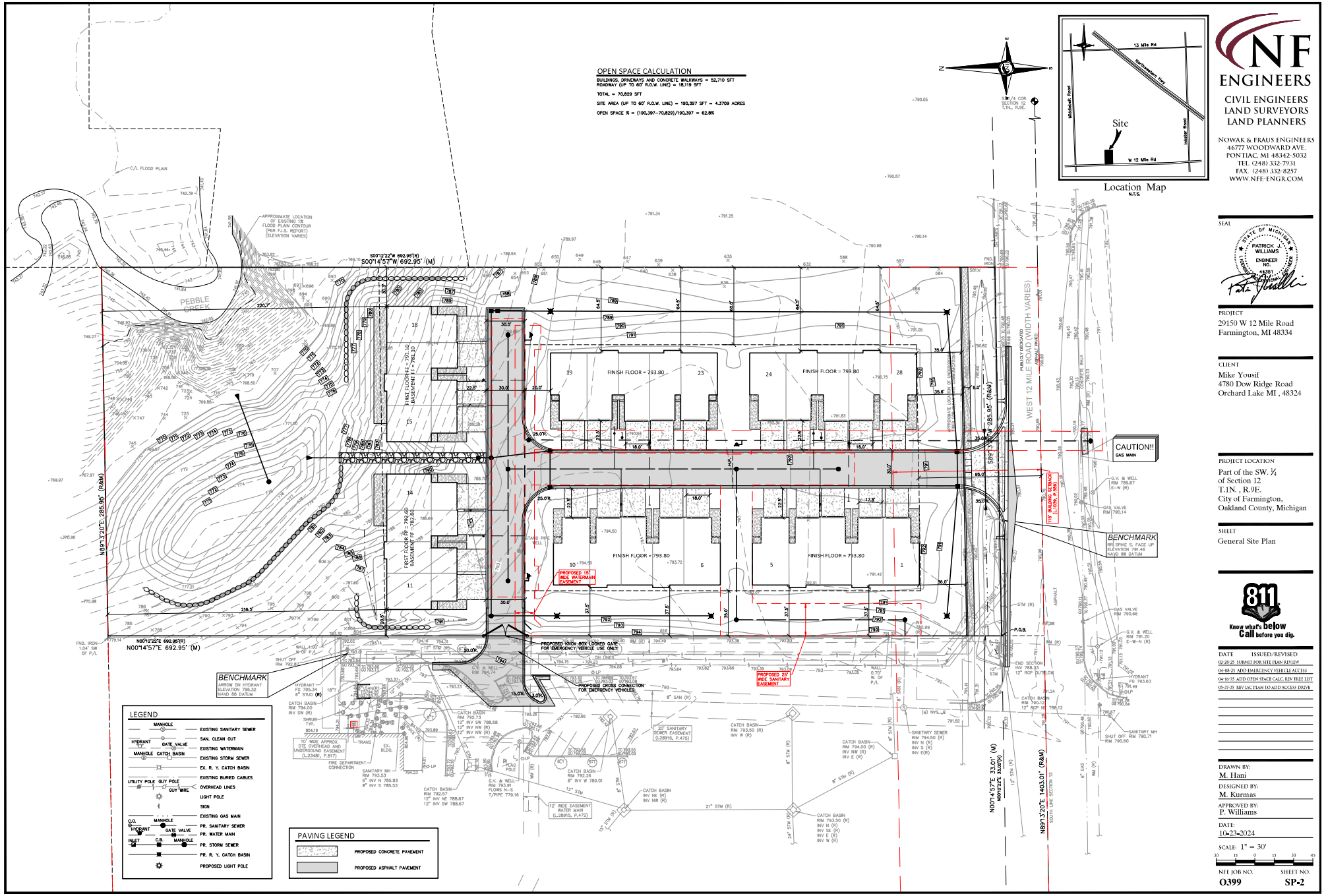
04-08-25	ADD EMERGENCY VEHICLE ACCESS
04-16-25	ADD OPEN SPACE CALC. REV TITLE LIST
05-27-25	REV LSC PLAN TO ADD ACCESS DRIVE

DRAWN BY: M. Hani
DESIGNED BY: M. Kurmas
APPROVED BY: P. Williams
DATE: 10-23-2024
SCALE: 1" = 30'

NFE JOB NO. O399
SHEET NO. SP-1



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PATRICK J. WILLIAMS
ENGINEER
NO. 44351
REGISTERED
PROFESSIONAL ENGINEER

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29150 W 12 Mile Road
Farmington, MI 48334

CLIENT
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Orchard Lake MI , 48324

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City of Farmington,
Oakland County, Michigan

SHEET
General Site Plan

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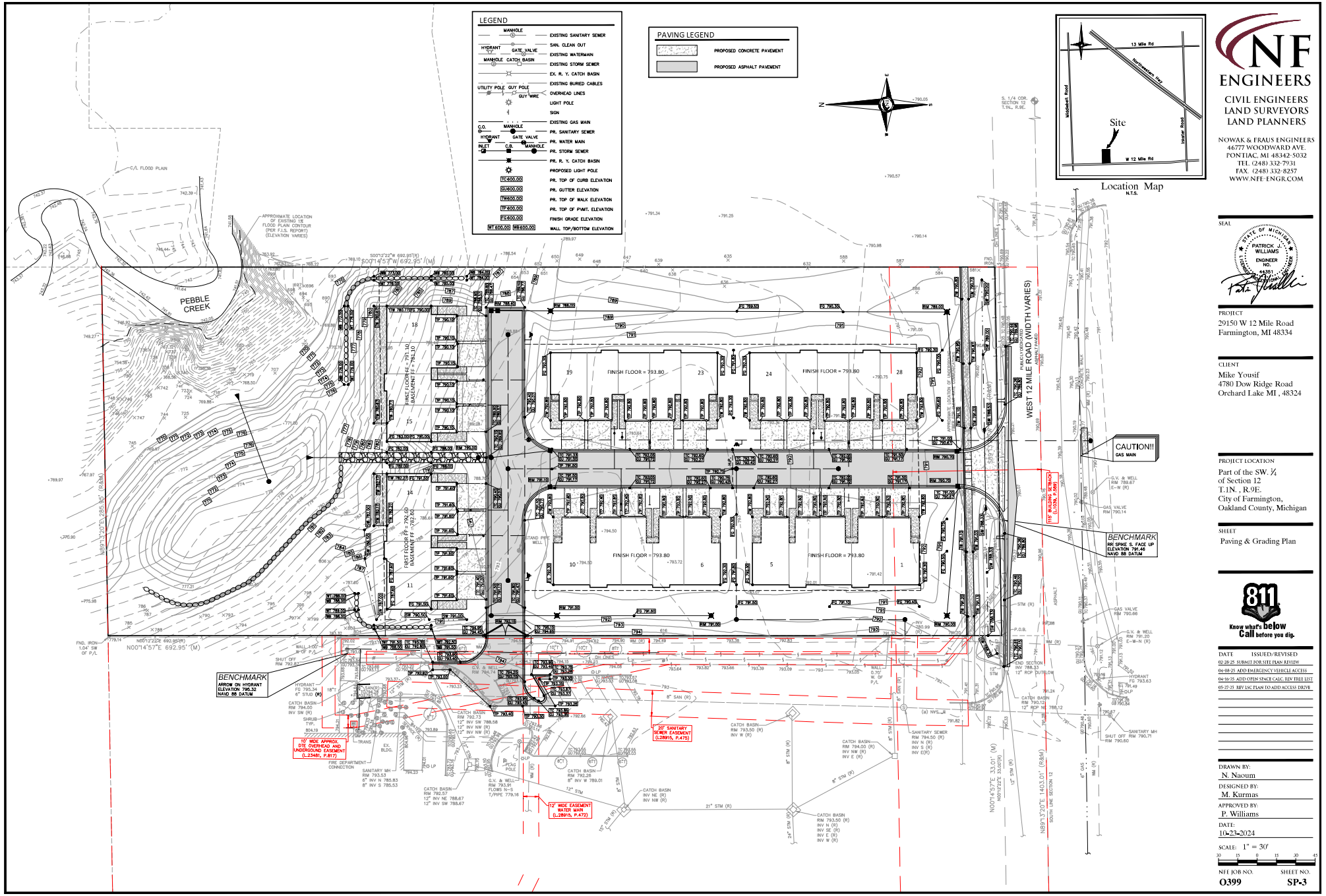
02-28-25	SUBMIT FOR SITE PLAN REVIEW
04-08-25	ADD EMERGENCY VEHICLE ACCESS
04-16-25	ADD OPEN SPACE CALC. REV TITLE LIST
05-27-25	REV LSC PLAN TO ADD ACCESS DRIVE

DRAWN BY: M. Hani
DESIGNED BY: M. Kurmas
APPROVED BY: P. Williams
DATE: 10-23-2024
SCALE: 1" = 30'

NFE JOB NO. O399
SHEET NO. SP-2



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SEAL

STATE OF MICHIGAN
PATRICK J. WILLIAMS
ENGINEER NO. 43351
REGISTERED PROFESSIONAL ENGINEER

PROJECT
29150 W 12 Mile Road
Farmington, MI 48334

CLIENT
Mike Yousif
4780 Dow Ridge Road
Orchard Lake MI , 48324

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City of Farmington,
Oakland County, Michigan

SHEET
Paving & Grading Plan

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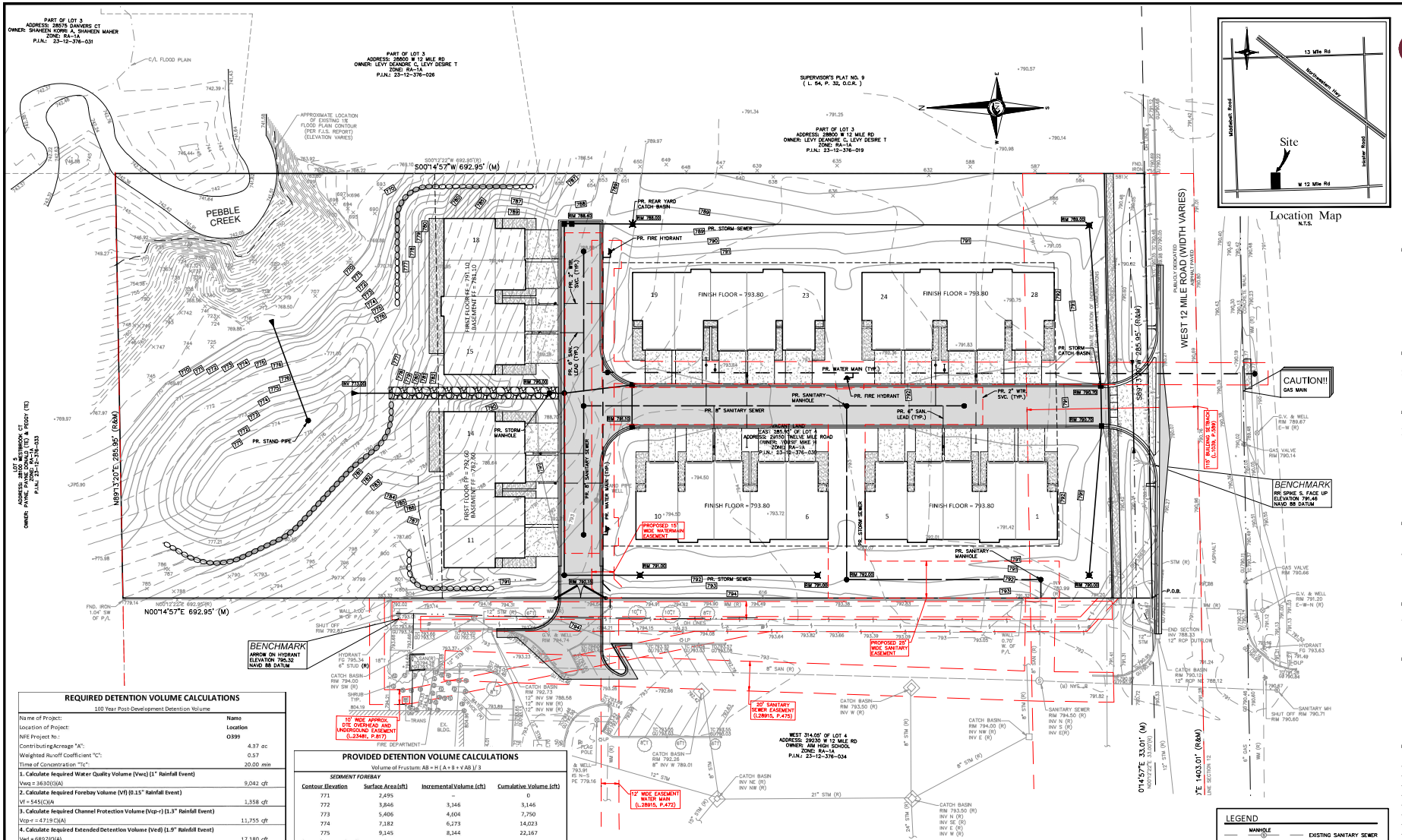
04-08-25	ADD EMERGENCY VEHICLE ACCESS
04-16-25	ADD OPEN SPACE CALC. REV TITLE LIST
05-27-25	REV 15C PLAN TO ADD ACCESS DRIVE

DRAWN BY: N. Naoum
DESIGNED BY: M. Kurmas
APPROVED BY: P. Williams
DATE: 10-23-2024
SCALE: 1" = 30'

NFE JOB NO. O399
SHEET NO. SP-3



Location Map
N.T.S.

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City of Farmington, Oakland County, Michigan

SHEET
Utility Plan

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04-08-25	ADD EMERGENCY VEHICLE ACCESS
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05-27-25	REV LSC PLAN TO ADD ACCESS DRIVE

DRAWN BY: M. Hani
DESIGNED BY: M. Kurmas
APPROVED BY: P. Williams
DATE: 10-23-2024
SCALE: 1" = 30'

NFE JOB NO. O399
SHEET NO. SP-4

REQUIRED DETENTION VOLUME CALCULATIONS

100 Year Post-Development Detention Volume

Name of Project:	Name
Location of Project:	Location
NFE Project No.:	O399
Contributing Acreage "A":	4.37 ac
Weighted Runoff Coefficient "C":	0.57
Time of Concentration "Tc":	20.00 min
1. Calculate required Water Quality Volume (Vwq) (1" Rainfall Event)	
Vwq = 3630(C)(A)	9,041 cft
2. Calculate required Forebay Volume (Vf) (0.15" Rainfall Event)	
Vf = 545(C)(A	1,358 cft
3. Calculate Required Channel Protection Volume (Vcp-r) (1.3" Rainfall Event)	
Vcp-r = 4719.(C)(A)	11,755 cft
4. Calculate required Extended Detention Volume (Ved) (1.9" Rainfall Event)	
Ved = 6897(C)(A)	17,180 cft
5. Calculate Extended Detention Outlet Rate (Qed) (48 hour discharge)	
Qed = Ved / [48 hr)(60 min)(60 sec)] = Ved/172800	0.10 cfs
6. Calculate 100-year Rainfall Inrensity (I100)	
I100 = 83.3/(Tc+9.17)^0.81))	5.42 in/hr
7. Calculate 100-year Storm Inlet Rate (Q100-in)	
Q100-in = (C)(100)(A)	13.50 cfs
8. Determine the Variable Release Rate (Qvrr)	
Qvrr = 1.105I-(0.206*LN(A))	0.80 cfs/ac
Restricted Outlet rate per local municipality	N/A cfs/ac
9. Calculate Allowable 100-year Storm Outlet Rate (Q100P)	
Q100p = (Qvrr)(A)	3.50 cfs
10. Calculate Storage Curve Factor (R)	
R = 0.206-(0...5)(LN(Q100P/Q100-in))	0.408
11. Calculate Required 100-year Storm Volume In (V100R)	
V100R = 18,85(C)(A)	47,290 cft
12. Calculate 100-year Storm Detention Storage Volume (V100D)	
V100D = (V100R)(R)	19,312 cft
Vcp(credit)	0 cft
TOTAL DETENTION VOLUME REQUIRED:	**19,312 cft**

PROVIDED DETENTION VOLUME CALCULATIONS

Volume of Frustum: AB = H (A + B + √ AB) / 3

SEDIMENT FOREBAY Contour Elevation	Surface Area (sft)	Incremental Volume (cft)	Cumulative Volume (cft)
771	2,495	–	0
772	3,846	3,146	3,146
773	5,406	4,604	7,750
774	7,182	6,273	14,023
775	8,144	8,144	22,167
Volume of Proposed Sediment Forebay:			*22,167*

DETENTION BASIN Contour Elevation	Surface Area (sft)	Incremental Volume (cft)	Cumulative Volume (cft)
0	0	–	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
Volume of Proposed Detention Basin:			*0*
TOTAL VOLUME PROVIDED (cft)			**22,167**

EMERGENCY OVERFLOW SPILLWAY WEIR

100 Year Storm Event

100 Year Storm Inlet Rate "Q100 in":	13.50 cfs
Head Above Crest Weir, Hweir	0.50 ft
Calculate Required Length of Weir	
Lweir = Q100 in/(3.367*(Hweir)^1.5)	11.34 ft
TOTAL LENGTH PROVIDED	**12 ft**

SANITARY SEWER BASIS OF DESIGN

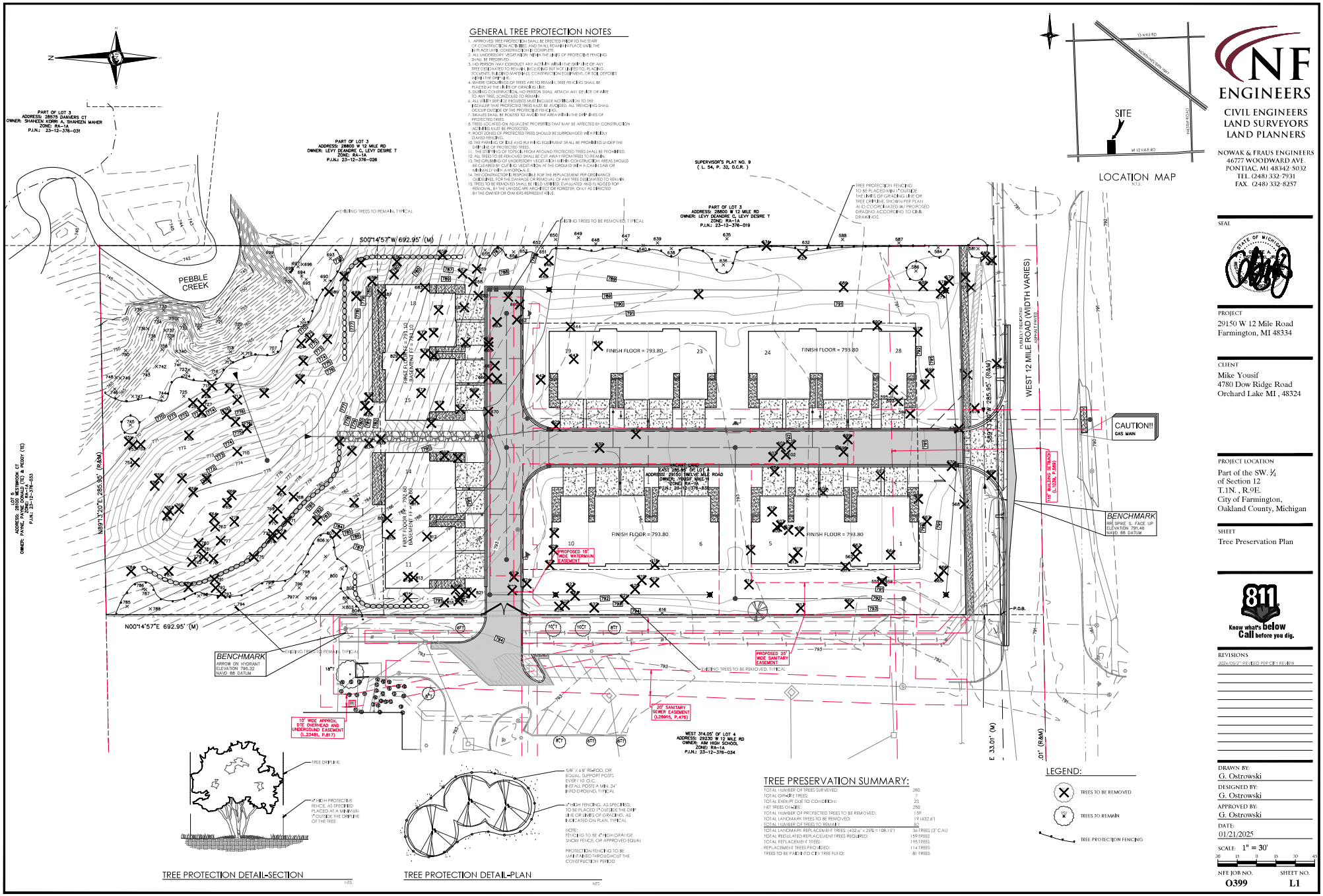
Use	Qty.		Unit Factor			=
Multiple Family Residences	30 Residences	@	0.60 Per	1 Residences	=	18.00 REUs

Total REUs = 18.00 REUs
Equivalent Population = 2.34 People Per REU
Total Population = 42 People

Average Flow	=	100 Gal/Per/Day * Population / 7.48 gal/cf * 86,400 sec/day			
	=	4212.00 GPD	=	0.0065	CFS
Peak Factor	=	18 + (# of Persons/1000) ^ 0.50 / 4 + (# of Persons/1000) ^ 0.50		=	4.33
Peak Flow	=	Peak Factor * Average Flow			
	=	18234.53 GPD	=	0.0282	CFS
Proposed Sanitary Sewer	=	8 in.	@ 0.40 %	=	0.764 CFS

LEGEND

- MANHOLE — EXISTING SANITARY SEWER
- SAN. CLEAN OUT
- HYDRANT — GATE VALVE — EXISTING WATER MAIN
- MANHOLE CATCH BASIN — EXISTING STORM SEWER
- EX. R. Y. CATCH BASIN
- UTILITY POLE — GUY POLE — GUY WIRE — EXISTING BURIED CABLES
- OVERHEAD LINES
- LIGHT POLE
- SIGN
- C.O. — MANHOLE — EXISTING GAS MAIN
- HYDRANT — GATE VALVE — PR. SANITARY SEWER
- INLET — C.B. — MANHOLE — PR. WATER MAIN
- PR. STORM SEWER
- PR. R. Y. CATCH BASIN
- SAND BACKFILL (95 % DENSITY)
- PROPOSED LIGHT POLE



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SHEET
Tree Preservation Plan

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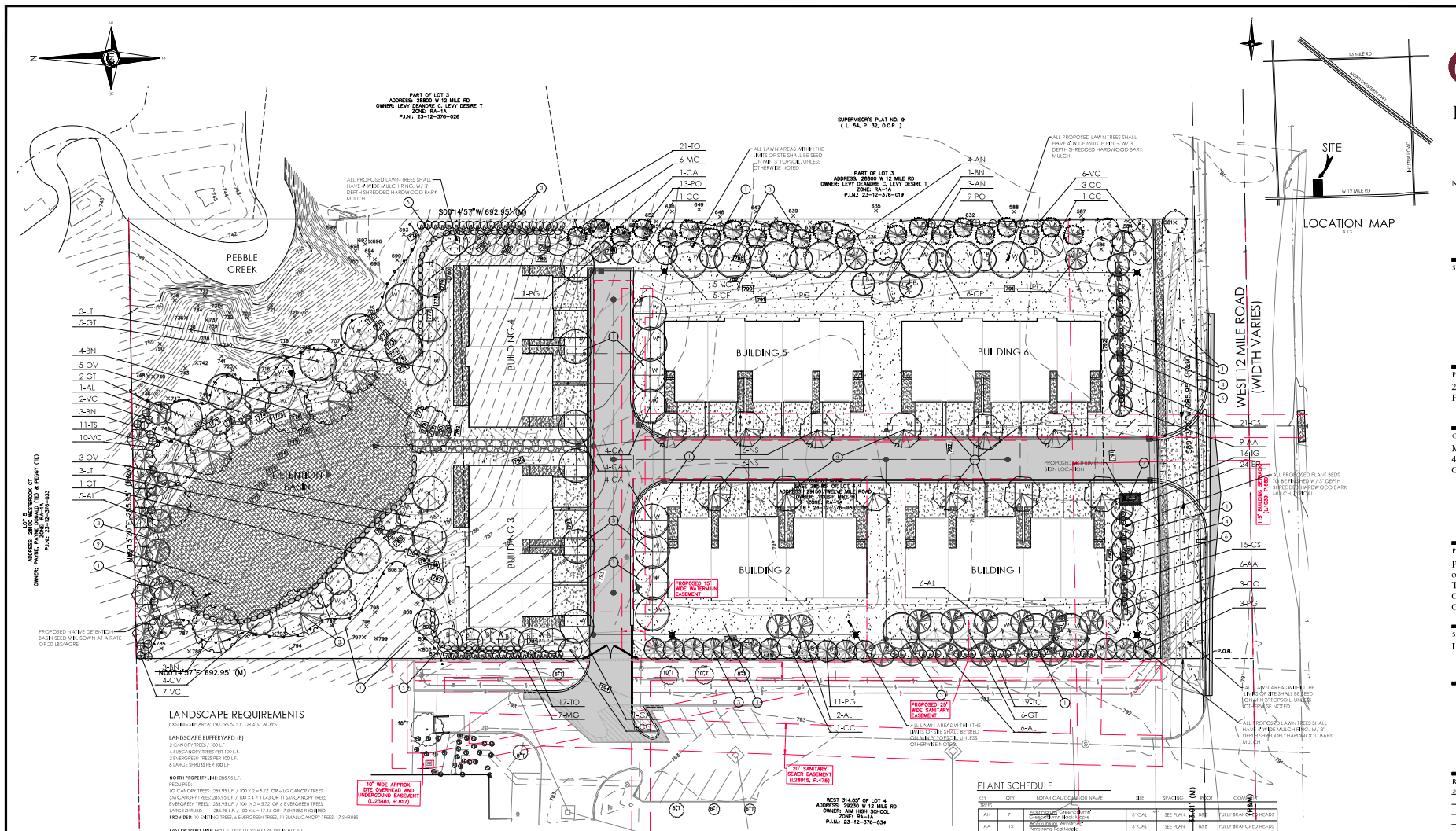
REVISIONS
2024/05/27 REVISED PER CITY REVIEW

DRAWN BY:
G. Ostrowski
DESIGNED BY:
G. Ostrowski
APPROVED BY:
G. Ostrowski
DATE:
01/21/2025
SCALE: 1" = 30'
30 15 0 15 30 45
NFE JOB NO. O399
SHEET NO. L1



LANDSCAPE REQUIREMENTS

EXISTING SITE AREA: 190,396.57 S.F. OR 4.37 ACRES

LANDSCAPE BUFFERYARD (B)
2 CANOPY TREES / 100 L.F.
4 SUB-CANOPY TREES PER 100 L.F.
2 EVERGREEN TREES PER 100 L.F.
6 LARGE SHRUBS PER 100 L.F.

NORTH PROPERTY LINE: 285.95 L.F.
REQUIRED:
LG CANOPY TREES: 285.95 L.F. / 100 X 2 = 5.72 OR 6 LG CANOPY TREES
SM CANOPY TREES: 285.95 L.F. / 100 X 4 = 11.43 OR 11 SM CANOPY TREES
EVERGREEN TREES: 285.95 L.F. / 100 X 2 = 5.72 OR 6 EVERGREEN TREES
LARGE SHRUBS: 285.95 L.F. / 100 X 6 = 17.16 OR 17 SHRUBS REQUIRED
PROVIDED: 10 EXISTING TREES, 6 EVERGREEN TREES, 11 SMALL CANOPY TREES, 17 SHRUBS

EAST PROPERTY LINE: 665 L.F. (EXCLUDES R.O.W. DEDICATION)
338 L.F. - MULTIPLIER: 0.7
327 L.F. - MULTIPLIER: 0.9
REQUIRED:
LG CANOPY TREES: 338 L.F. / 100 X 2 = 6.76 X 0.7 = 4.7 OR 5 LG CANOPY TREES
LG CANOPY TREES: 327 L.F. / 100 X 2 = 6.54 X 0.9 = 5.88 OR 6 LG CANOPY TREES
SM CANOPY TREES: 338 L.F. / 100 X 4 = 13.5 X 0.7 = 9.46 OR 10 SM CANOPY TREES
SM CANOPY TREES: 327 L.F. / 100 X 4 = 13.08 X 0.9 = 11.77 OR 12 SM CANOPY TREES
EVERGREEN TREES: 338 L.F. / 100 X 2 = 6.76 X 0.7 = 4.7 OR 5 EVERGREEN TREES
EVERGREEN TREES: 327 L.F. / 100 X 2 = 6.54 X 0.9 = 5.88 OR 6 EVERGREEN TREES
LARGE SHRUBS: 338 L.F. / 100 X 6 = 20.28 X 0.7 = 14 SHRUBS REQUIRED
LARGE SHRUBS: 327 L.F. / 100 X 6 = 19.62 X 0.9 = 17.66 OR 18 SHRUBS REQUIRED
PROVIDED: 13 EXISTING TREES, 11 EVERGREEN TREES, 22 SMALL CANOPY TREES, 52 SHRUBS

WEST PROPERTY LINE: 606 L.F. (EXCLUDES DRIVE CONNECTION AND R.O.W. DEDICATION)
343 L.F. - MULTIPLIER: 0.8
295 L.F. - MULTIPLIER: 1
REQUIRED:
LG CANOPY TREES: 343 L.F. / 100 X 2 = 6.86 X 0.8 = 5.48 OR 6 LG CANOPY TREES
LG CANOPY TREES: 295 L.F. / 100 X 2 = 5.9 OR 6 LG CANOPY TREES
SM CANOPY TREES: 343 L.F. / 100 X 4 = 13.72 X 0.8 = 10.97 OR 11 SM CANOPY TREES
SM CANOPY TREES: 295 L.F. / 100 X 4 = 11.8 OR 12 SM CANOPY TREES
EVERGREEN TREES: 343 L.F. / 100 X 2 = 6.86 X 0.8 = 5.48 OR 6 EVERGREEN TREES
EVERGREEN TREES: 295 L.F. / 100 X 2 = 5.9 OR 6 EVERGREEN TREES
LARGE SHRUBS: 343 L.F. / 100 X 6 = 20.5? X 0.8 = 16.46 OR 16 SHRUBS REQUIRED
LARGE SHRUBS: 295 L.F. / 100 X 6 = 17.7 OR 18 SHRUBS REQUIRED
PROVIDED: 13 EXISTING TREES, 12 EVERGREEN TREES, 23 SMALL CANOPY TREES, 36 SHRUBS

TREE REPLACEMENT REQUIREMENTS (W)
REQUIRED: 195 TREES REQUIRED
PROVIDED: 114 TREES PROVIDED
81 TREES TO BE PAID INTO THE CITY TREE FUND

NATIVE DETENTION BASIN SEED MIX

ERMIX - 180

GRASSES, SEDGES, RUSHES:
DEERTONGUE
SWITCHGRASS
Virginia Wild Rye
FOX SEDGE
WINTER BENTGRASS
SOFT RUSH
PATH RUSH
REDTOP PANICGRASS

RECOMMENDED SEEDING RATE: 20 LBS/ACRE

SEED MIX AVAILABLE:
ERNST CONSERVATION SEEDS
8884 MERCER PIKE
MEADVILLE, PA 16335
1-800 873-3321

KEY LEGEND

1. TYPICAL SEED LAWN AREAS, SOWN ON 3" TOPSOIL
2. DETENTION BASIN SEED MIX AND MULCH
3. 4' DIA SPADE CUT EDGE W/ 3" SHREDDED BARK MULCH
4. 3" DEPTH DOUBLE SHREDDED HARDWOOD BARK MULCH
5. PROPOSED BOULDER RETAINING WALL, SEE CIVIL DWGS
6. 3/16" X 4" STEEL EDGING, STAKED PER MANUFACTURER
7. PROPOSED MONUMENT SIGN LOCATION

GENERAL SEED NOTE:

ALL LAWN AREAS DESIGNATED TO BE SEEDED, SHALL BE SLIT-SEEDED, OR DRY-SEEDED WITH SPECIFIED BLEND, AND STABILIZED WITH WOOD CELLULOSE FIBER MULCH (2,000 LBS PER ACRE). IN AREAS SUBJECT TO EROSION, SEEDED LAWN SHALL BE FURTHER STABILIZED WHERE NECESSARY WITH BIODEGRADABLE EROSION BLANKET AND STAKED UNTIL ESTABLISHED. ALL SEED SHALL BE APPLIED OVER A MINIMUM 3" PREPARED TOPSOIL, AND SHALL BE KEPT MOIST AND WATERED DAILY UNTIL ESTABLISHED.
SEEDING INSTALLATION SHALL OCCUR ONLY:
SPRING: APRIL 1 TO JULY 1
FALL: AUGUST 15 TO OCTOBER 15

TYPICAL SEEDED LAWN MIX:

ALL LAWN AREAS DESIGNATED TO BE SEEDED, SHALL BE HYDROSEEDED WITH TYPICAL DROUGHT TOLERANT, DURABLE BLENDED SEED MIX, AT A RATE OF 6+ LBS PER 1,000 S.F.
MIX IS COMPRISED OF:
40% KENTUCKY BLUEGRASS
20% PERENNIAL RYE GRASS
20% CREEPING RED FESCUE
20% CHEWINGS FESCUE

PLANT SCHEDULE

KEY	QTY	BOTANICAL/COMMON NAME	SIZE	SPACING	ROOT	COMMENTS
TREES						
AH	7	Acer rubrum 'Franksred' / Freeman Maple	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
AA	15	Acer truncatum 'Pacsense' / Armstrong Red Maple	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
AL	20	Amelanchier laevis / Allegheny Serviceberry	6'-8" HT	SEE PLAN	B&B	CLUMP FORM, 3 CANES
BN	11	Betula nigra / River Birch	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
CA	14	Cercis canadensis / American Redbud	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
CC	10	Cercis canadensis / Redbud	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
CF	11	Cornus florida / Flowering Dogwood	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
GT	14	Gleditsia triacanthos 'Northern Sentinel' / Northern Sentinel Honey Locust	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
LT	6	Liriodendron tulipifera 'Fastigiata' / Upright Tulip Tree	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
MG	13	Magnolia 'Galaxy' / Galaxy Magnolia	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
NS	12	Nyssa sylvatica 'Green Gable' / Green Gable Sweet Gum	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
OV	12	Ostrya virginiana / American Hophornbeam	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
PG	17	Picea glauca 'Densata' / Black Hills Spruce	8' HT	SEE PLAN	B&B	FULL TO GROUND
PO	22	Picea pungens / Colorado Spruce	8' HT	SEE PLAN	B&B	FULL TO GROUND
TS	11	Tsuga canadensis / Canadian Hemlock	8' HT	SEE PLAN	B&B	FULL TO GROUND
SHRUBS						
CS	36	Cornus sericea 'Arctic Fire' / Arctic Fire Dogwood	30" HT	3' OC	B&B	WELL-ROOTED
IH	16	Ilex x 'Nellie R. Stevens' / Nellie R. Stevens Holly	30" HT	3' OC	B&B	MAINTAIN AS HEDGE
TO	59	Thuja occidentalis 'Nigra' / Dark Green Arborvitae	8' HT	3' OC	B&B	WELL-ROOTED
VC	28	Viburnum carlesii / Koreanspice Viburnum	36" HT	3' OC	B&B	WELL-ROOTED
GROUNDCOVERS/PERENNIALS						
FP	24	Pennisetum purpureum 'Cheyenne Sprit' / Cheyenne Spirit Cane Fever	2 GAL	18" OC	CONT	WELL-ROOTED

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City of Farmington Hills,
Oakland County, Michigan

SHEET
Landscape Plan

811 Know what's below Call before you dig.

REVISIONS
2024/05/27 REVISED PER CITY REVIEW

DRAWN BY:
G. Ostrowski
DESIGNED BY:
G. Ostrowski
APPROVED BY:
G. Ostrowski
DATE:
01/21/2025
SCALE: 1" = 30'
30 15 0 15 30 45

NFE JOB NO. O399
SHEET NO. L2

W:\JOBS\0399\Dwg\L2\0399L2.dwg, 5/27/2025 1:29:47 PM, G. Ostrowski

DEMOLITION NOTES:

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING SURVEY INFORMATION INCLUDING THE UTILITY SYSTEMS BEFORE ANY DEMOLITION OR CONSTRUCTION WORK OCCURS. ANY DISCREPANCIES WITH THE SURVEY INFORMATION SHALL BE REPORTED TO THE ARCHITECT AND OWNER'S REPRESENTATIVE IMMEDIATELY.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.
3. ALL EXISTING IMPROVEMENTS, MATERIALS AND PLANT MATERIAL TO REMAIN WITHIN THE NEW CONSTRUCTION AREA SHALL BE PROPERLY AND ADEQUATELY PROTECTED FROM DAMAGE DURING THE DEMOLITION OPERATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESTORE TO THE ORIGINAL CONDITION ANY OF THESE EXISTING ITEMS THAT ARE DAMAGED OR DISTURBED IN ANY WAY.
4. ALL MATERIALS TO BE REUSED OR SALVAGED SHALL BE STORED IN AN AREA DESIGNATED BY THE CITY ENGINEER FOR THAT PURPOSE. ALL SALVAGED MATERIALS SHALL REMAIN THE PROPERTY OF THE CITY ENGINEER.
5. STREETS, DRIVEWAYS AND ADJACENT PROPERTIES SHALL BE PROTECTED THROUGHOUT THE WORK AS REQUIRED BY LOCAL CODES AND REGULATIONS AND APPROVED BY THE OWNER.
6. ALL MATERIAL SPECIFIED TO BE REMOVED SHALL BE DISPOSED OF OFF-SITE PER LOCAL CODES AND REGULATIONS. CONTRACTOR SHALL COORDINATE METHOD OF DISPOSAL WITH CITY ENGINEER PRIOR TO COMMENCEMENT OF WORK.
7. MATERIALS TO BE REUSED OR SALVAGED SHALL BE STORED IN AN AREA DESIGNATED BY THE OWNERS REPRESENTATIVE FOR THAT PURPOSE. ALL SALVAGED MATERIALS SHALL REMAIN THE PROPERTY OF THE OWNER.
8. DURING DEMOLITION OPERATIONS EVERY EFFORT SHALL BE MADE TO CONTROL DUST, PER CITY REQUIREMENTS.
9. TREES AND SHRUBS TO BE REMOVED WITHIN THE LIMITS OF WORK SHALL BE CLEARLY IDENTIFIED WITH BRIGHTLY COLORED RIBBON.
10. GRUBBING SHALL INCLUDE ALL WEEDS, SHRUBS, STUMPS AND ROOT SYSTEMS OF REMOVED PLANT MATERIAL, EXPOSED UTILITY PIPES AND ANY OTHER OBSTRUCTION MATERIALS WITHIN THE LIMITS OF DEMOLITION. GRUBBING SHALL BE TO THE DEPTHS BELOW PROPOSED IMPROVEMENTS INDICATED AS FOLLOWS: CONCRETE PAVING AND WALKWAYS - TOTAL DEPTH OF PAVING AND SUBBASE. ASPHALT PAVING - TOTAL DEPTH OF PAVING AND SUBBASE. LAWN AND OTHER PLANTING AREAS - REMOVE DEPTH REQUIRED OF STUMPS AND ROOTS OVER TWO (2) INCHES IN DIAMETER AND LARGER.
11. PROTECT EXISTING TREES TO REMAIN PER TYPICAL TREE PROTECTION DETAIL.
12. STOCKPILED TOPSOIL SHALL BE STORED ON SITE AND REMAIN PROTECTED FROM CONTAMINATION PRIOR TO REUSE/REMOVAL.
13. SAWCUT AND REMOVE EXISTING ASPHALT AS REQUIRED TO INSTALL NEW SITE IMPROVEMENTS AND ADJUST GRADES WITHIN CITY STREETS. ALL WORK WITHIN CITY RIGHT OF WAY SHALL MEET CITY STANDARDS AND SPECIFICATIONS.
14. ARRANGE FOR APPLICABLE UTILITY COMPANY TO RELOCATE EXISTING CABLES, WIRES, PHONE LINES, ETC., ALONG WITH EDISON POWER LINES AS REQUIRED.
15. CONTRACTOR SHALL SECURE AND PAY FOR ALL APPLICABLE PERMITS AND FEES NECESSARY FOR THE COMPLETE CONSTRUCTION OF THE PROJECT.

CONSTRUCTION NOTES:

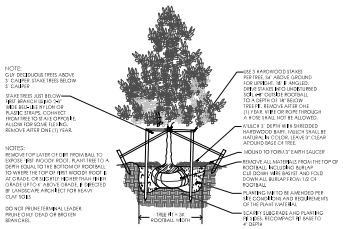
1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING SURVEY INFORMATION INCLUDING THE UTILITY SYSTEMS BEFORE ANY DEMOLITION OR CONSTRUCTION WORK OCCURS. ANY DISCREPANCIES WITH THE SURVEY INFORMATION SHALL BE REPORTED TO THE ARCHITECT AND OWNERS REPRESENTATIVE IMMEDIATELY.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.
3. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CITY ENGINEER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO LACK OF SUCH NOTIFICATION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH OPERATIONS.
5. CONTRACTOR IS RESPONSIBLE FOR PROPER ACCEPTANCE OF ANY EXISTING MATERIALS THAT ARE DAMAGED DURING CONSTRUCTION.
6. SEE SPECIFICATIONS FOR CONSTRUCTION REQUIREMENTS, MATERIALS, AND EXECUTION.
7. ALL PROPERTY LINES AND LOT LINES SHALL BE VERIFIED PRIOR TO COMMENCING WORK.
8. CONTRACTOR SHALL SUBMIT ALL SAMPLES PER SPECIFICATIONS. ALL SAMPLES SHALL BE APPROVED BY THE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
9. DIMENSIONAL FLEXIBILITY SHALL BE WITHIN PLANT BEDS ONLY.
10. CONTRACTOR SHALL COORDINATE ALL SITE LAYOUT WITH THE LANDSCAPE ARCHITECT AND REPORT ANY DIMENSIONAL DISCREPANCIES PRIOR TO CONSTRUCTION.
11. HANDICAPPED RAMPS SHALL MEET ALL CURRENT BARRIER FREE DESIGN CODES.

GRADING NOTES:

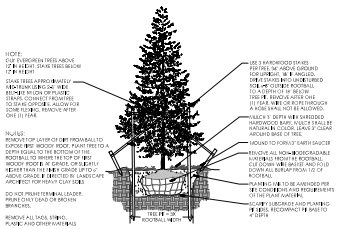
1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING SURVEY INFORMATION INCLUDING THE UTILITY SYSTEMS BEFORE ANY DEMOLITION OR CONSTRUCTION WORK OCCURS. ANY DISCREPANCIES WITH THE SURVEY INFORMATION SHALL BE REPORTED TO THE ARCHITECT AND OWNERS REPRESENTATIVE IMMEDIATELY.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.
3. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND / OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CITY ENGINEER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO LACK OF SUCH NOTIFICATION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH OPERATIONS.
5. CONTRACTOR IS RESPONSIBLE FOR PROPER ACCEPTANCE OF ANY EXISTING MATERIALS THAT ARE DAMAGED DURING CONSTRUCTION.
6. NO CHANGE IN CONTRACT PRICE WILL BE ALLOWED FOR ACTUAL OR CLAIMED BETWEEN EXISTING GRADE AND THOSE SHOWN ON PLANS AFTER CONTRACTOR HAS ACCEPTED EXISTING GRADES AND MOVED ON TO THE SITE.
7. ALL PROPOSED GRADES ARE TO MEET AND BLEND IN WITH THE EXISTING GRADE AT PROJECT LIMIT. PRECISE ELEVATION INDICATED ON THE PLANS TO BE VERIFIED IN FIELD TO AS-BUILT CONDITION.
8. ALL GRADING AND PLACEMENT OF DRAINAGE STRUCTURES TO BE SUPERVISED IN THE FIELD BY THE OWNER'S REPRESENTATIVE.
9. INSTALL 3" DEPTH TOPSOIL OVER ALL DISTURBED LAWN AREAS.
10. SEED ALL PROPOSED OR DISTURBED LAWN AREAS.

PLANTING NOTES:

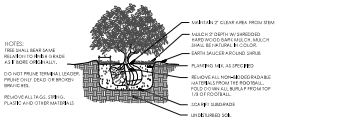
1. THE CONTRACTOR SHALL VERIFY ALL RIGHTS OF WAY, EASEMENTS, PROPERTY LINES AND LIMITS OF WORK, ETC., PRIOR TO COMMENCING WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND COORDINATING WITH ALL PERTINENT UTILITY COMPANIES 72 HOURS IN ADVANCE OF ANY DIGGING TO MAKE HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. THE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES.
3. THE CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
4. IN THE EVENT OF ANY DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE QUANTITIES ON THE PLAN SHALL PREVAIL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
5. ANY DISCREPANCIES BETWEEN DIMENSIONED LAYOUT AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT. FAILURE TO MAKE SUCH DISCREPANCIES KNOWN WILL RESULT IN CONTRACTOR'S RESPONSIBILITY AND LIABILITY FOR ANY CHANGES AND ASSOCIATED COST.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH CONSTRUCTION / INSTALLATION OPERATIONS.
7. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN POSITIVE SURFACE DRAINAGE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, AND OR OWNER'S REPRESENTATIVE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY EXISTING MATERIALS THAT ARE DAMAGED DURING CONSTRUCTION.
9. SEE SPECIFICATIONS, PLANT LIST AND PLANTING DETAILS FOR PLANTING REQUIREMENTS, MATERIALS AND EXECUTION.
10. ALL TREES TO HAVE CLAY LOAM OR CLAY BALLS - TREES WITH SAND BALLS SHALL NOT BE ACCEPTED.
11. ALL TREES TO BE APPROVED BY OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO THE SITE. ANY TREES DELIVERED TO THE SITE NOT PREVIOUSLY APPROVED MAY BE REJECTED AND ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
12. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
13. THE CONTRACTOR TO VERIFY PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION OF PLANT MATERIAL.
14. THE CONTRACTOR SHALL PLACE 3" DEPTH OF SHREDDED BARK MULCH IN ALL PLANTING BEDS, UNLESS OTHERWISE INDICATED.



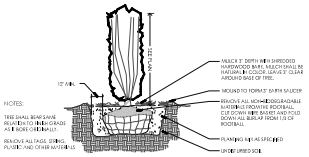
DECIDUOUS TREE PLANTING DETAIL
NTS



EVERGREEN TREE PLANTING DETAIL
NTS



SHRUB PLANTING DETAIL
DECIDUOUS SHRUB
NTS



UPRIGHT EVERGREEN SHRUB PLANTING DETAIL
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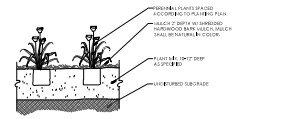
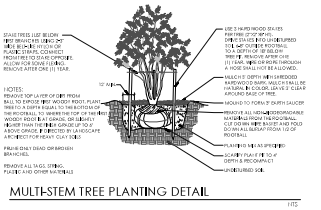
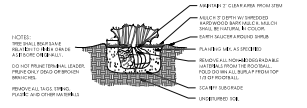


PERENNIAL PLANTING DETAIL
NTS



MULTI-STEM TREE PLANTING DETAIL
NTS



HEDGE PLANTING DETAIL
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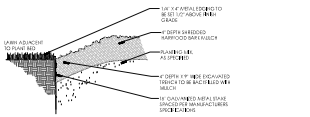
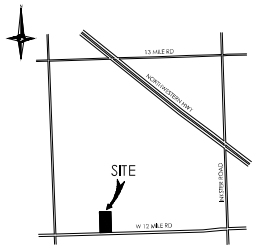


METAL EDGING DETAIL
NTS



LOCATION MAP
N.T.S.

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

SEAL

PROJECT
20150 W 12 Mile Road
Farmington Hills, MI 48334

CLIENT
Mike Yousif
4780 Dow Ridge Road
Orchard Lake MI , 48324

PROJECT LOCATION
Part of the SW. ¼
of Section 12
T.1N. , R.9E.
City of Farmington Hills,
Oakland County, Michigan

SHEET
Landscape Notes
and Details

811 Know what's below Call before you dig.

REVISIONS
2024/05/27 REVISED PER CITY REVIEW

DRAWN BY:
G. Ostrowski
DESIGNED BY:
G. Ostrowski
APPROVED BY:
G. Ostrowski
DATE:
01/21/2025
SCALE: 1" = VARIES'

NFE JOB NO. O399
SHEET NO. L3

W:\CONDWORK\0399\CONSTRUCTION\Office\Landscape\SHT\Landscape SHT.dwg, 5/27/2025 12:51:11 PM, G. Ostrowski

FARMINGTON HILLS Michigan

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

INTEROFFICE CORRESPONDENCE

DATE: March 26, 2025

TO: Erik Perdonik City Planner

FROM: James Cubera, City Engineer

SUBJECT: PUD #1-2025
29150 Twelve Mile Road
22-23-12-376-035
PJ #12-25-72

This office has performed a preliminary review of the above referenced PUD plan submitted to the Planning Department on March 7, 2025. It is very similar to the plan submitted for PUD Qualification on August 29, 2024. Our comments are as follows:

1. A 12" public sanitary sewer exists on the south side of 12 Mile Road. In addition, an 8" public sewer exists approximately 60' west of the west property line and parallel to it on private property. Both lines are available for service. The proponent shows a design that taps the public sewer to the west. This will need an easement from the property owner to the west if it is not in existence. An 8" stub must be provided to the east property line to accommodate basement service for the upstream service area. It needs to be identified.

2. A 12" water main exists along the south side of 12 Mile Road across the frontage of the site. In addition, a 12" public line exists along the west property line which is on the Aim High property. The proponent can tap this line along the west property line provided that they obtain an easement. It must be looped into the 12" line on the south side of the road and an 8" stub must be provided to the east property line. This stub needs to be identified.

3. The plan identifies a curb cut off 12 Mile Road. The appropriate accel/decel and passing lanes must be provided as part of this development. It is our understanding that the RCOC is reconstructing this section of 12 Mile Road in 2025 to a three lane cross section. We suggest that the proponent meet with the RCOC to discuss how their construction will effect this site.

4. The plan identifies a dead-end private road extending northward thru the site and teeing off in both the east and west direction at the north end of the site. This is not acceptable. A 50' turning radius must be provided at the northerly terminus.

5. The plan identifies a proposed future cross access easement to the west. This needs to be provided prior to construction approval and built as part of the construction if it is to be considered.

6. It may be prudent to also provide a permanent stub road to the east at the halfway point to ultimately accommodate 28800 Twelve Mile Road should that property be considered for future development. This should be explored.

7. A traffic study will be necessary for this development. It is feasible that some of the lane requirements for this site may be accommodated by the RCOC construction. The proponent's traffic engineer needs to contact the City's Traffic Engineer, Mark Saksewski to obtain a more detailed response as to what specifics including the above needs to be in the study.

   Along with the above, note that the City uses an outside traffic consultant to review these traffic studies and a fee deposit of $2,500 will be necessary to initiate a traffic review prior to it being reviewed. If additional monies are then necessary, they will be requested and if a surplus exists, at the end it will be refunded.

8. The plans identify an existing sidewalk along the 12 Mile Road frontage. It must be extended to the east property line if it does not extend there already.

9. Storm water detention, discharge restriction and storm water quality must be provided for in accordance with the City of Farmington Hills Engineering standards. The City has recently revised the drainage ordinance to be consistent with the Oakland County Water Resources Commission standards. The plans identify a proposed detention pond. The support and calculations for this system needs to be provided showing how it meets these standards. In addition, an 8' wide access path for maintenance must be provided.

10. The proposed detention pond at the north end of the site identifies a significant grade differential along much of the north and east embankments. The submitted design will need to have a structural design with an analysis of the embankment and the specific soils used in order to assure that it will be stabilized and not subject to movement, fracture or seepage. This will necessitate that a structural engineer certify the design as well as the construction and the as builting of the embankment.

    Similarly, there is a proposed retaining wall along the south embankment of the detention pond and the east property line at the north end. It appears to accommodate a plus 4' grade differential. This may necessitate a fence for safety. This wall layout will also need a structural design.

    Note that we use outside consultants for these structural reviews and a structural review fee will be charged at the time of construction plan submittal.

11. Attached are comments from our Environmental Engineer, Tyler Sonoga. The proponent needs to address these items. Any questions regarding these comments should be referred to Tyler at 248-871-2533.

12. At the northeast corner of the site exists a severe erosion problem that drains into the main branch of the Pebblecreek. This must be permanently stabilized.

13. The northeast corner of this site is within the EGLE regulated 100 year floodplain. Depending on the final site design a permit from them may be required.

14. The existing right-of-way in the area for 12 Mile Road is an implied 33' right-of-way. We suggest that the proponent dedicate the ultimate 60' right-of-way to the City to comply with the master right-of-way plan.

15. We suggest that proponent and their engineer meet with the Engineering Division via a virtual meeting or in person to discuss the site in further detail.

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

INTEROFFICE CORRESPONDENCE

DATE: June 10, 2025

TO: Erik Perdonik City Planner

FROM: James Cubera, City Engineer

SUBJECT: Revised PUD #1-2025 AKA Townes of Woodcreek
29150 Twelve Mile Road
22-23-12-376-035
PJ #12-25-72

This office has performed a preliminary review of the above referenced REVISED PUD plan as well as the developer's correspondence response both submitted to the Planning Department on May 28, 2025. We have also looked at their PowerPoint presentation dated May 15, 2025. The plan is very similar to the plan submitted for PUD Qualification on August 29, 2024, and the plan submitted on March 7, 2025. Our comments remain as called out in our memo to you dated March 26, 2025, with the following notations:

1. The 8" sanitary sewer stub must be provided to the east property line to accommodate basement service for the upstream service area. This stub needs to be identified.

2. The 8" watermain stub must be provided to the east property line. This stub needs to be identified.

3. The plan identifies a dead-end private road extending northward thru the site and teeing off in both the east and west direction at the north end of the site. This is not recommended. A design with a cul-de-sac with a 50' turning radius is strongly suggested at the northerly terminus.

4. The previously requested traffic study needs to be provided.

5. We recommend a private stub road extension to the east at the halfway point to ultimately accommodate 28800 Twelve Mile Road should that property be considered for future development. This should be shown as part of the plan under consideration to be built as part of this project. Easements can be worked out during construction review, but the stub extension should extend to the east property line at this time.

6. Detention, restriction and storm water were previously addressed. The details on sheet SP-4 will be reviewed during construction review.

7. The fencing requirement to accommodate the wall and the pond as well as the overall grading at the east end of the site will need to meet City standards and can be addressed during construction review when more detailed plans are provided. Additionally, the outlet discharge system must be extended to the creek with a non-erodible design. This may necessitate an EGLE permit. Also, the 8' wide access path for maintenance must be clearly labelled as right now it appears to look like an overflow channel.

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

City of Farmington Hills
Environmental Review

Project Name: PUD Plan 1, 2025

Address: 29150 Twelve Mile
Project Job #: 23-12-376-035
Plan Dated: 2-28-2025

Plan Received: 3-18-2025
Review #: 1
Review Date: 3-21-2025

As requested, I have conducted a plan review of the above reference engineering plans. I have the following comments:

1. Storm water quality must be provided for the site in accordance with the newly adopted Oakland County Water Resources stormwater standards.
2. Infiltration practices should be used to the maximum extent practicable and will count as part of the required water quality volume. Infiltration tests need to be performed, and layout should be considered to direct stormwater to infiltration practices.
3. The outlet control structure and detention must be designed per Oakland County stormwater standards, to include a dual stage outlet control structure.
4. As a part of the Oakland County Water Resources stormwater standards, the plans must include a long-term operations and maintenance plan, the land use summary page in the standards, a stormwater design narrative, and GIS data. Please see page I-21 and I-22 on the stormwater standards.
5. An EGLE joint permit may be necessary for the site's outlet to the stream. Also, the outlet at the top of a hill may lead to erosion throughout the woods. A design should be provided to limit erosion from the outlet to the stream.

Respectfully submitted,

Tyler Sonoga

Tyler Sonoga
Civil/Environmental Engineer
Department of Public Services

cc: City of Farmington Hills, J. Cubera

FIRE
FARMINGTON HILLS

INTEROFFICE CORRESPONDENCE

DATE: June 9, 2025

TO: Planning Commission

FROM: Jason Baloga, Fire Marshal

SUBJECT: Revised PUD 1-2025 (29150 Twelve Mile)

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

1. The proponent shall consider a 50' turning radius cul-de-sac at the dead-end and/or cross access/emergency access to an adjoining parcel.

2. Additional detail of the future cross-connection shall be provided in order to adhere to Chapter 12 Section 12-11(1); Generally, dead-end drives longer that one-hundred (100) feet shall not be allowed.

3. Any street obstructions shall be approved by Engineering and the Fire Department.

4. If the cross-access easement is approved, gate shall comply with the International Fire Code and Engineering requirements.

    a. The Fire Department and City shall not be responsible for any damage to the gate.

Jason Baloga, Fire Marshal

June 11, 2025

Farmington Hills Planning Commission
31555 W 11 Mile Rd
Farmington Hills, MI 48336

PUD Review

Case:	PUD 1, 2025
Site:	29150 Mile (Parcel ID 22-23-376-035)
Applicant:	Schafer Development, LLC
Plan Date:	5/27/2025
Zoning:	RA-1A One Family Residential District (33,000 square feet)

We have completed a review of the application for PUD and site plan approval 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 site is currently zoned RA-1A, which has a minimum lot size of 33,000 square feet.
2. **Existing site.** The site is 4.55 acres and vacant. The site has a small amount of wetland and surface water in the northeastern corner, and is heavily wooded.
3. **Adjacent Properties.**

Direction	Zoning	Land Use
North	RA-1A	Single family homes
East	RA-1A	Single family home
South	RA-2	Single family home & church
West	RA-1A	Private school

4. **Site configuration and access.** The site is proposed to be accessed from a single road to 12 Mile Rd.

Project Summary

The applicant proposes 24 units of two-story attached townhouses in six buildings which include four unit each. All units have two-car garages. The access street is a t-shaped road stubbed to the west side property line and toward the east side property line.

PUD Qualification

Under Section 34-3.20.2, the Planning Commission may make a determination that the site qualifies for a PUD based on the following criteria and procedures.

The Planning Commission qualified this site for a PUD at its regular meeting on October 17, 2024, with the following motion:

MOTION by Brickner, support by Countegan, to make a preliminary finding that PUD 3, 2024, submitted by Schafer Development, LLC, qualifies for the Planned Unit Development option under Section 34-3.20.2.A through D. of the Zoning Chapter. It is further determined that the proposal meets at least one (1) of the objectives as outlined Section 34-3.20.2.E.i. thru viii., and that it be made clear to the applicant that final granting of the PUD plan and agreement requires approval by City Council, after recommendation by the Planning Commission.

1. **The proposed plan preliminarily meets the following qualification standard(s) of Section 34-3-20.2.E.i through viii.:**
   - i. **To permanently preserve open space or natural features because of their exceptional characteristics or because they can provide a permanent transition or buffer between land uses.**
   - ii. **To accept dedication or set aside open space areas in perpetuity.**
   - iii. **To provide alternative uses for parcels which can provide transition buffers to residential areas.**
   - iv. **To foster the aesthetic appearance of the city through quality building design and site development, the provision of trees and landscaping beyond minimum requirements; the**

preservation of unique and/or historic sites or structures; and the provision of open space or other desirable features of a site beyond minimum requirements.

Criteria for qualifications. In order for a zoning lot to qualify for the Planned Unit Development option, the zoning lot shall either be located within an overlay district or other area designated in this chapter as qualifying for the PUD option, or it must be demonstrated that all of the following criteria will be met as to the zoning lot:

A. The PUD option may be effectuated in any zoning district.
B. The use of this option shall not be for the sole purpose of avoiding the applicable zoning requirements. Any permission given for any activity or building or use not normally permitted shall result in an improvement to the public health, safety and welfare in the area affected.
The proposed use—townhouses—is not permitted in the RA-1A district. However, this proposed use may be considered as a deviation from the ordinance as a part of the PUD. Density is consistent with the RC-1 district.

C. The PUD shall not be utilized in situations where the same land use objectives can be accomplished by the application of conventional zoning provisions or standards. Problems or constraints presented by applicable zoning provisions shall be identified in the PUD application. Asserted financial problems shall be substantiated with appraisals of the property as currently regulated and as proposed to be regulated.
The applicant is proposing density consistent with the RC-1 district. Rezoning to RC-1 may not be appropriate for this site due to inconsistencies with the Future Land Use Map in the Master Plan. The site is master planned for single-family development in the 2024 Master Plan at a low density, consistent with the RA-1A and RA-1B districts.

D. The Planned Unit Development option may be effectuated only when the proposed land use will not materially add service and facility loads beyond those contemplated in the Future Land Use Plan unless the proponent can demonstrate to the sole satisfaction of the city that such added loads will be accommodated or mitigated by the proponent as part of the Planned Unit Development.
The number of units proposed on the site clearly exceeds the number of single-family units that could be built under RA-1A zoning (28 versus 6). The PC may consider whether a traffic study is necessary to project demand from a larger development than typically permitted in this location.

E. The Planned Unit Development must meet, as a minimum, one of the following objectives of the city. The applicant has provided responses to four of the PUD objectives.

    i. **To permanently preserve open space or natural features because of their exceptional characteristics or because they can provide a permanent transition or buffer between land uses.**
    The applicant notes that the northern portion of the side is reserved as open space and a

detention basin, and that this design was chosen to separate the units from single family development to the north.

ii. To permanently establish land use patterns which are compatible or which will protect existing or planned uses.

iii. To accept dedication or set aside open space areas in perpetuity.
The applicant cites permanent buffers along the northern and eastern property lines.

iv. To provide alternative uses for parcels which can provide transition buffers to residential areas.
The applicant proposes that the development would provide a transition between single-family housing and the school use to the west.

v. To guarantee the provision of a public improvement which could not otherwise be required that would further the public health, safety, or welfare, protect existing or future uses from the impact of a proposed use, or alleviate an existing or potential problem relating to public facilities.
The applicant primarily cites the dedication of a large area in the north of the site as open space.

vi. To promote the goals and objectives of the Master Plan for Land Use.

vii. To foster the aesthetic appearance of the city through quality building design and site development, the provision of trees and landscaping beyond minimum requirements; the preservation of unique and/or historic sites or structures; and the provision of open space or other desirable features of a site beyond minimum requirements.

viii. To bring about redevelopment of sites where an orderly change of use is determined to be desirable.

Though only one objective must be met by the plan, the applicant's narrative addresses objectives i, iii, iv, and v.

F. The PUD shall not be allowed solely as a means of increasing density or as a substitute for a variance request; such objectives should be pursued through the normal zoning process by requesting a zoning change or variance.
An increase in density is sought by the applicant. Given that the proposed use is not permitted in the underlying district, it appears that the request is not made solely to avoid a variance.

Final Determination

Per Section 34-3.20.5.B, the following must be submitted when seeking final determination of PUD qualification:

a. A boundary survey of the exact acreage being requested done by a registered land surveyor or civil engineer (scale not smaller than one inch equals one hundred (100) feet).	√
b. A topographic map of the entire area at a contour interval of not more than two (2) feet. This map shall indicate all major stands of trees, bodies of water, wetlands and unbuildable areas (scale: not smaller than one inch equals one hundred (100) feet).	√
c. A proposed land use plan indicating the following at a scale no smaller than one inch equals one hundred (100) feet (1" = 100'):	√
(1) Land use areas represented by the zoning districts enumerated in Section 34-3.1.1 through Section 34-3.1.30 of this chapter.	*
(2) Vehicular circulation including major drives and location of vehicular access. Preliminary proposals as to cross sections and as to public or private streets shall be made.	√
(3) Transition treatment, including minimum building setbacks to land adjoining the PUD and between different land use areas within the PUD.	√
(4) The general location of nonresidential buildings and parking areas, estimated floor areas, building coverage and number of stories or height.	**
(5) The general location of residential unit types and densities and lot sizes by area.	√
(6) A tree location survey as set forth in Section 34-5.18, Tree Protection, Removal and Replacement.	√
(7) The location of all wetlands, water and watercourses and proposed water detention areas.	√
(8) The boundaries of open space areas that are to be preserved and reserved and an indication of the proposed ownership thereof.	√
(9) A schematic landscape treatment plan for open space areas, streets and border/transition areas to adjoining properties.	√
d. A preliminary grading plan, indicating the extent of grading and delineating any areas which are not to be graded or disturbed.	√
e. An indication of the contemplated water distribution, storm and sanitary sewer plan.	√
f. A written statement explaining in detail the full intent of the applicant, indicating the type of dwelling units or uses contemplated and resultant population, floor area, parking and supporting documentation, including the intended schedule of development.	√

***Land use is all attached single family.**

****The plan does not include non-residential buildings.**

Site Plan Review:

1. **Summary of Proposed Use.** The applicant has submitted a site plan. The plan proposes 28 units in six buildings, four of which include five units, and two of which include four units. All units have two-car garages. Access to the site is from 12 Mile Road via a t-shaped road that stubs toward the east and west property lines (a potential connection west is shown on the plans as well).

2. **Density.** The parcel is 198,198 square feet. Density is determined by the number of rooms. To determine the number of rooms, the following standard (Section 34-3.5.2.F.) is applied:

   Two-bedroom unit: 3 rooms

   Three-bedroom unit: 4 rooms

   The applicant proposes 28 units, likely with 12 three-bedroom units and 16 two-bedroom units (based on the configuration of the buildings and applicant's representation that the corner units would be larger), for a total of 94 rooms, based on the standard above. The following densities are permitted under conventional zoning:

District	Lot Area/sq ft	Rooms permitted
RC-1	1,900	104 rooms
RC-2	1,400	141 rooms
RC-3	1,050	188 rooms

   The proposed density is consistent with the RC-1 district. Under RA-1A zoning, the maximum number of units available is 6. If all units were built with three bedrooms, the number of rooms would be 112, in line with the RC-2 district. Floor plans have not been provided, so **the unit mix cannot be verified**. The applicant has noted that end units are three bedrooms, while interior units are two bedrooms with an optional third bedroom.

3. **Master Plan.** The master plan's Future Land Use map designates this site as Single Family, low density, which is consistent with the RA-1A district. It is not part of a Special Planning Area.

4. **Dimensional Standards of the RA-1A district (34-3.1.4.E).**

Standard	RA-1 Requirement	Proposed
Lot Size	33,000 sq ft	4.55 acres
Lot width	140 ft	286 ft
Lot coverage	35%	**37.5%**
Front setback	50 ft	62.5 ft
Rear setback	35 ft	220.7 ft
Side setback (east)	15 ft	64.5 ft
Side setback (west)	15 ft	37.5 ft
Building height	Max. 30 ft	**Not specified on plan****

   **Applicant noted as compliant at May, 2025, PC meeting.

5. **Parking.** The applicant has proposed parking consistent with the requirements for 2-bedroom and 3-bedroom multi-family units.

Standard	Required Parking	Proposed
Two BR Unit Three BR Unit	2 spaces/unit 2.5 spaces/unit	Each proposed townhouse unit includes a two-car garage and 22' driveway strip, or space for four vehicles

6. **Circulation.** A public sidewalk is shown along 12 Mile Road, but **there are no sidewalks within the development**.
7. **Open Space.** The plan does not specifically identify any area as open space, though there are areas of significant topography that are marked as outside the limits of development.
8. **Waste Management.** Collective waste management is not proposed; curbside waste pickup is proposed, *which should be addressed with a note on the plans*.
9. **Lighting.** Lighting information was not provided. The applicant's presentation in May, 2025 indicated that lighting would be provided by residential light fixtures mounted on each unit; *this should be addressed with a note on the plans*.
10. **Rooftop Screening.** Rooftop units are not proposed; ground-mounted equipment will need to be screened.
11. **Elevations and Floor Plans. Elevations and floor plans were not provided; they will be required at site plan approval.**
12. **Landscaping (34-5.14) and Screening (34-5.14)**. An area designated as recreation/open space should be provided as a part of the schematic landscape plan required at final PUD determination. **No such area is identified.**

Item	Required			Proposed/Comments
Landscape plan informational requirements (34-5.14.3)	To be prepared, signed, and sealed by a sealed landscape architect The spacing and root type of all proposed trees.			*Compliant*
Minimum size and spacing requirements (34-5.14.F)	**Size**	**Center to center distance (max)**		
	(Height/width)	**groupings**	**rows**	
• Evergreen Trees	8 ft. height	20 ft.	12 ft.	*Compliant*
• Narrow Evergreen Trees	5 ft. height	10 ft.	5 ft.	*Compliant*
• Large Shrubs	30 in. height	10 ft.	5 ft.	*N/A*
• Small Shrubs	24 in. width	4 ft.	4 ft.	*N/A*
• Large Deciduous	3 in. caliper	30 ft.	-	*Compliant*
• Small deciduous trees	2 in. caliper	15 ft.	-	*Compliant*
• Hedge shrubs	24 in. height	3 ft.	3 ft.	*N/A*
Canopy Trees (34-5.14.4)	One such tree shall be provided for each two thousand eight hundred (2,800) square feet of the paved surface area on the zoning lot			*This plan does not have a parking lot, which this standard is generally applied to.*
Parking lot screening from public thoroughfare (34-5.14.5)	A planted hedge of small shrubs, or A masonry wall or berm of 2 feet high			*No parking lot proposed.*

Buffer area from RA District (34-5.14.6)[1]	Required along east, west, and north property lines; • 665 feet on east property line = 11 large deciduous, 22 small deciduous, 32 large shrubs, 11 evergreens (each property line) • 636 feet on west property line = 12 large deciduous, 21 small deciduous, 34 large shrubs, 12 evergreens (each property line) • 286 feet on north property line - = 6 large deciduous, 11 small deciduous, 17 large shrubs, 6 evergreen	• *East: 13 large deciduous (preserved), 22 small deciduous, 32 large shrubs, 11 evergreens* • *West: 13 large deciduous (preserved), 23 small deciduous, 36 large shrubs, 12 evergreen* • *North: 10 large deciduous (preserved), 11 small deciduous, 17 large shrubs, 6 evergreens*

1. The overall provided screening is generally dense, and appears to be compliant with ordinance standards.
2. The applicant notes that the ten-foot maintenance path for the stormwater basin will also be used as an access path to a seating area overlooking Pebble Creek.

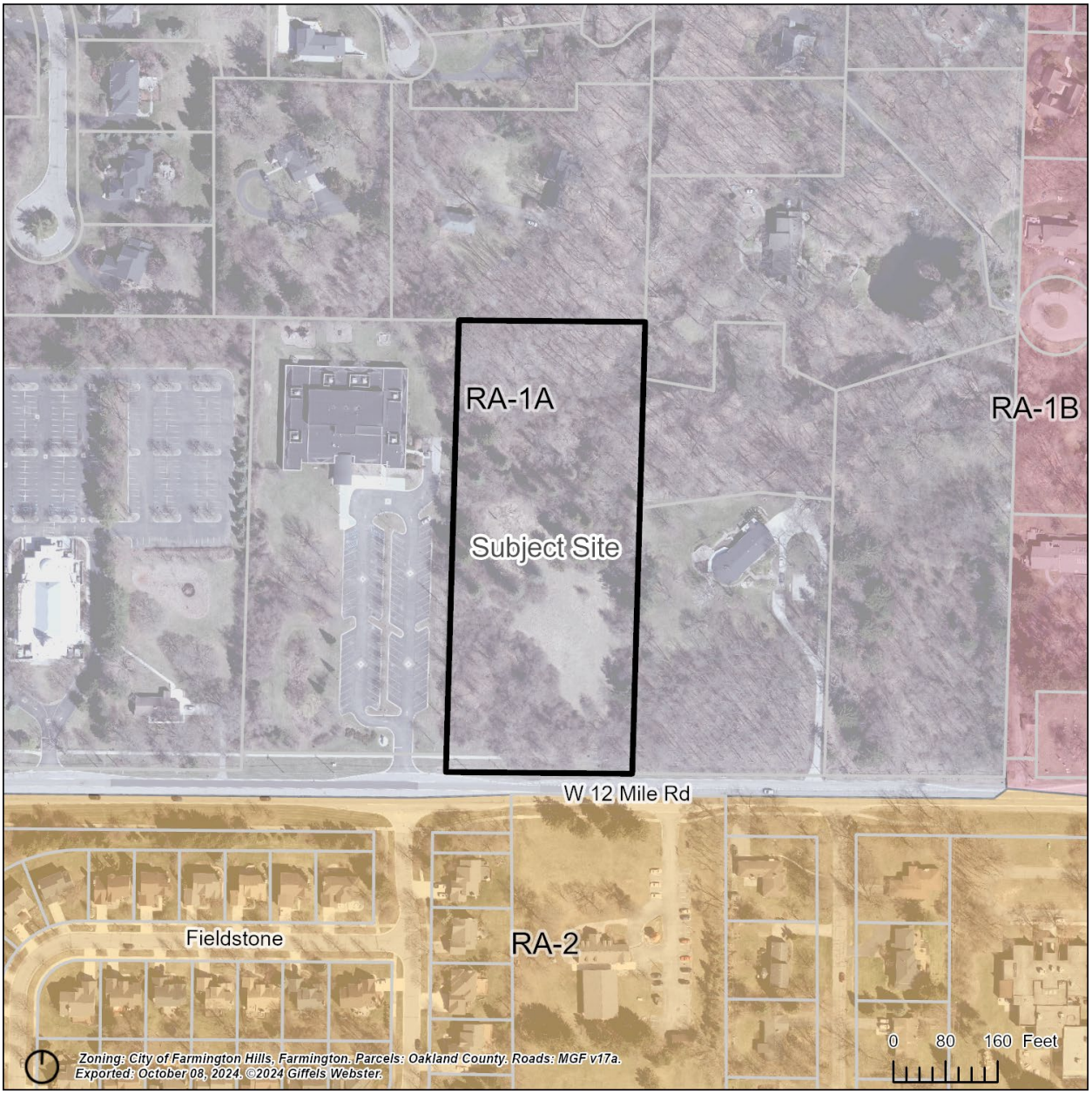
13. **Tree Removal (34-5.18)**. A tree survey was provided. Sheet L1 notes 159 regulated trees removed (requiring 159 replacements), and 19 landmark trees with a total dbh of 432.6 inches removed (requiring 36 replacements). The applicant proposes to plant 114 replacement trees and pay into the tree fund for the remaining 81. When comparing the number of required buffer trees to the total number of trees proposed on the site, it appears that 118 trees can be counted as replacements, which would equate to 77 trees paid into the fund. Again, these numbers require verification.

14. **Relief Sought from Ordinance Standards**
    a. Permit attached single-family at max density of 112 rooms.
    b. 37.5% lot coverage in lieu of required 35%.

We are available to answer questions.

Respectfully,
Giffels Webster

Joe Tangari, AICP
Principal Planner



Current zoning

Master Plan designations for this area. See discussion above.

Hydric Soils
1% Annual Chance Flood Hazard
0.2% Annual Chance Flood Hazard
Regulatory Floodway
Surface Water
Subject Site
W 12 Mile Rd
Fieldstone
0 80 160 Feet
Surface Water and Wetlands: NWI, Version 2. Special Flood Hazard Area: FEMA. Hydric Soils: NWI. Parcels, Roads, Municipalities, and Imagery: Oakland County. Map Exported: October 08, 2024. ©2024 Giffels Webster.

Wetland map

CITY OF FARMINGTON HILLS
PLANNING COMMISSION MEETING
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
MAY 15, 2025, 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:	Aspinall, Brickner, Countegan, Grant, Mantey, Stimson, Trafelet, Varga, Ware
Commissioners Absent:	None
Others Present:	City Planner Perdonik, Staff Planner II Mulville-Friel, Staff Engineer Sonck, Planning Consultants Tangari and Upfal (Giffels Webster), City Attorney Schultz

APPROVAL OF THE AGENDA

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

PUBLIC HEARING

A. PLANNED UNIT DEVELOPMENT PLAN 1, 2025

LOCATION:	**29150 Twelve Mile Road**
PARCEL I.D.:	**22-23-12-376-035**
PROPOSAL:	**Construction of multiple-family dwelling units within RA-1A One Family Residential District**
ACTION REQUESTED:	**Recommendation to City Council**
APPLICANT:	**Steven Schafer**
OWNER:	**Mike H. Yousif**

Applicant presentation

Aaron Schafer, Spencer Schafer, and Steven Schafer were present on behalf of this PUD request.

Aaron Schafer introduced the project, noting the intent to build a premier for-sale townhouse community targeting first-time homebuyers, professionals, and active adults. The 4.55-acre site is zoned RA-1A and is situated in a transition location between intense uses to the west and low-density neighborhoods to the east. The plan includes 28 townhome units for a density of 6.15 units per acre; the density aligns with RC-1/RC-2 range depending on bedroom selection.

Neighborhood outreach:

The applicants engaged with neighboring HOAs and residents:

- Wood Creek Civic Association submitted a letter of support, which Mr. Schafer read into the record, and which is included in tonight's packet.

- AIM High School agreed to emergency drive access with a Knox box.
- Mr. Levy (eastern neighbor) requested a deeper setback and evergreen trees, both of which were incorporated in the plans.
- Timbercrest and Greencastle HOAs were introduced to the plan; follow-up is pending

Traffic, Access, and Site Plan Revisions:
The applicant's traffic study indicated no further improvements were needed after recent 12 Mile Road upgrades (a dedicated left turn lane from Inkster to Middlebelt Road). Secondary access to AIM Academy is included for emergency use only. The revised site layout increases the northern setback 57-61 feet, for a total of roughly 217–221 feet, and boosts open space to 62.8%. All building setbacks were increased, with the exception of the eastern building along the frontage road, which decreased to approximately 14–15 feet.

Site Features and Engineering:
Two townhouse layouts are proposed: 24' wide interior units and 28' wide end units. Some rear-facing northern buildings include basements. The building height is 26'6", under ordinance limits.

Additional evergreens and screening plantings have been added, particularly along the eastern property line near the Levy residence. Pebble Creek will be stabilized, with erosion control provided and debris removed. Extensive screening is also planned around the stormwater basin and the Pebble Creek topography. Landscaping along the 12 Mile frontage and near AIM Academy is designed to enhance site aesthetics and neighbor buffering.

In order to preserve open space, no internal sidewalks are planned, although the applicants were open to discussing this further. Lighting will be provided by garage-mounted photocell fixtures that operate from dusk to dawn. Waste collection will be curbside. Room count ranges from 96–112 based on buyer options. Relief for lot coverage (approx. 2%) will be sought through the PUD process.

A 10-foot-wide maintenance path is proposed to access the stormwater basin, which may include bench seating, although the area would not be ADA accessible. An updated tree inventory has been submitted. In response to engineering comments, the applicant proposes a future access easement to the east instead of a permanent road stub. Fencing around the basin remains under review and may be added.

Visuals were presented for both four-plex and five-plex units. Northern units backing to the creek will have three-story elevations due to walk-out basements; units elsewhere will be two stories and slab-on-grade. Renderings also included modern, open-plan interiors and layouts for both four-plex and five-plex models.

The applicants were seeking relief from lot coverage standards, from 35% to 37.2%.

Commission questions and comments
Commissioner Mantey cautioned against excessive clearing of Pebble Creek, warning it could worsen erosion, and recommended allowing the stream to meander naturally unless a thorough evaluation suggests otherwise.

Commissioner Grant questioned why the applicant had not provided feedback from the Timbercrest and Greencastle subdivisions, as they had for Wood Creek and AIM Academy. Mr. Schafer responded that while plans were shared with both HOAs, formal meetings were deferred until after receiving Planning Commission approval. He emphasized their intention to engage those communities further if the project moved forward.

Planning Consultant Review
Planning Consultant Tangari summarized his April 1, 2025 memorandum. He reiterated that the plan is for 28 units on a 4.55-acre parcel. The site is zoned RA-1A, with RA-2 to the south. The Planning Commission had granted PUD qualification at their October 17, 2024 meeting based on criteria of Section 34-3-20.2.E.i, ii, iii, and iv. The applicant has submitted the information necessary for final PUD determination but has not yet submitted for full site plan review.

Planning Consultant Tangari reviewed the potential density range, noting that the projected 96 to 112 rooms would span densities permissible in both RC-1 and RC-2 districts. If room counts remain under 105, the project aligns with RC-1 density; if higher, it falls within RC-2 density. He confirmed that the applicant's open space figure of 62.8% implies a 37.2% lot coverage, slightly exceeding the 35% maximum allowed in RA-1A. As already noted, this minor deviation would require relief as part of the PUD approval.

While the applicant stated internal sidewalks were omitted to preserve setbacks and open space, they should be aware that City Council has required internal sidewalks in PUD developments where they have not been provided.

Planning Consultant Tangari recommended addressing any tree-related relief requests now to avoid future noncompliance.

Public comment
Chair Trafelet opened the meeting to public comment.

Don Payne, Westbrook Road, said he lives directly north of the proposed development. He had no objections to the project itself but requested the installation of a permanent barrier, such as a fence, along the northern property line. His land along the property line has been intentionally left in a natural, undeveloped state, and with the introduction of 28 new units, he wished to avoid potential liability issues associated with residents or children entering his property.

As no other public indicated they wished to speak, Chair Trafelet closed the public hearing and invited the applicant to speak to Mr. Payne's concern.

Mr. Schafer responded that they would consider the request for a barrier, although they preferred a natural landscaping buffer rather than a fence. He committed to working with Mr. Payne directly to reach a mutually acceptable solution.

Mr. Earls of AIM Academy noted that a wall exists along the western boundary between the school and the project site, and a fence is located along the northern school property line.

MOTION by Brickner, support by Mantey, to RECOMMEND TO CITY COUNCIL that the application for approval of Planned Unit Development Plan 1, 2025, dated March 7, 2025, as revised, submitted by Steven Schafer, BE APPROVED, because the plans are consistent with the goals, objectives, and policies of the Master Plan and applicable provisions of the Planned Unit Development Option in Section 34-3.20 of the Zoning Ordinance, SUBJECT TO:

1. **Modifications of Zoning Ordinance requirements as identified in Giffels Webster's April 1, 2025, review; and**
2. **The following conditions:**
   A. **All outstanding issues identified in Giffels Webster's April 1, 2025, review shall be addressed to the reasonable satisfaction of the City Planner;**
   B. **All outstanding issues identified in the City Engineer's March 26, 2025, interoffice correspondence shall be addressed to the reasonable satisfaction of the City Engineer; and**
   C. **All outstanding issues identified in the Fire Marshal's March 25, 2025, interoffice correspondence shall be addressed to the reasonable satisfaction of the Fire Marshal.**

And with the following further recommendation:

- **Deviation from the 35% maximum lot coverage to allow 37.2% lot coverage be granted**.

Motion discussion:
Commissioner Mantey expressed support for the motion but emphasized that several unresolved elements—such as riprap along the creek, fencing along the northern property line, and fencing around the detention basin—should be resolved in a manner that upholds the PUD's core purpose of preserving open space and natural features.

Roll call vote:
Ayes - Aspinall, Brickner, Countegan, Grant, Mantey, Stimson, Trafelet, Varga, Ware
Nays – None
Motion passed 9-0.

B.
PUBLIC COMMENT
None

COMMISSIONER/STAFF COMMENTS
City Planner Perdonik introduced new Staff Planner II Diane Mulville-Friel.

ADJOURNMENT

The meeting was adjourned at 9:42 pm.

Respectfully submitted,
Kristen Aspinall,
Planning Commission Secretary

APPROVED 8/11/2025

MINUTES
CITY OF FARMINGTON HILLS
CITY COUNCIL MEETING
CITY HALL – COUNCIL CHAMBER
JULY 14, 2025 – 7:30 PM

The regular session of the Farmington Hills City Council was called to order by Mayor Rich at 7:32PM.

Councilmembers Present:	Aldred, Boleware, Bruce, Dwyer, Knol, and Rich
Councilmembers Absent:	Bridges
Others Present:	City Manager Mekjian; Assistant City Manager Mondora; City Clerk Lindahl; Directors Kettler-Schmult, Rushlow and Schnackel; Fire Chief Unruh; City Attorney Joppich

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Councilmember Boleware.

APPROVAL OF REGULAR SESSION MEETING AGENDA

MOTION by Knol, support by Boleware, to approve the agenda as published.

MOTION CARRIED 6-0.

PROCLAMATION RECOGNIZING JULY 2025 AS PARKS AND RECREATION MONTH

The following proclamation was read by Councilmember Aldred and accepted by Special Services Director Ellen Schnackel:

PROCLAMATION
Parks and Recreation Month
July 2025

WHEREAS, parks and recreation programs, such as the programs offered through the City of Farmington Hills Special Services Department, are an integral part of communities throughout our state and country, including in Farmington Hills; and,

WHEREAS, parks and recreation promote health and wellness, improving the physical and mental health of people who live near parks; and,

WHEREAS, parks and recreation programs encourage physical activity by providing space for popular sports, hiking trails, swimming pools, and other activities that promote active lifestyles; and,

WHEREAS, parks and recreation programming and educational activities, such as out-of-school time programming, youth sports and environmental education, help our kids learn and grow; and,

further research, and allowing indoor recreational facilities with a square footage limitation of 3,300 square feet, and allowing private schools under the proposed update.

Roll Call Vote:
Yeas: ALDRED, BOLEWARE, BRUCE, DWYER, KNOL, AND RICH
Nays: NONE
Absent: BRIDGES
Abstentions: NONE

MOTION CARRIED 6-0.

PUBLIC HEARING AND CONSIDERATION OF PLANNED UNIT DEVELOPMENT 1, 2025, TOWNES AT WOODCREEK, LOCATED AT 29150 TWELVE MILE ROAD. CMR 7-25-98

Community Development Director Kettler-Schmult introduced Planned Unit Development (PUD) 1, 2025, Townes at Woodcreek, located at 29150 Twelve Mile Road. The proposal includes a conceptual plan for 24 two-story attached townhouse units within six four-unit buildings on a 4.55-acre parcel. The Planning Commission qualified the site for PUD consideration on October 17, 2024, and subsequently held a public hearing before forwarding the proposal to City Council with a recommendation for approval. This Council meeting serves as the public hearing for the PUD plan, which will require a future return to the Planning Commission for final site plan approval.

Planning Consultant comments

Referencing the June 11, 2025 Giffels Webster review letter addressed to the Planning Commission, Planning Consultant Tangari explained that the 4.55-acre vacant site is zoned RA-1A and is surrounded by residential and institutional uses. The development would include 24 two-story townhouse units in six buildings, with each unit having a two-car garage. There would be a T-shaped access drive, and no internal sidewalks, though a sidewalk is proposed along Twelve Mile Road.

Planning Consultant Tangari highlighted the following requests for exceptions:

- Density is equivalent to the RC-1 district, with the plan showing 94 rooms but potentially including up to 112 rooms based on optional lofts in purchase agreements. 94 rooms is in line with the RC-1 district. 112 rooms would put the development into RC-2 density.
- Lot coverage of 37.5%, exceeding the RA-1A maximum of 35%.
- The applicant is requesting a waiver of the interior sidewalks within the development.

Other design elements, including building elevations, landscaping, lighting, and floor plans, will be finalized during site plan review. It has not been confirmed that the building height will not exceed 30 feet, but the applicant is not requesting an exception to the height requirement.

The primary PUD questions are whether to approve the attached housing at the proposed density and lot coverage, and whether to accept the sidewalk waiver.

Applicant presentation

Aaron Schafer, Schafer Development, presented the Townes at Woodcreek proposal. David Straub and Frank Lucido, M/I Homes, were also present.

APPROVED 8/11/2025

Mr. Schafer made the following points:

- Internal sidewalks were omitted to preserve open space and enhance buffering. The neighbor to the west, AIM Academy, and the resident to the east, Mr. Levy, had requested to have as much of a natural buffer as possible along the perimeter property lines. Substantial plantings had been added along the eastern property line, with similar landscaping to the west.
- Mr. Schafer emphasized compatibility with adjacent uses, highlighting transitional benefits of the proposed development, located between institutional/commercial uses to the west and residential neighborhoods to the east.
- A key site constraint is the steep topography and presence of Pebble Creek, which bisects the northern third of the site and complicates traditional development due to erosion and slope conditions. While engineering staff initially requested embankments to help resolve some of the Pebble Creek erosion, Planning Commissioners urged the developers to leave the banks natural and undisturbed. The creek is impacted by existing debris and beaver activity, but also has been stabilized in some areas.
- The proposed plan permanently dedicates the northern portion of the site as open space and stormwater detention, creating a lasting buffer between the development and single-family homes to the north. Additional permanent open space is included along the eastern edge.
- The clustered townhome layout preserves over 62.8% open space.
- Mr. Schafer described outreach efforts to neighboring HOAs and residents. Adjustments were made in response to public feedback, including increasing setbacks and reducing density. The Schafers had received a letter of support from Hank Murawski on behalf of the Wood Creek Homeowners Association.
- Schafer Development had also conducted a site visit with Mr. Payne to the north, who requested chain link fencing along the northern property line.
- They had conversations with Mr. Levy and Mr. Cole to the east, who requested increased tree buffering and increased setbacks, both of which were incorporated in the plans. Mr. Cole had submitted a letter of support.
- Schafer Development had engaged with AIM Academy to the west, which supports the development and has reviewed a proposed Knox box emergency access gate, in line with a 2001 shared access agreement. Shared access to AIM Academy is formalized via the existing recorded agreement, which was reviewed with the school's board and legal counsel.
- They had shared plans with HOA representatives from Timbercrest and Greencastle Homeowners Associations.
- The Schafers had met with city staff regarding anticipated road improvements along Twelve Mile Road.

Design revisions since the October 24, 2024 Planning Commission PUD qualification included:

- Reconfiguring building clusters into four- and five-unit groups to improve site access and circulation in light of a planned 60-foot right-of-way.
- Increasing rear yard setbacks based on neighbor input. The northern setback was increased from 160 feet to between 217 and 221 feet. Including interior sidewalks would encroach into the rear yard setbacks.
- Revising the location of the open space amenity to the eastern quadrant due to ADA access challenges at the original site.

- Maintaining two townhome unit sizes (24' wide for the interior units, and 28' wide for the end cap units) to appeal to a range of buyers, including empty nesters and families.

Regarding items called out in the Giffels Webster review letter:

- Schafer Development believed the density would remain within the RC-1 density limits.
- All structures remain under the 30-foot limit, with a maximum height of 26 feet, 6 inches.
- Waste collection will be curbside, and lighting fixtures will include dusk-to-dawn photo sensors. Updated plans include revisions requested by Giffels Webster but were not yet submitted due to the July 4th holiday. Elevations and floor plans have been provided and show modern, open-concept townhomes with the two size choices as already mentioned.
- Regarding the T-shaped road design, Mr. Schafer explained that topographical constraints prevent construction of a standard cul-de-sac, with over 47 feet of grade fall from the northernmost driveway to the northern property line.
- A traffic study was submitted prior to the engineering review and indicated that no roadway improvements were warranted based on projected traffic volumes and existing County road improvement plans. The fire department noted the T-turnaround or access connection as a requirement, which the proposal fulfills via the western shared access.

Council discussion:

- Council opened discussion with clarifying questions about the approval process. Staff confirmed that tonight's request was for review and potential approval of the PUD plan. Future steps would include a PUD agreement or, if the applicants chose, a return to the Planning Commission with a final site plan.
- Council asked about outreach to the southern subdivisions (Greencastle and Timbercrest). Mr. Schafer confirmed that site and landscape plans had been shared with both HOA presidents. Communication was kept general until greater certainty was achieved through the PUD process, and as of yet no letters of support had been solicited or received from these HOAs.
- Council comments emphasized the importance of setbacks and buffering, particularly along the eastern property line adjacent to Mr. Levy's residence.
- Council supported the applicant's decision to eliminate interior sidewalks to maximize open space and protect existing trees.
- Council inquired about how buildings on sloped land would be constructed. Mr. Schafer explained that units in Buildings 3 and 4 would feature walkout basements to follow the natural grade. The other townhomes would be built on slab.
- Questions were raised regarding the open space calculation and whether the proposed detention basin significantly altered usable green space. Mr. Schafer responded that the basin had been designed with the natural grade in mind and would include retaining walls where necessary, in order to minimize disturbance to the land.
- Council asked about the pocket park amenity, with some questioning its value. Mr. Schafer explained the intent was to provide a quiet, internal space for residents rather than a street-facing amenity.
- Council expressed support for the applicant's approach to preserving Pebble Creek and the wooded ravine on the north end of the site. The site's unique topography was noted as a primary factor in both the design layout and the decision to seek PUD approval. Council supported the decision to omit sidewalks to allow for greater preservation of natural features.

APPROVED 8/11/2025

- The applicant confirmed that the proposed townhomes are not ADA-accessible due to their two-story design. A ranch-style option was considered but would have required larger footprints and more disturbance to sensitive areas.
- Council requested clarification on the submitted traffic study. Mr. Schafer explained that the study concluded no additional improvements were necessary due to the planned widening of Twelve Mile Road, which includes a continuous left-turn lane from the site to Middlebelt Road.
- Council discussed the layout of the stub road and pocket park relative to the Levy residence to the east. The stub road ends close to Mr. Levy's backyard, with the pocket park situated even closer. Council raised concerns that this configuration may conflict with Mr. Levy's request for dense tree coverage and privacy. Mr. Schafer agreed to re-evaluate the location of the pocket park, which was not yet finalized and could be relocated.

Public hearing:
Mayor Rich opened the public hearing.

Mr. Levy, the resident directly east of the proposed development, expressed concerns about the impact of increased traffic and loss of natural buffering. The existing wooded area has provided privacy and a sense of security for his family, and the addition of 24 townhomes would significantly alter the character of his backyard environment. Mr. Levy emphasized the importance of dense vegetation to maintain a sense of separation and safety, particularly for his two young children. He questioned the location and function of the stub road, which would bring moving vehicles close to his property.

Mr. Schafer clarified that the stub road is required for vehicular access to several townhome units and had been intentionally shortened based on earlier conversations with Mr. Levy. Residents of the new development would need to use the stub road to access their driveways.

Mayor Rich suggested that the Schafers meet directly with Mr. Levy to address his concerns in detail, noting that Council would expect the PUD contract to reflect a thoughtful response to these issues.

As no other public indicated the wished to speak, Mayor Rich closed the public hearing and brought the matter back for Council deliberation.

Council deliberation:
In response to comments regarding fencing, Mr. Schafer noted that while they preferred natural screening, they were already willing to construct a fence along the northern property line that abuts Mr. Payne's property, and they would also be willing to construct a fence to the east. They would work directly with Mr. Levy to determine his preferences.

City Attorney Joppich recommended including in the motion several conditions to be incorporated into the PUD contract:

- As part of the site plan process, provide additional landscape buffering and/or fencing along the eastern property line.
- As part of the site plan process, reposition the pocket park away from the eastern property line.
- Retain the cul-de-sac unless the Fire Department and Engineering Department determine it is unnecessary.

Council discussed the necessity and placement of the cul-de-sac. Council expressed concern that a cul-de-sac would reduce buffering and green space, conflicting with the development's open space goals. However, Council acknowledged uncertainty around the underlying rationale for the cul-de-sac, such as potential fire truck turnaround requirements. There was general consensus that if the cul-de-sac were ultimately required, the design would need to be revised, in which case the PUD would be negated, and the applicants would need to return to Council with a revised plan for further consideration.

Mayor Rich suggested adding a condition requiring further review of traffic flow and safety issues along Twelve Mile Road.

City Manager Mekjian noted that although extending the road fully to the east property line was not proposed, an easement for future road and utility access should be included to preserve flexibility for Mr. Levy, should he choose to sell or develop his property in the future.

MOTION by Knol, support by Boleware, that the City Council of Farmington Hills hereby approves the application for PUD 1, 2025, dated February 28, 2025, (revised May 27, 2025), submitted by Steven Schafer, subject to the following conditions:

1) Any conditions and requirements of the Planning Commission's May 15, 2025, motion recommending approval of the PUD plan and Giffels Webster's most recent review shall be complied with or addressed to the satisfaction of the Planning and Community Development Department;

2) Any conditions and requirements stated in the reviews of the City Engineer and City Fire Marshal shall be complied with or addressed to the satisfaction of the City Engineer and Fire Marshal;

3) 1. That the proponent discuss the possibility of a fence on the eastern property line next to Mr. Levy's property, and that a decision be made about the fence that satisfies Mr. Levy as to whether he wants a fence or not. The decision is up to Mr. Levy.

   2. That the pocket park not be on the eastern property line next to Mr. Levy's property.

   3. That an easement be placed next to the stub road extending to the eastern property line for utilities and road in case Mr. Levy decides to develop his property in the future.

   4. That the proponent meet with the Engineering Department to review the traffic report and accommodate any of the Engineering Department's recommendation regarding traffic – whether any sort of decel lane is needed.

   5. That the proponent meet with Fire and Engineering regarding the Fire Department's and Engineering's letter advising the need for a cul-de-sac to better understand where they are referencing the need for a cul-de-sac; and if they want the cul-de-sac to be placed at the end of the stub road on the eastern side of the property, that at that point, this PUD is negated and has to come back to Council for further potential revisions.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRUCE, DWYER, KNOL, AND RICH

APPROVED 8/11/2025

Nays: NONE
Absent: BRIDGES
Abstentions: NONE

MOTION CARRIED 6-0.

NEW BUSINESS

CONSIDERATION OF APPROVAL OF APPOINTMENTS TO THE BEAUTIFICATION COMMITTEE.

MOTION by Aldred, support by Knol, that the City Council of Farmington Hills hereby confirms the Mayor's recommendation to appoint the listed individuals to the following Committee:

Beautification Committee

	Length of Term:	**Term ending:**
James D Geisling	3 years	February 1, 2028
Frank A. Romano	3 years	February 1, 2028

MOTION CARRIED 6-0.

CONSENT AGENDA

RECOMMENDED APPROVAL OF A CONTRACT FOR SPONSORSHIP SOLICITATION SERVICES TO THE SUPERLATIVE GROUP. CMR 7-25-99

MOTION by Bruce, support by Aldred, that the City Council of Farmington Hills hereby authorizes the City Manager to approve a contract for the Department of Special Services for Sponsorship Solicitation Services to the Superlative Group.

Roll Call Vote:
Yeas: ALDRED, BOLEWARE, BRUCE, DWYER, KNOL, AND RICH
Nays: NONE
Absent: BRIDGES
Abstentions: NONE

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF AWARD OF PURCHASE OF ROOFING SUPPLIES, INSPECTION, AND PROJECT MANAGEMENT TO GARLAND/DBS, INC. IN THE AMOUNT OF $297,710.01; AND AWARD OF BID FOR FIRE STATION #1 AND FIRE STATION #3 ROOF REPLACEMENTS AND ANCILLARY MATERIALS TO ROYAL ROOFING COMPANY, INC. IN THE AMOUNT OF $329,750.00. CMR 7-25-100

MOTION by Bruce, support by Aldred, that the City Council of Farmington Hills hereby authorizes the City Manager and City Clerk to execute a contract on behalf of the City to Royal Roofing Company, Inc., and Garland/DBS, Inc., and

IT IS FURTHER RESOLVED the City Council of Farmington Hills authorize the City Manager to issue a purchase order to Royal Roofing Company, Inc. for roof replacement, including ancillary materials, in the amount of $329,750.00, and

IT IS FURTHER RESOLVED that the City Council of Farmington Hills authorize the City Manager to

CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

Date: November 10, 2025

Re: Consideration of Approval and adoption of a Brownfield Plan proposed by Robertson Brothers Homes for Villas at Pebble Creek at 27400 W 12 Mile Road, Farmington Hills, Michigan 48334

ADMINISTRATIVE SUMMARY

- At the October 27, 2025, City Council Study Session, Robertson Brothers Homes presented their proposed Brownfield Plan for Villas at Pebble Creek at 27400 W 12 Mile Road, Farmington Hills, MI 48334. (Formerly known as Sarah Fisher Center).

- Proposal for project:
  - Demolition of 115,422 square feet of building space, minus the chapel.
  - Seventy-six single story detached condos and 4 single story homes.
    - Age targeted.

- Approximate investment for new housing project on this site: $46.8M.

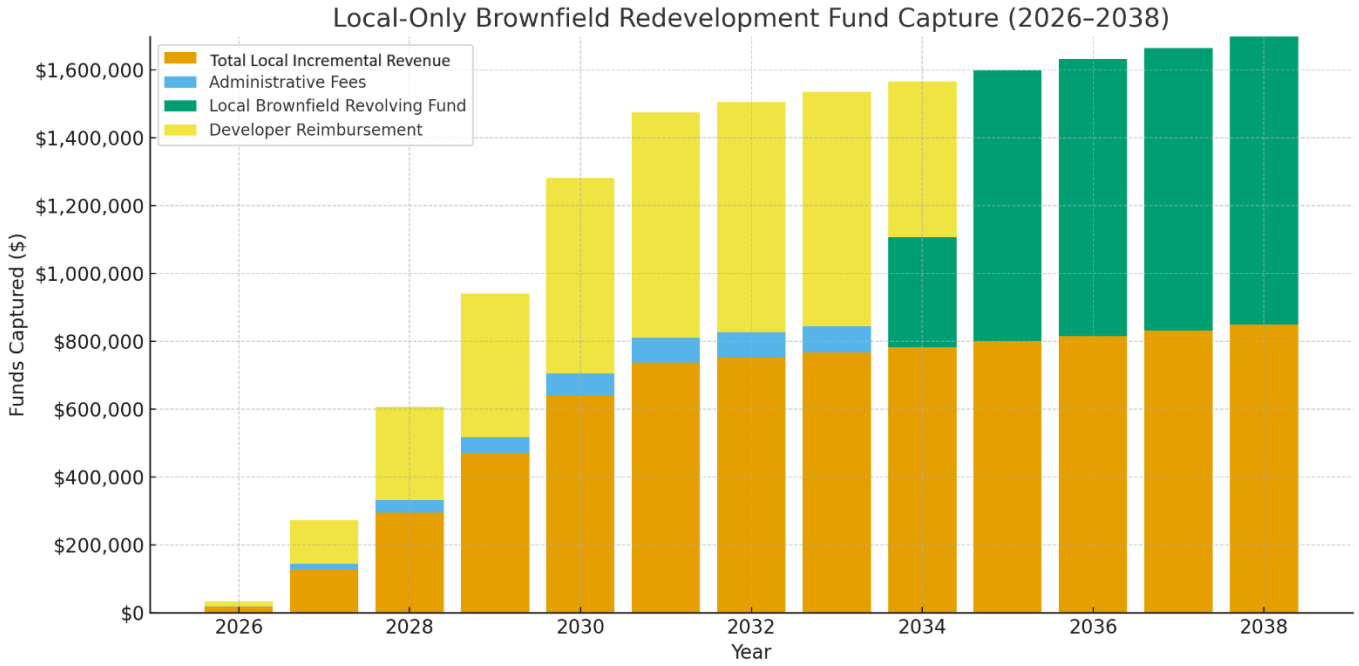
- Total build out taxable value of over $23,400,000. Annual taxes: $1,078,500.

- Brownfield eligible activities include:
  - Environmental assessments
  - Due care planning
  - Environmental activities (soil removal, groundwater treatment, etc.)
  - Demolition and abatement (asbestos, demo, monitoring, etc.)
  - Preparation and implementation of the Brownfield Plan.
  - 15% contingency and 5% interest.

- The Brownfield Redevelopment Authority approved the Villas at Pebble Creek Brownfield Plan at their June 25, 2025, meeting.

Table of Eligible Activities Cost Summary and Fund Capture Graph on Next Page

Eligible Activities Cost Summary	
Eligible Activity Category	**Estimated Cost**
Work Plan Exempt (Preapproved)	$207,053
Department Specific Activities	$507,500
TOTAL ENVIRONMENTAL ELIGIBLE ACTIVITIES	$714,553
Demolition	$1,393,478
Lead and Asbestos Activities	$709,710
TOTAL NON-ENVIRONMENTAL ELIGIBLE ACTIVITIES	$2,103,188
Total Environmental and Non-Environmental Eligible Activities	$2,817,741
15% Contingency on Eligible Activities	$391,603
Brownfield Plan & Act 381 WP Preparation	$30,000
Brownfield Plan & Act 381 WP Implementation	$30,000
TOTAL ELIGIBLE ACTIVITIES COST WITH 15% CONTINGENCY	$3,269,344
Interest (calculated at 5%, simple)	$660,355
TOTAL ELIGIBLE ACTIVITIES COST, WITH CONTINGENCY & INTEREST	$3,929,699



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

RECOMMENDATION

IT IS RESOLVED, that the City Council of Farmington Hills hereby approves and adopts the Brownfield Plan proposed by Robertson Brothers Homes for Villas at Pebble Creek at 27400 W 12 Mile Road, Farmington Hills, Michigan 48334.

Prepared by: Cristia Brockway, Economic Development Director
Reviewed by: Gary Mekjian, City Manager
Approved by: Gary Mekjian, City Manager

CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: November 10, 2025

DEPT: Planning and Community Development

RE: Consent Judgment # 129 – Sheetz v Farmington Hills

ADMINISTRATIVE SUMMARY

In 2024, the City processed applications for two locations proposed for Sheetz gas station developments. The first location, at the northwest corner of Twelve Mile and Middlebelt, was submitted under an application for concurrent Planned Unit Development (PUD) and Site Plan approvals. The Twelve Mile property is zoned RC-2 Multi-Family Residential, and includes Parcel Nos. 23-11-477-109, 013 and 014. The proposal was for a gas station with carry out/drive-through restaurant and convenience store. The proposal was reviewed and recommended approval by Planning Commission at the public hearing on November 21, 2024. The proposal was reviewed and denied by City Council at the public hearing held January 13, 2025.

The second location, at the southwest corner of Grand River and Middlebelt Road, had a Site Plan application submitted for a gas station, restaurant, and convenience store in a B-3 General Business district. It includes Parcel Nos. 23-35-431-016 and 017. The Preliminary Site Plan was approved by Planning Commission December 19, 2024, subject to various conditions and requirements.

On December 30, 2024, an update to the zoning ordinance (Zoning Text Amendment #2) went into effect that changed the permitted uses within the B-3 district. As a result, the owner of the Grand River and Middlebelt site was told by staff that it was not permitted to move forward with a gas station.

The applicant(s) and property owner for the Twelve Mile site filed an appeal in the Oakland County Circuit Court. There has not been a circuit court challenge to the City's actions with regard to the Grand River site, but the owner and applicant(s) have asserted an intention to challenge the City's actions.

After discussion with Council and the affected parties, a proposed resolution to resolve the disputes involving both proposals and/or properties is reflected in the terms of the attached Consent Judgment that dismisses the Twelve Mile appeal, with prejudice, and allows the approved site plan on the Grand River parcel to go forward as approved.

The Site Plan for the Grand River and Middlebelt property has been revised to adjust the dumpster location that complies with the City's zoning ordinance and adjusted lighting to an acceptable level.

The City Attorney has drafted language for the stipulated amendment to the Consent Judgment that includes the following:

1. Allow the construction of the gas station, restaurant, and convenience store, on the Grand River/Middlebelt site, as shown on the modified site plans.
2. If Sheetz does not purchase or develop the Grand River/Middlebelt property, a gas station shall be considered to be a permitted use.
3. The appeal as to the Twelve Mile PUD denial is dismissed, with prejudice along with all potential claims against the City with respect to that application.

The draft Consent Judgment is now in a form that can be recommended to City Council for review.

POTENTIAL COUNCIL ACTIONS:

Suggested Resolution for APPROVAL:

Resolve that the Consent Judgment #129 and accompanying exhibits are approved and the City Manager is authorized to finalize the document and exhibits for filing with the court and to sign on behalf of the City.

Suggested Resolution for DENIAL:

Resolve that the Consent Judgment #129 is denied for the following reasons: ***[Indicate reasons for Denial.]***

ATTACHMENTS

- Draft Consent Judgment # 129
- Exhibits to Consent Judgment

# # #

Reviewed by: Charmaine Kettler-Schmult, Director of Planning and Community Development
Approved by: Gary Mekjian, P.E., City Manager

STATE OF MICHIGAN

IN THE CIRCUIT COURT FOR THE COUNTY OAKLAND

SKILKEN GOLD REAL ESTATE DEVELOPMENT, LLC, MC DEVELOPMENT HOLDINGS, LLC, SHEETZ, INC., and HRA FARMINGTON HILLS, LLC,

Appellants,

Case No. 2025-213392-AA
Hon. Kwame' L. Rowe

and

SKILKEN GOLD REAL ESTATE DEVELOPMENT, LLC, SHEETZ, INC., and LUXURY HOLDINGS, LLC

Intervening Appellants,

v.

CITY OF FARMINGTON HILLS,

Appellee.

HONIGMAN LLP
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Brandon J. Wilson (P73042)
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Attorneys for Appellee
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Farmington Hills, MI 48331

AUGUST LAW, PLLC
Gary K. August (P48730)
Attorney for Intervening Appellant Luxury Holdings, LLC only
363 W Big Beaver Rd., Ste. 410
Troy, MI 48084-5300

CONSENT JUDGMENT

CONSENT JUDGMENT

At a session of said Court held in the City of Pontiac,
County of Oakland, State of Michigan on_____

PRESENT: _____
Circuit Court Judge

The parties to this Consent Judgment have agreed to settle this dispute and resolve the Claim of Appeal filed by Appellants, as well as any additional claims that could have been brought by Appellants and/or the Intervening Appellants, on the terms and conditions of this Consent Judgment, including all exhibits attached hereto. Each of the parties to this Consent Judgment has represented that all requirements necessary for the party to bind itself and/or its property to the Consent Judgment have been met. The Court has reviewed the terms of this Consent Judgment and has found that its terms are fair, just, reasonable, and in the public interest and has been entered into in good faith by the parties.

THE COURT, THEREFORE, FINDS AND IT IS HEREBY ORDERED AND ADJUDGED, AS FOLLOWS:

1. **Findings**. The following findings are incorporated into and made part of this Consent Judgment:

Parties and Properties at Issue

A. Appellants Skilken Gold Real Estate Development, LLC, an Ohio limited liability company, MC Development Holdings, LLC, an Ohio limited liability company, Sheetz, Inc., a Pennsylvania corporation and HRA Farmington Hills, LLC, doing business in Oakland County, Michigan, and are collectively referred to herein as "**the Twelve Mile Appellants**."

B. Skilken Gold Development, LLC, an Ohio limited liability company, Sheetz, Inc., a Pennsylvania corporation, and Luxury Holdings, LLC, a

Michigan limited liability company doing business in Oakland County, Michigan, and are collectively referred to herein as "**the Grand River Intervening Appellants**."

C. Appellee/Defendant is the City of Farmington Hills, a Michigan municipal corporation, hereinafter referred to as "**the City**."

D. The subjects of this action and this Consent Judgment are two proposed development projects within the City of Farmington Hills, each encompassing multiple parcels.

E. The "**Sheetz Twelve Mile Project**" involves Parcel Id Nos. 23-11-477-109, 23-11-477-013, and 23-11-477-014, all located on the northwest corner of Twelve Mile Road and Middlebelt Road. The legal description of the parcels that make up the Sheetz Twelve Mile Project is attached as **Exhibit A** hereto, is incorporated herein by reference, and will be referred to herein as the "**Sheetz Twelve Mile Property**."

F. HRA Farmington Hills, LLC is the owner of the Sheetz Twelve Mile Property. Skilken Gold Real Estate Development, LLC and MC Development Holdings, LLC are the developers of the Sheetz Twelve Mile Property. They have proposed a gas station with a restaurant to be located on that property. Sheetz, Inc. is the ultimate intended owner of the Sheetz Twelve Mile Property, and would be the owner of the completed gas station with a restaurant development.

G. The "**Sheetz Grand River Project**" involves Parcel ID Nos. 22-23-35-431-016 and 22-23-35-431-017, both located on the southwest corner of Grand

River Avenue and Middlebelt Road. The legal description of the parcels that make up the Sheetz Grand River Project is attached as **Exhibit B** hereto, is incorporated herein by reference, and referred to as the "**Sheetz Grand River Property**."

H. Luxury Holdings, LLC is the owner of the Sheetz Grand River Property. Skilken Gold Real Estate Development, LLC is the developer of the Sheetz Grand River Property. They have proposed a gas station with a restaurant development on that property. Sheetz, Inc. is the ultimate intended owner of the Sheetz Grand River Property, and would be the owner of the completed gas station with a restaurant development.

Proposed Sheetz Twelve Mile Project

I. The Twelve Mile Appellants collectively caused an Application for a Planned Unit Development (PUD) to be filed with respect to the Sheetz Twelve Mile Property on or about May 20, 2024, for development of a gas station and restaurant. The Farmington Hills Planning Commission and Farmington Hills City Council held the required hearings with respect to the PUD Application. At its November 21, 2024, meeting, the Planning Commission recommended to City Council that the PUD Application be approved. (See Minutes, **Exhibit C**.) On January 13, 2025, the Farmington Hills City Council denied the Twelve Mile Appellants' PUD Application. (See Minutes, **Exhibit D**.)

J. On March 12, 2025, the Twelve Mile Appellants timely filed a Claim of Appeal of the City Council's decision under MCL 125.3603.

Proposed Sheetz Grand River Project

K. The Grand River Intervening Appellants collectively caused an Application for Site Plan Approval to be filed for the development of the Sheetz Grand River Property with a gas station and restaurant use. The proposed Preliminary Site Plan was dated November 11, 2024. At its December 19, 2024, meeting, the City of Farmington Hills Planning Commission approved the Preliminary Site Plan for the gas station and restaurant development, subject to various conditions and requirements. (See Minutes, **Exhibit E**.) However, the City Council had on December 9, 2024, adopted a Zoning Text Amendment ("**ZTA2**"), which (among other things) provides that gas stations are no longer a permitted use on properties within the B-3 Zoning District, with an effective date of December 30, 2024. (**Exhibit F.)** Because the Sheetz Grand River Property is within a B-3 Zoning District, the City determined that, despite the Planning Commission's conditional approval of the Preliminary Site Plan, the Sheetz Grand River Project could not proceed because the use was no longer permitted on the property and the rights of the Sheetz Grand River Intervening Appellants as to the development approved had not vested before the effective date of ZTA2. The City sent a letter to Skilken Gold Real Estate Development, LLC dated January 17, 2025, indicating to the Grand River Intervening Appellants that the project could no longer proceed. (**Exhibit G.**)

L. The Grand River Intervening Appellants disputed the City's action and the

discontinuance of the application related to the Sheetz Grand River Project. The Grand River Intervening Plaintiffs also informed the City that they intended to file a complaint against the City that would assert various causes of action that the Grand River Intervening Appellants contend would legally permit the Sheetz Grand River Project, and the related application, to proceed.

Resolution of Current Sheetz Twelve Mile and Potential Sheetz Grand River Claims Against the City

M. The parties have voluntarily decided to enter into this Consent Judgment as a mutually-agreed upon resolution of any and all disputes relating to the Sheetz Twelve Mile Project and/or Property and the Sheetz Grand River Project and/or Property in order to avoid further costs, expenses, and the uncertainty of litigation, and to resolve any existing or potential claims relative to these matters. **Generally stated, the resolution in this case is**: (1) a dismissal with prejudice of the Claim of Appeal and a waiver and release of any and all claims by the Sheetz Twelve Mile Appellants as to the Sheetz Twelve Mile Project and/or Property; (2) an agreement by the City that the section or provision ZTA2 that provides that gas stations are no longer a permitted use on the properties within the B-3 Zoning District is not applicable to the Sheetz Grand River Property, and that the City confirms Preliminary Site Plan Approval for the Sheetz Grand River Property based on the Preliminary Site Plan attached hereto as **Exhibit H,** which has been approved by City staff and incorporates the comments and feedback from the Conditional Preliminary Site Plan approval granted by

the City's Planning Commission on December 19, 2024; (3) approval by the City of the lighting plan for the Sheetz Grand River Property attached hereto as **Exhibit I** that expressly approves the deviations identified in **Exhibit I**; (4) a waiver and release by the Grand River Intervening Appellants of the City with respect to claims relating to the Sheetz Grand River Project and Property that arose prior to entry of this Consent Judgment (but excluding any claims or rights the Grand River Intervening Appellants might have in the future that are related to or arise from approval of the Final Site Plan and issuance of other permits or other approvals); and (5) a waiver and release by the City of the Sheetz Twelve Mile Appellants and the Sheetz Grand River Intervening Appellants only as to any claims or causes of action the City may have against such Appellants and Intervening Appellants in connection with the filing by such Appellants and Intervening Appellants of their applications for Development approvals related to the Sheetz Twelve Mile Property and the Sheetz Grand River Property, respectively; the pursuit of approval of the applications by the Appellants and Intervening Appellants; and/or the filing or pursuit of the Claim of Appeal by the Twelve Mile Appellants. Any claims, causes of action, or rights that the City might have in the future that relate specifically to the development of the Sheetz Grand River Property as it proceeds with additional approvals or the future development of the Sheetz Twelve Mile Property are expressly exempted from such waiver and release.

2. **Intervention of Sheetz Grand River Intervening Appellants**. Skilken Gold Real Estate Development, LLC, Sheetz, Inc., and Luxury Holdings, LLC, are hereby added to this case as "Intervening Appellants" in this matter pursuant to MCR 2.209 and MCR 7.112.

3. **Dismissal With Prejudice of Sheetz Twelve Mile Plaintiffs' Claims**. Skilken Gold Real Estate Development, LLC, Sheetz, Inc., and MC Development Holdings, LLC, and HRA Farmington Hills, LLC, Appellants in this case with respect to the Sheetz Twelve Mile Project and Property, agree to dismiss and hereby do dismiss their Claim of Appeal with prejudice and without costs and attorneys' fees to either side.

All claims and causes of action alleged by the Sheetz Twelve Mile Appellants in the Claim of Appeal or that could have been alleged by them or any other person or entity having an ownership or other interest in the Sheetz Twelve Mile Property or in the Sheetz Twelve Mile Project as of the date of entry of this Consent Judgment against the City of Farmington Hills, its Council, elected and appointed officials, boards, commissions, departments, employees, staff, consultants, independent contractors, agents, representatives, attorneys and insurers (collectively, the "City Released Parties") in connection with the application development for approval and Claim of Appeal related to the Sheetz Twelve Mile Project or Property shall be, and are hereby, merged in this Consent Judgment. The Sheetz Twelve Mile Appellants, for themselves and their heirs, successors, assigns and any other person or entity having an ownership or other interest in the Property or Project as of the date of entry of this Consent Judgment, release and forever discharge the City Released Parties of and from any and all claims, demands, actions, causes of action, suits, debts, judgments, executions, damages and rights of whatever nature in law, equity or otherwise, that now exist or that may subsequently accrue by reason of any acts, events or facts arising out of or related to this case and the City's decisions and actions regarding the Sheetz

Twelve Mile Project or Property and existing on the date of this Consent Judgment, whether known or unknown on that date.

4. **Approval of the Preliminary Site Plan for the Sheetz Grand River Development**. The Conditional Preliminary Site Plan Approval granted by the Farmington Hills Planning Commission on December 19, 2024, is hereby reinstated and confirmed. In addition, as shown in the Preliminary Site Plan attached hereto as Exhibit H and the Lighting Plan attached hereto as Exhibit I, the City has confirmed that the conditions to the Conditional Preliminary Site Plan have been satisfied and that the Preliminary Site Plan attached as Exhibit H is and the Lighting Plan attached as Exhibit I are hereby approved without conditions and may be used in connection with the creation and submission for approval of the Final Site Plan. Further, the gas station and restaurant use referred to in the Sheetz Grand River Project and shown in the Preliminary Site Plan is hereby determined to be a permitted use under the City's Code of Ordinances, including without limitation ZTA2. As such, Sheetz and/or Skilken Gold are free to proceed to the Final Site Plan approval phase of the Sheetz Grand River Project and Property. However, physical development of the Sheetz Grand River Project shall not commence until after a Final Site Plan has been approved by the City, and the Project has received all required approvals, permits, and authorizations required under the City of Farmington Hills Code of Ordinances and all applicable rules and regulations with respect to such development.

The City acknowledges and agrees that Final Site Plan approval is administrative and does not require review or approval by the Planning Commission or the City Council, and also does not require any other public meeting. The City agrees that the City staff will process the Final Site Plan for the Sheetz Grand River Project in its customary and ordinary manner and will not unreasonably delay review of the Final Site Plan or impose unreasonable conditions on approval.

Nothing herein shall be construed to relieve the Sheetz Grand River Intervening Appellants of the duties imposed by applicable law or to obtain other applicable governmental and regulatory approvals and permits for the proposed development, including, but not limited to, Final Site Plan approval by the City.

All claims and causes of action alleged by the Sheetz Grand River Intervening Appellants or that could have been alleged by them or any other person or entity having an ownership or other interest in the Sheetz Grand River Property or the Sheetz Grand River Project as of the date of entry of this Consent Judgment against the City Released Parties in connection with the application for Development approval related to the Sheetz Grand River Project or Property shall be, and are hereby, merged in this Consent Judgment. The Sheetz Grand River Intervening Appellants, for themselves and their heirs, successors, assigns and any other person or entity having an ownership interest in the Property or Project as of the date of entry of this Consent Judgment, release and forever discharge the City Released Parties of and from any and all claims, demands, actions, causes of action, suits, debts, judgments, executions, damages and rights of whatever nature in law, equity or otherwise, that now exist or that may subsequently accrue by reason of any acts, events or facts arising out of or related to this case and the City's decisions and actions regarding the Sheetz Grand River Project and Property and existing on the date of this Consent Judgment, whether known or unknown on that date; provided however, and for clarity and confirmation, the foregoing release expressly excludes, and the Sheetz Grand River Intervening Appellants expressly retain and reserve, any and all claims, rights, causes of action and/or demands they may have in connection with, or that arise from, the Final Site Plan approval process to be undertaken by the City, those rights set forth in this Consent Judgment, and/or any rights related to other approvals and/or permits that are necessary to develop the Sheetz Grand River Project or Property

as contemplated by the Preliminary Site Plan.

5. **B-3 Permitted Use and Future Inapplicability of the Provisions of ZTA2 Deleting Gas Stations as a Permitted Use as to the Sheetz Grand River Property, Only**. In the event that, for whatever reason, Sheetz does not purchase or develop the Grand River Project, the City agrees that a gas station use shall be considered to be a permitted use on the Sheetz Grand River Property, only, despite any provision of ZTA2 to the contrary, and no provision of ZTA2 shall be construed to preclude the development of the Sheetz Grand River Property as a gas station.

6. **City Release of Claims**. The City hereby releases and discharges, for itself and its successors and assigns, the Sheetz Grand River Intervening Appellants and the Sheetz Twelve Mile Appellants of and from any and all claims, demands, actions, causes of action, suits, debts, judgments, executions and damages of whatever nature in law, equity, or otherwise, that now exist or that may subsequently accrue by reason of any acts, events, or facts arising out of or related to the filing of the Development applications for the Sheetz Grand River Project and the Sheetz Twelve Mile Project by the Twelve Mile Intervening Appellants and the Twelve Mile Appellants, respectively, and the pursuit of Development approvals for the applications by them, existing on the date of this Consent Judgment, whether known or unknown on that date. This release and discharge relates only to actions by the Twelve Mile Appellants and the Intervening Appellants as to their Development applications to the date hereof and do not include any actions by either party from the date hereof.

7. **Recording**. This Consent Judgment shall be filed with the Register of Deeds for the County of Oakland. This Consent Judgment shall be deemed to run with the land. Skilken Gold Real Estate, LLC shall pay the costs of recording the Consent Judgment.

8. **Amendment/Modification**. This Consent Judgment may be modified only by written agreement of the parties hereto, or their successors in interest, with the requisite approval of the City Council, and later approved and ordered by this Court.

9. **Jurisdiction**. The Court shall retain jurisdiction of this matter in order to assure compliance with and enforcement of the terms and conditions of this Consent Judgment and to resolve any disputes that may arise under the terms hereof. The Parties agree that the terms of this Consent Judgment may be specifically enforced through mandatory injunctive or other equitable relief.

10. **Successors and Assigns**. All of the provisions of this Consent Judgment shall be binding upon and inure to the benefit of the Parties, and their respective heirs, successors, assigns, and transferees.

11. **No Admission of Liability**. It is expressly understood and agreed that the City's stipulation and agreement to this Consent Judgment shall not be deemed to constitute nor be construed as an admission of liability on the part of the City and/or its Planning Commission, City Council, elected and appointed officials, officers, boards, commissions, departments, consultants, independent contractors, agents, representative, attorneys, and insurers for the purpose of this action, or for the purposes of any other action of whatever kind or nature.

12. **No Costs or Fees to Either Party**. Each party shall bear its own costs and attorney's fees related to this action.

13. **Authority to Execute Consent Judgment**. The parties each represent that the individuals signing this Consent Judgment are fully authorized to execute this document and bind their respective parties and the properties to the terms and conditions herein.

14. **Complete Agreement of the Parties**. The Parties each represent that they have fully investigated all matters pertaining to this Consent Judgment as they deem necessary, and neither is relying on any statements, promises, or representations by any other party. This Consent Judgment contains the full and complete agreement between the parties.

15. **Rights Exclusive**. Nothing contained in this Consent Judgment shall give any third party a private cause of action against the Appellants or Appellee. The rights and obligations contained herein may only be enforced by Appellants and Appellee and their respective heirs, successors, assigns, and transferees.

16. **Headings**. The headings contained herein are for convenience in reading only, and should not be considered as having any substantive or interpretive meaning or value.

17. **Closure of Case**. This Consent Judgment resolves the last pending claim and closes this case.

_____
CIRCUIT COURT JUDGE

Approved as to content and form:

_____
Michael P. Hindelang (P62900)
Attorney for Appellants

_____
Gary K. August (P48730)
Attorney for Luxury Holdings, LLC

_____
Steven P. Joppich (P46097)
Attorney for Appellee

EXHIBIT A

SHEETZ TWELVE MILE PROJECT

LEGAL DESCRIPTION

Parcel No. 22-23-11-477-109

T1N, R9E, SEC 11 HILLSIDE LOTS 11 & 12, ALSO PART OF LOTS 13 & 14 BEG AT SE COR OF LOT 13, TH N 471.39 FT, TH W 92.46 FT, TH S 470.94 FT, TH S 89-43-00 E 92.46 FT TO BEG

Parcel No. 22-23-11-477-013

T1N, R9E, SEC 11 HILLSIDE LOT 9

Parcel No. 22-23-11-477-014

T1N, R9E, SEC 11 HILLSIDE LOT 10

EXHIBIT B

SHEETZ GRAND RIVER PROJECT

LEGAL DESCRIPTION

Parcel No. 22-23-35-431-016

T1N, R9E, SEC 35 ASSESSOR'S GRAND RIVER HOMESSTATE SUB LOTS 69 TO 75 INCL, ALSO ALL OF VAC ALLEY ADJ TO SAME

Parcel No. 22-23-35-431-017

T1N, R9E, SEC 35 PART OF SE 1/4, ALSO PART OF LOT 1 OF 'BROOKSIDE PARK SUB', BEG AT NE COR OF LOT 1, TH S 00-16-53 E 140 FT, TH S 89-45-00 W 120 FT, TH N 00-16-53 W 28 FT, TH S 89-45-00 W 64 FT, TH N 00-16-53 W 112.11 FT, TH S 89-45-00 W 66.57 FT, TH N 00-27-04 W 125.37 FT, TH N 89-53-46 E 100.55 FT, TH S 60-51-32 E 128.83 FT, TH N 89-45-00 E 71.18 FT TO CEN LINE OF MIDDLEBELT RD TH S 00-16-53 E 62 FT ALG CEN LINE OF SD RD, TH S 89-45-00 W 33 FT TO BEG, ALSO OF 'ASSESSOR'S GRAND RIVER HOMES STATE SUB'LOTS 76 TO 83 INCL, ALSO ALL OF VAC ALLEY ADJ TO SAME

EXHIBIT C

PLANNING COMMISSION MEETING MINUTES

NOVEMBER 21, 2024

In response to public comments, Commissioner Countegan clarified that the project had previously been qualified under the applicable Planned Unit Development criteria. The property in question is privately owned, and the owner has the right to develop it. The Commission's role is limited to regulating and overseeing development within the framework of the Zoning Ordinance and Master Plan.

MOTION by Brickner, support by Varga, that the Planning Commission recommend to City Council that Planned Unit Development Plan 2, 2024, including Site Plan 56-8-2024, both dated September 4, 2024, submitted by Steven Schafer, BE APPROVED, because the plans are consistent with the goals, objectives, and policies of the Master Plan and applicable provisions of the Planned Unit Development Option in Section 34-3.20 of the Zoning Ordinance, SUBJECT TO:

- **Modifications of Zoning Ordinance requirements as indicated on the proposed plan.**
- **Resolution of outstanding issues in the November 14, 2024 Giffels Webster review letter.**

Motion passed unanimously by voice vote.

The Chair declared a 5 minute recess at 8:34pm and reconvened the meeting at 8:39pm.

C. PUD PLAN 1, 2024, INCLUDING SITE PLAN 54-7-2024

LOCATION:	**27815 and 28025 Middlebelt Road**
PARCEL I.D.:	**22-23-11-477-013, -014, and -109**
PROPOSAL:	**Construction of gasoline service station with drive-through restaurant within RC-2, Multiple-Family Residential District**
ACTION REQUESTED:	**Recommendation to City Council**
APPLICANT:	**SkilkenGold Real Estate Development**
OWNER:	**HRA Farmington Hills, LLC**

Applicant Presentation

Alex Siwicki, 39300 W. 12 Mile Road, Sheetz, was present on behalf of this request for a positive recommendation to City Council of a Planned Unit Development in order to construct a gasoline station with drive-through restaurant at 27815 and 28025 Middlebelt Road. Mr. Siwicki provided the following information:

Project Overview:

- Proposed 6,139-square-foot Sheetz facility to include a restaurant, convenience store, and gas station on a 3.83-acre site.
- Site includes six fuel pumps (12 stations) and a convenience drive-through.

Actions/Improvements Made Following September 19 meeting:

Based on continued conversations with neighbors and staff reviews, the following modifications have been made since the September 19 meeting:

- Additional evergreen buffering to the west and north.
- Pedestrian access enhancements.
- Installation of a six-foot vinyl fence along western and northern property lines.
- Replacement of all sidewalks on 12 Mile and Middlebelt Roads.

Design Features:

- High-quality, four-sided architecture utilizing brick and stone.
- A decorative three-foot knee wall along Middlebelt and 12 Mile Roads.
- Increased open space and reduced impervious surfaces.
- Enhanced landscaping, including evergreen trees for buffering.

Compliance with Zoning and PUD Standards:

- The proposal meets all use standards for a convenience store, gasoline station, and drive-through restaurant.
  - Regarding the standard requiring separation of a drive-through restaurant from residential properties by a roadway, Sheetz believes that the intent of this standard—to ensure sufficient space between a drive-through and residential areas—is met. The plans demonstrate significant distance between the drive-through restaurant and nearby residential properties, providing ample space that could accommodate a roadway if necessary.
- Increased setbacks: Increases of 50% from Middlebelt, 38% from 12 Mile, 17% from the west, and 33% from the north (75' increase) compared to existing development.
- Parking spaces reduced by 63% (reduction of 75 spaces to 44 total spaces), with pavement area decreased by 19%, creating 16,000 square feet of additional green space over the existing site.

PUD Compliance Criteria:

- At its June 20th meeting, the Planning Commission determined that the plan meets PUD criteria and qualifies for a PUD. Additionally, the developer believes they meet 7 of the 8 objectives outlined under Section 34-3.20.2.E.i through viii, when only 1 is required.
- Offers community benefits such as enhanced buffering, landscaping, pedestrian access, and architectural standards exceeding traditional zoning requirements.

Community Benefits Highlighted:

- High quality four-sided architecture utilizing brick and stone.
- Preservation and addition of 16,000sf of green space.
- Improved site aesthetics with enhanced landscaping, reduced impervious areas, and a decorative knee wall.
- Replacement of deteriorating structures with a high-quality, state-of-the-art facility.
- Pedestrian and bike-friendly features, including bike racks and sidewalk improvements.

Company Overview:

- Sheetz, founded in 1952, is a family-owned and operated company with 760 stores nationwide, emphasizing quality, innovation, and community engagement. The company operates without franchises.
- The Sheetz model includes a full-service kitchen, a Sheetz Brothers Coffee Bar, and a variety of convenience items. The facility will feature 30 interior dining seats, outdoor seating, and free Wi-Fi, fostering a welcoming environment for customers to dine, work, or socialize.
- Drive-through orders are managed via intuitive touch-screen menus, eliminating noise and enhancing customer experience.

Economic and employment opportunities:

- The $8.5 million project will bring 30-35 local full-time jobs to Farmington Hills with competitive benefits, including medical, dental, vision, paid time off, parental leave, and tuition reimbursement. Sheetz is recognized as one of Fortune's "100 Best Companies to

Work For" over the past decade and is ranked as the second-best retailer to work for in the U.S.

- The company engages in local philanthropy, including donations to schools, athletic programs, and community organizations.
- The project will utilize local contractors and engineering firms, increase tax assessments, and contribute to the area's property values.

Hours of Operation

The proposed Sheetz will operate as a 24-hour one-stop shop.

Planning Consultant Comments

Referencing the November 14, 2024 Giffels Webster memorandum, Planning Consultant Upfal provided the planner's review for this application for Planned Unit Development, in order to construct a Sheetz facility at 27815 and 28025 Middlebelt Road.

- The site is located at 12 Mile and Middlebelt Roads, formerly Ginopolis restaurant. Current structures include a commercial building and a residential house.
- Surrounding uses include single-family residential (north and east), offices (east), and a gas station (east).
- The PUD was qualified at the June 20 meeting. In its motion, the Planning Commission found the proposal met 4 of the 8 objectives outlined under Section 34-3.20.2.E.i through viii; only 1 is necessary.
- Proposal includes:
  - 12 fueling positions and six pumps.
  - A 24-hour convenience store with carry-out food service, drive-through, and outdoor dining.
  - 44 parking spaces (required: 38).

Key Planning Considerations:

Future Land Use and Zoning:

- Future land use map designates the corner parcel as commercial and the rear portion as multiple-family residential.
- The Master Plan acknowledges the growing demand for drive-through facilities. However, drive-throughs are not conducive to pedestrian movement, as they are designed to move people through a site without leaving their cars. The Planning Commission should carefully evaluate this aspect when considering approval.
- PUD allows for uses not typically permitted in RC-2 zoning, requiring Planning Commission discretion regarding compliance with commercial district standards.
- Dimensional and Site Standards:
  - The reviewed use standards were based on commercial district requirements, not RC-2 zoning. All dimensional standards are met, exceeding setback requirements and providing pedestrian access. The project reduces impervious surfaces compared to current conditions but includes departures from ordinance standards, including:
    - Excessive maneuvering lane width (35 feet; required: 20 feet).
    - Lack of a required bypass lane for the drive-through.
  - Dumpster enclosure is proposed in the street side yard, which is inconsistent with zoning requirements.
- Parking and Loading:

- 44 parking spaces provided; 38 required.
- Loading space proposed in the interior side yard, facing apartments, which deviates from the preferred rear yard location.
- Parking of motor vehicles and storage throughout the site is prohibited, except during non-operating hours for truck loading.

- Signage Standards:
  - Deviations from RC-2 zoning signage requirements include:
    - Exceeding wall sign allowance of 25 square feet with two signs (16.52 sq. ft. each) and one (21.47 sq. ft.). Applicant indicated intent to remove the third sign, pending clarification.
    - Canopy-mounted signs exceed allowable dimensions and height.
- Landscaping and Buffering:
  - Landscaping standards are largely met.
  - Screening requirements for residential adjacency require Planning Commission review for a possible waiver.
- Lighting Standards:
  - Several deviations noted, including:
    - Pole height: Proposed 23 feet exceeds the 15-foot limit for RC-2 but complies with commercial standards (30 feet).
    - Canopy lighting tilt: Angled 5% outward, which is non-compliant with flush-mount standards.
    - Illumination levels: Exceeds allowable limits, particularly at doorways and paved areas. Doorway illumination is 3,111 lumens per door, vs. 2,000 lumens permitted in commercial districts and 1,000 lumens in residential.
    - Total lumens: 628,227 lumens far exceed the RC-2 maximum of 74,943.75 lumens, and the commercial standard of 149,887.5 lumens.
  - Consultant Upfal recommended reducing color temperature to below 3,500 K to minimize disruption to sleep cycles.
- Tree Replacement:
  - One additional tree is required to meet replacement standards.

Conclusion and Recommendations:
There are numerous deviations requested for signage, lighting, parking, and loading, as detailed in the staff report, along with items needing additional Planning Commission consideration (pages 11-12 of the review). The Planning Commission is encouraged to evaluate these deviations, particularly those related to lighting, dumpster placement, and impervious surfaces, as part of the PUD approval process, and in the context of the PUD objectives and overall community benefit.

Commission questions
In response to questions, Mr. Siwicki provided the following further information and assurances:

- The proposed 6' vinyl wall will be along the entirety of the western and northern property lines in lieu of the required 6' masonry wall. A masonry wall would require substantial footers that would damage the root system of existing mature trees.
- Mr. Siwicki agreed to keep light poles to the residential standard of 15' high, although more light poles will be needed as a result.

- There will be no light shed onto the neighbor's properties except for the driveways, and that will be minimal.
- Mr. Siwicki said they would shield the lights per ordinance, and could adhere to the commercial standard of 149,887.5 lumens
- Sheetz will add a bypass lane to the drive-through.
- Sheetz was willing to convert the 5 spaces by the ordering area to landbanked parking, reducing the parking spaces from 44 to 39, which was only one space more than the allowed 38 spaces.
- While the dumpster location as proposed in the street side yard along 12 Mile Road represents a deviation from ordinance standards, the alternative location on the other side of the exit of the drive-through lane would put the dumpster closer to the residential neighbors.
- In response to a question regarding the compatibility of the 24-hour operation with the surrounding residential uses, Mr. Siwicki said that the continuous operation was non-negotiable. However, the effect of the 24-hour operation was mitigated by the additional fencing and landscaping.

Public Hearing

Chair Trafelet opened the meeting for public comment.

PG, Farmington Hills resident, opposed the Sheetz proposal, highlighting concerns about the company's recent federal fines for discriminatory hiring practices. The site, formerly home to a historic restaurant, would be better suited for a fine dining establishment or coffee bar instead of a gas station.

Dennis Layton (phonetic), Farmington Hills resident, opposed the Sheetz proposal. He cited an oversaturation of gas stations in the area and noted the lack of successful 24-hour food establishments, both locally and in surrounding cities, as evidence that such operations are unsustainable. He raised concerns about potential late-night safety issues.

Sam Dorchin (phonetic), Farmington Hills resident directly behind the proposed development, opposed the requested PUD. He highlighted the presence of two struggling gas stations nearby, the area's quiet and viable character, and his professional perspective as an architect that the proposed facility is incompatible with the neighborhood.

Dion DeGennaro, New Castle Road, represented his mother who resides across the street from the proposed development. They opposed the project as incompatible with the surrounding residential neighborhoods, noncompliant with several zoning requirements, with lighting levels that far exceed residential and business standards. He questioned the developer's claim of green space preservation as a community benefit, noting the space would remain regardless of the project.

Ken Polk, Farmington Hills resident, said he was a retired lieutenant medic with 40 years of experience in a neighboring metropolitan fire department. He opposed the project, citing safety concerns related to 24-hour operations. Based on his professional experience, 24 hour operations increase impaired driving incidents, injuries, and fatalities.

Faye Nemer, representing the Middle East and North African (MENA) Chamber of Commerce, spoke in opposition to the proposed Sheetz development, emphasizing its negative impact on small, locally owned businesses in the area. She described the proposed 3.3-acre site as more akin to a truck stop that does not fit the character of the community. Nemer cited a local survey conducted among 1,990 residents aged 21 and older, which revealed that 77% of respondents from the directly impacted zip code (48334) oppose the development. Nemer challenged Sheetz's claims of job creation and economic benefit, arguing that the development would cannibalize revenue from local businesses and reallocate, rather than create, jobs. She also noted that Sheetz sources products and fuel from out of state, further draining the local economy. She criticized the notion of Sheetz as a family-based business, pointing to its status as a $7.5 billion corporate entity. Nemer urged the Planning Commission to reject the proposal, a decision that would be in alignment with community sentiment and local economic priorities.

Michael Madigan, Farmington Hills resident, opposed the Sheetz proposal, referencing the company's testimony to Congress about the safety risks of 24/7 operations, including increased shoplifting, robberies, and violent crimes. He contrasted the proposed residential-adjacent site with other Sheetz locations in commercial or rural areas, emphasizing this proposal's incompatibility with the surrounding residential community.

Amy Brooklyn Peterson, Farmington Hills resident, opposed the Sheetz proposal, emphasizing that the area already has seven gas stations within a one-mile radius. She urged the Planning Commission to prioritize the desires of residents over corporate interests and questioned the use of commercial zoning standards for a proposal in a predominantly residential area. Peterson also warned that the project could encourage loitering late at night, further detracting from the neighborhood's character.

Brian Ventura, Farmington Hills resident (WoodCreek) and professional engineer, opposed the Sheetz proposal, citing the numerous ordinance deviations, particularly regarding lighting, and emphasizing the negative impact on the surrounding residential area. He highlighted the incompatibility of a 24/7 operation with the quiet, peaceful nature of the neighborhood and raised concerns about increased crime, noise, and light pollution.

Kathleen Hayes Parvin, Farmington Hills resident, opposed the Sheetz development, as a 24/7 operation is incompatible with the neighborhood. Additional gas stations and fast food options are unnecessary. Ms. Parvin urged the Planning Commission to prioritize the voices of residents and stated that Sheetz is not suitable for the community.

Tim Parvin, Farmington Hills resident, opposed the Sheetz development, drawing parallels to a 1990s decision where a big-box store was denied due to traffic and neighborhood concerns, resulting in a more compatible use of the land. He pointed out that the area already has ample gas stations and questioned the need for another station given societal shifts away from fossil fuels. The project is incompatible with the neighborhood and would negatively impact the community.

Margaret Keyes Howard, Farmington Hills resident (Sylvan Circle), opposed the Sheetz development. She emphasized the neighborhood's support for small businesses and its character as a family- and pedestrian-friendly community. She expressed concerns about the safety of children and families who frequently walk the area, particularly near school bus stops, and criticized the lack of aesthetic appeal and cleanliness of Sheetz locations she had recently visited in Maryland.

Marilyn Joseph, Farmington Hills resident, opposed the proposed development. She cited Sheetz's acknowledgment of increased shoplifting, armed robberies, and violent crimes associated with its 24-hour operations. She also referenced citations from the U.S. Environmental Protection Agency for fuel storage violations and a lawsuit from the U.S. Equal Employment Opportunity Commission for discriminatory hiring practices.

Joe Noune, Farmington Hills resident (Berrywood Lane), opposed the Sheets development. He expressed concerns about the potential sale of alcohol at the proposed Sheetz convenience store and the likelihood of increased crime as affirmed by police officers he consulted. He emphasized the importance of a secure barrier between the development and the neighboring condominiums.

Robert Dall (phonetic), Farmington Hills resident, opposed the proposed Sheetz development. He had driven to Romulus to see the Sheetz facility there, and he described it as more suited to an interstate location than a residential neighborhood. He noted the oversaturation of gas stations within a mile of the site, counting eight existing locations.

Sheila Schoenberg, Farmington Hills resident (Berrywood Lane), opposed the Sheetz development, stating it would disrupt the quiet, residential nature of the neighborhood, particularly for its many elderly residents. The project would negatively impact the community's aesthetics and quality of life, citing concerns about excessive lighting and unattractiveness.

Shane Stephan, Farmington Hills resident (Beachwood Hills Condominiums), opposed the Sheetz development, citing concerns about increased crime, noise, and excessive lighting, which he described as making the area resemble an airport. He criticized the company's poor maintenance record, referencing online reviews showing overflowing trash at their locations.

Joan Gebhardt, Farmington Hills resident (Pine Knolls Condominiums), expressed concerns about the financial stability of Sheetz. She highlighted the risks of failure associated with newly installed gas stations, noting that if Sheetz were to fail, the site could face long-term abandonment due to the need for environmental remediation.

Mike Yandora, Farmington Hills resident (Moran Street), supported the Sheetz development. He cited past positive experiences with Sheetz during his travels. The property in question has been vacant for five years without any other offers or plans for development. He dismissed impervious surface issues as irrelevant due to the area's clay soil conditions and defended Sheetz against allegations of discriminatory hiring.

Steve Bridges, Farmington Hills resident, supported the Sheetz development, viewing the redevelopment of the long-vacant Ginopolis site as an opportunity to address urban decay. Bridges emphasized the value Sheetz would bring to the community, including 24-hour services, taxable revenue, good-paying jobs, and the revitalization of an unused site.

Johnene Koganti, Farmington Hills resident (WoodCreek Subdivision), voiced concerns about the increased traffic and safety risks associated with the Sheetz proposal, particularly when there are three nearby schools that require parents to drive children to school. She questioned the assertion that the development would only capture existing traffic, suggesting it could become a destination and exacerbate existing congestion. She echoed neighbors' concerns about excessive lighting, crime, and overall neighborhood impact.

Keith Henry Jr., President of the Orion Court Homeowners Association, spoke in opposition to the proposed Sheetz development, citing concerns about its impact on safety, environmental sustainability, and property values in nearby neighborhoods. The primary goals of HOA presidents include ensuring the safety of residents and visitors, protecting property, enhancing property values, and maintaining community privacy. Highlighting the effort invested in sustaining property values above $500,000, he expressed strong opposition to the proposed development.

George Senawi, Farmington Hills resident (Orion Court), opposed the Sheetz development, citing potential safety risks for children in the neighborhood, including increased traffic and the likelihood of people congregating in the gas station parking lot. The project would bring heavy truck traffic, and he questioned the lack of detailed plans for traffic and site design. He urged the Commission to consider the project's impact on the peaceful, safe environment that has characterized the community.

Joseph Wade, President of the Timbercrest Condominium Association representing 165 homeowners, opposed the proposed Sheetz facility at 12 Mile and Middlebelt. He emphasized the development's large size, potential for increased traffic accidents, and negative impact on property values. Mr. Wade urged the Commission to consider more beneficial uses for the site that align with the area's norms and values.

Richard Olenzek, Farmington Hills resident (Holly Hill Farms), raised concerns about increased traffic and safety issues associated with the proposed Sheetz development. He highlighted the company's business model, which uses billboard advertising to attract travelers seeking low-cost fuel, 24-hour food, and other conveniences, potentially drawing additional traffic from already accident-prone exits such as Orchard Lake and 12 Mile.

Laura Gee (phonetic), Farmington Hills resident (Berrywood Lane) asked several clarifying questions regarding the property and the process being followed tonight. She raised concerns about the potential impact of the Sheetz development on property values, increased traffic congestion, and the compatibility of the project with the character of the surrounding community.

Jonathan Hommes, Farmington Hills resident (WoodCreek), voiced opposition to the proposed Sheetz development, citing concerns about its 24-hour operation and lighting levels, which he described as inconsistent with the character of the area. He questioned the necessity of another gas station in this area, warning it could lead to the closure of existing stations and create long-term environmental challenges related to buried fuel tanks and site remediation.

Joan Williams, Farmington Hills resident (Timbercrest), opposed the proposed Sheetz development, emphasizing that it is not a good fit for the Farmington Hills community. She referenced past issues with 24-hour operations, such as a former 7-Eleven, and highlighted concerns about the disruption to the neighborhood's quiet character.

Syed Razvi, Farmington Hills resident (Orion Court), opposed the proposed Sheetz facility, citing concerns about the impact on neighborhood safety. He addressed increased traffic, noise and light pollution, crime risks associated with a 24-hour operation, and the potential for local gas stations to be abandoned if unable to compete.

Hank Murawski, Farmington Hills resident (Village Lane), urged the Commission to deny the proposed Sheetz PUD, emphasizing that the development would disrupt the area's current character. He highlighted the stark contrast between the quiet, unlit nature of the 12 Mile and Middlebelt area and the proposed 24-hour, highly illuminated gas station and food complex. Mr. Murawski supported the community's concerns, noting the inevitability of traffic, crime, and other issues, and reinforced the validity of the objections raised by other residents.

Seeing that no other public indicated they wished to speak, Chair Trafelet closed the public hearing.

Applicant response

Mr. Siwicki addressed concerns raised by residents and provided the following key points:

Safety Measures:

- Sheetz locations prioritize safety with advanced security procedures and systems, creating spaces for activities like custody exchanges and online marketplace deals.
- Sheetz has built a reputation for safety over its 70-year history.

Environmental Protections:

- Nearly 100% compliance rate with EPA standards, exceeding inspection requirements with state-of-the-art systems and third party inspections at 4X the rate than required.
- Dedicated environmental protection teams ensure rigorous standards are met.

Traffic Impact:

- Convenience stores primarily serve existing traffic rather than generating additional traffic, as supported by traffic studies. Convenience stores are not a destination.
- The proposed site does not cater to semi-truck traffic and is not designed as a truck stop. The lot is not big enough for a semi-truck to park or maneuver comfortably. It would take 30 minutes for a semi to fuel up at the pump.

Market Competition:

- Sheetz introduces competition in the convenience industry, providing diverse offerings beyond fuel, such as made-to-order food and grocery items.

- Mr. Sawicki downplayed concerns about potential closures of existing gas stations, citing Sheetz's history of coexistence with competitors in other markets.

Light, Noise, Site Enhancements and Community Benefits:

- Significant improvements include increased green space, enhanced landscaping, buffer zones, pedestrian access, and new construction investments, all of which will reduce the effect of light and noise on the surrounding neighborhoods.
- The proposed PUD provides benefits such as architectural standards and noise mitigation that exceed traditional rezoning options.

Commission Discussion

Signage and Billboards:

- Commissioner Countegan inquired about the potential use of billboards to direct traffic to the site. Could a PUD agreement limit billboard signage off site? Would the applicant agree to this limitation?
- Mr. Siwicki indicated that off-site signage is not part of Sheetz's business strategy but deferred to the Sheetz marketing department.
- Applicant Attorney Pat Lennon, Honigman LLP, expressed surprise at the billboard question. noting uncertainty about the Planning Commission's authority to impose such restrictions. That said, Mr. Lennon indicated a willingness to discuss the matter prior to City Council review.
- City Attorney Schultz clarified that the inquiry was intended as a negotiation point and not a directive.

Zoning history of site

The site was zoned B-2 during the time Ginopolis was open. After the restaurant closed, the property was rezoned to RC-2 to accommodate a proposed senior apartment project, which did not move forward. If the property were rezoned back to B-2, a drive-through use would not be permitted. The current proposal is a request for a Planned Unit Development, which allows flexibility for property development. The proposed use mirrors what is on the other corners of the intersection, and the PUD, with City approval, could allow a drive-through use.

Master Plan Considerations:

The City's Master Plan designates the site for future commercial, with a small portion of the northerly portion within the multifamily category. The proposal aligns with the Master Plan's commercial designation part of the site.

Alcohol Sales:

Mr. Siwicki confirmed they would sell packaged alcohol for off-premises consumption only, subject to state licensing.

Traffic Study:

A traffic study has been completed and provided to the City.

Competition Concerns:

The Commission noted that one of the gas station owners at 12 Mile and Middlebelt owns multiple stations in the area, providing context regarding the competitive landscape.

Environmental and Design Considerations:

- The B2 zoning previously in place would not have permitted a drive-through use.
- The proposed PUD provides for enhanced design elements, including increased green space and buffers, which were discussed earlier in the meeting.

Commissioner Countegan said that he would make a recommending motion to City Council. All planned unit developments and their formal agreements between developer and the City, are ultimately decided at the Council level.

In the current instance, key considerations *offered by Commissioner Countegan* included:

- **History of the Site:** The site was previously used commercially and designated for future commercial use in the Master Plan.
- **Redevelopment Benefits:** The proposal offers redevelopment of a long-vacant, declining property, with increased green space and reduced parking.
- **Compatibility:** Similar uses exist at nearby intersections.
- **Lighting Plan:** The motion will require that the project must meet commercial zoning lumen standards, with no spillover illumination on neighboring properties. The applicant is to work with staff to optimize 15' lighting pole height and placement to minimize impacts.
- **Vinyl Fencing:** The vinyl fence at the required height is preferred over a wall to preserve natural features and minimize tree disturbance.
- **Parking Spaces:** Five parking spaces are to be land banked as green space until needed.
- **Bypass Lane:** The project will include the required bypass lane for the drive-through. The bypass lane is an ordinance requirement as well as an engineering standard.

After discussion and amendment, the following motion was offered:

MOTION by Countegan, support by Varga, to RECOMMEND TO CITY COUNCIL that Planned Unit Development Plan 1, 2024, including Site Plan 54-7-2024, both dated July 17, 2024, submitted by SkilkenGold Real Estate Development, BE APPROVED, because the plans are consistent with the goals, objectives, and policies of the Master Plan and applicable provisions of the Planned Unit Development Option in Section 34-3.20 of the Zoning Ordinance, SUBJECT TO:

- **All outstanding issues in the Giffels Webster review letter be resolved.**
- **All engineering standards be met relative to the development of the plans.**
- **Five parking spaces close to the drive-through pick-up location as discussed this evening be landbanked.**
- **Applicant to work with staff to determine the number of 15-foot poles that will sufficiently provide the lighting requirements for the site, to minimize the lighting effect on surrounding properties.**
- **Lighting lumens to meet the commercial lighting standard of 149,887.5 lumens total, and 2,000 lumens at doorways.**
- **Bypass lane be provided for the drive-through restaurant, per ordinance standard.**

And with the following finding:

- **The vinyl fencing as shown on the plans this evening at the required height is acceptable, and therefore the requirement for a masonry wall is waived.**

Motion discussion:

Chair Trafelet opposed the motion, citing incompatibility with the surrounding residential area due to the 24-hour operation. The Planning Consultant's review letter specifically mentioned that the 24-hour operation could be a consideration at this location.

Roll call vote:
Ayes – Countegan, Aspinall, Varga, Brickner
Nay – Trafelet

Motion passed 4-1.

The Chair called a break at 10:53pm and reconvened the meeting at 11:08pm.

REGULAR MEETING

A. LOT SPLIT 5, 2024 (FINAL) (PUD 5, 1993)

LOCATION:	Southeast intersection of Twelve Mile Road and Investment Drive
PARCEL I.D.:	22-23-17-201-014
PROPOSAL:	Split one (1) parcel into two (2) parcels within OS-4, Office Research District
ACTION REQUESTED:	Lot Split approval (final)
APPLICANTS:	Farmington Hills VI Corporate Investors, L.L.C., and Farmington Hills VII Corporate Investors, L.L.C.
OWNERS:	Farmington Hills VI Corporate Investors, L.L.C., and Farmington Hills VII Corporate Investors, L.L.C.

Chair Trafelet introduced this item, noting that the next agenda item was tied to this one.

Applicant presentation

Chris Kojaian, Kojaian Companies, was present on behalf of this application for lot split approval. Mr. Kojaian provided the following information:

- The lot split will create a new parcel to facilitate the development of a daycare facility as an amenity for the Farmington Hills Corporate Campus.
- This facility is expected to benefit both the community and the corporate tenants, such as Motorola, Allstate, and Comerica.

City Planner comments

City Planner Perdonik gave the following background to this request:

- The requested lot split complies with all applicable zoning ordinances and requires no waivers or variances.
- The lot split mirrors a previous Planning Commission approved lot split for the same site, originally intended for a restaurant/retail development.
- While the intended use has changed, the lot split itself remains unchanged from the prior approval.

EXHIBIT D

CITY COUNCIL MEETING MINUTES

JANUARY 13, 2025

APPROVED 2/10/2025

younger families but the traffic challenges in the area, especially during peak hours, make the proposed density problematic. She noted that the Tabernacle's age-restricted residents are less likely to add to traffic during busy times, but the Mulberry portion, with younger families, would increase the traffic congestion.

Council Member Boleware commended the effort to replace 400 removed trees and distribute additional trees throughout the site. Unfortunately, density and traffic concerns particularly at the Westgate/Mulberry intersection remain primary issues and she encouraged the developer to consider reducing the number of units in the Mulberry portion. Council Member Boleware complimented the project's design and facade.

Request for postponement

Spencer Schafer addressed concerns about traffic, explaining that the development team was working with Julie Kroll at Fleis & Vandenbrink. The alignment of the proposed boulevard entrance with Westgate had been requested by the City's engineering department, changing the current three-way intersection into a four-way. The development team wants to maintain the intersection's level of service at a D rating or better and is open to revisiting potential solutions, including the possibility of adding a second entrance. Mr. Schafer expressed a willingness to refine the proposal based on Council feedback and requested that the item be tabled to allow time for revisions.

Mayor Rich thanked the Schafers for their community engagement, including attending the recent "Walk the Hawk" event and discussing the proposed development with residents. However, Mayor Rich acknowledged significant concerns raised by both residents and Council members.

Mayor Rich was also concerned about walkability, along with the absence of placemaking. She suggested incorporating public art in the proposal, noting the Council's ongoing discussions about implementing a public art ordinance. She was concerned about affordability, as the proposed $2,500 monthly cost of the Tabernacle rentals is more than many residents can pay, especially seniors living on fixed incomes. Traffic impacts and the deteriorating state of existing structures on the property remain pressing issues.

Acknowledging the developer's request to table, and after discussion regarding scheduling, the following motion was offered:

> MOTION by Boleware, support by Dwyer, that the City Council of Farmington Hills hereby approves the postponement of the public hearing and consideration of Planned Unit Development 2, 2024 including Site Plan 56-8-2024, Mulberry Park and The Tabernacle Multi-Family Housing, located on 13 Mile Road, west of Middlebelt Road, to March 3, 2025.
>
> MOTION CARRIED 6-1 (Bruce opposed).

At 10:00pm Mayor Rich called a short break and reconvened the meeting at 10:14pm.

PUBLIC HEARING AND CONSIDERATION OF PLANNED UNIT DEVELOPMENT 1, 2024, INCLUDING SITE PLAN 54-7-2024, SHEETZ WITH CARRYOUT/DRIVE-THROUGH RESTAURANT, LOCATED AT 27815 AND 28025 MIDDLEBELT ROAD. CMR 1-25-03

APPROVED 2/10/2025

Planning and Community Development Director Kettler-Schmult explained that this application proposes a gasoline service station (twelve fueling positions) with a carryout/drive-through restaurant on an approximately 3.83-acre site comprised of three parcels at the northwest intersection of Twelve Mile and Middlebelt Roads.

The Planning Commission has had three hearings:

- June 20, 2024 – Planning Commission qualified PUD (8-0)
- September 19, 2024 – Planning Commission set for public hearing (9-0)
- November 21, 2024 – Planning Commission public hearing/recommendation to City Council (4-1)

Tonight's public hearing has been notified and publicly noticed, and published in the newspaper as is required. Council has received minutes from the previous meetings and a summary from the Planning Consultants. However, the Department did recently receive a request for postponement.

It is staff's recommendation that the public hearing be held, and it would be at the Council's discretion whether they want to take action on the item this evening.

Mayor Rich indicated that the public hearing would be held this evening. Due to the late hour, Council consensus was not to hear the Planning Consultant's recap of the report that is in the packets.

Applicant presentation

Alex Siwicki, 39300 W. 12 Mile Rd., Farmington Hills, was present on behalf of this application for PUD approval. Applicant's Counsel Pat Lennon, Honigman LLP, 39400 Woodward Avenue, Bloomfield Hills, was also present.

Mr. Lennon said that a formal request to postpone had been submitted. The applicant is considering enhancements to the submitted plan.

Mayor Rich indicated the public hearing would proceed, as it had been noticed and people were present to speak. After the public hearing discussion could take place regarding the request to postpone.

Utilizing a PowerPoint presentation, Mr. Siwicki provided the following information:

Description of proposal

- Sheetz was founded in 1952 in Altoona, Pennsylvania and is still a family-owned business with over 760 locations. Sheetz locations feature a 24/7 made-to-order kitchen, specialty coffee, and convenience store items. Locations include indoor and outdoor seating, drive-through service with touch-screen ordering (no squawk box), and free Wi-Fi, catering to various customer needs.
- The present application is for a planned unit development covering 3.83 acres at the northwest corner of 12 Mile and Middlebelt Roads. The proposal includes a 6,139 square foot combined restaurant, convenience store, and gas station. There will be 6 fuel pumps with 12 fueling positions, drive-through restaurant service, and enhanced architectural features including full brick and stone exteriors.
- The project represents an $8.5 million construction investment utilizing local contractors and engineering firms. Upon completion, 30-35 local jobs will be created with top-of-class benefits, including tuition reimbursement.

APPROVED 2/10/2025

Community benefits resulting from the project include

- Increased tax assessments for the city.
- Community engagement through donations to food banks, schools, and Special Olympics.
- Enhanced buffering with additional evergreen trees, a six-foot vinyl fence, and pedestrian access improvements.

Community outreach and site enhancements

Sheetz has engaged "tirelessly" with the surrounding community. As a result of community feedback, the site plan has been changed to include:

- Additional evergreen buffering provides year-round privacy for the neighbors.
- A six-foot vinyl fence along western and northern property lines.
- Sidewalk replacement along the property lines.
- Reduced parking spaces compared to what exists today, a drive-through bypass lane, and adjusted lighting per Planning Commission requests.

Zoning Compliance for the 3 uses on the property

- Fast Food/Carryout Use: Zoning standards met.
- Fueling Station Use: Meets zoning ordinance criteria.
- Drive-Through Restaurant Use: Meets criteria for setbacks, stacking space, and meets the spirit of the ordinance relative to buffering from residential areas.

Site plan enhancements above and beyond ordinance requirements

- Setbacks: Increased setbacks from current dimensions:
  - East: 50% increase (from 84 to 126 feet).
  - South: 38% increase.
  - West: 17% increase.
  - North: 33% increase.
- Open Space: The plan represents a reduction of 75 parking spaces and 16,000 square feet of pavement over what exists, increasing open space significantly.
- Buffering and Landscaping: The plan offers enhanced landscaping, additional evergreen trees, and a six-foot decorative knee wall. Additional parcels to the north have been purchased to provide greater buffering to residential areas.

In summary, the plan permanently preserves open space, provides a use compatible with the surrounding commercial and residential areas, and maintains additional buffer zones for adjacent residential neighborhoods. The project aligns with the Master Plan, which designates the southern portion of the site as commercial. The development will revitalize a deteriorating site to promote orderly change.

The project does not seek dimensional variances and stays within all setback requirements. Very few waivers have been requested, emphasizing compliance and quality.

Mr. Siwicki concluded his presentation, reminding the Commission that the request this evening is for the City to either approve or postpone action on the proposed PUD and site plan.

APPROVED 2/10/2025

Applicant's Counsel Pat Lennon provided his legal analysis of the case for approval. The applicant contends that the application satisfies all the PUD approval criteria, as affirmed by the Planning Commission. If approved the project would yield tremendous community benefits to the area and further the public health, safety and welfare of the City. The proposed use would bring the property into greater conformity with the Master Plan. The PUD would transform a vacant and deteriorating property into a new state-of-the art Sheetz café and fueling station. There is no other practical or viable use of the property as currently zoned. The argument for approving the PUD is very strong, both as a practical matter and as a legal matter.

Public Hearing

Mayor Rich opened the Public Hearing by first noting that comments in opposition to the project had been received from B. Schwartz, Baldwin, Bob Schwartz, Carl and Susan Sekely, Clarence Norfleet, Dana Wilmot, the Desai Family, Elena Mityaeva and Tim Pike, Emilio Ramirez/Holly Hill Farms Association, Farida and Kasim Ali, Glenda McGuire, Jamilah Thomas, Joann Thompson, Kathleen Hayes-Parvin, Lorraine Kapsa, Mark Sanders/Westgate Subdivision, Michael Lee, Patricia Labrecque, Paul Shultz, Richard Bzovi, Rob and Patty Love, Robert Kelly, Robert Young, Sherry Griffin, Tim Parvin, and Toni Bradford.

Comments received in support of the project had been received from Kathy Kustron and Raymond and Shelly Zink.

Comments received in opposition to postponement were received from Carl Sekely, Michael Lee, and Tim Parvin.

The following people offered public comment:

- Shelley Stamand, Farmington Hills resident, opposed this development. There are 8 gas stations in the square mile surrounding this location, and another one is not needed. The best use for the property will be residential development. The proposed Sheetz would be better located on or near an expressway.
- Nasim Kazmikha, owner of Saroki's located inside the Shell Gas Station at 12 Mile and Orchard Lake, said that when they first opened the Shell station was open 24 hours. The owner decided to close at night due to the crime that brought to the area. There were numerous gas stations in the area who offered all the amenities Sheetz was going to offer. The local gas stations also supported the community whenever asked. Sheetz was a good Fortune 500 company, but did not belong in the middle of a neighborhood.
- Thomas Brunner, Balmoral Way, felt this was the wrong project at the wrong time, especially as 696 is going to be closing for an extended period of time, and 12 Mile Road will be taking on additional traffic. This will not be just a neighborhood-only destination. The development is too big for this neighborhood.
- Laura Gervasi, Farmington Hills resident, pointed out that the applicant had not addressed lighting, which was a big concern of the Planning Commission. Regarding community outreach, Ms. Gervasi lives next door to this proposed development, but no one has reached out to her. The Sheetz concept is a nice concept, but this very quiet neighborhood is the wrong place for it.
- Joe Noune also lived in the complex next door to this development, and he agreed with comments already made. He opposed this development at this location.

APPROVED 2/10/2025

- Carl Sekely, President of the HOA for Reserve at Woodcreek, supported comments already made. Sheetz does not fit with the character of the neighborhood and will likely result in the other gas stations at that corner going out of business, leaving vacant land that is hard to develop, in other words solving nothing. Also, no one had reached out to him as President of his HOA. He asked Council not to postpone, but to vote on this proposal this evening.
- Mary Ann Valade, Colony Park Drive, commended the Sheetz presentation. However, as others had said, this development did not belong in this location, and there was no need for another gas station at this corner. She was also curious as to who Sheetz would hire for the positions at this location.
- Chuck Firment, Forestbrook Drive, agreed with Council Member Bruce: no development is better than bad development. Sheetz has a good product, but it does not belong at this location.
- Allan Whittemore, President of Forestbrook -Pebblecreek HOA and speaking on behalf of the HOA, opposed the proposed Sheetz at this neighborhood location. There would be little demand in the neighborhood for the nighttime restaurant availability, and without neighborhood support or trucker clientele, the location might fail.
- Michele Reid Harris, South Harwich, said they had moved to the WoodCreek subdivision because it was so quiet. She was concerned about noise, lights and traffic congestion emanating from a Sheetz at this location. She asked Council to deny approval of this request.
- Brian Ventura, WoodCreek subdivision, was opposed to this PUD request. A PUD is supposed to create a better environment for the people who live in the area, but a Sheetz gas station will harm the quiet environment people are used to.
- Lee Blizman, Farmington Hills resident, opposed this PUD request. She emphasized the requirement that a PUD must improve public health, safety, and welfare without overburdening local services. She highlighted the repeated mentions of the need for a traffic study during Planning Commission discussions and correspondence from the city engineer, noting that approval of the site plan should not proceed without a thorough review of traffic impacts. Ms. Blizman also noted that should Council approve this proposal, it needed to set aside the promised open space into perpetuity, regardless of which business might locate there in the future.
- Bruce Roberts, Forest Brook Drive, was concerned about the implications of 40 parking spots at a facility that is open 24 hours, opening the property to inappropriate night-time uses. This PUD was not solving an existing problem, nor was it providing a benefit to the residential community, as people who had purchased their homes based on the neighborhood character had not foreseen such a business going in at this corner.
- Chandra Koganti, Millbrook, asked that Council make a decision this evening and not postpone action on this PUD request. He opposed this development on behalf of the next generation and the future of Farmington Hills.
- Johnene Koganti, Millbrook, said she was not speaking against Sheetz, but she was opposed to a Sheetz facility being constructed at this location. She was concerned about traffic, and about the people drawn to this location in the middle of the night. Those customers would not represent captured traffic but would be destination traffic. Regarding traffic, she noted the number of parents who must drive their children to nearby schools, including Mercy High School, the STEAM Academy which had 700 students with no bussing, and other nearby schools in the area.
- Michael Yandora, Moran Street, supported Sheetz developing at this location. Sheetz stores were amazing, and the company had a great time-tested business model. It was wrong to stifle competition. There were legitimate reasons to have a 24/7 operation, which could be helpful to people coming home from late shifts or needing supplies in the middle of the night.

APPROVED 2/10/2025

- Frank Asmar, local developer, said he had built the Crestwood Meadows condominiums that were next door to this proposed project. He did not think the proposed project was compatible in this area. Rather it belonged on major thoroughfares such as Telegraph, Woodward, or M-59.
- Dion DeGennaro spoke on behalf of his mother who lives directly across the street from the proposed development. He supported comments already made. He noted the Planning Commission's approval was based on the applicant making changes to the lighting and the drive-through. Sheetz relies on its bright lighting for safety during its overnight hours, but that same lighting will negatively impact the neighborhoods. He asked Council not to delay their decision, and to deny approval of this PUD.
- Amy Broglin-Peterson, Westgate subdivision, was familiar with Sheetz and knew it to be an excellent business. However, it did not belong in this neighborhood setting. Noting that she taught business at Michigan State University business school, Mr. Broglin-Peterson said she viewed Sheetz' attempts in the area as taking a predatory position, and she did not support approving this request.
- Michael Menlo, WoodCreek subdivision, said he had been to a number of Sheetz locations and could attest they are clean and well run. However, he did not support a Sheetz facility at this location.
- Angie Smith brought up a variety of concerns, including the alcohol sales, the 24 hour operation, and the additional traffic. She strongly supported finding another restaurant – and not a gas station – for this location.
- David Bager representing the 64 homes in the Franklin Forest and Fairway HOA, wanted to go on record supporting the comments made this evening. This is the wrong development for this location. He urged Council not to table action, but to vote on the matter tonight.
- Kathleen Hayes-Parvin, Sylvan Lane, reviewed the history of development in this area, including at one time the application to have a big box store going into the same southeast corner of that intersection. The City denied approval, and the L-shaped strip mall that is successfully located there is the result. Community members who were speaking this evening were trying to keep the integrity of their neighborhoods.
- Tim Parvin spoke on behalf of the Heatherwood Condos on Sylvan Lane. They opposed this development, which would negatively impact their homes 1/8 of a mile away. The Sheetz operating model belonged at a freeway exchange. Referencing the new ordinance that addressed new auto repair shops, car washes and gas stations, he asked Council to vote tonight and not postpone.
- Margaret Keyes-Howard, President of the Enclave of Heatherwood, Sylvan Circle, noted that their Board of Directors unanimously opposed a Sheetz station coming to their neighborhood. The proposed development was incompatible with the neighborhood.
- Joan Theresa Gebhart, Pine Knolls Condominium Association, opposed the proposed development. The proposed Sheetz store and pumps would not enhance the physical environment or the daily living circumstances of the neighborhood residents. She suggested soliciting citizen input on the future development of the subject site.
- Anne Logan, Vice President of the HOA at Pine Knolls, was opposed to the proposed development. She asked about the long-term ecological impact of putting a gas station at that corner.
- Sam Dorcheu, Pine Knolls, and an architect by profession, echoed comments made by Ms. Logan and others.
- Dennis Latner, Farmington Hills resident, referenced reports of serious crime at Sheetz locations throughout their service area. Mr. Latner opposed this requested development. He quoted from Sheetz' testimony before a Congressional committee [January 18, 2024] and asked Council to deny this request as the proposed development was not compatible with the neighborhood.

APPROVED 2/10/2025

- Hank Murawski, President of the WoodCreek Civic Association, representing the 300+ residents bounded by 12-Mile, 13-Mile, Middlebelt, and almost all the way to Inkster, opposed this request. He asked a series of rhetorical questions regarding the development, ending with the question: what benefits does the PUD provide to the surrounding neighborhoods and the City? The new shrubbery, the sidewalk, the fence along Middlebelt, are not benefits, but rather are attributes and characteristics of the development. This was not an appropriate location for a Sheetz gas station.
- Craig Roshak, WoodCreek subdivision, opposed this PUD request. This was not about Sheetz as a company but was about what is appropriate for the existing neighborhood. He asked Council to deny this request.
- Trevor Duke, a commercial real estate professional, emphasized the challenges developers face in gaining approval for projects, especially when opposition from residents can create an "echo chamber" of dissent. He highlighted the negative consequences of repeatedly rejecting projects, warning that continued denials could result in blight, lower property values, and a reputation of a city unfriendly to new businesses. He pointed out examples of growth in neighboring municipalities and advocated for a balanced approach that maintains high standards while encouraging development. He shared support from young families in his neighborhood who favor the Sheetz proposal and urged the City and residents to embrace opportunities for responsible growth, warning that rejecting capable developers risks losing out on beneficial projects, leaving properties to decay or face less desirable uses in the future.
- Paula Turza, Woodcreek, opposed the proposed Sheetz development at this location and agreed with comments previously made.
- Ron Evans, Timbercrest subdivision, opposed approval the Sheetz development at this location for reasons already stated. He wondered if the Planning Commission had access to any kind of study or data regarding putting a Sheetz in this kind of neighborhood location.
- Clarence Norfleet, Timbercrest subdivision, opposed approval of the Sheetz development at this location for reasons already stated.
- Joseph Williams opposed approval of the Sheetz development at this location, and asked Council to deny the request.
- Joan Williams emphasized that the comments opposing this proposal were not aimed at Sheetz as a company. The opposition was to this kind of business at this location, which she also opposed. She asked Council to deny this request.
- Pea Gee, Farmington Hills resident, opposed this request for a PUD for a Sheetz development at this location.
- George Senawi, Orion Court, said this development would face his front door. He would lose privacy, and was very concerned about how the added traffic would affect his children's safety.
- Jeff Goodman, Woodcreek subdivision, expressed his support for the proposed Sheetz development, emphasizing its potential benefits for the area. He highlighted Sheetz's modern design, expanded offerings beyond fuel, and potential to enhance convenience for residents, particularly during late-night hours when other options are unavailable. He shared the value of a 24-hour establishment, such as the need for late-night food or over-the-counter medicine during family emergencies and noted that Sheetz's well-lit design and proximity to law enforcement would contribute to safety and deter crime.

As no other public indicated they wished to speak, Mayor Rich closed the Public Hearing and brought the matter back to City Council.

APPROVED 2/10/2025

Mayor Pro Tem Dwyer thanked the residents for coming out tonight. This was an important issue for residents and for Council, and he indicated he would be voting to deny this proposal.

Council Member Bruce expressed appreciation for the Sheetz proposal and acknowledged the company's success. However, he was opposed to the project as being too big and incompatible with the quiet residential character of the area. In terms of this development providing a service the City needs, Council was working to address the oversaturation of gas stations in the area; another gas station was not needed. Additionally, the large scale and 24-hour operation of the project felt more akin to a truck stop. He emphasized that the corner already has two gas stations, which are sufficient. Council Member Bruce also raised the concerns about the potential for Sheetz to outcompete existing businesses, leaving vacant gas station properties behind, which situation would not benefit the City. Nevertheless, he hoped Sheetz could find a more suitable location in Farmington Hills.

Council Member Bruce did not support tabling this proposal, as he would not be able to approve revised plans in any form as they would still include a gas station at this location.

Noting that the applicant had the right to respond to public comment, Mayor Rich acknowledged Mr. Siwicki and the Sheetz development team.

Mr. Siwicki thanked everyone for speaking this evening. He emphasized their request for a postponement to finalize site plan adjustments and incorporate additional enhancements based on what they had heard.

Mr. Siwicki highlighted safety features, noting Sheetz' well-regarded security systems, collaboration with law enforcement, and longstanding reputation for safe and attractive facilities. Sheetz does not attract crime but does deal with crime as it occurs.

Regarding traffic, Mr. Siwicki explained that convenience stores primarily capture existing traffic rather than generate new trips, and their Traffic Impact Study supports this assertion.

Mr. Siwicki defended the need for and right of competition in the gas station market, asserting that Sheetz offers unique benefits such as high-quality architecture, significant green space enhancements, reduced impervious area, and pedestrian improvements. He reiterated the project's $8.5 million investment, increased tax revenue, and community contributions like weekly food bank donations and Special Olympics support.

Mr. Siwicki again asked for a postponement.

Applicant Counsel Lennon underscored that the project meets all PUD criteria as determined by the Planning Commission and noted that the current zoning allows for multifamily development, which could have a greater impact on traffic and setbacks than the proposed Sheetz facility. He urged Council to consider the property's potential use and the risks of leaving it undeveloped. He expressed confidence that their revised proposal will address concerns and deliver significant community benefits.

City Attorney Joppich clarified that the Planning Commission made a recommendation to City Council and made preliminary findings as part of that recommendation. However, City Council will make the

APPROVED 2/10/2025

decision to approve or not approve the project. There are many criteria in the ordinance that talk about discretion of the City Council, the use of the property, the benefits and other matters in terms of the intent of the PUD process, including compatibility with the surrounding neighborhood, as found in the intent and purpose sections of the ordinance. The Planning Commission has moved this application forward, but Council is not bound by the Planning Commission's recommendation.

Council Member Bridges thanked the Sheetz team for their interest in Farmington Hills but emphasized that the proposed development at 12 Mile and Middlebelt is incompatible with the area. He acknowledged the Planning Commission's recommendation for approval but highlighted that the Council's role involves reviewing the Commission's findings alongside extensive public input, which overwhelmingly opposed the project.

Council Member Bridges underscored the importance of maintaining the character of Farmington Hills neighborhoods, a priority he has upheld during his 16 years on the Council. He concluded that the residential nature of the surrounding area and the existing zoning make the proposed location unsuitable for Sheetz, while reiterating the City's openness to considering Sheetz at a more appropriate site.

Council Member Knol thanked the residents and Sheetz representatives for their time and engagement, acknowledging the importance of community involvement in local government. While recognizing Sheetz as a reputable business, Knol believed the intensity of the project is incompatible with the surrounding single-family residential neighborhoods.

Council Member Knol emphasized that a 24-hour operation of this scale would be better suited to a commercial district near an expressway or major thoroughfare rather than a residential or neighborhood business area.

Regarding the conversation about competition – something she supported – Council Member Knol raised concerns about the challenges of redeveloping gas station properties due to potential underground contamination from the fuel tanks. Failed gas stations often remain abandoned and difficult to repurpose.

Council Member Knol concluded by advocating for denying the proposal tonight to save residents and Sheetz further time and effort, as the core elements of the business model—24-hour operation and gas station use—are incompatible with the site.

Council Member Boleware thanked the residents and Sheetz representatives for their time tonight. While acknowledging Sheetz' successful business model, Council Member Boleware expressed concerns about the lack of clear community benefits that the project would provide under the PUD process. Specifically, she highlighted the existing saturation of gas stations in Farmington Hills— more than 30 — and questioned the added value of introducing another gas station at this location.

Council Member Boleware emphasized the residential nature of the area, pointing out that traffic along 12 Mile Road is minimal at night and that a 24-hour, brightly lit operation would not align with the neighborhood's character or needs. She noted the nearby presence of established businesses like Farmhouse Coffee and Bella Vita, which already meet the community's needs for refreshments and light

APPROVED 2/10/2025

meals, further reducing the unique value Sheetz might bring to the area. She also agreed with concerns already stated regarding the potential for creating new abandoned gas station sites.

Council Member Boleware supported an immediate vote, stating that her position would not change even with further enhancements to the proposal as long as it remained a gas station. She suggested that Sheetz explore other potential locations, such as Grand River and Middle Belt, where their operation might be more compatible.

Council Member Aldred thanked Sheetz for their interest in coming to Farmington Hills. However, he agreed with his fellow council members in comments already made. He noted there are 41 gas stations in Farmington and Farmington Hills, twice the density of neighboring communities, which is why Council has recently changed the ordinance regarding where new gas stations can be located in the City. Having a new gas station at the proposed site did not bring value to the City.

Mayor Rich said that her father had owned a 24-7 gas station in Benton Harbor, and she appreciated there was a time and place for those businesses. In her opinion and for reasons already stated, 12 Mile and Middlebelt was not such a place. She did not believe postponing the decision would make a difference.

MOTION by Bruce, support by Aldred, that the City Council of Farmington Hills hereby resolves that the applications for PUD Plan 1, 2024, including Site Plan 54-7-2024, both dated July 17, 2024, submitted by SkilkenGold Real Estate Development, are denied, because they do not meet all provisions set forth in Section 34-3.20 of the Zoning Ordinance and the proposed development will adversely affect the public health, welfare, and safety for the following reasons:

1. It is not compatible with the area at all.
2. It is too dense of an operation.
3. The light, the noise, and other issues discussed are a negative effect on the area.
4. There is not a public benefit.
5. Council has discussed limiting the number of new gas stations.
6. It will have an adverse effect on the neighborhoods in the area.

MOTION CARRIED 7-0.

NEW BUSINESS

CONSIDERATION OF APPROVAL OF THE INTRODUCTION OF AN ORDINANCE TO AMEND THE FARMINGTON HILLS CODE OF ORDINANCES, CHAPTER 2, "ADMINISTRATION," ARTICLE IV, "BOARDS, COMMISSIONS, AND COUNCILS," TO ADD DIVISION 12, "INNOVATION, ENERGY, AND ENVIRONMENTAL SUSTAINABILITY COMMISSION," TO PROVIDE FOR THE ESTABLISHMENT TO SAID COMMISSION AND ITS AUTHORITY, PURPOSES, DUTIES AND MEMBERSHIP. CMR 1-25-04

MOTION by Aldred, support by Boleware, that the City Council of Farmington Hills hereby approves the INTRODUCTION of an Ordinance amending Chapter 2 of the code of the City Of Farmington Hills, "Administration," Article IV, "Boards, Commissions, And Councils," to add Division 12, "Innovation, Energy, And Environmental Sustainability Commission," to provide for the establishment of said commission and its authority, purposes, duties, and membership.

EXHIBIT E

PLANNING COMMISSION MEETING MINUTES

DECEMBER 19, 2024

- **All outstanding issues identified in Giffels Webster's December 11, 2024, review shall be addressed to the reasonable satisfaction of the City Planner;**
- **All outstanding issues identified in the City Engineer's December 4, 2024, interoffice correspondence shall be addressed to the reasonable satisfaction of the City Engineer; and**
- **All outstanding issues identified in the Fire Marshal's December 4, 2024, interoffice correspondence shall be addressed to the reasonable satisfaction of the Fire Marshal.**

Motion passed unanimously by voice vote.

B. SITE PLAN 61-11-2024

LOCATION:	29403 and 29455 Grand River Avenue
PARCEL I.D.:	22-23-35-431-016 and -017
PROPOSAL:	Construction of gasoline service center within B-3 General Business District
ACTION REQUESTED:	Site plan approval
APPLICANT:	Skilken Gold Development
OWNER:	Shakir Alkhafaji

Consultant Comments

Referencing the December 10, 2024 Giffels Webster memorandum, Planning Consultant Tangari gave the background and review for this request for site plan approval.

Summary of Proposal:

The applicant proposes to demolish an existing commercial building and construct a new fueling station with 6 pumps/12 fueling positions, with the front of the building oriented toward Middlebelt. The 6,132sf proposed Sheetz store will include a convenience store and restaurant. No drive-through service is included as a part of this proposal.

Summary of Issues for Planning Commission consideration:

- Canopy trees are required throughout the paved area but were only provided along the perimeter of the parking lot. The Planning Commission shall consider whether this arrangement is sufficient to meet this requirement.

Regarding Ordinance compliance:

- Loading space shall be identified on the plans (970sf required)
- The dumpster enclosure must be relocated to an interior side or rear yard location. The ordinance also requires it to be located as far as practicable from adjacent residential. The height of the bins within the enclosure shall be provided. Enclosure height must be 1 foot above the dumpster height.
- The freestanding monument sign on Grand River Avenue appears to be within the driveway clearance triangle.

A list of items for administrative review was provided on p. 2 of the Giffels Webster review letter.

Existing conditions:

The site is 1.9 acres and zoned B-3.

The site is currently developed with a 2,257sf vacant automotive service facility (oil changes). Pavement from a previous use is also present.

Planning Consultant Tangari reviewed the proposal against ordinance standards. The following issues need to be addressed:

- Precise front setback distances to the building and canopy should be added to the plans. The applicant should correctly note setbacks on the plans for the west and south property lines.
- The applicant should confirm that the standard relative to parking of motor vehicles or the storage of trailers, campers or other such conveyances on the gasoline service station property shall be prohibited, except for those necessary to the operation of a gasoline service station.
- As already noted, the dumpster is located in the front yard and should be moved. The height information of all bins within the dumpster enclosure was not provided.
- The applicant needs to correct discrepancies on the plan, as outlined on p. 6 of the Planner's review.
- Signage needs to meet ordinance standards in terms of area, height, and corner clearance.
- Landscaping is broadly compliant, but some locational and spacing issues must be resolved. The Eastern Redbud on the southeastern portion of the site does not meet the minimum distance from the property line. Additionally, the row of 8 nyssa sylvatica along Middlebelt Road north of the driveway appears to show the trunks in the sidewalk. Other locational and spacing issues exist as outlined in the review letter.
- The site plan includes a screening wall and brick knee wall, referencing sheet A100 for details. However, only knee wall details are provided. Screening wall details are also required.
- There are outstanding lighting issues that must be resolved, listed on p. 8 of the review letter.

Applicant Presentation

David Bruckelmeyer, Sheetz, 39300 West 12 Mile Road, Farmington Hills, was present on behalf of this application for site plan approval. John Ackerman, Kimley Horn, 3000 Town Square, Southfield, and Pat Lennon, Honigman Law Firm, Bloomfield Hills, were also present.

Mr. Bruckelmeyer provided the following information:

- The new building will have four-sided, full brick architecture with planters added for aesthetic appeal.
- There was no possible location to place the dumpster that fit zoning ordinance requirements. The applicant acknowledged that a variance from the Zoning Board of Appeals will be required.

In response to questions, Mr. Bruckelmeyer added the following information:

- There would be no drive-through at this location.
- The loading area would be east of the canopy along Middlebelt.
- Turning radiuses were designed to accommodate the applicant's largest trucks which would enter via Middlebelt and exit via Grand River Avenue.

- An old heating oil underground storage tank, and an associated underground storage tank would be removed from the site. There would be other remedial efforts, and the entire corner would be razed and completely leveled, assuming soil contamination.
- The store would be seven square feet smaller than Sheetz' typical prototype.
- This redevelopment project represented a minimum $9 million investment.

Mr. Ackerman explained that shifting the building to accommodate the dumpster setback requirements would pose circulation problems. He noted the number of utility lines (overhead power lines, gas lines, storm lines) that run through this property.

After extensive discussion regarding possible solutions that might allow for correct placement of the dumpster without requiring a variance, Mr. Lennon asked the Planning Commission to approve the site plan contingent on either the applicant receiving a variance or providing a compliant plan.

MOTION by Stimson, support by Grant, that Site Plan 61-11-2024, dated November 13, 2024, submitted by Skilken Gold Development, BE APPROVED, because it appears to meet all applicable requirements of the Zoning Chapter, SUBJECT TO the following conditions:

- **All outstanding issues identified in Giffels Webster's December 10, 2024, review shall be addressed to the reasonable satisfaction of the City Planner.**
- **All outstanding issues identified in the City Engineer's December 5, 2024, interoffice correspondence shall be addressed to the reasonable satisfaction of the City Engineer.**
- **All outstanding issues identified in the Fire Marshal's December 4, 2024, interoffice correspondence shall be addressed to the reasonable satisfaction of the Fire Marshal.**
- **This approval is contingent on the Zoning Board of Appeals granting a variance for the dumpster location, or a minor amendment be approved to the plan which can accommodate the dumpster without requiring ZBA approval, subject to staff review.**

Motion passed unanimously by voice vote.

APPROVAL OF MINUTES Approval of November 21, 2024 Regular Meeting

MOTION by Countegan, support by Varga, to approve the November 21, 2024 Regular Planning Commission meeting minutes with the following amendment:

- **Page 18 to read, ". . . key considerations *offered by Commissioner Countegan* included:"**

Motion passed unanimously by voice vote.

PUBLIC COMMENT

Betz King, 29580 Belfast, said that the proposed Sheetz gas station at Grand River and Middlebelt was extremely close to the Rouge River, and raised three points of concern:

1. **Flood Risk and Spill Concerns**
   Ms. King highlighted the high risk of spills at gas stations, particularly during storm events. The Rouge River watershed is prone to flooding, which can carry petroleum products and other contaminants far beyond the spill site. These pollutants could enter residential basements and

EXHIBIT F

ZONING TEXT AMENDMENT

ORDINANCE NO. C-9-2024

CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN

AN ORDINANCE TO AMEND THE FARMINGTON HILLS CODE OF ORDINANCES, CHAPTER 34, "ZONING," ARTICLE 3, "ZONING DISTRICTS," SECTION 34-3.1.25, "B-3 GENERAL BUSINESS DISTRICT," AND SECTION 34-3.1.29, "LI-1 LIGHT INDUSTRIAL"; ARTICLE 4, "USE STANDARDS," SECTION 34-4.28, "GASOLINE SERVICE STATIONS," SECTION 34-4.31, "RETAIL BUSINESS AND FABRICATION, REPAIR, AND PROCESSING OF GOODS," SECTION 34-4.35, "DRIVE-IN RESTAURANTS," SECTION 34-4.36, "OUTDOOR SPACE FOR SALE OR RENTAL OF NEW OR USED MOTOR VEHICLES, TRAILERS, MOBILE HOMES, BOATS, RECREATIONAL VEHICLES AND OTHER SIMILAR PRODUCTS," AND SECTION 34-4.40, "VEHICLE WASH," IN ORDER TO RESTATE CERTAIN PERMITTED AND SPECIAL APPROVAL USES, IN PARTICULAR REGARDING GAS STATIONS, CAR WASHES, AND AUTO REPAIR SHOPS; TO ESTABLISH OR CLARIFY STANDARDS FOR APPROVAL OR REDEVELOPMENT OF USES; AND TO ADDRESS DRIVE-THROUGH WINDOW STANDARDS.

THE CITY OF FARMINGTON HILLS ORDAINS:

Section 1 of Ordinance. Ordinance Amendment.

The Farmington Hills City Code, Chapter 34, "Zoning," Article 3, "Zoning Districts," Section 34-3.1.25, "B-3 General Business District," is amended to read in its entirety as follows:

34-3.1.25 B-3 GENERAL BUSINESS DISTRICT

A. INTENT

The B-3 General Business District is designed to provide sites for diversified business types that might be incompatible with the pedestrian movement within the B-1 Local Business District or B-2 Community Business District.

B. PRINCIPAL PERMITTED USES

The following uses are permitted subject to Section 34-3.11:

i. Banks, credit unions, savings and loan associations and similar uses with drive-in facilities as an accessory use only

ii. Businesses in the character of a drive-in or open front store § 34-4.37

iii. Business schools and colleges or private schools operated for profit

iv. Bus passenger stations § 34-4.38

v. Cellular towers and cellular antennae § 34-4.24

vi. Churches

vii. Cigar bars or lounges

viii. Coin-operated amusement device arcades, billiard parlors or other similar indoor recreation uses § 34-4.19.4

ix. Commercial outdoor recreational space § 34-4.39

x. Dance halls or catering halls when conducted within a completely enclosed building

xi. Data processing or computer centers

xii. Establishments with coin-operated amusement devices § 34-4.33

xiii. Gasoline service stations § 34-4.28

xiv. Indoor health and fitness and instructional dance studios § 34-4.58.1

xv. Indoor recreation facilities § 34-4.19

xvi. Laundry, drycleaning establishments, or pickup-stations, dealing directly with the consumer § 34-4.25

xvii. Lawnmower sales or service

xviii. Medical offices or clinics

xix. Mortuary establishments

xx. Motel § 34-4.34

xxi. New or used motor vehicle salesroom, showroom or office when the use is carried on within a building and open-air display of vehicles is accessory

xxii. Nursery schools, day nurseries, and daycare centers

xxiii. Office buildings for any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic, drafting or sales

xxiv. Other commercial uses of a similar and no more objectionable character

xxv. Outdoor space for sale or rental of new or used motor vehicles, trailers, mobile homes, boats, recreational vehicles and other similar products § 34-4.36

xxvi. Personal service establishments that perform services on the premises

xxvii. Private clubs or lodge halls

xxviii. Post offices and similar governmental office buildings, serving persons living in the adjacent residential area

xxix. Public buildings, public utility buildings, telephone exchange buildings, electric transformer stations and substations without storage yards; gas regulator stations with service yards, but without storage yards; water and sewage pumping stations

xxx. Restaurants, including fast food or carryout restaurants

xxxi. Retail businesses § 34-4.29

xxxii. Retail sales of plant materials, lawn furniture, playground equipment and other house or garden supplies

xxxiii. Theaters, assembly halls, concert halls or similar places of assembly § 34-4.44

xxxiv. Tire, battery and accessory sales

xxxv. Accessory buildings and uses customarily incidental to any of the above uses

C. SPECIAL APPROVAL USES

The following uses are permitted subject to Section 34-3.11:

i. Automobile repair § 34-4.31

ii. Drive-in restaurants § 34-4.35

iii. Gasoline service stations § 34-4.28

iv. Vehicle wash § 34-4.40

v. Veterinary hospitals or commercial kennels § 34-4.26

D. ACCESSORY USES

i. Electric vehicle infrastructure § 34-4.55

ii. Fabrication, repair, and processing of goods § 34-4.29

iii. Outdoor space for seating areas accessory to a restaurant § 34-4.32

E. DEVELOPMENT STANDARDS

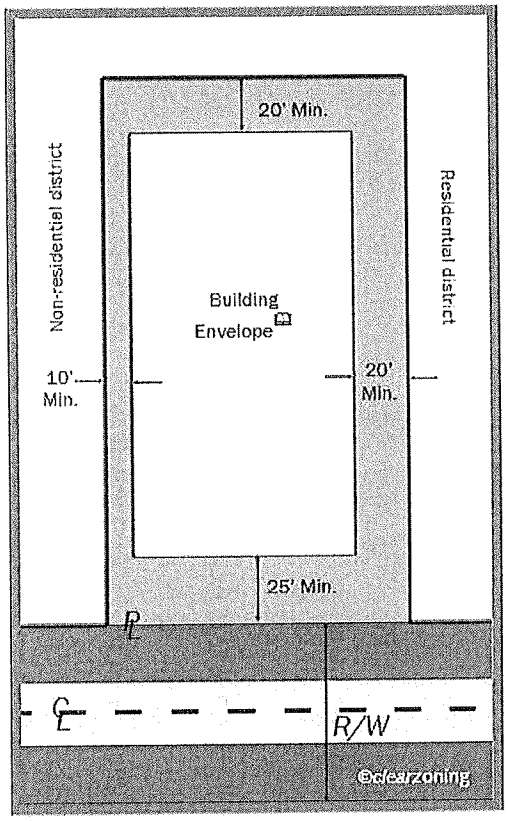
Lot Size
Minimum lot area: Not specified

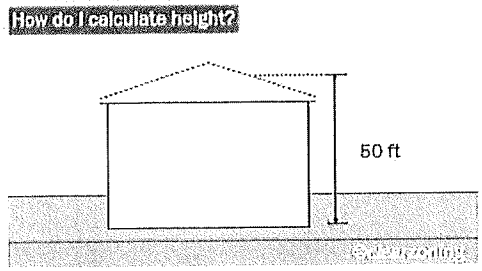
Setbacks
Minimum front yard setback: 25 ft
Minimum rear yard setback: 20 ft

Minimum side yard setback:	10 ft
Minimum from residential district:	20 ft
Minimum from side street:	25 ft

Building Height	
Maximum building height:	50 ft
Maximum number of stories:	3

Open Space	
Front yard open space required	50%





Section 2 of Ordinance. Ordinance Amendment.

The Farmington Hills City Code, Chapter 34, "Zoning," Article 3, "Zoning Districts," Section 34-3.1.29, "LI-1 Light Industrial," is amended to read in its entirety as follows:

34-3.1.29 LI-1 LIGHT INDUSTRIAL

A. INTENT

The LI-1 Light Industrial District is intended to accommodate wholesale activities, warehouses and industrial operations whose external physical effects, in the form of nuisance factors, are restricted to the area of the District and in no manner affect in a detrimental way any of the surrounding districts. The LI-1 District is structured to permit, along with any specified uses, the manufacturing, compounding, processing, packaging, assembly or treatment of finished or semifinished products from previously prepared material. It is further intended that the processing or raw material for shipment in bulk form, to be used in an industrial operation at another location, not be permitted.

B. PRINCIPAL PERMITTED USES

The following uses are permitted subject to Section 34-3.14:

i. The following uses are permitted subject to Section 34-4.46.1:

   a. Automobile repair § 34-4.31

   b. Laboratories-experimental, film or testing, except biological laboratories engaging in genetic research

   c. Manufacturing

   d. Warehouses, storage and transfer and electric and gas service buildings and yards, excluding gas treatment and gas pumping stations and water supply and sewage disposal plants and water and gas tanks and holders

ii. Cellular towers and cellular antennae § 34-4.24

iii. Commercial kennels

iv. Farms

v. Freestanding signs located within a freeway sign zone for purposes of Section 34-5.5.3.A.ix

vi. Primary caregivers § 34-4.57

vii. Storage facilities for building materials, sand, gravel, stone, lumber, open storage for construction contractor's equipment, and supplies § 34-4.47

viii. Trade or industrial schools

ix. Vehicle Wash § 34-4.40

x. Reserved

xi. The following uses are permitted subject to Sections 34-4.46.2 and 34-4.46.3:

a. Any service establishment or an office, showroom or workshop of an electrician, decorator, dressmaker, tailor, baker, printer or upholsterer; or an establishment doing radio or home appliance repair, photographic reproduction and similar service establishments that may include retail adjunct

b. Banks or credit unions, savings and loan associations

c. Bowling alleys

d. Commercial outdoor recreational space

e. Data processing or computer centers

f. Drive-in restaurants § 34-4.35

g. Gasoline service stations § 34-4.28

h. Indoor recreation facilities not exceeding 5,000 square feet in gross leasable area § 34-4.19

i. Laundry, drycleaning establishments or pickup-stations

j. Lawnmower sales or service

k. Medical offices or clinics

l. New or used motor vehicle salesroom, showroom or office when the use is carried on within a building and open-air display of vehicles is accessory

m. Office buildings for any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic, drafting or sales

n. Other industrial uses of a similar and no more objectionable character

o. Outdoor space for sale or rental of new or used motor vehicles, trailers, mobile homes, boats, recreational vehicles and other similar products § 34-4.36

p. Personal service establishments that perform services on the premises

q. Restaurants, including fast food or carryout restaurants

r. Retail sales of plant materials not grown onsite and sales of lawn furniture, playground equipment and other home garden supplies

xii. Accessory buildings and uses customarily incidental to any of the above uses

C. SPECIAL APPROVAL USES

The following uses are permitted subject to Section 34-3.14:

i. Automobile or other machinery assembly plants § 34-4.48

ii. Junkyards

iii. Lumber and planing mills and lumber cutting and other finishing processes § 34-4.53

iv. Metal plating, buffing, polishing, and the manufacturing, compounding, processing, packaging or treatment of solvents, surface coatings, degreasing/metal cleaning materials, pesticides (including storage), pharmaceuticals or chemicals § 34-4.50

v. Other industrial uses of a similar and no more objectionable character § 34-4.51

vi. Painting, varnishing and undercoating shops § 34-4.49

D. ACCESSORY USES

i. Electric vehicle infrastructure § 34-4.55

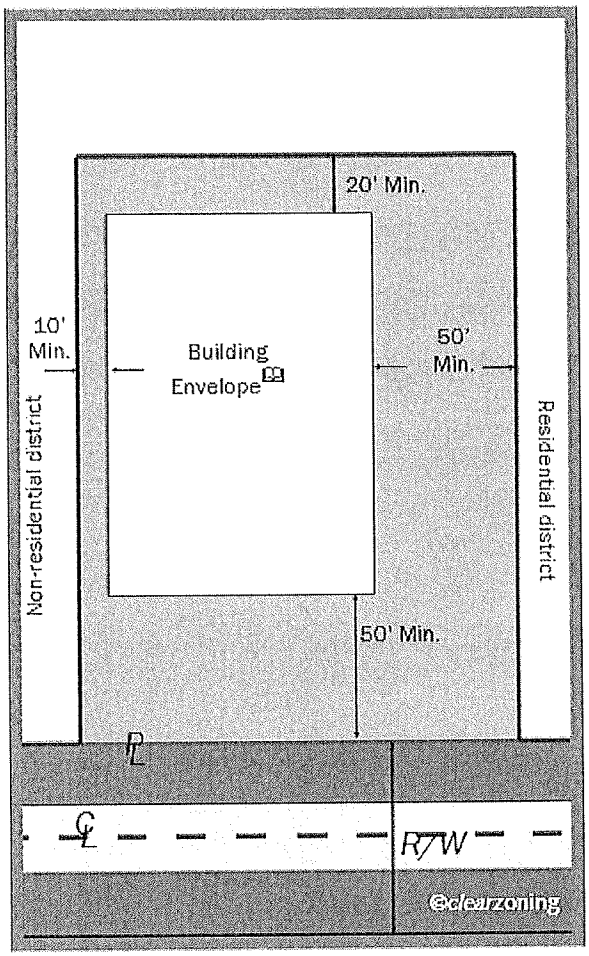
ii. Outdoor space for seating areas accessory to a restaurant § 34-4.32

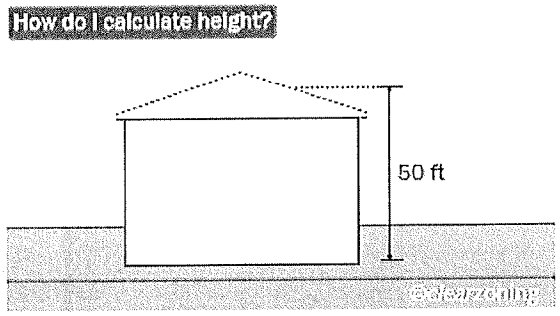
E. DEVELOPMENT STANDARDS

Lot Size	
Minimum lot area:	Not specified
Setbacks	
Minimum front yard setback:	50 ft
Minimum rear yard setback:	20 ft
Minimum side yard setback:	10 ft
Minimum from residential district:	20 ft
Minimum from side street:	25 ft
Building Height	
Maximum building height:	50 ft
Maximum number of stories:	3

NOTES

■ For additions to the above requirements, refer to Section 34-3.5: A, M, N, S, T, U and V





Section 3 of Ordinance. Ordinance Amendment.

The Farmington Hills City Code, Chapter 34, "Zoning," Article 4, "Use Standards," Section 34-4.28, "Gasoline Service Stations," is amended in its entirety to read as follows:

34-4.28 GASOLINE SERVICE STATIONS

1. Within all zoning districts within which the use is permitted:

A. The minimum lot area for gasoline service stations shall be fifteen-thousand (15,000) square feet;

B. Pump canopies shall be no closer than one-hundred (100) feet from any residentially-zoned and/or -used property unless such property is separated from the gasoline service station use by a major or secondary thoroughfare;

C. No more than one (1) driveway access shall be permitted per street frontage;

D. Vehicular access drives shall be located no closer than twenty-five (25) feet from the right-of-way of any intersecting street;

E. Parking areas and areas for vehicular circulation shall be located not less than ten (10) feet from any lot line;

F. All sides of the building shall incorporate a consistent architectural style, including horizontal or vertical design elements that have sufficient relief to create shadow lines, and the type of element (i.e. horizontal or vertical) shall be determined by the intended design aesthetic of the building;

G. The building shall have a minimum transparency of sixty (60) percent on any façade facing a pump island or the front lot line. Such transparency shall be measured based on the total wall area of the façade. False windows, spandrel glass or similar façade or architectural features shall not be counted towards the transparency requirement;

H. Any canopy structure shall be designed and constructed in a manner that is architecturally consistent with the principal building;

I. The parcel or zoning lot shall be separated from any public thoroughfare by a masonry wall a minimum of two (2) feet in height notwithstanding Section 34-5.14.5. Such wall shall be architecturally consistent with the principal building;

J. Gas stations may be developed according to the following design standards that allow for the principal building to be closer to the street with the pump islands and canopy located behind the building. The standards of this Subsection J shall take precedence over any conflicting design or dimensional requirement contained elsewhere in this Ordinance:

   i. The principal building shall be located not less than five (5) feet from the front lot line; and

   ii. Any pump canopy shall be located to the rear of the principal building;

K. The storage, sale, or rental of new or used cars, trucks, trailers and/or any other vehicles on the zoning lot is prohibited; and

L. Up to fifty (50) percent of fueling positions may be considered toward fulfilling the parking requirement for the gasoline service station for purposes of 34-5.2.

2. Within the B-3 District, gasoline service stations shall be permitted only on a zoning lot that is being actively used and occupied as a lawfully-conforming gasoline service station on the effective date of the ordinance adding this Subsection 34-4.28.2.

3. Within the B-1 District, principal buildings shall have a minimum setback of one-hundred (100) feet from any residentially-zoned and/or -used property unless such property is separated from the gasoline service station use by a major or secondary thoroughfare.

4. Within the LI-1 District, off-street loading and unloading space with a dimension of at least ten (10) feet by fifty (50) feet shall be provided but may be located within any required yard notwithstanding Section 34-5.4.

5. Within the LI-1 and ES districts, vehicle washes and automobile repair may be permitted as an accessory use.

6. Within the B-1, B-3, and ES districts, off-street loading and unloading space shall be provided in the ratio of at least ten (10) square feet per front foot of building but may be located within any required yard notwithstanding Section 34-5.4.

Section 4 of Ordinance. Ordinance Amendment.

The Farmington Hills City Code, Chapter 34, "Zoning," Article 4, "Use Standards," Section 34-4.31, "Retail Business and Fabrication, Repair, and Processing of Goods," is amended in its entirety to read as follows:

34-4.31 AUTOMOBILE REPAIR

1. Within all zoning districts within which the use is permitted:

   A. Principal buildings shall be located no closer than one-hundred (100) feet from any residentially-zoned and/or -used property unless such property is separated from the automobile repair use by a major or secondary thoroughfare;

   B. All buildings shall be oriented such that bay doors and/or open bays face away from any public roads and/or residentially-zoned and/or -used property unless screened from such roads and/or property by a building;

   C. The storage, sale or rental of new or used cars, trucks, trailers and/or any other vehicles on the zoning lot is prohibited;

   D. Damaged vehicles or those awaiting repair may be stored outside of a building provided that the storage area is enclosed within a wall that complies with Section 34-5.15;

   E. Outdoor storage of scrap, junk or dismantled cars or spare parts on the zoning lot is prohibited;

   F. All lubrication equipment, automobile wash equipment, hoists and/or pits shall be enclosed entirely within a building; and

G. All repair work shall be carried out within an enclosed building.

2. Within the B-2 and B-3 districts, automobile repair shall be permitted only when developed as part of a larger planned shopping center designed to integrate the automobile repair within the site plan and architecture of the overall shopping center. A building permit shall not be issued separately for the construction of any automobile repair within the B-2 and B-3 districts.

Section 5 of Ordinance. Ordinance Amendment.

The Farmington Hills City Code, Chapter 34, "Zoning," Article 4, "Use Standards," Section 34-4.35, "Drive-In Restaurants," is amended in its entirety to read as follows:

34-4.35 DRIVE-IN RESTAURANTS (INCLUDING DRIVE-THROUGH WINDOWS)

1. Within the B-3 District:

   A. Any space for the stacking of vehicles shall be located no closer than thirty-five (35) feet from any residentially-zoned and/or -used property;

   B. A minimum 1,100-square-foot area with indoor seating for at least twenty (20) people shall be provided; and

   C. An outdoor space for seating accessory to the drive-in restaurant comprised of at least six (6) seats shall be provided. Section 34-4.32 shall not apply to such outdoor seating space. The Planning Commission may reduce the outdoor seating requirement, or waive it entirely, if it finds that there is insufficient area available to appropriately place the seating, or that its location would make it unlikely that it would be utilized or would make it difficult to be utilized, or if the unique circumstances of the use make providing the seating undesirable.

2. Within the B-3 and LI-1 districts, vehicular access drives shall be located no closer than sixty (60) feet from the right-of-way of any intersecting street.

3. Drive-in restaurants shall comply with Section 34-5.2.12.

Section 6 of Ordinance. Ordinance Amendment.

The Farmington Hills City Code, Chapter 34, "Zoning," Article 4, "Use Standards," Section 34-4.36, "Outdoor Space for Sale or Rental of New or Used Motor Vehicles, Trailers, Mobile Homes, Boats, Recreational Vehicles and Other Similar Products," is amended in its entirety to read as follows:

34-4.36 OUTDOOR SPACE FOR SALE OR RENTAL OF NEW OR USED MOTOR VEHICLES, TRAILERS, MOBILE HOMES, BOATS, RECREATIONAL VEHICLES AND OTHER SIMILAR PRODUCTS

1. Within the B-3 and LI-1 districts:

A. Areas for display of vehicles shall meet the setback requirements applicable to principal buildings within the zoning district within which the use is located; and

B. Vehicular access drives to the outdoor sales area shall be located not less than sixty (60) feet from the intersection of any two (2) streets.

2. Within the B-3 District, and except as to zoning lots that are being actively used and occupied as a lawfully-conforming outdoor space for sale or rental of new or used motor vehicles, trailers, mobile homes, boats, recreational vehicles and other similar products on the effective date of the ordinance adding this Subsection 34-4.36.2:

A. The use shall be located on a lot that has all of its public street frontage for purposes of Section 34-5.11 on Grand River Avenue; and

B. The lot shall have a minimum frontage of two-hundred (200) feet on Grand River Avenue.

Section 7 of Ordinance. Ordinance Amendment.

The Farmington Hills City Code, Chapter 34, "Zoning," Article 4, "Use Standards," Section 34-4.40, "Vehicle Wash," is amended in its entirety to read as follows:

34-4.40 VEHICLE WASH

1. Within all zoning districts within which the use is permitted:

A. The minimum lot area for vehicle washes shall be fifteen-thousand (15,000) square feet;

B. All buildings, vehicular stacking space, vacuuming or other outside use area, except employee parking, shall be located no closer than one-hundred (100) feet from a residentially-zoned and/or -used property unless such property is separated from the vehicle wash use by a major or secondary thoroughfare;

C. Vehicular access drives shall be located no closer than two-hundred (200) feet from the intersection of any two (2) streets;

D. One traffic lane shall be provided as means of exiting the vehicle wash queue without having to enter the vehicle wash building;

F. All buildings shall be oriented such that bay doors and/or open bays face away from any public roads and/or residentially-zoned and/or -used property unless screened from such roads and/or property by a building;

G. Vacuuming and/or drying areas may be located outside the building but only within a rear yard;

H. All vehicles required to wait for access to the vehicle wash shall be provided space outside of any public right-of-way; and

I. All washing facilities shall be within a completely enclosed building.

2. Within the B-3 district, vehicle washes shall be permitted only on a zoning lot that is being actively used and occupied as a lawfully-conforming vehicle wash on the effective date of the ordinance adding this Subsection 34-4.40.2.

Section 8 of Ordinance. Repealer.

All ordinances, parts of ordinances, or sections of the City Code in conflict with this ordinance are repealed only to the extent necessary to give this ordinance full force and effect, and the Farmington Hills Ordinance Code shall remain in full force and effect, amended only as specified above.

Section 9 of Ordinance. Savings.

The amendments of the Farmington Hills Code of Ordinances set forth in this ordinance do not affect or impair any act done, offense committed, or right accruing, accrued, or acquired or liability, penalty, forfeiture or punishment, pending or incurred prior to the amendments of the Farmington Hills Code of Ordinances set forth in this ordinance.

Section 10 of Ordinance. Severability.

If any section, clause or provision of this ordinance shall be declared to be unconstitutional, void, illegal or ineffective by any court of competent jurisdiction, the validity of the ordinance as a whole, or in part, shall not be affected other than the part invalidated, and such section, clause or provision declared to be unconstitutional, void or illegal shall thereby cease to be a part of this Ordinance, but the remainder of this ordinance shall stand and be in full force and effect.

Section 11 of Ordinance. Effective Date.

The provisions of this ordinance are ordered to take effect twenty-one (21) days after enactment.

Section 12 of Ordinance. Date and Publication.

This ordinance is declared to have been enacted by the City Council of the City of Farmington Hills at a meeting called and held on the 9th day of December, 2024, and ordered to be given publication in the manner prescribed by law.

Ayes: ALDRED, BOLEWARE, BRIDGES, BRUCE, DWYER, KNOL, AND RICH
Nays: NONE
Abstentions: NONE
Absent: NONE

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

I, the undersigned, the qualified and acting City Clerk of the City of Farmington Hills, Oakland County, Michigan, do certify that the foregoing is a true and complete copy of the Ordinance adopted by the City Council of the City of Farmington Hills at a meeting held on the 9th day of December, 2024, the original of which is on file in my office.

CARLY LINDAHL, City Clerk
City of Farmington Hills

INTRODUCED: November 25, 2024
ADOPTED: December 9, 2024
EFFECTIVE: December 30, 2024
PUBLISHED: December 15, 2024

SUMMARY
ORDINANCE NO. C-9-2024
CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN

NOTICE of an Ordinance amending the Farmington Hills Code Of Ordinances, Chapter 34, "Zoning," Article 3, "Zoning Districts," Section 34-3.1.25, "B-3 General Business District," and Section 34-3.1.29, "LI-1 Light Industrial"; Article 4, "Use Standards," Section 34-4.28, "Gasoline Service Stations," Section 34-4.31, "Retail Business And Fabrication, Repair, And Processing Of Goods," Section 34-4.35, "Drive-In Restaurants," Section 34-4.36, "Outdoor Space For Sale Or Rental Of New Or Used Motor Vehicles, Trailers, Mobile Homes, Boats, Recreational Vehicles And Other Similar Products," and Section 34-4.40, "Vehicle Wash," in order to restate certain permitted and special approval uses, in particular regarding Gas Stations, Car Washes, and Auto Repair Shops; to establish or clarify standards for approval or redevelopment of uses; and to address Drive-Through Window standards.

A Full Copy Of The Ordinance Is On File In The Clerk's Office For Public Review Between The Hours Of 8:30am And 4:30pm Monday Through Friday.

Sections 1-7, Ordinance Amendment
Section 8, Repealer
Section 9, Savings
Section 10, Severability
Section 11, Effective Date — The provisions of this Ordinance are ordered to take effect twenty-one (21) days after enactment.
Section 12, Date and Publication

CARLY LINDAHL, City Clerk

Publish: Oakland Press 12/15/2024

CITY OF FARMINGTON HILLS

CITY CLERK'S OFFICE
31555 W. 11 Mile Road, Farmington Hills, MI 48336-1165
(248) 871-2410

R-237-24

RESOLUTION

IT IS RESOLVED, that the City Council of Farmington Hills hereby approves the ENACTMENT of Ordinance C-9-2024 to amend the Farmington Hills Code Of Ordinances, Chapter 34, "Zoning," Article 3, "Zoning Districts," Section 34-3.1.25, "B-3 General Business District," and Section 34-3.1.29, "LI-1 Light Industrial"; Article 4, "Use Standards," Section 34-4.28, "Gasoline Service Stations," Section 34-4.31, "Retail Business And Fabrication, Repair, And Processing Of Goods," Section 34-4.35, "Drive-In Restaurants," Section 34-4.36, "Outdoor Space For Sale Or Rental Of New Or Used Motor Vehicles, Trailers, Mobile Homes, Boats, Recreational Vehicles And Other Similar Products," and Section 34-4.40, "Vehicle Wash," in order to restate certain permitted and special approval uses, in particular regarding Gas Stations, Car Washes, and Auto Repair Shops; to establish or clarify standards for approval or redevelopment of uses; and to address Drive-Through Window standards; and approval of summary for publication.

Motion by: BRIDGES
Support by: ALDRED

Roll Call Vote:
Yeas: ALDRED, BOLEWARE, BRIDGES, BRUCE, DWYER, KNOL, AND RICH
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

I, Carly Lindahl, the duly authorized City Clerk of the City of Farmington Hills, Oakland County, Michigan, do hereby certify that the foregoing is a true copy of a resolution adopted by the City Council of the City of Farmington Hills at the regular City Council meeting held on December 9, 2024.

Carly Lindahl, City Clerk

DATE: December 10, 2024

EXHIBIT G

CITY LETTER TO SKILKEN GOLD REAL ESTATE DEVELOPMENT, LLC

JANUARY 17, 2025

FARMINGTON HILLS Michigan

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

January 17, 2025

SENT VIA ELECTRONIC MAIL:
SkilkenGold Development
c/o Kareem Amr (kareem@skilkengold.com)
4270 Morse Road
Columbus, Ohio 43230

Re: Site Plan Status – 29403 and 29455 Grand River Avenue – Parcel Numbers: 22-23-35-431-016 and -017

Mr. Amr:

This letter follows up your recent appearance before the Planning Commission on December 19, 2024. You did receive a conditional approval of your preliminary site plan at that meeting. However, shortly thereafter, on December 30, 2024, Zoning Text Amendment 2 of 2024 went into effect. A copy of that Zoning Text Amendment is **attached**. It was approved on second reading by the City Council on December 9, 2024.

As a result of Zoning Text Amendment 2, a gas station is no longer a permitted use on the above properties. Because any rights conferred by the Planning Commission's site plan approval had not vested as of the effective date of Zoning Text Amendment 2 (December 30), at this point the City can no longer continue to process any development or permit approvals in connection with the project, including but not limited to engineering reviews and/or building or occupancy permits. At this point, the City will consider the project to be no longer active.

If you have any questions regarding the above, please don't hesitate to call.

Regards,

Erik Perdonik, AICP
City Planner
Planning Office

Attachment: Zoning Text Amendment 2, 2024

Cc: Gary Mekjian, P.E., City Manager (gmekjian@fhgov.com); Charmaine Kettler-Schmult, Director of Planning and Community Development (ckettler@fhgov.com); Steve Joppich, Esq., City Attorney (sjoppich@rsjalaw.com)

ORDINANCE NO. C-9-2024

CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN

AN ORDINANCE TO AMEND THE FARMINGTON HILLS CODE OF ORDINANCES, CHAPTER 34, "ZONING," ARTICLE 3, "ZONING DISTRICTS," SECTION 34-3.1.25, "B-3 GENERAL BUSINESS DISTRICT," AND SECTION 34-3.1.29, "LI-1 LIGHT INDUSTRIAL"; ARTICLE 4, "USE STANDARDS," SECTION 34-4.28, "GASOLINE SERVICE STATIONS," SECTION 34-4.31, "RETAIL BUSINESS AND FABRICATION, REPAIR, AND PROCESSING OF GOODS," SECTION 34-4.35, "DRIVE-IN RESTAURANTS," SECTION 34-4.36, "OUTDOOR SPACE FOR SALE OR RENTAL OF NEW OR USED MOTOR VEHICLES, TRAILERS, MOBILE HOMES, BOATS, RECREATIONAL VEHICLES AND OTHER SIMILAR PRODUCTS," AND SECTION 34-4.40, "VEHICLE WASH," IN ORDER TO RESTATE CERTAIN PERMITTED AND SPECIAL APPROVAL USES, IN PARTICULAR REGARDING GAS STATIONS, CAR WASHES, AND AUTO REPAIR SHOPS; TO ESTABLISH OR CLARIFY STANDARDS FOR APPROVAL OR REDEVELOPMENT OF USES; AND TO ADDRESS DRIVE-THROUGH WINDOW STANDARDS.

THE CITY OF FARMINGTON HILLS ORDAINS:

Section 1 of Ordinance. Ordinance Amendment.

The Farmington Hills City Code, Chapter 34, "Zoning," Article 3, "Zoning Districts," Section 34-3.1.25, "B-3 General Business District," is amended to read in its entirety as follows:

34-3.1.25 B-3 GENERAL BUSINESS DISTRICT

A. INTENT

The B-3 General Business District is designed to provide sites for diversified business types that might be incompatible with the pedestrian movement within the B-1 Local Business District or B-2 Community Business District.

B. PRINCIPAL PERMITTED USES

The following uses are permitted subject to Section 34-3.11:

i. Banks, credit unions, savings and loan associations and similar uses with drive-in facilities as an accessory use only

ii. Businesses in the character of a drive-in or open front store § 34-4.37

iii. Business schools and colleges or private schools operated for profit

iv. Bus passenger stations § 34-4.38

v. Cellular towers and cellular antennae § 34-4.24

vi. Churches

vii. Cigar bars or lounges

viii. Coin-operated amusement device arcades, billiard parlors or other similar indoor recreation uses § 34-4.19.4

ix. Commercial outdoor recreational space § 34-4.39

x. Dance halls or catering halls when conducted within a completely enclosed building

xi. Data processing or computer centers

xii. Establishments with coin-operated amusement devices § 34-4.33

xiii. Gasoline service stations § 34-4.28

xiv. Indoor health and fitness and instructional dance studios § 34-4.58.1

xv. Indoor recreation facilities § 34-4.19

xvi. Laundry, drycleaning establishments, or pickup-stations, dealing directly with the consumer § 34-4.25

xvii. Lawnmower sales or service

xviii. Medical offices or clinics

xix. Mortuary establishments

xx. Motel § 34-4.34

xxi. New or used motor vehicle salesroom, showroom or office when the use is carried on within a building and open-air display of vehicles is accessory

xxii. Nursery schools, day nurseries, and daycare centers

xxiii. Office buildings for any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic, drafting or sales

xxiv. Other commercial uses of a similar and no more objectionable character

xxv. Outdoor space for sale or rental of new or used motor vehicles, trailers, mobile homes, boats, recreational vehicles and other similar products § 34-4.36

xxvi. Personal service establishments that perform services on the premises

xxvii. Private clubs or lodge halls

xxviii. Post offices and similar governmental office buildings, serving persons living in the adjacent residential area

xxix. Public buildings, public utility buildings, telephone exchange buildings, electric transformer stations and substations without storage yards; gas regulator stations with service yards, but without storage yards; water and sewage pumping stations

xxx. Restaurants, including fast food or carryout restaurants

xxxi. Retail businesses § 34-4.29

xxxii. Retail sales of plant materials, lawn furniture, playground equipment and other house or garden supplies

xxxiii. Theaters, assembly halls, concert halls or similar places of assembly § 34-4.44

xxxiv. Tire, battery and accessory sales

xxxv. Accessory buildings and uses customarily incidental to any of the above uses

C. SPECIAL APPROVAL USES

The following uses are permitted subject to Section 34-3.11:

i. Automobile repair § 34-4.31

ii. Drive-in restaurants § 34-4.35

iii. Gasoline service stations § 34-4.28

iv. Vehicle wash § 34-4.40

v. Veterinary hospitals or commercial kennels § 34-4.26

D. ACCESSORY USES

i. Electric vehicle infrastructure § 34-4.55

ii. Fabrication, repair, and processing of goods § 34-4.29

iii. Outdoor space for seating areas accessory to a restaurant § 34-4.32

E. DEVELOPMENT STANDARDS

Lot Size
Minimum lot area: Not specified

Setbacks
Minimum front yard setback: 25 ft
Minimum rear yard setback: 20 ft

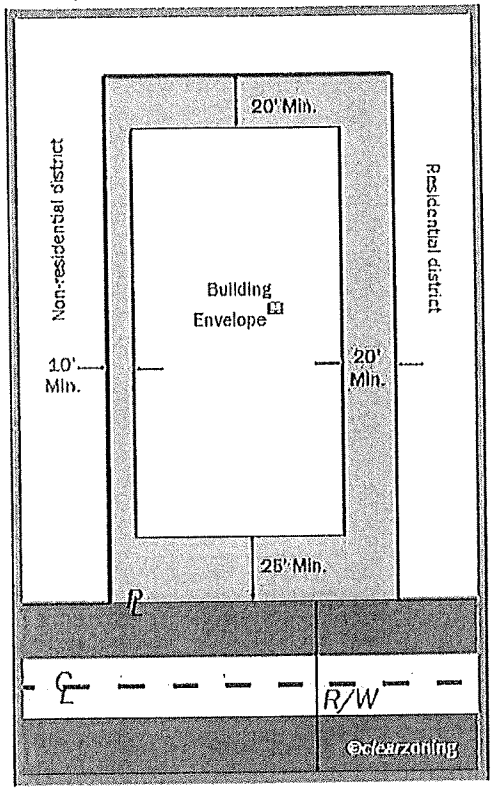
Minimum side yard setback:	10 ft
Minimum from residential district:	20 ft
Minimum from side street:	25 ft

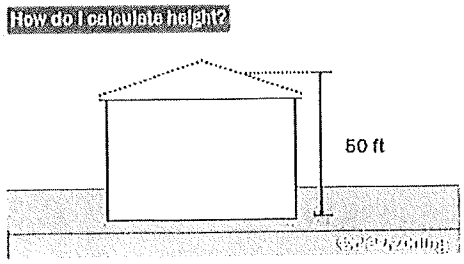
Building Height

Maximum building height:	50 ft
Maximum number of stories:	3

Open Space

Front yard open space required	50%





Section 2 of Ordinance. Ordinance Amendment.

The Farmington Hills City Code, Chapter 34, "Zoning," Article 3, "Zoning Districts," Section 34-3.1.29, "LI-1 Light Industrial," is amended to read in its entirety as follows:

34-3.1.29 LI-1 LIGHT INDUSTRIAL

A. INTENT

The LI-1 Light Industrial District is intended to accommodate wholesale activities, warehouses and industrial operations whose external physical effects, in the form of nuisance factors, are restricted to the area of the District and in no manner affect in a detrimental way any of the surrounding districts. The LI-1 District is structured to permit, along with any specified uses, the manufacturing, compounding, processing, packaging, assembly or treatment of finished or semifinished products from previously prepared material. It is further intended that the processing or raw material for shipment in bulk form, to be used in an industrial operation at another location, not be permitted.

B. PRINCIPAL PERMITTED USES

The following uses are permitted subject to Section 34-3.14:

i. The following uses are permitted subject to Section 34-4.46.1:

   a. Automobile repair § 34-4.31

   b. Laboratories-experimental, film or testing, except biological laboratories engaging in genetic research

   c. Manufacturing

   d. Warehouses, storage and transfer and electric and gas service buildings and yards, excluding gas treatment and gas pumping stations and water supply and sewage disposal plants and water and gas tanks and holders

ii. Cellular towers and cellular antennae § 34-4.24

iii. Commercial kennels

iv. Farms

v. Freestanding signs located within a freeway sign zone for purposes of Section 34-5.5.3.A.ix

vi. Primary caregivers § 34-4.57

vii. Storage facilities for building materials, sand, gravel, stone, lumber, open storage for construction contractor's equipment, and supplies § 34-4.47

viii. Trade or industrial schools

ix. Vehicle Wash § 34-4.40

x. Reserved

xi. The following uses are permitted subject to Sections 34-4.46.2 and 34-4.46.3:

a. Any service establishment or an office, showroom or workshop of an electrician, decorator, dressmaker, tailor, baker, printer or upholsterer; or an establishment doing radio or home appliance repair, photographic reproduction and similar service establishments that may include retail adjunct

b. Banks or credit unions, savings and loan associations

c. Bowling alleys

d. Commercial outdoor recreational space

e. Data processing or computer centers

f. Drive-in restaurants § 34-4.35

g. Gasoline service stations § 34-4.28

h. Indoor recreation facilities not exceeding 5,000 square feet in gross leasable area § 34-4.19

i. Laundry, drycleaning establishments or pickup-stations

j. Lawnmower sales or service

k. Medical offices or clinics

l. New or used motor vehicle salesroom, showroom or office when the use is carried on within a building and open-air display of vehicles is accessory

m. Office buildings for any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic, drafting or sales

n. Other industrial uses of a similar and no more objectionable character

o. Outdoor space for sale or rental of new or used motor vehicles, trailers, mobile homes, boats, recreational vehicles and other similar products § 34-4.36

p. Personal service establishments that perform services on the premises

q. Restaurants, including fast food or carryout restaurants

r. Retail sales of plant materials not grown onsite and sales of lawn furniture, playground equipment and other home garden supplies

xii. Accessory buildings and uses customarily incidental to any of the above uses

C. SPECIAL APPROVAL USES

The following uses are permitted subject to Section 34-3.14:

i. Automobile or other machinery assembly plants § 34-4.48

ii. Junkyards

iii. Lumber and planing mills and lumber cutting and other finishing processes § 34-4.53

iv. Metal plating, buffing, polishing, and the manufacturing, compounding, processing, packaging or treatment of solvents, surface coatings, degreasing/metal cleaning materials, pesticides (including storage), pharmaceuticals or chemicals § 34-4.50

v. Other industrial uses of a similar and no more objectionable character § 34-4.51

vi. Painting, varnishing and undercoating shops § 34-4.49

D. ACCESSORY USES

i. Electric vehicle infrastructure § 34-4.55

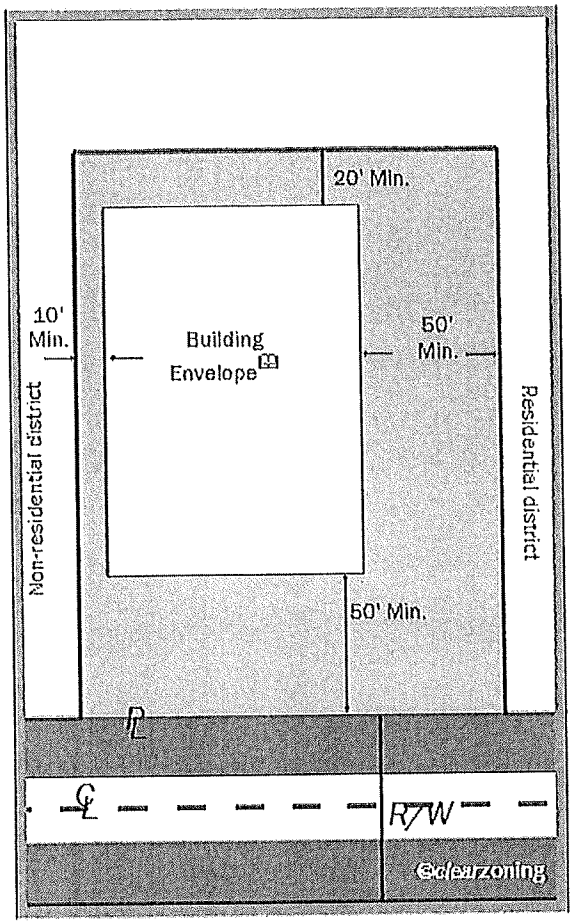
ii. Outdoor space for seating areas accessory to a restaurant § 34-4.32

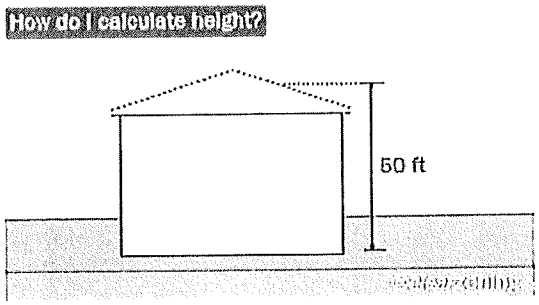
E. DEVELOPMENT STANDARDS

Lot Size	
Minimum lot area:	Not specified
Setbacks	
Minimum front yard setback:	50 ft
Minimum rear yard setback:	20 ft
Minimum side yard setback:	10 ft
Minimum from residential district:	20 ft
Minimum from side street:	25 ft
Building Height	
Maximum building height:	50 ft
Maximum number of stories:	3

NOTES

■ For additions to the above requirements, refer to Section 34-3.5: A, M, N, S, T, U and V





Section 3 of Ordinance. Ordinance Amendment.

The Farmington Hills City Code, Chapter 34, "Zoning," Article 4, "Use Standards," Section 34-4.28, "Gasoline Service Stations," is amended in its entirety to read as follows:

34-4.28 GASOLINE SERVICE STATIONS

1. Within all zoning districts within which the use is permitted:

A. The minimum lot area for gasoline service stations shall be fifteen-thousand (15,000) square feet;

B. Pump canopies shall be no closer than one-hundred (100) feet from any residentially-zoned and/or -used property unless such property is separated from the gasoline service station use by a major or secondary thoroughfare;

C. No more than one (1) driveway access shall be permitted per street frontage;

D. Vehicular access drives shall be located no closer than twenty-five (25) feet from the right-of-way of any intersecting street;

E. Parking areas and areas for vehicular circulation shall be located not less than ten (10) feet from any lot line;

F. All sides of the building shall incorporate a consistent architectural style, including horizontal or vertical design elements that have sufficient relief to create shadow lines, and the type of element (i.e. horizontal or vertical) shall be determined by the intended design aesthetic of the building;

G. The building shall have a minimum transparency of sixty (60) percent on any façade facing a pump island or the front lot line. Such transparency shall be measured based on the total wall area of the façade. False windows, spandrel glass or similar façade or architectural features shall not be counted towards the transparency requirement;

H. Any canopy structure shall be designed and constructed in a manner that is architecturally consistent with the principal building;

I. The parcel or zoning lot shall be separated from any public thoroughfare by a masonry wall a minimum of two (2) feet in height notwithstanding Section 34-5.14.5. Such wall shall be architecturally consistent with the principal building;

J. Gas stations may be developed according to the following design standards that allow for the principal building to be closer to the street with the pump islands and canopy located behind the building. The standards of this Subsection J shall take precedence over any conflicting design or dimensional requirement contained elsewhere in this Ordinance:

   i. The principal building shall be located not less than five (5) feet from the front lot line; and

   ii. Any pump canopy shall be located to the rear of the principal building;

K. The storage, sale, or rental of new or used cars, trucks, trailers and/or any other vehicles on the zoning lot is prohibited; and

L. Up to fifty (50) percent of fueling positions may be considered toward fulfilling the parking requirement for the gasoline service station for purposes of 34-5.2.

2. Within the B-3 District, gasoline service stations shall be permitted only on a zoning lot that is being actively used and occupied as a lawfully-conforming gasoline service station on the effective date of the ordinance adding this Subsection 34-4.28.2.

3. Within the B-1 District, principal buildings shall have a minimum setback of one-hundred (100) feet from any residentially-zoned and/or -used property unless such property is separated from the gasoline service station use by a major or secondary thoroughfare.

4. Within the LI-1 District, off-street loading and unloading space with a dimension of at least ten (10) feet by fifty (50) feet shall be provided but may be located within any required yard notwithstanding Section 34-5.4.

5. Within the LI-1 and ES districts, vehicle washes and automobile repair may be permitted as an accessory use.

6. Within the B-1, B-3, and ES districts, off-street loading and unloading space shall be provided in the ratio of at least ten (10) square feet per front foot of building but may be located within any required yard notwithstanding Section 34-5.4.

Section 4 of Ordinance. Ordinance Amendment.

The Farmington Hills City Code, Chapter 34, "Zoning," Article 4, "Use Standards," Section 34-4.31, "Retail Business and Fabrication, Repair, and Processing of Goods," is amended in its entirety to read as follows:

34-4.31 AUTOMOBILE REPAIR

1. Within all zoning districts within which the use is permitted:

   A. Principal buildings shall be located no closer than one-hundred (100) feet from any residentially-zoned and/or -used property unless such property is separated from the automobile repair use by a major or secondary thoroughfare;

   B. All buildings shall be oriented such that bay doors and/or open bays face away from any public roads and/or residentially-zoned and/or -used property unless screened from such roads and/or property by a building;

   C. The storage, sale or rental of new or used cars, trucks, trailers and/or any other vehicles on the zoning lot is prohibited;

   D. Damaged vehicles or those awaiting repair may be stored outside of a building provided that the storage area is enclosed within a wall that complies with Section 34-5.15;

   E. Outdoor storage of scrap, junk or dismantled cars or spare parts on the zoning lot is prohibited;

   F. All lubrication equipment, automobile wash equipment, hoists and/or pits shall be enclosed entirely within a building; and

G. All repair work shall be carried out within an enclosed building.

2. Within the B-2 and B-3 districts, automobile repair shall be permitted only when developed as part of a larger planned shopping center designed to integrate the automobile repair within the site plan and architecture of the overall shopping center. A building permit shall not be issued separately for the construction of any automobile repair within the B-2 and B-3 districts.

Section 5 of Ordinance. Ordinance Amendment.

The Farmington Hills City Code, Chapter 34, "Zoning," Article 4, "Use Standards," Section 34-4.35, "Drive-In Restaurants," is amended in its entirety to read as follows:

34-4.35 DRIVE-IN RESTAURANTS (INCLUDING DRIVE-THROUGH WINDOWS)

1. Within the B-3 District:

   A. Any space for the stacking of vehicles shall be located no closer than thirty-five (35) feet from any residentially-zoned and/or -used property;

   B. A minimum 1,100-square-foot area with indoor seating for at least twenty (20) people shall be provided; and

   C. An outdoor space for seating accessory to the drive-in restaurant comprised of at least six (6) seats shall be provided. Section 34-4.32 shall not apply to such outdoor seating space. The Planning Commission may reduce the outdoor seating requirement, or waive it entirely, if it finds that there is insufficient area available to appropriately place the seating, or that its location would make it unlikely that it would be utilized or would make it difficult to be utilized, or if the unique circumstances of the use make providing the seating undesirable.

2. Within the B-3 and LI-1 districts, vehicular access drives shall be located no closer than sixty (60) feet from the right-of-way of any intersecting street.

3. Drive-in restaurants shall comply with Section 34-5.2.12.

Section 6 of Ordinance. Ordinance Amendment.

The Farmington Hills City Code, Chapter 34, "Zoning," Article 4, "Use Standards," Section 34-4.36, "Outdoor Space for Sale or Rental of New or Used Motor Vehicles, Trailers, Mobile Homes, Boats, Recreational Vehicles and Other Similar Products," is amended in its entirety to read as follows:

34-4.36 OUTDOOR SPACE FOR SALE OR RENTAL OF NEW OR USED MOTOR VEHICLES, TRAILERS, MOBILE HOMES, BOATS, RECREATIONAL VEHICLES AND OTHER SIMILAR PRODUCTS

1. Within the B-3 and LI-1 districts:

A. Areas for display of vehicles shall meet the setback requirements applicable to principal buildings within the zoning district within which the use is located; and

B. Vehicular access drives to the outdoor sales area shall be located not less than sixty (60) feet from the intersection of any two (2) streets.

2. Within the B-3 District, and except as to zoning lots that are being actively used and occupied as a lawfully-conforming outdoor space for sale or rental of new or used motor vehicles, trailers, mobile homes, boats, recreational vehicles and other similar products on the effective date of the ordinance adding this Subsection 34-4.36.2:

A. The use shall be located on a lot that has all of its public street frontage for purposes of Section 34-5.11 on Grand River Avenue; and

B. The lot shall have a minimum frontage of two-hundred (200) feet on Grand River Avenue.

Section 7 of Ordinance. Ordinance Amendment.

The Farmington Hills City Code, Chapter 34, "Zoning," Article 4, "Use Standards," Section 34-4.40, "Vehicle Wash," is amended in its entirety to read as follows:

34-4.40 VEHICLE WASH

1. Within all zoning districts within which the use is permitted:

A. The minimum lot area for vehicle washes shall be fifteen-thousand (15,000) square feet;

B. All buildings, vehicular stacking space, vacuuming or other outside use area, except employee parking, shall be located no closer than one-hundred (100) feet from a residentially-zoned and/or -used property unless such property is separated from the vehicle wash use by a major or secondary thoroughfare;

C. Vehicular access drives shall be located no closer than two-hundred (200) feet from the intersection of any two (2) streets;

D. One traffic lane shall be provided as means of exiting the vehicle wash queue without having to enter the vehicle wash building;

F. All buildings shall be oriented such that bay doors and/or open bays face away from any public roads and/or residentially-zoned and/or -used property unless screened from such roads and/or property by a building;

G. Vacuuming and/or drying areas may be located outside the building but only within a rear yard;

H. All vehicles required to wait for access to the vehicle wash shall be provided space outside of any public right-of-way; and

I. All washing facilities shall be within a completely enclosed building.

2. Within the B-3 district, vehicle washes shall be permitted only on a zoning lot that is being actively used and occupied as a lawfully-conforming vehicle wash on the effective date of the ordinance adding this Subsection 34-4.40.2.

Section 8 of Ordinance. Repealer.

All ordinances, parts of ordinances, or sections of the City Code in conflict with this ordinance are repealed only to the extent necessary to give this ordinance full force and effect, and the Farmington Hills Ordinance Code shall remain in full force and effect, amended only as specified above.

Section 9 of Ordinance. Savings.

The amendments of the Farmington Hills Code of Ordinances set forth in this ordinance do not affect or impair any act done, offense committed, or right accruing, accrued, or acquired or liability, penalty, forfeiture or punishment, pending or incurred prior to the amendments of the Farmington Hills Code of Ordinances set forth in this ordinance.

Section 10 of Ordinance. Severability.

If any section, clause or provision of this ordinance shall be declared to be unconstitutional, void, illegal or ineffective by any court of competent jurisdiction, the validity of the ordinance as a whole, or in part, shall not be affected other than the part invalidated, and such section, clause or provision declared to be unconstitutional, void or illegal shall thereby cease to be a part of this Ordinance, but the remainder of this ordinance shall stand and be in full force and effect.

Section 11 of Ordinance. Effective Date.

The provisions of this ordinance are ordered to take effect twenty-one (21) days after enactment.

Section 12 of Ordinance. Date and Publication.

This ordinance is declared to have been enacted by the City Council of the City of Farmington Hills at a meeting called and held on the 9th day of December, 2024, and ordered to be given publication in the manner prescribed by law.

Ayes: ALDRED, BOLEWARE, BRIDGES, BRUCE, DWYER, KNOL, AND RICH
Nays: NONE
Abstentions: NONE
Absent: NONE

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

I, the undersigned, the qualified and acting City Clerk of the City of Farmington Hills, Oakland County, Michigan, do certify that the foregoing is a true and complete copy of the Ordinance adopted by the City Council of the City of Farmington Hills at a meeting held on the 9th day of December, 2024, the original of which is on file in my office.

CARLY LINDAHL, City Clerk
City of Farmington Hills

INTRODUCED: November 25, 2024
ADOPTED: December 9, 2024
EFFECTIVE: December 30, 2024
PUBLISHED: December 15, 2024

SUMMARY
ORDINANCE NO. C-9-2024
CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN

NOTICE of an Ordinance amending the Farmington Hills Code Of Ordinances, Chapter 34, "Zoning," Article 3, "Zoning Districts," Section 34-3.1.25, "B-3 General Business District," and Section 34-3.1.29, "LI-1 Light Industrial"; Article 4, "Use Standards," Section 34-4.28, "Gasoline Service Stations," Section 34-4.31, "Retail Business And Fabrication, Repair, And Processing Of Goods," Section 34-4.35, "Drive-In Restaurants," Section 34-4.36, "Outdoor Space For Sale Or Rental Of New Or Used Motor Vehicles, Trailers, Mobile Homes, Boats, Recreational Vehicles And Other Similar Products," and Section 34-4.40, "Vehicle Wash," in order to restate certain permitted and special approval uses, in particular regarding Gas Stations, Car Washes, and Auto Repair Shops; to establish or clarify standards for approval or redevelopment of uses; and to address Drive-Through Window standards.

A Full Copy Of The Ordinance Is On File In The Clerk's Office For Public Review Between The Hours Of 8:30am And 4:30pm Monday Through Friday.

Sections 1-7, Ordinance Amendment
Section 8, Repealer
Section 9, Savings
Section 10, Severability
Section 11, Effective Date — The provisions of this Ordinance are ordered to take effect twenty-one (21) days after enactment.
Section 12, Date and Publication

CARLY LINDAHL, City Clerk

Publish: Oakland Press 12/15/2024

CITY OF FARMINGTON HILLS

CITY CLERK'S OFFICE
31555 W. 11 Mile Road, Farmington Hills, MI 48336-1165
(248) 871-2410

R-237-24

RESOLUTION

IT IS RESOLVED, that the City Council of Farmington Hills hereby approves the ENACTMENT of Ordinance C-9-2024 to amend the Farmington Hills Code Of Ordinances, Chapter 34, "Zoning," Article 3, "Zoning Districts," Section 34-3.1.25, "B-3 General Business District," and Section 34-3.1.29, "LI-1 Light Industrial"; Article 4, "Use Standards," Section 34-4.28, "Gasoline Service Stations," Section 34-4.31, "Retail Business And Fabrication, Repair, And Processing Of Goods," Section 34-4.35, "Drive-In Restaurants," Section 34-4.36, "Outdoor Space For Sale Or Rental Of New Or Used Motor Vehicles, Trailers, Mobile Homes, Boats, Recreational Vehicles And Other Similar Products," and Section 34-4.40, "Vehicle Wash," in order to restate certain permitted and special approval uses, in particular regarding Gas Stations, Car Washes, and Auto Repair Shops; to establish or clarify standards for approval or redevelopment of uses; and to address Drive-Through Window standards; and approval of summary for publication.

Motion by: BRIDGES
Support by: ALDRED

Roll Call Vote:
Yeas: ALDRED, BOLEWARE, BRIDGES, BRUCE, DWYER, KNOL, AND RICH
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

I, Carly Lindahl, the duly authorized City Clerk of the City of Farmington Hills, Oakland County, Michigan, do hereby certify that the foregoing is a true copy of a resolution adopted by the City Council of the City of Farmington Hills at the regular City Council meeting held on December 9, 2024.

Carly Lindahl, City Clerk

DATE: December 10, 2024

EXHIBIT H

APPROVED PRELIMINARY SITE PLAN

SITE PLAN

SHEETZ - FARMINGTON HILLS

29455 GRAND RIVER
FARMINGTON HILLS, MI 48336

OWNER
SHEETZ
351 SHEETZ WAY
CLAYSBURG, PA 16625
TEL: (740) 497-2326
CONTACT: DAVID BRUCKELMEYER

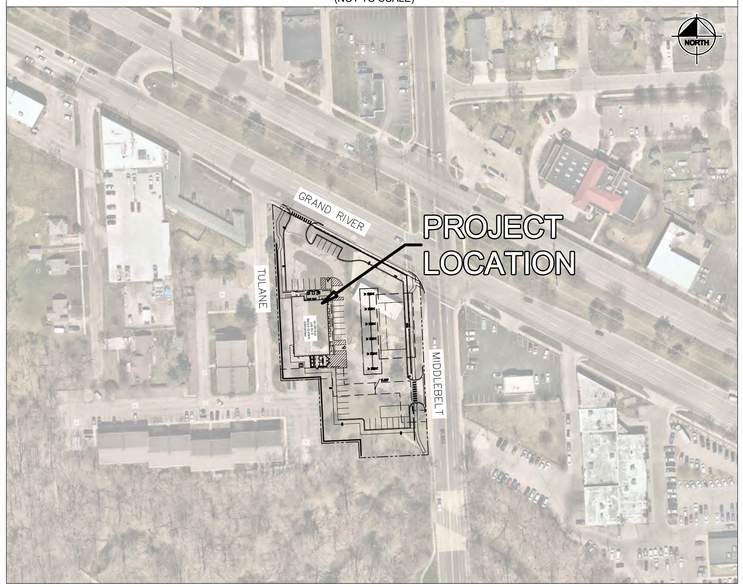
DELVEOPER
SKILKEN GOLD
4270 MORSE ROAD
COLUMBUS, OH 43230
CONTACT KAREEM AMR
TEL: (732) 536-8052

LANDSCAPE ARCHITECT
KIMLEY-HORN OF MICHIGAN, INC.
3000 TOWN CENTER, SUITE 2600
SOUTHFIELD, MI 48075
TEL: (313) 548-7109
CONTACT: JOHN ACKERMAN, PLA

LAND SURVEYOR ENGINEER
MONUMENT ENGINEERING GROUP
ASSOCIATES INC.
298 VETERANS DRIVE
FOWLERVILLE, MI 48836
TEL: (517) 223-3512

CIVIL ENGINEER
KIMLEY-HORN OF MICHIGAN, INC.
3000 TOWN CENTER, SUITE 2600
SOUTHFIELD, MI 48075
TEL: (313) 548-7062
CONTACT: TYLER SMITH, P.E.

LOCATION MAP
(NOT TO SCALE)



OAKLAND COUNTY

CONSTRUCTION OF A SHEETZ CONVENIENCE STORE AND GAS STATION ON ±1.89 AC. PROJECT IS IN SECTION 35 OF T1N, R9E IN OAKLAND COUNTY, MICHIGAN

Sheet List Table	
Sheet Number	Sheet Title
C0.0	TITLE SHEET
V1.0	ALTA SURVEY
V1.1	ALTA SURVEY
V2.0	TREE SURVEY
C1.0	SITE PLAN
C2.0	TRUCK TURN PLAN
C3.0	PRELIMINARY GRADING PLAN
C4.0	PRELIMINARY UTILITY PLAN
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE NOTES & DETAILS
A100	WALL DETAILS
A200	ARCHITECTURAL COVER SHEET
A300	EXTERIOR ELEVATIONS
A301	EXTERIOR ELEVATIONS
A400	GAS AWNING CONCAVE FASCIA
A500	TRASH ENCLOSURE
A600	MONUMENT SIGN DETAILS
RL-9686-S1-R1	PHOTOMETRIC PLAN
RL-9686-S1-R1	PHOTOMETRIC PLAN
RL-9686-S1-R1	PHOTOMETRIC PLAN
RL-9686-S1-R1	PHOTOMETRIC PLAN
RL-9686-S1-R1	PHOTOMETRIC PLAN
RL-9686-S1-R1	PHOTOMETRIC PLAN

811 Know what's **below.** **Call** before you dig.

No.	REVISIONS	DATE	BY
1	SHEETZ AMENDED SITE PLAN	2/24/25	LDF

Kimley»Horn of Michigan, Inc.

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3000 TOWN CENTER, SUITE 2600
SOUTHFIELD, MI 48075-1123
PHONE: 630-487-3550
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: TES
DRAWN BY: LDF
CHECKED BY: JA

SHEETZ

TITLE SHEET

SHEETZ
FARMINGTON HILLS
GRAND RIVER AND
MIDDLEBELT

ORIGINAL ISSUE:
11/04/2024

KHA PROJECT NO.
268593003

SHEET NUMBER
C0.0

Drawing name: K:\DET_DO\268593003_sklken gold sheetz - grand river_farmington hills mi\2 Design\CAD\sheetsets\C0.0 - TITLE SHEET.dwg C0.0 Jul 18, 2025 7:34am by Lauren.Fetzerona
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

LEGAL DESCRIPTION (AS PROVIDED)

(PER TITLE AGENCY: CHICAGO TITLE INSURANCE COMPANY,
TITLE COMMITMENT NO: 631229933NTS, EFFECTIVE DATE: MAY 15, 2024)

EXHIBIT A DESCRIPTION:

LAND SITUATED IN THE CITY OF FARMINGTON, COUNTY OF OAKLAND AND STATE OF MICHIGAN DESCRIBED AS:

PARCEL 1:
LOTS 69 THROUGH 75, INCLUSIVE AND ALL OF VACATED ALLEY, ASSESSOR'S GRAND RIVER HOMES STATE SUBDIVISION AS RECORDED IN LIBER 54, PAGE 12 OF PLATS, OAKLAND COUNTY RECORDS.

PARCEL 2:
COMMENCING AT A CONCRETE MONUMENT IN MONUMENT BOX AT THE SOUTHEAST CORNER OF SECTION 35, TOWN 1 NORTH, RANGE 9 EAST; THENCE ALONG THE EAST LINE OF SAID SECTION, NORTH 01 DEGREE 48 MINUTES 00 SECONDS EAST, 2149.36 FEET TO THE NORTHEAST CORNER OF "BROOKSIDE PARK SUBDIVISION", AS RECORDED IN LIBER 19 OF PLATS, PAGE 4, OAKLAND COUNTY RECORDS, BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE ALONG THE NORTH LINE OF SAID "BROOKSIDE PARK SUBDIVISION", NORTH 88 DEGREES 00 MINUTES 37 SECONDS WEST (RECORDED AS SOUTH 89 DEGREES 45 MINUTES 00 SECONDS WEST AND AS NORTH 89 DEGREES 59 MINUTES 52 SECONDS WEST), 33.00 FEET TO A T-IRON STAKE ON THE WEST LINE OF MIDDLEBELT ROAD AT THE NORTHEAST CORNER OF LOT 1 OF SAID "BROOKSIDE PARK SUBDIVISION"; THENCE ALONG THE EAST LINE OF SAID LOT 1, SOUTH 01 DEGREES 48 MINUTES 00 SECONDS WEST (RECORDED AS SOUTH 01 DEGREES 00 MINUTES 00 SECONDS WEST AND AS SOUTH 00 DEGREES 16 MINUTES 53 SECONDS EAST), 140.00 FEET TO A T-IRON STAKE; THENCE PARALLEL WITH THE NORTH LINE OF SAID LOT 1, NORTH 88 DEGREES 00 MINUTES 37 SECONDS WEST (RECORDED AS NORTH 89 DEGREES 59 MINUTES 52 SECONDS WEST AND AS SOUTH 89 DEGREES 45 MINUTES 00 SECONDS WEST), 120.00 FEET TO A T-IRON STAKE; THENCE PARALLEL WITH THE EAST LINE OF SAID LOT 1, NORTH 01 DEGREES 48 MINUTES 00 SECONDS EAST (RECORDED AS NORTH 00 DEGREES 16 MINUTES 53 SECONDS WEST), 28.00 FEET TO A T-IRON STAKE; THENCE PARALLEL WITH THE NORTH LINE OF SAID LOT 1, NORTH 88 DEGREES 00 MINUTES 37 SECONDS WEST (RECORDED AS NORTH 89 DEGREES 59 MINUTES 52 SECONDS WEST AND AS SOUTH 89 DEGREES 45 MINUTES 00 SECONDS WEST), 64.00 FEET TO A T-IRON STAKE; THENCE PARALLEL WITH THE EAST LINE OF SAID LOT 1, NORTH 01 DEGREES 48 MINUTES 00 SECONDS EAST, 112.00 FEET (RECORDED AS NORTH 00 DEGREES 16 MINUTES 53 SECONDS WEST, 112.11 FEET) TO A T-IRON STAKE ON THE NORTH LINE OF SAID LOT 1; THENCE ALONG THE NORTH LINE OF SAID LOT 1, NORTH 88 DEGREES 00 MINUTES 37 SECONDS WEST, 65.44 FEET (RECORDED AS NORTH 89 DEGREES 59 MINUTES 52 SECONDS WEST, 65.97 FEET AND AS SOUTH 89 DEGREES 45 MINUTES 00 SECONDS WEST, 66.57 FEET) TO A T-IRON STAKE ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 83 OF "ASSESSOR'S GRAND RIVER HOMES STATE", AS RECORDED IN LIBER 54 OF PLATS, PAGE 12, OAKLAND COUNTY RECORDS; THENCE ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 83, NORTH 01 DEGREES 48 MINUTES 00 SECONDS EAST, 125.43 FEET (RECORDED AS NORTH 00 DEGREES 22 MINUTES 24 SECONDS WEST, 125.15 FEET AND AS NORTH 00 DEGREES 27 MINUTES 04 SECONDS WEST, 125.37 FEET) TO A T-IRON STAKE AT THE SOUTHWEST CORNER OF SAID LOT 83; THENCE ALONG THE EAST LINE OF TULANE ALLEY (50 FEET WIDE), NORTH 01 DEGREES 48 MINUTES 00 SECONDS EAST, 181.93 FEET (RECORDED AS NORTH 00 DEGREES 21 MINUTES 49 SECONDS WEST, 181.87 FEET) TO A T-IRON STAKE ON THE SOUTHWESTERLY LINE OF GRAND RIVER AVENUE AT THE NORTHWEST CORNER OF LOT 82 OF SAID "ASSESSOR'S GRAND RIVER HOMES STATE SUBDIVISION"; THENCE ALONG THE SOUTHWESTERLY LINE OF GRAND RIVER AVENUE (204 FEET WIDE), SOUTH 57 DEGREES 44 MINUTES 53 SECONDS EAST, 144.98 FEET (RECORDED AS SOUTH 57 DEGREES 42 MINUTES 00 SECONDS EAST, 145.08 FEET AND AS SOUTH 59 DEGREES 50 MINUTES 47 SECONDS EAST, 145.08 FEET) TO A T-IRON STAKE AT THE NORTHEAST CORNER OF LOT 76 OF SAID "ASSESSOR'S GRAND RIVER HOMES STATE SUBDIVISION"; THENCE ALONG THE EAST LINE OF SAID LOT 76, SOUTH 01 DEGREES 48 MINUTES 00 SECONDS WEST, 123.20 FEET (RECORDED AS SOUTH 00 DEGREES 21 MINUTES 49 SECONDS EAST, 123.14 FEET) TO A T-IRON STAKE ON THE SOUTHWESTERLY LINE OF A VACATED 20 FOOT WIDE PUBLIC ALLEY; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID VACATED 20 FOOT WIDE PUBLIC ALLEY, SOUTH 57 DEGREES 44 MINUTES 53 SECONDS EAST (RECORDED AS SOUTH 57 DEGREES 42 MINUTES 00 SECONDS EAST), 100.70 FEET, (RECORDED AS SOUTH 59 DEGREES 50 MINUTES 47 SECONDS EAST, 100.82 FEET) TO A T-IRON STAKE; THENCE ALONG THE SOUTHERLY LINE OF SAID VACATED 20 FOOT WIDE PUBLIC ALLEY, SOUTH 87 DEGREES 57 MINUTES 53 SECONDS EAST (RECORDED AS SOUTH 87 DEGREES 55 MINUTES 00 SECONDS EAST), 37.65 FEET (RECORDED AS SOUTH 89 DEGREES 59 MINUTES 52 SECONDS EAST, 38.23 FEET) TO A T-IRON STAKE ON THE WEST LINE OF MIDDLEBELT ROAD; THENCE ALONG THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID VACATED 20 FOOT WIDE PUBLIC ALLEY, SOUTH 87 DEGREES 57 MINUTES 53 SECONDS EAST (RECORDED AS SOUTH 89 DEGREES 59 MINUTES 52 SECONDS EAST AND AS SOUTH 87 DEGREES 55 MINUTES 00 SECONDS EAST), 33.00 FEET TO THE EAST LINE OF SAID SECTION; THENCE ALONG THE EAST LINE OF SAID SECTION, SOUTH 01 DEGREES 48 MINUTES 00 SECONDS WEST, 60.29 FEET (RECORDED AS SOUTH 00 DEGREES 16 MINUTES 53 SECONDS EAST, 60.36 FEET AND AS SOUTH 01 DEGREES 48 MINUTES 00 SECONDS WEST, 62.00 FEET) TO THE POINT OF BEGINNING, BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWN 1 NORTH, RANGE 9 EAST AND INCLUDING LOTS 76 THROUGH 83 INCLUSIVE AND THE ABUTTING PORTION OF THE VACATED 20 FOOT WIDE PUBLIC ALLEY OF SAID ASSESSOR'S GRAND RIVER HOMES STATE SUBDIVISION, OAKLAND COUNTY RECORDS AND INCLUDING A PART OF LOT 1 OF SAID BROOKSIDE PARK SUBDIVISION, OAKLAND COUNTY RECORDS.

BEARING REFERENCE

BEARINGS ARE BASED ON PROJECT COORDINATE SYSTEM:
MICHIGAN STATE PLANE COORDINATE SYSTEM, NAD83 (CONUS) (MOL) (GRS80), SOUTH ZONE 2113, INTERNATIONAL FEET, GROUND
(LAT: 42°26'53.23" N, LON: 83°20'14.68" W, ELEV: 663, SCALE FACTOR: 1.00009587).

UTILITY/REFERENCE INFO

WM:	CITY OF FARMINGTON HILLS
PHONE:	248-858-1116
RECEIVED:	10/8/21
SAN:	CITY OF FARMINGTON HILLS
PHONE:	248-858-1116
RECEIVED:	10/8/21
STORM:	CITY OF FARMINGTON HILLS
PHONE:	248-858-1116
RECEIVED:	10/8/21
GAS:	CONSUMERS ENERGY
PHONE:	800-778-9140
RECEIVED:	5/13/24
ELEC:	DTE ENERGY
PHONE:	313-407-5364
RECEIVED:	5/30/24
PHONE/CABLE:	AT&T
PHONE:	616-881-2268
RECEIVED:	5/14/24

UTILITY NOTES

1. ALL UTILITIES SHOWN ARE BASED ON:
   A. GPRS MARKINGS LOCATED AT TIME OF SURVEY, OR;
   A. MISS DIG MARKINGS LOCATED AT TIME OF SURVEY, OR;
   B. UTILITY MAPS PROVIDED TO THE SURVEYOR AT THE TIME OF THE SURVEY.
2. THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

SCHEDULE B-SECTION II EXCEPTIONS

TITLE AGENCY: CHICAGO TITLE INSURANCE COMPANY
TITLE COMMITMENT NO: 631229933NTS
EFFECTIVE DATE: MAY 15, 2024

(8.) RIGHT(S) OF WAY AND/OR EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: TOWNSHIP OF FARMINGTON RECORDING NO: LIBER 4471, PAGE 635.
(PLOTTED & SHOWN HEREIN)

(9.) RIGHT(S) OF WAY AND/OR EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: TOWNSHIP OF FARMINGTON RECORDING NO: LIBER 5071, PAGE 31.
(PLOTTED & SHOWN HEREIN)

(10.) ANY IRREGULARITIES, RESERVATIONS, EASEMENTS OR OTHER MATTERS IN THE PROCEEDINGS OCCASIONING THE ABANDONMENT OR VACATION OF THE STREET/ROAD SHOWN BELOW:
NAME: ALLEY RECORDING NO: LIBER 7370, PAGE 77.
(PLOTTED & SHOWN HEREIN)

(11.) RIGHT(S) OF WAY AND/OR EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF FARMINGTON HILLS RECORDING NO: LIBER 7790, PAGE 579.
(PLOTTED & SHOWN HEREIN)

(12.) RIGHT(S) OF WAY AND/OR EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF FARMINGTON HILLS RECORDING NO: LIBER 10654, PAGE 137.
(PLOTTED & SHOWN HEREIN)

(13.) RIGHT(S) OF WAY AND/OR EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: CITY OF FARMINGTON HILLS RECORDING NO: LIBER 10654, PAGE 138.
(PLOTTED & SHOWN HEREIN – APPROXIMATE)

(14.) RIGHT(S) OF WAY AND/OR EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: THE DETROIT EDISON COMPANY
RECORDING NO: LIBER 16818, PAGE 408.
(PLOTTED & SHOWN HEREIN – APPROXIMATE)

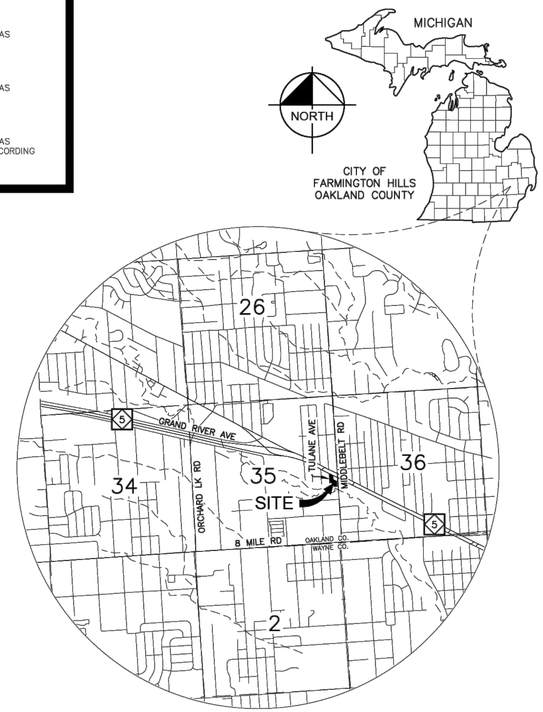
(15.) RIGHT(S) OF WAY AND/OR EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: THE DETROIT EDISON COMPANY
RECORDING NO: LIBER 16818, PAGE 459.
(PLOTTED & SHOWN HEREIN)

(17.) RIGHT(S) OF WAY AND/OR EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: CONSUMERS ENERGY COMPANY RECORDING NO: LIBER 53846, PAGE 461.
(PLOTTED & SHOWN HEREIN)

SHEET INDEX

ALT-1 = ALTA COVER

ALT-2 = ALTA SURVEY



LOCATION MAP

MISCELLANEOUS NOTES

1. THERE IS DIRECT ACCESS TO THE SUBJECT PROPERTY VIA GRAND RIVER AVENUE & MIDDLEBELT ROAD, BOTH ARE PUBLIC RIGHT-OF-WAYS.
2. THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN EXHIBIT A OF TITLE AGENCY: CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT NO: 631229933NTS, EFFECTIVE DATE: MAY 15, 2024.
3. SOME DETAILS SHOWN HEREIN ARE REFERENCED FROM A SITE PLAN PROVIDED BY: MICKALICH AND ASSOCIATES, INC., JOB NO.: 95074, DATED: 7/17/1996.

SURVEYOR'S OBSERVATIONS

AT THE TIME OF THIS SURVEY, EVIDENCE WAS/WAS NOT OBSERVED OF POTENTIAL ENCROACHMENTS. OTHER ENCROACHMENTS MAY OR MAY NOT STILL EXIST ON OR OFF THE SUBJECT PROPERTY.

⚠1 [[IF THERE ARE ENCROACHMENTS, ADD FOR EACH ENCROACHING ITEM:]]
THE FOLLOWING OBSERVATIONS WERE MADE AT THE TIME OF SURVEY:

_____ APPEARS TO LIE A MAXIMUM DISTANCE OF _____ FEET OVER _____.

TABLE A NOTES

(FOR TABLE "A" ITEMS NOT LISTED BELOW, SEE PLAN VIEW ON ALT-2 SHEET FOR MORE INFORMATION)

ITEM 2: THE FOLLOWING SITE ADDRESSES ARE:
29455 GRAND RIVER AVENUE [TAX ID: 22-23-35-431-017]; (NO BUILDINGS WERE OBSERVED, SUBJECT PROPERTY IS VACANT LAND.) &

29403 GRAND RIVER AVENUE [TAX ID: 22-23-35-431-016].

ITEM 3: FLOOD ZONE
FEMA MAP SCALES DO NOT SUPPLY SUFFICIENT LEVEL OF DETAIL TO PLOT ACCURATELY. ZONES IF PLOTTED HEREIN ARE APPROXIMATE.

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY APPEARS TO LIE PARTIALLY IN THREE (3) ZONE AREAS:
1) ZONE (X) AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN,
2) ZONE (X-OTHER AREAS) AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD &
3) ZONE (AE) THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS;
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE COUNTY OF OAKLAND, COMMUNITY PANEL NO. (26125C0854F), EFFECTIVE DATE SEPTEMBER 29, 2006.

ITEM 6(a) and 6(b): ZONING

A ZONING REPORT OR LETTER WAS NOT PROVIDED TO THE SURVEYOR AS REQUIRED BY 2021 ALTA/NSPS STANDARDS TABLE A ITEMS 6(A) & 6(B).

THIS ZONING INFORMATION SHOWN HEREIN WAS TAKEN FROM THE FARMINGTON HILLS ZONING ORDINANCE, EFFECTIVE DATE: 9/15/2014.

ZONING CLASSIFICATION:
(GR-1) (GRAND RIVER CORRIDOR OVERLAY 1)

BUILDING SETBACKS:

FRONT =	15' (MIN)
	30' (MAX)
SIDE =	0' (INTERIOR)
	25' (ADJACENT TO RESIDENTIAL)
REAR =	10' (NON-RESIDENTIAL)
	25' (RESIDENTIAL)

MAX. BUILDING HEIGHT = 65' (OR 5 STORIES)

FOR FURTHER INTERPRETATION OF THE BUILDING SETBACK REQUIREMENTS OR OTHER APPLICABLE ZONING REGULATIONS, PLEASE REFER TO THE LOCAL ZONING AUTHORITY LISTED ABOVE.

ITEM 9: EXISTING PARKING
NUMBER AND TYPE (E.G., DISABLED, MOTORCYCLE, REGULAR, AND OTHER MARKED SPECIALIZED TYPES) OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS, AND IN PARKING STRUCTURES. STRIPING OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS AND LOTS.

29455 GRAND RIVER AVENUE: (VISIBLE STRIPES ONLY)

21	REGULAR SPACES
0	BARRIER FREE SPACES
21	TOTAL PARKING SPACES

(XX) REGULAR SPACES
(XX) BARRIER FREE SPACES

29403 GRAND RIVER AVENUE:
THERE ARE NO STRIPED PARKING SPACES ON THE SUBJECT PROPERTY.

ITEM 16: AT THE TIME OF THIS SURVEY "EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK" WAS NOT OBSERVED.

ITEM 17: AT THE TIME OF THIS SURVEY, INFORMATION REGARDING PROPOSED CHANGES TO RIGHT OF WAY LINES WAS NOT MADE AVAILABLE BY THE CONTROLLING JURISDICTION.
EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS NOT OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

ITEM 19: CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST, BUT THIS ITEM SHALL NOT BE ADDRESSED ON THE FACE OF THE PLAT OR MAP.

CERTIFICATION

TO: CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8(a), 7(a), 7(b1), 7(c), 8, 9, 11, 13, 14, 16, 17, 18 & 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 6/12/2024.

6/21/2024
DATE OF PLAT OR MAP:

MARC E. BUDZINSKI, PS
PROFESSIONAL SURVEYOR
NO. 4001053492

THIS SURVEY PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED THIRD PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID THIRD PERSON.

INNOVATIVE GEOSPATIAL & ENGINEERING SOLUTIONS

Monument Engineering Group Associates, Inc. MEGA

298 VETERANS DRIVE
FOWLERVILLE,
MICHIGAN 48836
(OFFICE) 517-223-3512
MONUMENTENGINEERING.COM

SERVICE DISABLED VETERAN OWNED SMALL BUSINESS (SDVOSB)

DRAFT

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www.missdig.org
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

THIS SURVEY PREPARED FOR:

Kimley»Horn
KIMLEY-HORN OF MICHIGAN, INC.
1000 TOWN CENTER, SUITE 1900,
SOUTHFIELD, MI 48075
PHONE: 313-372-1500
WWW.KIMLEY-HORN.COM

ALTA/NSPS LAND TITLE SURVEY

29455 GRAND RIVER AVENUE (VACANT LAND)
TAX ID: 22-23-35-431-017
PART OF SE 1/4, SEC 35, T1N-R9E
CITY OF FARMINGTON HILLS, OAKLAND CO., MI

PLAN SUBMITTALS/REVISIONS	DATE

ORIGINAL ISSUE DATE: 6/21/2024

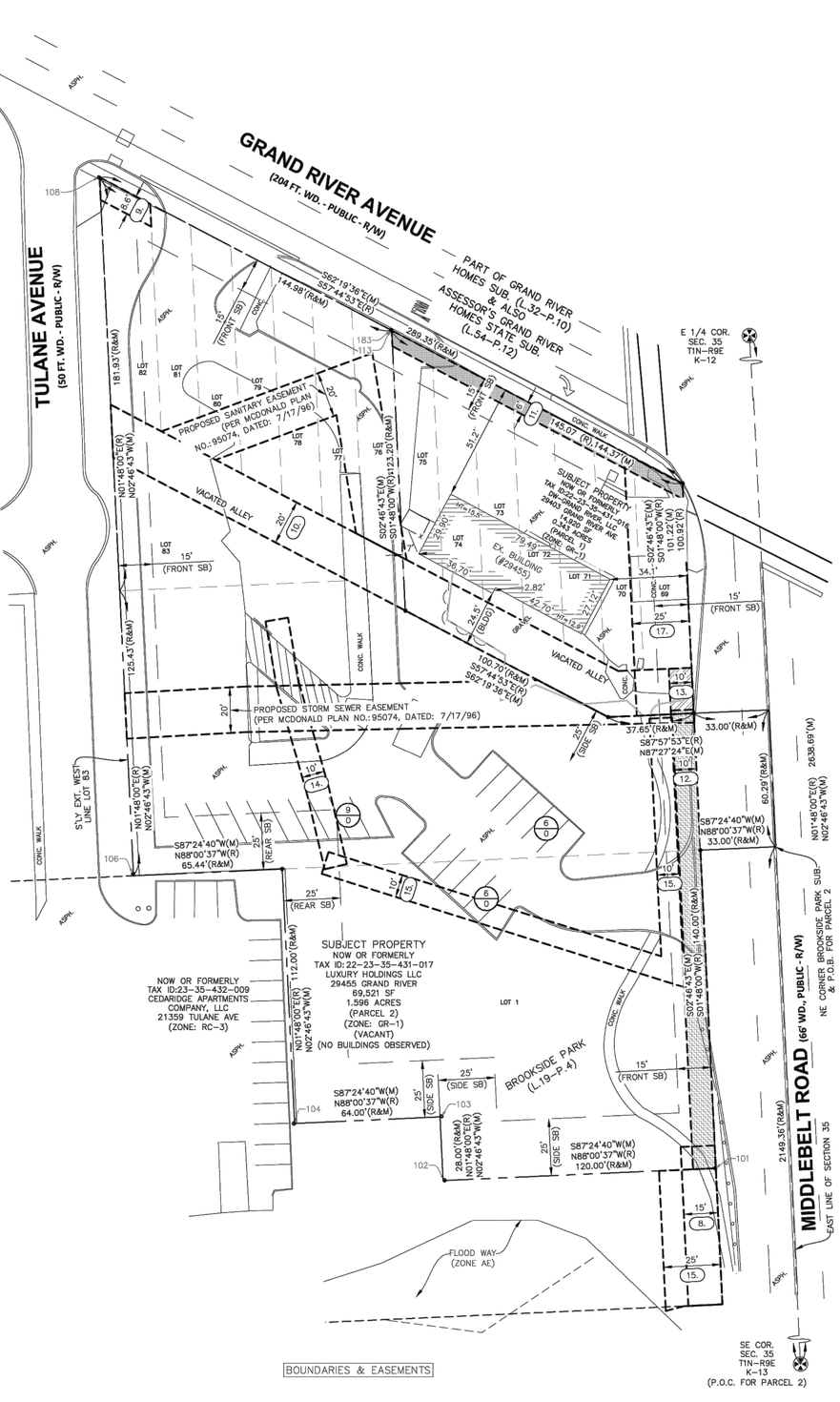
PROJECT NO: 24-086

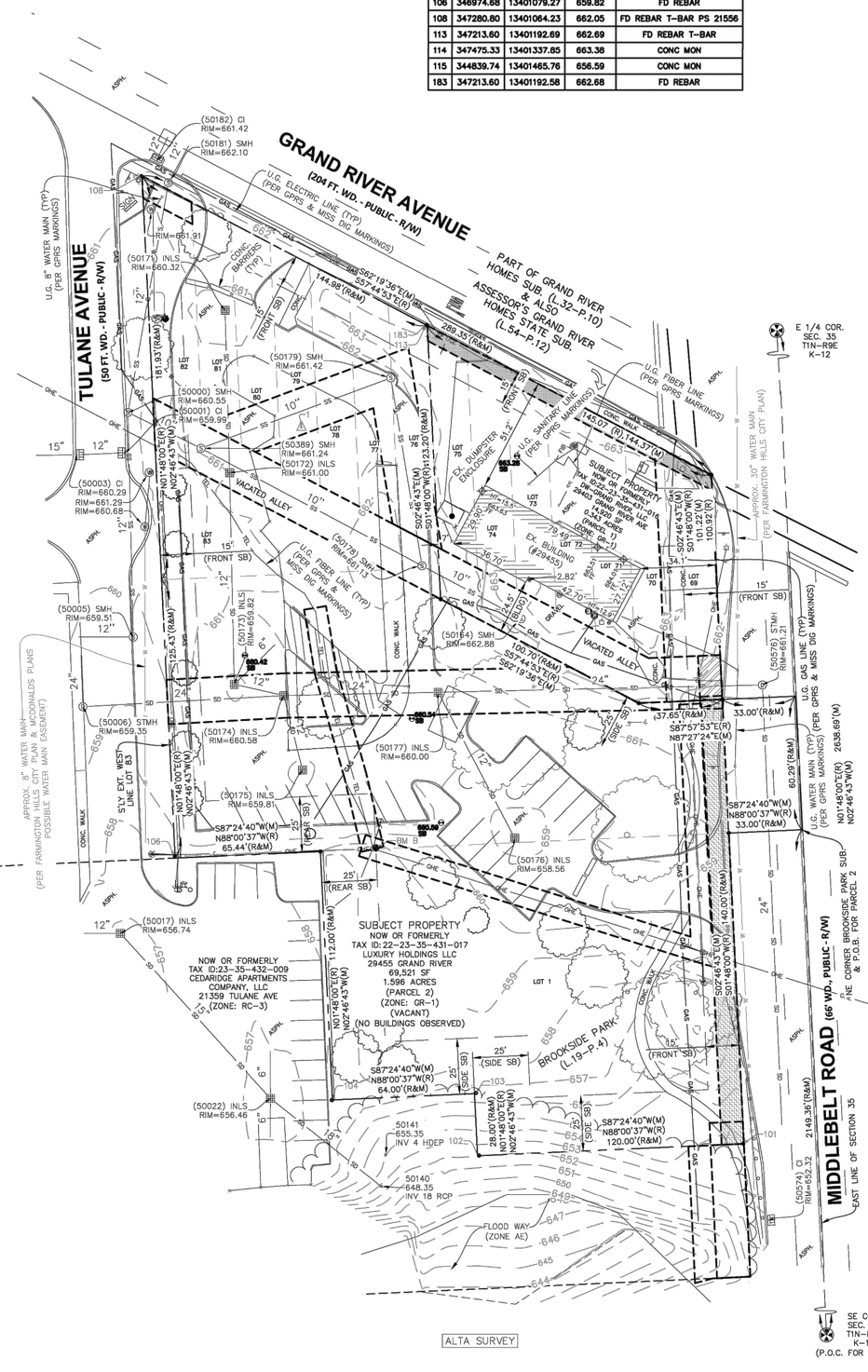
SCALE: N/A
0 1/2" 1"

FIELD: AJS, RZ
DRAWN BY: DC
DESIGN BY:
CHECK BY: MB

V1.0

NOT FOR CONSTRUCTION





IRON ROD TABLE				
NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
101	346845.26	13401335.12	653.62	FD REBAR T-BAR CAPPED
102	346839.97	13401216.19	652.61	FD REBAR NO CAP
103	346868.07	13401214.82	656.66	FD REBAR NO CAP
104	346864.88	13401149.94	657.65	FD REBAR T-BAR PS 21566
106	346974.68	13401079.27	659.82	FD REBAR
108	347280.80	13401064.23	662.05	FD REBAR T-BAR PS 21556
113	347213.60	13401192.69	662.69	FD REBAR T-BAR
114	347475.33	13401337.65	663.38	CONC MON
115	344839.74	13401465.76	656.59	CONC MON
183	347213.60	13401192.58	662.68	FD REBAR

NORTH

EXISTING LEGEND

- BOLLARD
- CONTROL BENCHMARK
- CONTROL POINT
- CONTROL MONUMENT
- CONTROL SET
- CONTROL IRON PIPE
- CONTROL REBAR
- ROW MONUMENT
- FLAG POLE
- MAIL BOX
- UTILITY POLE
- POST
- SOIL BORING
- WETLAND FLAG
- HANDICAP SYMBOL
- LEFT/RIGHT TURN ARROW
- SIGN
- CABLE MANHOLE
- CABLE PEDESTAL
- SATELLITE DISH
- CALL BOX
- TELEPHONE PEDESTAL
- TELEPHONE HAND HOLE
- TELEPHONE MARKER
- TELEPHONE MANHOLE
- FIBER OPTIC MAKER
- ACCESS COVER
- FUEL TANK LID
- MISC LID
- MONITOR WELL
- GAS MARKER
- GAS METER
- GAS VALVE
- OIL MARKER
- AC UNIT
- AREA LIGHT
- CROSSWALK SIGNAL
- DUCT BANK
- ELECTRICAL BOX
- ELECTRICAL HAND HOLE
- ELECTRICAL METER
- ELECTRICAL MANHOLE
- ELECTRICAL MARKER
- ELECTRICAL RISER
- ELECTRICAL TRANSFORMER
- ELECTRICAL VAULT
- GUY POLE/WIRE
- POWER POLE
- PEDESTRIAN PUSHBUTTON
- TRAFFIC SIGNAL POLE
- TRAFFIC MANHOLE
- YARD LIGHT
- SANITARY CLEANOUT
- SANITARY MANHOLE
- VENT PIPE
- STEAM MANHOLE
- STORM CLEANOUT
- STORM CURB INLET
- STORM INLET
- STORM ROOF DRAIN
- STORM DRAIN MANHOLE
- STORM YARD DRAIN
- FIRE DEPT CONNECTION
- FIRE HYDRANT
- IRRIGATION VALVE
- POST INDICATOR VALVE
- WELL
- WATER METER
- WATER MANHOLE
- WATER VALVE
- TREE / STUMP
- BUILDING
- SWALE
- FENCE LINE
- SANITARY SEWER
- STORM DRAIN
- WATER LINE
- TREE LINE
- TOE OF SLOPE
- TOP OF BANK
- UNDERGROUND FIBER OPTIC
- UNDERGROUND CABLE
- OVERHEAD CABLE
- UNDERGROUND TELEPHONE
- UNDERGROUND FUEL
- UNDERGROUND GAS
- OVERHEAD ELECTRICAL

STRUCTURE SCHEDULE

EX. STORM SEWER TABLE		
STRUCTURE:	RIM ELEV:	PIPES:
(50001) CBS	659.99	IE=655.98(12"Reinforced Concrete Pipe W)
(50003) CBS	660.29	IE=655.80(15"Reinforced Concrete Pipe W) IE=655.80(12"Reinforced Concrete Pipe E)
(50006) STMH	659.35	IE=648.82(24"Reinforced Concrete Pipe N) IE=648.82(24"Reinforced Concrete Pipe E)
(50017) CBS	656.74	IE=649.49(12"Reinforced Concrete Pipe W) IE=649.42(15"Reinforced Concrete Pipe SE)
(50022) CBS	656.46	IE=648.64(15"Reinforced Concrete Pipe NW) IE=652.58(6"HDPE S) IE=648.64(18"Reinforced Concrete Pipe SE) IE=652.59(6"HDPE N)
(50171) CBS	660.32	IE=656.67(12"Reinforced Concrete Pipe S)
(50172) CBS	661.00	IE=655.67(12"Reinforced Concrete Pipe S) IE=656.55(12"Reinforced Concrete Pipe N)
(50173) CBS	659.82	IE=655.24(12"Reinforced Concrete Pipe E) IE=655.22(12"Reinforced Concrete Pipe N) IE=655.69(6"HDPE NE)
* (50174) CBS	660.58	IE=647.68(24"Reinforced Concrete Pipe W) IE=655.04(12"Reinforced Concrete Pipe W) IE=647.68(24"Reinforced Concrete Pipe E)
(50175) CBS	659.81	IE=656.00(12"Reinforced Concrete Pipe N)
(50176) CBS	658.56	IE=654.76(12"Reinforced Concrete Pipe NW)
(50177) CBS	660.00	IE=647.43(24"Reinforced Concrete Pipe W) IE=654.23(12"Reinforced Concrete Pipe SE) IE=647.43(24"Reinforced Concrete Pipe E)
(50182) CBS	661.42	IE=658.09(12"Reinforced Concrete Pipe NE)
(50574) CBS	652.32	NOT INVENTORIED AT TIME OF SURVEY
(50576) STMH	661.21	IE=646.51(24"Reinforced Concrete Pipe W) IE=646.51(24"Reinforced Concrete Pipe S)

* (50174) = POSSIBLE 12" SE CONNECTION (PER FARMINGTON HILLS CITY PLAN)

EX. SANITARY TABLE		
STRUCTURE:	RIM ELEV:	PIPES:
(50000) SAN	660.55	IE=652.78(12" S) IE=652.74(12" N) IE=652.78(10" SE)
(50005) SAN	659.51	IE=652.92(12" W) IE=652.78(12" N)
*(50164) SAN	662.88	IE=654.06(10" NW)
*(50178) SAN	661.13	IE=653.43(10" N) IE=653.51(10" SE)
(50179) SAN	661.42	IE=653.35(10" W) IE=653.35(10" S)
(50181) SAN	662.10	IE=652.02(12" S) IE=651.98(12" NE)
(50389) SAN	661.24	IE=653.07(10" NW) IE=653.27(10" SE) IE=653.37(10" E)

* (50164) = BOLTED CLOSED
* (50178) = POSSIBLE 10" NW CONNECTION (PER FARMINGTON HILLS CITY PLAN)

INNOVATIVE GEOSPATIAL & ENGINEERING SOLUTIONS

Monument Engineering Group Associates, Inc. ME GA

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THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE IN NATURE AND ARE NOT NECESSARILY COMPLETE AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

THIS SURVEY PREPARED FOR:

Kimley»Horn
KIMLEY-HORN OF MICHIGAN, INC.
1000 TOWN CENTER, SUITE 1900, SOUTHFIELD, MI 48075
PHONE: 313-372-1500
WWW.KIMLEY-HORN.COM

ALTA/NSPS LAND TITLE SURVEY

29455 GRAND RIVER AVENUE (VACANT LAND)
TAX ID: 22-23-35-431-017
PART OF SE 1/4, SEC 35, T1N-R9E
CITY OF FARMINGTON HILLS, OAKLAND CO., MI

PLAN SUBMITTALS/REVISIONS	DATE

ORIGINAL ISSUE DATE: 6/21/2024

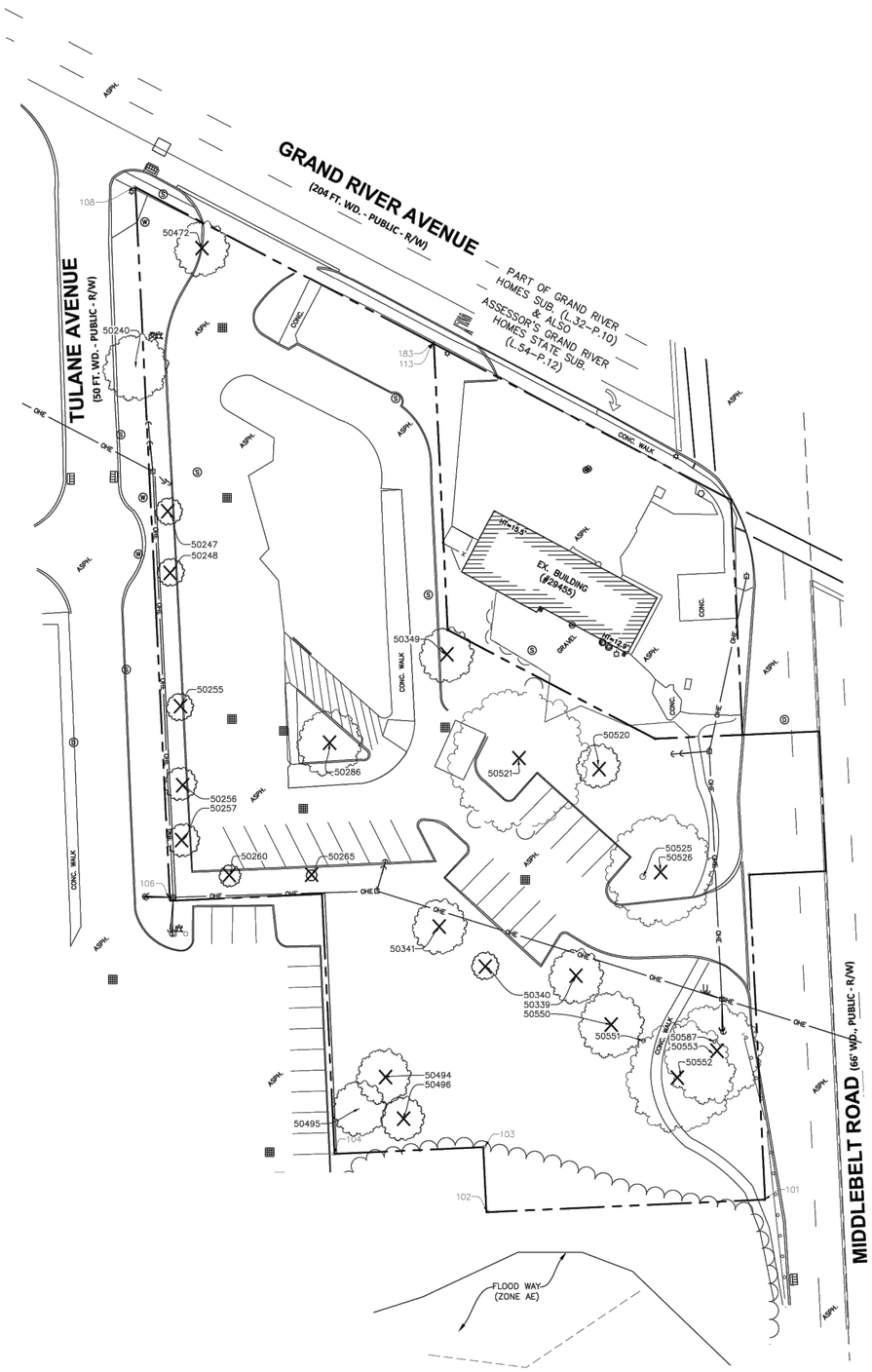
PROJECT NO: 24-086

SCALE: 1" = 30'
0 1/2" 1"

FIELD: AJS, RZ
DRAWN BY: DC
DESIGN BY:
CHECK BY: MB

V1.1

NOT FOR CONSTRUCTION



Monument Engineering Group Associates, Inc.
298 Veterans Drive, Fowlerville, MI
(517) 223-3512
www.monumentengineering.com

Tree Survey

Project No./Name: 24-086 KH Sheetz Grand River farmington Hills Date: 6/24/2024

Tag No.	Scientific Name	Common Name	D.B.H.	Condition	Notes
50255		Red Maple	5"	Good	
50256		Red Maple	6"	Good	
50257		Red Maple	6"	Good	
50260		Buckthorn/Mulberry	4"	Good	Bush
50265		Buckthorn/Mulberry	2"	Good	
50286		Red Oak	12"	Good	
50339		Red Oak	10"	Good	
50340		Red Oak	5"	Good	Quad
50341		Red Oak	10"	Good	
50349		Red Oak	10"	Good	
50472		American Elm	10"	Good	
50494		Red Pine	10"	Good	
50495		Red Pine	10"	Good	
50496		Red Pine	8"	Good	
50520		Pin Oak	8"	Good	
50521		Red Oak	26"	Good	
50525		Norway Spruce	20"	Good	
50526		Silver Maple	20"	Good	
50550		Box Elder	12"	Good	
50551		American Elm	14"	Good	
50552		Norway Spruce	20"	Good	
50553		Norway Spruce	18"	Good	
50587		Norway Spruce	12"	Good	
50240		Norway Spruce	12"	Good	

LEGEND

X	TREE TO BE REMOVED

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THIS SURVEY PREPARED FOR:

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SOUTHFIELD, MI 48075
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TREE SURVEY & INVENTORY LIST

29455 GRAND RIVER AVENUE (VACANT LAND)
TAX ID: 22-23-35-431-017
PART OF SE 1/4, SEC 35, T1N-R9E
CITY OF FARMINGTON HILLS, OAKLAND CO., MI

PLAN SUBMITTALS/REVISIONS	DATE

ORIGINAL ISSUE DATE: 6/24/2024

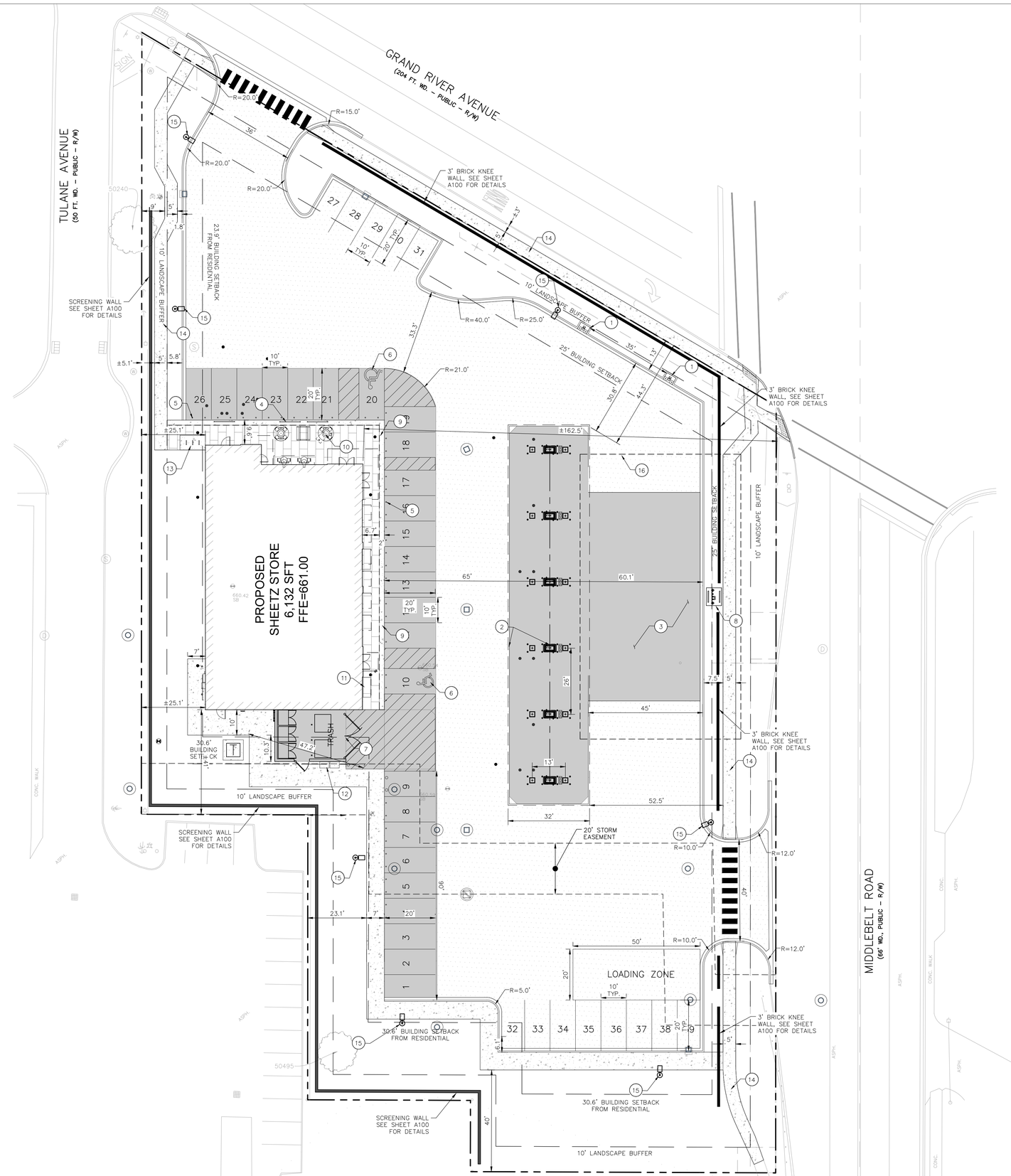
PROJECT NO: 24-086

SCALE: 1" = 30'
0 1/2" 1"

FIELD: AJS, RZ
DRAWN BY: DC
DESIGN BY:
CHECK BY: MB

V2.0

NOT FOR CONSTRUCTION



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NORTH

GRAPHIC SCALE IN FEET
0 10' 20' 40'

PAVING LEGEND

- HEAVY DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- BRICK PAVER WALK
- CURB AND GUTTER

KEY NOTES

1. AIR STATION, PER SHEETZ, STANDARD DETAIL
2. FUEL STATIONS AND CANOPY
3. UNDERGROUND STORAGE TANK AREA
4. PATIO AREA
5. STOREFRONT BUMPER POST, PER SHEETZ STANDARD DETAIL, TYP.
6. ADA PARKING SPACE
7. CONCRETE DUMPSTER PAD, PER SHEETZ STANDARD DETAIL
8. UNDERGROUND STORAGE TANK VENT PAD, PER SHEETZ STANDARD DETAIL
9. WALK TO BE CONSTRUCTED FLUSH WITH PAVEMENT PER SHEETZ STANDARD DETAIL
10. OUTDOOR SEATING
11. ICE MERCHANDISER
12. PROPANE LOCKER
13. BIKE RACK
14. 5' CONCRETE SIDEWALK
15. LIGHT POLE, FOR COORDINATION ONLY, REFER TO PHOTOMETRIC PLAN FOR DETAILS
16. APPROXIMATE LIMITS OF EXCAVATION FOR INSTALLATION OF UNDERGROUND STORAGE TANKS, TYP.

SITE DATA TABLE

PARCEL INFORMATION:
PARCEL 1:
ADDRESS: 29455 GRAND RIVER
ID: 23-35-43-10-17

PARCEL 2:
ADDRESS: 29403 GRAND RIVER
ID: 23-35-43-10-16

SITE AREA: 1.939 ACRES (84,462 SF.) NET AND GROSS

ZONING:

	EXISTING:	PROPOSED:
	B-3	B-3

PROPOSED USE: GAS STATION/RESTAURANT

BUILDING INFORMATION:
BUILDING FOOTPRINT AREA = 6,139 SF
BUILDING LOT COVERAGE = 7.27%

SETBACK REQUIREMENTS:

BUILDING:	REQUIRED	PROPOSED
FRONT EAST:	25'	52.5'
SIDE NORTH:	25'	44.3'
SIDE SOUTH:	20'/30.6'	41'
REAR WEST:	20'/23.9	25.1'

LANDSCAPE BUFFER:	REQUIRED	PROPOSED
REAR:	10'	13'
SIDE:	10'	15.9'
REAR:	10'	40'

PARKING CALCULATIONS:
RETAIL = 1 FOR EVERY 175 SQ FT OF USABLE FLOOR AREA
RESTAURANT = 1 FOR EVERY 30 SQ FT OF USABLE FLOOR AREA
GAS STATION = 1 SPACE PLUS 1 SPACE PER EACH EMPLOYEE ON THE LARGEST SHIFT
TOTAL PARKING REQUIRED = 2,383 USABLE FLOOR AREA/175 = 14
+450 USABLE FLOOR AREA / 30 = 15
+ 1+8 EMPLOYEES = 9
= 38 SPACES

TOTAL PROPOSED PARKING SPACES = 39 SPACES INC. 2 H/C SPACES

No.	REVISIONS	DATE	BY
1	SHEETZ AMENDED SITE PLAN	2/24/25	LDF

Kimley»Horn of Michigan, Inc.
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3001 W. BIG BEAVER, SUITE 624
TROY, MICHIGAN 48084-3156
PHONE: 248-740-2333
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: TES
DRAWN BY: LDF
CHECKED BY: JA

SHEETZ

SITE PLAN

SHEETZ
FARMINGTON HILLS
GRAND RIVER AND
MIDDLEBELT

ORIGINAL ISSUE:
11/04/2024

KHA PROJECT NO.
268593003

SHEET NUMBER
C1.0

Drawing name: K:\DET_DFS\268593003_sellken gold sheetz - grand river farmington hills mi\2 Design\C400\plansheets\C3.0 – SITE PLAN.dwg SP Jul 16, 2025 7:34am byr Lauren Falzarano
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Drawing name: K:\DET_DEV\268593003_sk\ken gold sheetz - grand river farmington hills mi\2 Design\CADD\plan\sheet\C3.0 - TRUCK TURN PLAN.dwg Layout: Jul 18, 2025 - 7:34am by: Lauren.Felzarano
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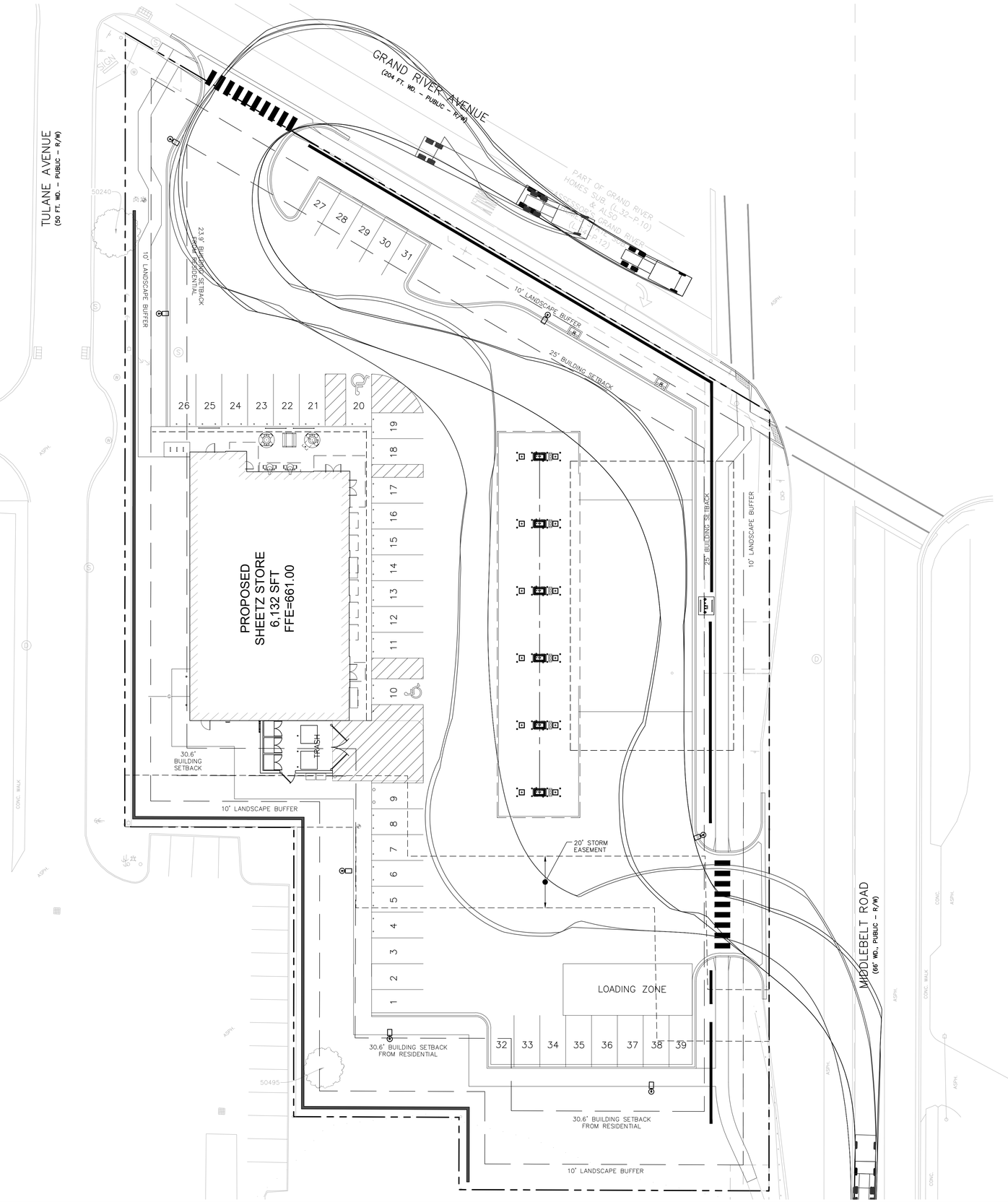

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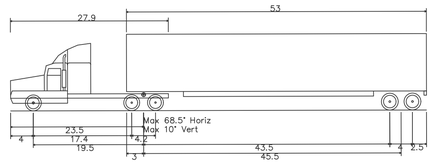
NORTH

GRAPHIC SCALE IN FEET
0 10' 20' 40'



WB-67 – Interstate Semi-Trailer

Overall Length	73.501ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°

NO.	REVISIONS	DATE	BY
1	SHEETZ AMENDED SITE PLAN	2/24/25	LDF

Kimley»Horn of Michigan, Inc.

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SOUTHFIELD, MI 48075-1550
PHONE: 630-487-3550
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: TES
DRAWN BY: LDF
CHECKED BY: JA

SHEETZ

TRUCK TURN PLAN

SHEETZ
FARMINGTON HILLS
GRAND RIVER AND
MIDDLEBELT

ORIGINAL ISSUE:
11/04/2024

KHA PROJECT NO.
268593003

SHEET NUMBER
C2.0

Drawing name: K:\DET_DO\268593003_ashten gold sheetz - grand river_farmington hills mi\2 Design\CADD\planesheets\C4.0 - GRADING PLAN.dwg Grading Jul 18, 2025 7:35am by Lauren.Falzarano
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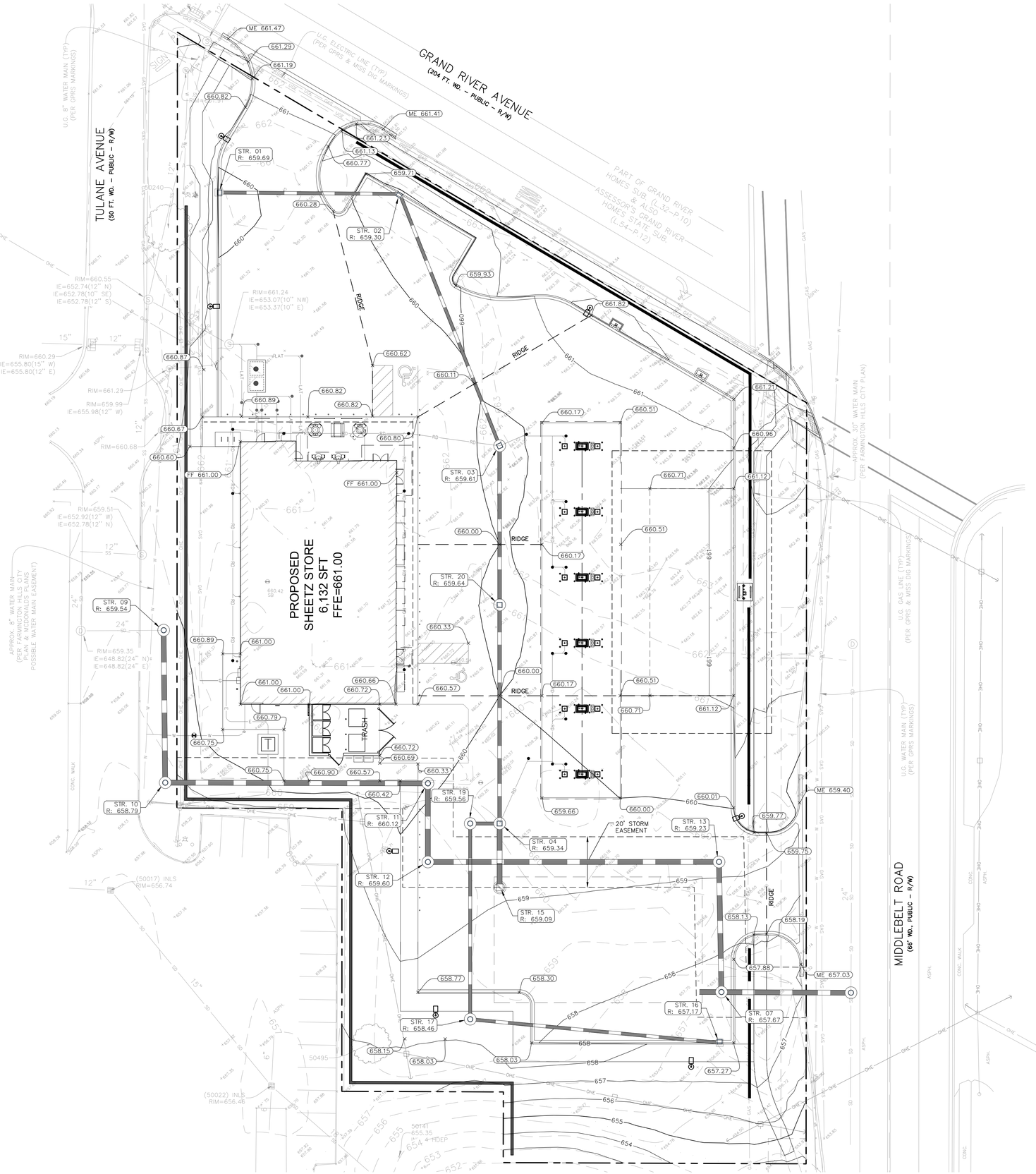

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NORTH

GRAPHIC SCALE IN FEET
0 10' 20' 40'

GRADING LEGEND

XXX.XX	FINISHED GRADE SPOT ELEVATION
TC XXX.XX / BC XXX.XX	TOP OF CURB / BOTTOM OF CURB SPOT ELEVATION
FL XXX.XX	FLOW LINE SPOT ELEVATION
ME XXX.XX	MATCH EXISTING SPOT ELEVATION
FF XXX.XX	FINISHED FLOOR SPOT ELEVATION
FG XXX.XX	FINISHED GRADE NEAR BUILDING SPOT ELEVATION
TW XXX.XX	TOP OF WALL SPOT ELEVATION
BW XXX.XX	BOTTOM OF WALL SPOT ELEVATION
R XXX.XX	RIM ELEVATION
STR XX R XXX.XX	STRUCTURE ID & RIM ELEVATION
STR XX INV XXX.XX	STRUCTURE ID & INVERT ELEVATION
620	PROPOSED CONTOUR
RIDGE	RIDGE LINE
X.XX%	SLOPE AND FLOW DIRECTION
	100-YEAR OVERLAND OVERFLOW ROUTE
	DETENTION BASIN 100-YEAR EMERGENCY
	PROPOSED SWALE
	PROPOSED STORM SEWER
	PROPOSED STORM STRUCTURES
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM/SANITARY CLEANOUT
	PROPOSED WATER STRUCTURES
	PROPOSED LIGHT POLES
	PROPOSED TRANSFORMER PAD

GRADING NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
4. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
5. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
6. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES UNLESS OTHERWISE NOTED.
7. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
8. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.
9. ALL STOOPS OR PEDESTRIAN EGRESS POINTS FROM THE BUILDING(S) SHALL BE NO GREATER THAN 2% FOR THE FIRST 5'.

No.	REVISIONS	DATE	BY
1	SHEETZ AMENDED SITE PLAN	2/24/25	LDF

SCALE: AS NOTED
DESIGNED BY: TES
DRAWN BY: LDF
CHECKED BY: JA

Kimley»Horn of Michigan, Inc.
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SOUTHFIELD, MI 48076-5550
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM
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SHEETZ

PRELIMINARY
GRADING PLAN

SHEETZ
FARMINGTON HILLS
GRAND RIVER AND
MIDDLEBELT

ORIGINAL ISSUE:
11/04/2024

KHA PROJECT NO.
268593003

SHEET NUMBER
C3.0

Drawing name: K:\DET_DS\268593003_sheetz grnd sheetz - grand river_farmington hills mi\2 Design\CAD\Utilities\C5.0 - UTILITY PLAN.dwg Utility Plan Jul 18, 2025 7:35am by Lauren Fatzinger
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GRAPHIC SCALE IN FEET
0 10' 20' 40'

UTILITY LEGEND

- PROPOSED UNDERGROUND ELECTRIC LINE
- PROPOSED GAS LINE (BY GAS COMPANY)
- PROPOSED PHONE LINE
- PROPOSED ROOF DRAIN LINE
- PROPOSED UNDERDRAIN
- PROPOSED SWALE
- PROPOSED STORM SEWER LINE
- STRUCTURE ID
- PROPOSED STORM STRUCTURES
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY LATERAL LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM/SANITARY CLEANOUT
- PROPOSED WATER LINE
- PROPOSED FIRE PROTECTION LINE
- PROPOSED WATER VALVE BOX, PIV, METER FIRE HYDRANT, FIRE DEPT CONN. & VAULT
- PROPOSED WATER BENDS & TEE
- PROPOSED LIGHT POLE
- PROPOSED TRANSFORMER PAD (BY OTHERS)

UTILITY NOTES

GENERAL UTILITY NOTES

1. PROPOSED SANITARY SEWER SERVICE TO BE SDR-35, ASTM D-3034 OR APPROVED EQUIVALENT.
2. PROPOSED 2" WATER SERVICE TO BE TYPE "K" COPPER OR APPROVED EQUIVALENT. RESPONSIBILITY TO BE DETERMINED FOR TAP AND METER INSTALLATION.
3. PROPOSED 6" ROOF DRAINS ARE TO BE A MINIMUM SLOPE OF 1.00%
4. MAINTAIN 18" OF VERTICAL CLEARANCE (OUTSIDE OF PIPE TO OUTSIDE OF PIPE) BETWEEN UTILITIES.
5. ASSUMED FOUR (4) 4" SCHEDULE 40 CONDUITS ARE NECESSARY FOR ELECTRICAL SERVICE FROM TRANSFORMER TO BUILDING. TO BE CONFIRMED IN ENGINEERING DESIGN WITH SERVICE TEAM.
6. PROPOSED GAS SERVICE AND METER ASSUMED TO BE 2.5", CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR INSTALLATION.
7. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
8. ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
9. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
10. CONTRACTOR TO CALL MISS DIG (1-800-482-7171) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
11. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/ DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE MUNICIPALITY SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
12. CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
13. CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
14. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
15. SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
16. LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
17. SEE DETAILS FOR LOCATING STORM STRUCTURES WITHIN THE CURB LINE.
18. STORMWATER FACILITIES MUST BE FUNCTIONAL BEFORE BUILDING CONSTRUCTION BEGINS.

No.	REVISIONS	DATE	BY
1	SHEETZ AMENDED SITE PLAN	2/24/25	LDF

Kimley»Horn of Michigan, Inc.
2025 KIMLEY-HORN OF MICHIGAN
3001 W. BIG BEAVER, SUITE 624
TROY, MI 48084-3156
PHONE: 248-645-2500
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED | DESIGNED BY: TES | DRAWN BY: LDF | CHECKED BY: JA

SHEETZ

PRELIMINARY UTILITY PLAN

SHEETZ FARMINGTON HILLS GRAND RIVER AND MIDDLEBELT

ORIGINAL ISSUE: 11/04/2024

KHA PROJECT NO. 268593003

SHEET NUMBER

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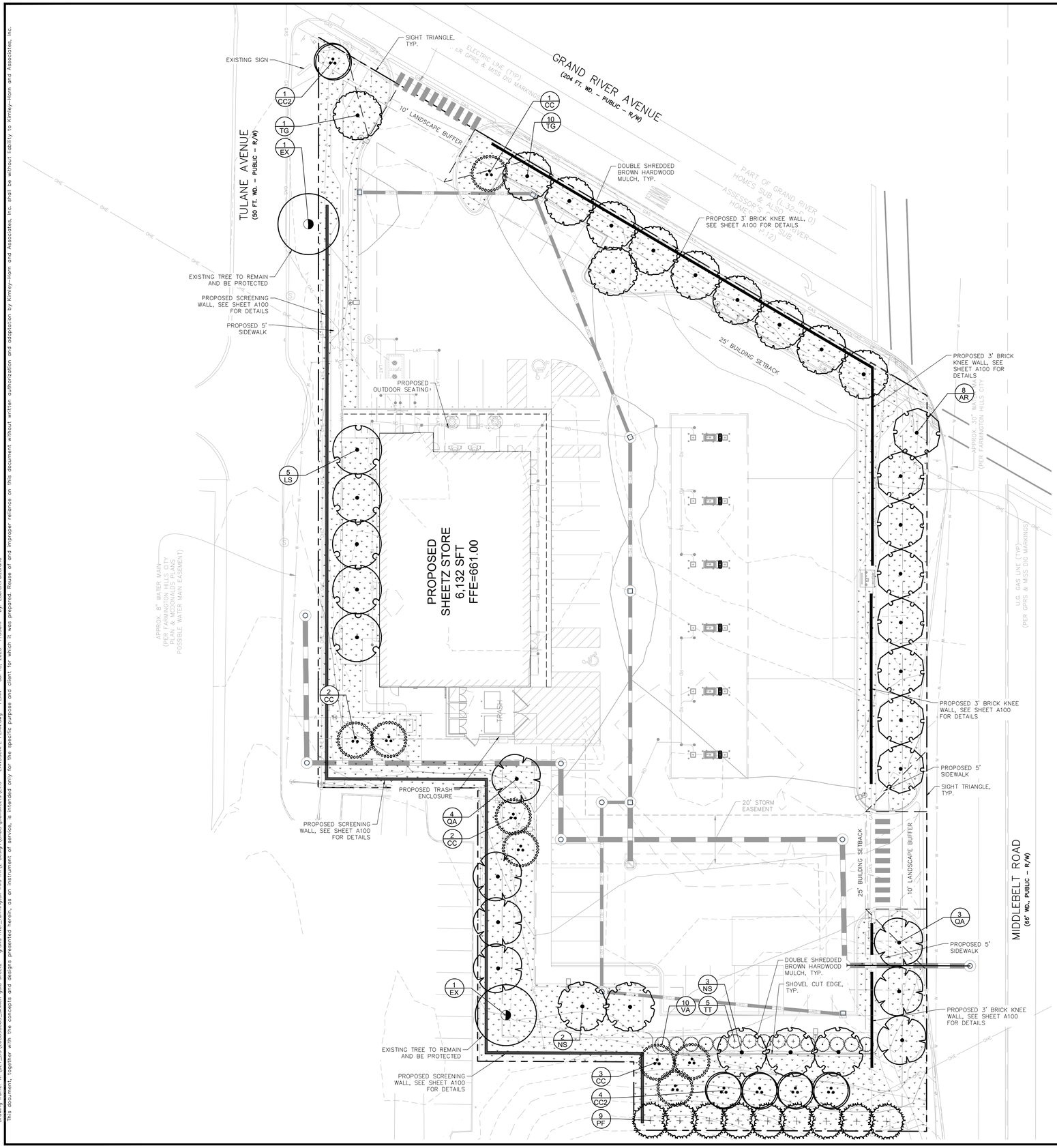

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NORTH

GRAPHIC SCALE IN FEET
0 10' 20' 40'

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
EVERGREEN TREES						
	PF	9	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID LIMBER PINE	B & B		10` HT. MIN.
LARGE DECIDUOUS TREES						
	AR	8	ACER RUBRUM RED MAPLE	B & B	3" CAL. MIN.	
	EX	2	EXISTING TREE TO REMAIN IF REMOVED OR DAMAGED, CONTRACTOR TO REPLACE IN KIND	-		
	LS	5	LIQUIDAMBAR STYRACIFLUA SWEET GUM	B & B	3" CAL. MIN.	
	NS	5	NYSSA SYLVATICA TUPELO	B & B	3" CAL. MIN.	
	QA	7	QUERCUS ALBA WHITE OAK	B & B	3" CAL. MIN.	
	TG	11	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN	B & B	3" CAL. MIN.	
ORNAMENTAL TREES						
	CC2	5	CERCIS CANADENSIS EASTERN REDBUD	B & B	3" CAL. MIN.	
	CC	8	CRATAEGUS CRUS-GALLI COCKSPUR HAWTHORN	B & B	3" CAL. MIN.	

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
DECIDUOUS SHRUBS						
	VA	10	VIBURNUM DENTATUM 'CHRISTOM' BLUE MUFFIN® ARROWWOOD VIBURNUM	-	SEE PLAN	24" HT. MIN.
EVERGREEN SHRUBS						
	TT	5	TAXUS X MEDIA 'TAUNTONII' TAUNTON'S ANGLO-JAPANESE YEW	-	SEE PLAN	24" HT. MIN.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
GROUND COVERS			
	TS		TURF SOD BY NEW LAWN SOD FARM BLUE PANTHER MIXTURE OR EQUAL

No.	REVISIONS	DATE	BY
1	SHEETZ AMENDED SITE PLAN	2/24/25	LDF

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SCALE: AS NOTED
DESIGNED BY: TES
DRAWN BY: LDF
CHECKED BY: JA

SHEETZ

SHEETZ FARMINGTON HILLS GRAND RIVER AND MIDDLEBELT

LANDSCAPE PLAN

ORIGINAL ISSUE: 11/04/2024
KHA PROJECT NO. 268593003
SHEET NUMBER
L1.0

Drawing name: K:\DET_DS\268593003_sklken gpld sheetz - grand river_farmington hills mi\2 Design\CADD\plansheets\L1.0 - LANDSCAPE PLAN.dwg PLAN Jul 18, 2025 7:35am by: Lauren.Fabarono
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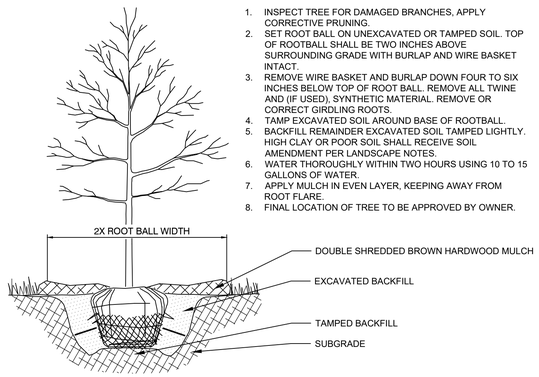
NOTE: ALL LANDSCAPE AREAS SHALL HAVE DEWITT WEED BARRIER UNDER BROWN DOUBLE SHREDDED HARDWOOD MULCH

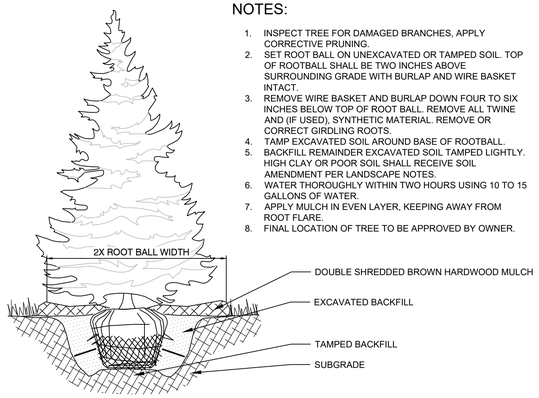


NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

1 TREE PLANTING

NTS

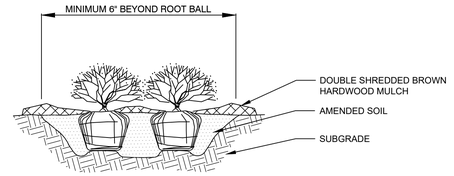


NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

2 EVERGREEN TREE PLANTING

NTS



NOTES:

1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

3 SHRUB PLANTING

NTS

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
5. ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS. PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT.
6. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
7. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNERS WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
8. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
9. PRUNE PLANTS AS NECESSARY- PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
10. TOPSOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
11. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 70% PULVERIZED SOIL FOR ALL NON TURF SEED MIX AREAS, SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS.
12. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
13. EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
14. CONTRACTOR SHALL INSTALL DOUBLE SHREDDED BROWN HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH.
15. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
16. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
17. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS, OTHERWISE NOTED.
18. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
19. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.

6 LANDSCAPE NOTES

NTS

FARMINGTON HILLS, MI - LANDSCAPE CODE REQUIREMENTS		
ZONING ORDINANCE	**REQUIRED**	**PROPOSED**
34-5.14.4.C - PARKING LOT LANDSCAPE REQUIREMENTS		
PAVED AREAS: ONE LARGE DECIDUOUS TREE SHALL BE PROVIDED FOR EACH TWO THOUSAND EIGHT HUNDRED (2,800) SQUARE FEET OF THE PAVED SURFACE AREA ON THE ZONING LOT; PROVIDED THAT NO FEWER THAN TWO (2) TREES ARE PROVIDED, REGARDLESS OF SUFACE AREA	PAVED AREA: 45,620 SF 45,620 SF / 2,800 = 16.3 **17 LARGE DECIDUOUS PAVED AREA TREES REQUIRED**	**17 LARGE DECIDUOUS PAVED AREA TREES PROVIDED**
34-5.14.5 - PARKING LOT SCREENING		
PARKING LOT SCREENING: ALL PARKING LOTS SHALL BE SEPARATED FROM A PUBLIC THOROUGHFARE BY A PLANTED HEDGE OF SMALL SHRUBS AS DEFINED IN SUBSECTION 34-5.14.3.F.v, OR BY A MASONRY WALL OR BERM A MINIMUM OF TWO (2) FEET HIGH	**2' MINIMUM HIGH HEDGE OR MASONRY WALL REQUIRED ALONG GRAND RIVER AVENUE AND MIDDLEBELT ROAD**	**3' TALL KNEE WALL PROVIDED ALONG GRAND RIVER AVENUE AND MIDDLEBELT ROAD**
34-5.15.1 - WALLS AND BERMS		
BUFFER YARD: WHENEVER A WALL OR BERM IS REQUIRED IN A B-1, B-2, B-3, B-4, ES AND LI-1 DISTRICT, DECIDUOUS TREES SHALL BE PLANTED IN THE GROUND ADJACENT TO THE WALL ON THE NONRESIDENTIAL SIDE WITH SIZE AND SPACING IN ACCORDANCE WITH SECTION 34-5.14	WESTERN AND SOUTHERN PROPERTY BOUNDARY: 515 LF 515 LF / 30 = 17.2 **17 LARGE DECIDUOUS BUFFER YARD TREES REQUIRED**	**2 EXISTING TREES TO REMAIN, 15 LARGE DECIDUOUS BUFFER YARD TREES PROVIDED**
34-5.18 - TREE PROTECTION, REMOVAL, AND REPLACEMENT		
AS A CONDITION OF GRANTING A TREE PERMIT, THE APPLICANT WILL BE REQUIRED TO REPLACE TREES BEING REMOVED HAVING SIX (6) INCHES OR MORE DBH AT A 1:1 RATIO WHEN LANDMARK TREES ARE PERMITTED TO BE REMOVED, REPLACEMENT TREES SHALL BE PROVIDED TO A MINIMUM OF TWENTY-FIVE (25) PERCENT OF DBH OR CALIPERS, SHALL BE PROVIDED EITHER INDIVIDUALLY OR ON A CUMULATIVE BASIS TO MEET THE TWENTY-FIVE (25) PERCENT DBH REQUIREMENT	12 DECIDUOUS TREES OF 6" OR MORE DBH REMOVED **12 DECIDUOUS REPLACEMENT TREES REQUIRED** 3 EVERGREEN TREES OF 6" OR MORE DBH REMOVED **3 EVERGREEN REPLACEMENT TREES OF 10' HEIGHT OR MORE REQUIRED** 46" DBH OF DECIDUOUS LANDMARK TREES REMOVED **(5) 3" CALIPER DECIDUOUS LANDMARK REPLACEMENT TREES REQUIRED** 58" DBH EVERGREEN LANDMARK TREE REMOVED **(6) 10' HEIGHT EVERGREEN LANDMARK REPLACEMENT TREES REQUIRED**	**12 DECIDUOUS REPLACEMENT TREES PROVIDED** **3 EVERGREEN REPLACEMENT TREES PROVIDED** **(5) 3" CALIPER DECIDUOUS LANDMARK TREES PROVIDED** **(6) 10' HEIGHT EVERGREEN LANDMARK REPLACEMENT TREES PROVIDED**

No.	REVISIONS	DATE	BY
1	SHEETZ AMENDED SITE PLAN	2/24/25	LDF

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SCALE: AS NOTED
DESIGNED BY: TES
DRAWN BY: LDF
CHECKED BY: JA

SHEETZ

LANDSCAPE NOTES & DETAILS

SHEETZ FARMINGTON HILLS GRAND RIVER AND MIDDLEBELT

ORIGINAL ISSUE: 11/04/2024
KHA PROJECT NO. 268593003
SHEET NUMBER
L1.1

Drawing name: K:\DET_DS\268593003_skillken gold sheetz – grand river_farmington hills mi\2 Design\CADD\plansheets\L1.0 – LANDSCAPE PLAN.dwg NOTES DETAILS Jul 18, 2025 7:35am by: Lauren.Fazzarono
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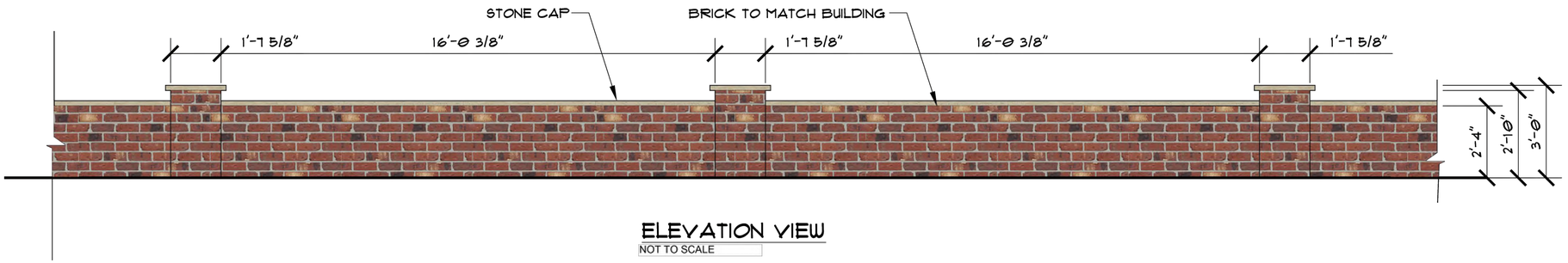
BRICK KNEE WALL DETAIL



ELEVATION VIEW
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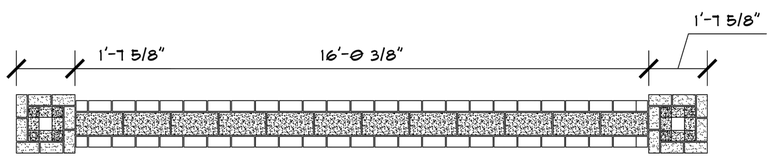
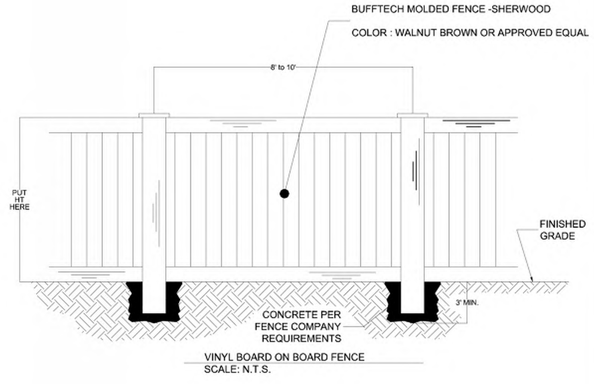


PLAN VIEW
NOT TO SCALE



VINYL BOARD ON BOARD FENCE
SCALE: N.T.S.

DATE	BY	DESCRIPTION
REVISIONS		

SHEETZ

PRIVACY FENCE DETAIL

SCALE:
DATE: 2/2/2024
DRAWN BY: DAH

40

No.	REVISIONS	DATE	BY
1	SHEETZ AMENDED SITE PLAN	2/24/25	LDF

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SCALE: AS NOTED
DESIGNED BY: TES
DRAWN BY: LDF
CHECKED BY: JA

SHEETZ

SHEETZ
FARMINGTON HILLS
GRAND RIVER AND MIDDLEBELT

WALL DETAILS

ORIGINAL ISSUE: 11/04/2024

KHA PROJECT NO. 268593003

SHEET NUMBER
A100

Drawing name: K:\DET_DFO\268593003_sheetz grand sheets - grand river_farmington hills mi\2 Design\CAD\Sheetsets\CS-0 - WALL DETAILS.dwg Layout Jul 18, 2025 7:35am by Lauren Fitzsimons
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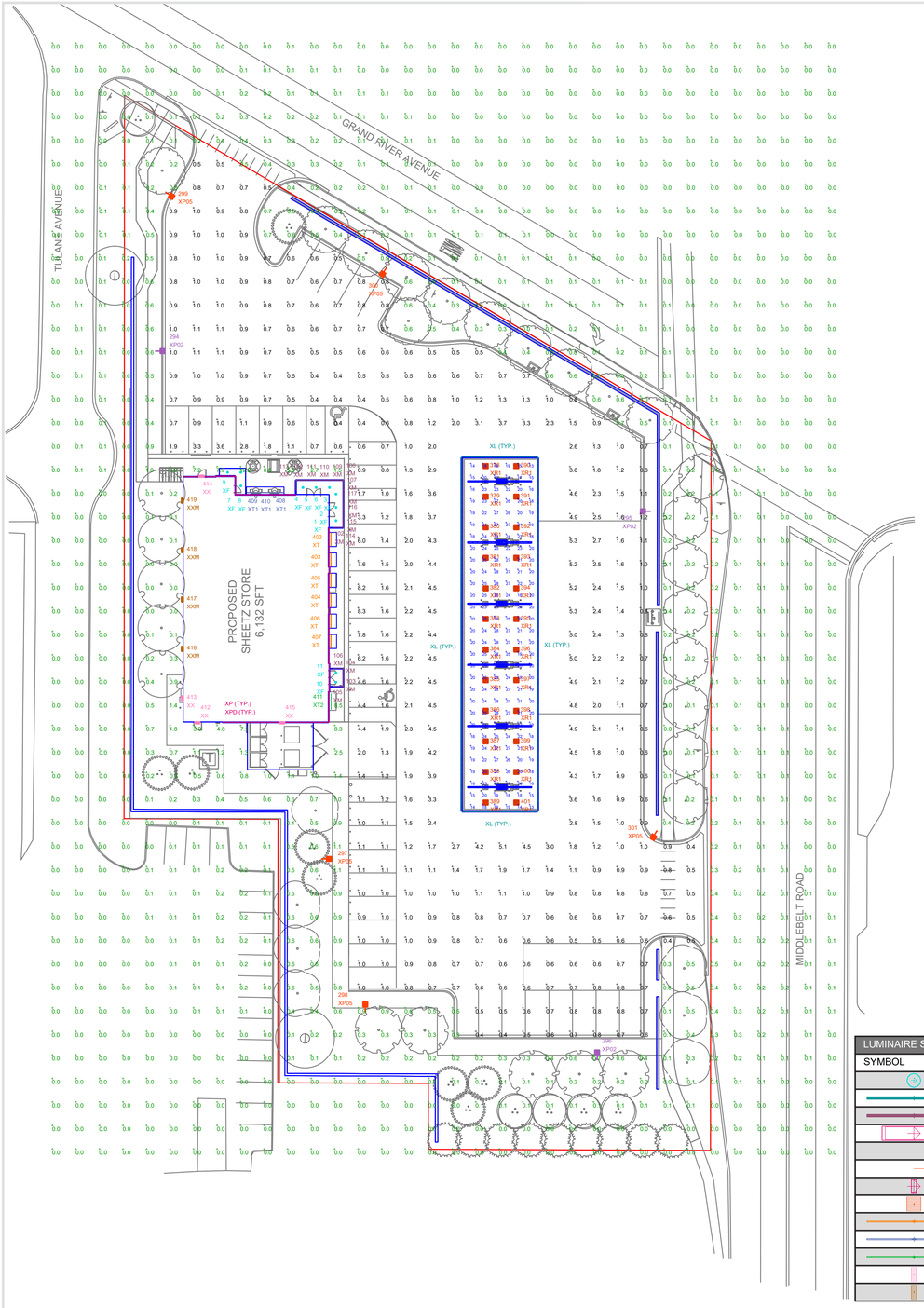
EXHIBIT I

APPROVED LIGHTING PLAN

The attached Lighting Plan is hereby approved. Notwithstanding any information or data disclosed by the attached Lighting Plan, the following deviations from Section 34-5.16.3.C of the City Zoning Ordinance are hereby granted:

a. Fuel Canopy Lighting: The fuel canopy will be treated as an accessory use/structure. The lumen calculation set forth in Section 34-5.16.3.C will not apply to the fuel canopy portion of the site. Lighting under the fuel canopy structure shall have an average illumination of no greater than 25 foot candles. The lighting under the fuel canopy structure will comply with the 4:1 ratio of average to minimum illumination of the surface being lit.

b. Parking Areas and Drive Aisles: The parking areas and drive aisles will be separated and treated independently of the area under the canopy for purposes of calculation of the 4:1 ratio of average to minimum illumination of the surface being lit.



LUMINAIRE LOCATION SUMMARY			
LUM NO.	LABEL	MTG. HT.	Tilt
1-11	XF	11.33	0
12-38	XL	18.06	0
39	XL	18.25	5
40	XL	18.599	5
41	XL	18.948	5
42	XL	19.297	5
43	XL	19.646	5
44	XL	19.995	5
45	XL	20.344	5
46	XL	20.693	5
47	XL	18.25	5
48	XL	18.599	5
49	XL	18.948	5
50	XL	19.297	5
51	XL	19.646	5
52	XL	19.995	5
53	XL	20.344	5
54	XL	20.693	5
55-90	XL	20.875	0
91-100	XL	18.06	0
101	XL	20.875	0
102-117	XM	12	0
118-293	XP	18	0
294-296	XP02	23	0
297-301	XP05	23	0
302-377	XPD	18	0
378-389	XR1	17.71	0
390-401	XR1	18.83	0
402-407	XT	13.5	0
408-410	XT1	13.5	0
411	XT2	15	0
412-413	XX	15.42	0
414	XX	11.33	0
415	XX	15.42	0
416-419	XXM	15.42	0

THIS SITE IS LOCATED IN A REGION WHERE LIGHTING
IS REGULATED BY LOCAL ORDINANCES

NOTE:
- ALL AREA LIGHTS ON NEW 20 FT. POLE MOUNTED ON 3 FT. CONCRETE BASE
- LIGHTS X1 & XT1: FIXTURE HEAD TO BE LOCKED IN PLACE AIMING AWAY FROM BLDG

FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
CANOPY	21.64	28	13	1.66	2.15
PAVED AREA	1.49	8.3	0.4	3.73	20.75
UNDEFINED	0.19	12.2	0.0	N.A.	N.A.

LUMINAIRE SCHEDULE											
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	DIMMING FACTOR	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	CATALOG LOGIC
	11	XF	Single	1037	1.000	0.500	N.A.	5	55	Amerlux, LLC	ORDX4-10-309-M-CSTM-RB-UDM (DIMMED TO 50%)
	90	XL	SINGLE	136	1.000	0.500	N.A.	2	180	BLAIR COMPANIES	4 FT. LINEAR STRIP LIGHT (DIMMED TO 50%, BY OTHERS, SHOWN FOR CONTRIBUTION)
	16	XM	SINGLE	136	1.000	0.350	N.A.	2	32	Blair Companies	LB-110-00-XX-025-RD[1]FR4-15 (DIMMED TO 35%, BY OTHERS, SHOWN FOR CONTRIBUTION)
	176	XP	Single	305	1.000	1.000	N.A.	3.66	644.16	P-LED	STREET WRAP FLEX BACK BEND 3000K
	3	XP02	Single	9256	1.040	0.360	B1-U0-G3	27	81	Lithonia Lighting	DSX0 LED P4 30K 70CRI T3M MVOLT SPA FAO HS DXXXX (SETTING 2)
	5	XP05	Single	9324	1.040	0.360	B1-U0-G3	27	135	Lithonia Lighting	DSX0 LED P4 30K 70CRI T4M MVOLT SPA FAO HS DXXXX (SETTING 2)
	76	XPD	Single	25	1.000	1.000	N.A.	0.305	23.18	P-LED	STREET WRAP FLEX BACK BEND 4000K
	24	XR1	Single	6589	1.040	1.000	B2-U0-G1	48.4983	1163.959	Lithonia Lighting	RCNY LED ALO1 30K 90CRI SYMF MVOLT BZS DXXXX (SETTING 5)
	6	XT	Single	1840	1.000	0.400	N.A.	20	120	SPI Lighting Inc.	SEW12146 | 5FT-L20W[AN08] | 120-277V | 3000K | PSE | SMA | OAP[6.00in.] (DIMMED TO 40%)
	3	XT1	Single	1472	1.000	0.400	N.A.	16	48	SPI Lighting Inc.	SEW12146 | 4FT-L16W[AN08] | 120-277V | 3000K | PSE | SMA | OAP[6.00in.] (DIMMED TO 40%)
	1	XT2	Single	2208	1.000	0.400	N.A.	24	24	SPI Lighting Inc.	SEW12146 6FT L24W AN08 120-277V 3000K SMA PSE OAP12 (DIMMED TO 50%)
	4	XX	Single	1921	1.000	0.500	B1-U0-G0	16	64	WILLIAMS OUTDOOR	VWM-H-L17/830-TL-DBZ-CGL-DIM-UNV (BRONZE COLOR 80CRI) (DIMMED TO 50%)
	4	XXM	Single	1921	1.000	0.500	B1-U0-G0	16	64	WILLIAMS OUTDOOR	VWM-H-L17/830-TL-DBZ-CGL-DIM-UNV (BRONZE COLOR 80CRI-MOTION CONTROLLED - IN OFF STATE)

REDLEONARD ASSOCIATES
1340 Kemper Meadow Dr, Forest Park, OH 45240
513-574-9500 | redleonard.com

REV.	BY	DATE	DESCRIPTION
R1	JAN	2/12/25	REVISED PLAN PER CITY COMMENTS
R2	JAN	9/9/25	REVISED PER UPDATED SITE PLAN AND ORDINANCE
R3	JSG	9/22/25	TURN OFF (3) XX FIXTURES AND ADD (1) XX. ADJUST DIMMING OF AREA LIGHTS & AWNING LIGHTS. ADD (1) AREA LIGH.
R4	JAN	10/29/25	REVISED CANOPY/SITE LIGHTING & RE-ENABLED PARAPET LIGHTING PER CLIENT COMMENTS

DISCLAIMER
ANY SITE PLAN(S), FLOOR PLAN(S), RENDERING(S), LIGHTING LAYOUT(S) AND PHOTOMETRIC PLAN(S) INCLUDING BUT NOT LIMITED TO ANY PROJECT(S) CREATED/PRODUCED BY RED LEONARD ASSOCIATES INC., ARE ONLY INTENDED FOR ILLUSTRATION AND QUOTING PURPOSES ONLY. RED LEONARD ASSOCIATES HAS THE RIGHT TO USE THIRD PARTY LASERS, SCANNERS, AND CAMERAS BUT ACTUAL PROJECT CONDITIONS, DIMENSIONS, AND ACCURACY OF MEASUREMENTS MAY DIFFER FROM THESE OR ANY PARAMETERS. RED LEONARD ASSOCIATES INC. ASSUMES NO LIABILITY FOR WHAT IS CREATED/PRODUCED IN THESE RECREATIONS. THIS INCLUDES BUT IS NOT LIMITED TO THE USE OF, INSTALLATION OF AND/OR INTEGRITY OF EXISTING BUILDING(S), SURROUNDING AREA FOR PRODUCT(S) SUCH AS EXISTING POLE(S), ANCHOR BOLT(S), BASE(S), ARCHITECTURAL AND SIGNAGE STRUCTURE(S), LANDSCAPING PLAN(S), LIGHTING PLAN(S), FIXTURE SELECTION(S) AND PLACEMENT, MATERIAL(S), COLOR ACCURACY, TEXTURE(S), AND ANYTHING ATTRIBUTED TO PHOTO REALISM THAT IS CREATED. FURTHERMORE, RED LEONARD ASSOCIATES INC., DOES NOT ASSUME LIABILITY WHATSOEVER FOR ANY PURCHASES MADE BY CLIENT BEFORE, DURING, OR AT THE CONCLUSION OF THE PUBLISHED WORK. THE CUSTOMER, ITS RELATIVE AFFILIATES, AS WELL AS ANY OTHER PERSON(S) IN VIEWING OF THIS PRODUCT IS RESPONSIBLE FOR VERIFYING COMPLIANCE WITH ANY BUT NOT LIMITED TO ALL CODES, PERMITS, RESTRICTIONS, INSTRUCTIONS, PURCHASES, AND INSTALLATIONS OF OBJECTS VIEWED WITHIN THIS DOCUMENT(S) OR PROJECT(S). SYMBOLS ARE NOT DRAWN TO SCALE. SIZE IS FOR CLARITY PURPOSES ONLY. SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MEASUREMENTS MAY VARY. DRAWINGS ARE NOT INTENDED FOR ENGINEERING OR CONSTRUCTION USE. THIS DOCUMENT, ANY RED LEONARD DRAWING(S), OR PROJECT(S) IS NOT TO BE USED AND/OR INTENDED FOR ENGINEERING OR CONSTRUCTION PURPOSES, BUT FOR ILLUSTRATIVE PURPOSES ONLY. ANY LOCATIONS OF EMERGENCY LIGHTING SHOWN WERE PROVIDED BY OTHERS. RED LEONARD ASSOCIATES IS NOT RESPONSIBLE FOR INSUFFICIENT LIGHTING DURING AN EMERGENCY EVENT. ANY USE OF THIS DOCUMENTATION AND/OR OTHER ARTICLES PRODUCED BY RED LEONARD WITHOUT WRITTEN AUTHORIZATION FROM JAYME J. LEONARD IS STRICTLY PROHIBITED.

SCALE: 1" = 30'
LAYOUT BY: JAN
DWG SIZE: D
DATE: 10/30/24

PROJECT NAME:
SHEETZ
FARMINGTON HILLS, MI
DRAWING NUMBER:
RL-9930-S1-R4

FRESH FOOD SHEETZ MADE TO ORDER

	QTY	LABEL	DESCRIPTION
DOWNLIGHT	11	XF	ORDX4-10-309-M-CSTM-RB-UDM (DIMMED TO 50%)

	QTY	LABEL	DESCRIPTION
AREA	3	XP02	DSX0 LED P4 30K 70CRI T3M MVOLT SPA FAO HS DXXXX (SETTING 2)
	5	XP05	DSX0 LED P4 30K 70CRI T4M MVOLT SPA FAO HS DXXXX (SETTING 2)

	QTY	LABEL	DESCRIPTION
CANOPY	24	XR1	RCNY LED ALO1 30K 90CRI SYMF MVOLT BZS DXXXX (SETTING 5)

	QTY	LABEL	DESCRIPTION
WALL MOUNTED	6	XT	SEW12146	5FT-L20W[AN08]	120-277V	3000K	PSE	SMA	OAP[6.00IN.] (DIMMED TO 40%)

	QTY	LABEL	DESCRIPTION
WALL MOUNTED	3	XT1	SEW12146	4FT-L16W[AN08]	120-277V	3000K	PSE	SMA	OAP[6.00IN.] (DIMMED TO 40%)

ORDX4

Open Rated Exterior Downlight

Project:

Features and Specs

Construction:
- Cast aluminum top housing with integral driver.
- Dust and water tight (IP66) sealed optical chamber.
- Die-cast aluminum trim and faceplate.
- Stainless steel hardware.

Finish:
- Architectural Grade Polyester Powder Coat.

Optics:
- Beam Spread: 15°, 24°, 36°
- CCT: 2700K, 3000K, 4000K
- CRI: 80 or 90+ typ
- Polycarbonate TIR optic with white backing for maximum efficacy.

Electrical:
- Integral LED driver included, 120-277V.
- Primary wiring compartment with power supply.
- Standard driver supports (4) different dimming protocols - TRIAC/ELV/0-10V/PWM.
- Dimming percentage less than 1% - All dimming methods.

Mounting:
- Swing out pressure fit stainless steel mounting clips.
- Adjustable from 0.07" to 1.25" ceiling thickness.
- Ceiling cutout: 4.65" dia.

Lifespan:
- Estimated 50,000+ hour LED lifespan based on IES LM-80 results and TM-21 calculations.

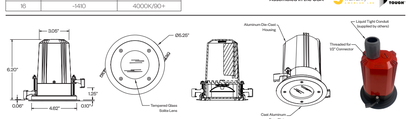
Listings:
- UL listed for wet locations (suitable for use in open or uncovered applications)

Performance Data (with Medium beam)

Wattage	Delivered Lumens	Color Temp/CRI
10	1040	4000K/90+
16	1440	4000K/90+

Assembled in the USA

5 year limited warranty



Ordering Information

ORDX4 - _ - _ - _ - _ - _ - UDM

1 Model	2 Wattage	3 CCT/CRI	4 Beam Spread	5 Finish	6 Driver
ORDX4	10 10W	27 2700K/80 CRI	BP spot 15°	BLK black	UDM universal 4-in-1 dimming: TRIAC/ELV/0-10V/PWM
	16 16W	30 3000K/80 CRI	N narrow 24°	BLV silver	
		40 4000K/80 CRI	M medium 36°	BRZ bronze	
		279 2700K/90+ CRI		CSTM-RB custom red/black	
		309 3000K/90+ CRI			
		409 4000K/90+ CRI			

Amerlux reserves the right to change details that do not affect overall function and performance.

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LIT-ED2002 • 03/14/25 • Page 1 of 1

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A Delta Group Company

ADDITIONAL FIXTURE INFO

D-Series Size 0

LED Area Luminaire

d-series

Specifications

EPA:	0.44 ft² (0.04 m²)
Length:	26.18" (66.5 cm)
Width:	14.06" (35.7 cm)
Height H1:	2.26" (5.7 cm)
Height H2:	7.46" (18.9 cm)
Weight:	23 lbs (10.4 kg)

Design Select options indicated by this color background.

10 year warranty

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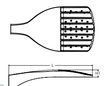


Catalog Number
Notes
Type

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature*	Color Rendering Index*	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** P1 P5 P2 P6 P3 P7 P4 **Rotated optics** P10¹ P12¹ P11¹ P13¹	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K (this section 80CRI only, extended lead times apply) 27K 2700K 30K 3000K 35K 3300K 40K 4000K 50K 5000K	70CRI 80CRI 90CRI 80CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row TTS Type I short T2M Type II medium T3M Type III medium T4VS Type IV low glare² T4M Type IV medium² T4LG Type IV low glare³ TFTM Forward throw medium T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control⁴ BLC4 Type IV backlight control⁴ LCCO Left corner cutoff⁴ RCCO Right corner cutoff⁴	MVOLT (120V-277V)⁵ HVOLT (347V-480V)⁵⁶ VHVOLT (277V-480V)⁵⁶ 120 7,8 208 7,8 240 7,8 277 7,8 347 7,8,9 480 7,8,9	**Shipped included** SPA Square pole mounting (#5 drilling, 3.5" min. SQ pole) RPA Round pole mounting (#5 drilling, 3" min. RND pole) SPA5 Square pole mounting (#5 drilling, 5" min. SQ pole) RPA5 Round pole mounting (#5 drilling, 5" min. RND pole)¹⁰ SPA5IN Square narrow pole mounting (#4 drilling, 3" min. SQ pole) WBA Wall bracket¹¹ NA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc ¹²·¹³·¹⁴·¹⁵ PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc ¹³·¹⁴·¹⁵ PER NEMA twist-lock receptacle only (controls ordered separate) ¹⁶ PERS Five-pin receptacle only (controls ordered separate) ¹⁶·¹⁷	PE7 Seven-pin receptacle only (controls ordered separate) ¹⁶·¹⁷ FAO Field adjustable output ¹⁸·¹⁹ BL30 Bi-level switched dimming, 30% ²⁰ BL50 Bi-level switched dimming, 50% ²⁰ DMG 0-10v dimming wires pulled outside fixture (for use with external control, ordered separately) ²⁰ **Shipped installed** HS Houseside shield (black finish standard) ²¹ L90 Left rotated optics ¹ R90 Right rotated optics ¹ CCE Coastal Construction ²² HA 50°C ambient operation ²³ BAA Buy American Act Compliant SF Single fuse (120, 277, 347V) ²⁴ DF Double fuse (208, 240, 480V) ²⁴ **Shipped separately** EGSR External Glare Shield (reversible, field install required, matches housing finish) BSSR Bird Spikes (field install required)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

NOTES
1. Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
2. 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
3. T4LG, TALG, BLC3, BLC4, LCCO, RCCO not available with option HS.
4. Not available with P4, P5, P6, P7, P10, P11, P12, P13, P4, P5, P6, P7.
5. HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
6. HVOLT not available with package P1, P2 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
7. Not available with P4, P5, P6, P7, P10, P11, P12, P13, P4, P5, P6, P7.
8. XVOLT not available in packages P1, P2 or P10. XVOLT not available with fusing (SF or DF).
9. Not available with P1, P2, P3, P4, P10, P11, P12, P13.
10. NRA cannot be combined with Type 5 distributions plus photocell (PER).
11. Wall bracket is intended for use on vertical surfaces only. See template on page 2.
12. NLTAIR2 PIRHN not available with other controls including PIR, PER, PERS, PER7, FAO, BL30, BL50 or DMG. NLTAIR2 PIRHN not available with P1, P2 and P10 using HVOLT. NLTAIR2 PIRHN not available with P7, P8 and P10 using XVOLT. NLTAIR2 PIRHN not available with P3 using MVOLT.
13. PIR not available with P1, P2, P3, P4, P10, P11, P12, P13, P4, P5, P6, P7, BL30, BL50 or DMG. PIR not available with P1, P2 and P10 using HVOLT. PIR not available with P7, P8 and P10 using XVOLT.
14. PER/PERS/PER7 not available with NLTAIR2, PIR, BL30, BL50. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories for more information.
15. FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER, PERS, PER7, BL30, BL50, or DMG.
16. BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PERS, PER7, FAO and DMG. BL30 or BL50 must specify 120, 277 or 347V. Consult tech support for 480V BL30 or BL50.
17. DMG not available with NLTAIR2 PIRHN, PIR, PER, PERS, PER7, BL30, BL50 and FAO.
18. Reference Controls Options table on page 4.
19. Reference Controls Options table on page 4.
20. Not available with P1, P2, P3, P4, P10, P11, P12, P13, BLC4, LCCO and RCCO distribution. Also available as a separate accessory, see Accessories information.
21. HS option not available with Optics T4LG and ELCW. Contact Technical Support for availability.
22. Option HA not available with performance packages P4, P7, P12 and P13.
23. Single fuse (SF) requires 120V, 277V, 347V or 480V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).

Ordering Information

Accessories
Ordered and shipped separately.

BLC3/T 1.5 LV	Photocell - SSL twist-lock (120-277V) ⁴
BLC4/T 1.5 LV HS	Photocell - SSL twist-lock (347V) ⁴
BLC480 1.5 LV HS	Photocell - SSL twist-lock (480V) ⁴
DSHORT SBK	Shorting cap
DSX0EH	Square pole shield (enter package number P1-7, P10-13 in place of #)
DUSRS 3 RD/SQ	Round pole adapter (#5 drilling, specify finish)
DUSRS 5 RD/SQ	Round pole adapter (#5 drilling, specify finish)
DUSRA5 3 RD/SQ	Square pole adapter (#5 drilling, specify finish)
DUSRA5IN 3 RD/SQ	External pole shield (specify finish)
DUSRA5IN 3 RD/SQ	Wall spike deterrent bracket (specify finish)

NOTES
1. Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
2. 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
3. T4LG, TALG, BLC3, BLC4, LCCO, RCCO not available with option HS.
4. Not available with P4, P5, P6, P7, P10, P11, P12, P13, P4, P5, P6, P7.
5. HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
6. HVOLT not available with package P1, P2 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
7. Not available with P4, P5, P6, P7, P10, P11, P12, P13, P4, P5, P6, P7.
8. XVOLT not available in packages P1, P2 or P10. XVOLT not available with fusing (SF or DF).
9. Not available with P1, P2, P3, P4, P10, P11, P12, P13.
10. NRA cannot be combined with Type 5 distributions plus photocell (PER).
11. Wall bracket is intended for use on vertical surfaces only. See template on page 2.
12. NLTAIR2 PIRHN not available with other controls including PIR, PER, PERS, PER7, FAO, BL30, BL50 and DMG. NLTAIR2 PIRHN not available with P1, P2 and P10 using HVOLT. NLTAIR2 PIRHN not available with P7, P8 and P10 using XVOLT. NLTAIR2 PIRHN not available with P3 using MVOLT.
13. PIR not available with P1, P2, P3, P4, P10, P11, P12, P13, P4, P5, P6, P7, BL30, BL50 or DMG. PIR not available with P1, P2 and P10 using HVOLT. PIR not available with P7, P8 and P10 using XVOLT.
14. PER/PERS/PER7 not available with NLTAIR2, PIR, BL30, BL50. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories for more information.
15. FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER, PERS, PER7, BL30, BL50, or DMG.
16. BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PERS, PER7, FAO and DMG. BL30 or BL50 must specify 120, 277 or 347V. Consult tech support for 480V BL30 or BL50.
17. DMG not available with NLTAIR2 PIRHN, PIR, PER, PERS, PER7, BL30, BL50 and FAO.
18. Reference Controls Options table on page 4.
19. Reference Controls Options table on page 4.
20. Not available with P1, P2, P3, P4, P10, P11, P12, P13, P4, P5, P6, P7, BLC4, LCCO and RCCO distribution. Also available as a separate accessory, see Accessories information.
21. HS option not available with Optics T4LG and ELCW. Contact Technical Support for availability.
22. Option HA not available with performance packages P4, P7, P12 and P13.
23. Single fuse (SF) requires 120V, 277V, 347V or 480V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).

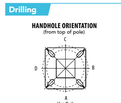
Shield Accessories

External Glare Shield (EGSR)

House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION
(from top of pole)



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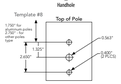
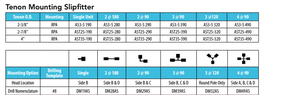


Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	RPA	AS3-190	AS3-280	AS3-290	AS3-390	AS3-320	AS3-490
2-7/8"	RPA	AS2S-190	AS2S-280	AS2S-290	AS2S-390	AS2S-320	AS2S-490
4"	RPA	AS2S-190	AS2S-280	AS2S-290	AS2S-390	AS2S-320	AS2S-490



Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side D	Side D,D	Side D,D,C	Side D, C,D	Round Plate Only	Side D, D, C, D
Drill Hole(s) Size	#8	DM19HS	DM28HS	DM29HS	DM39HS	DM32HS	DM49HS
Minimum Acceptable Outside Pole Dimensions							
ATA	#8	3.5"	3.5"	3.5"	3.5"	3.5"	3.5"
BTA	#8	3"	3"	3"	3"	3"	3"
CPOL	#8	3"	3"	3"	3"	3"	3"
CPOLS	#8	3"	3"	3"	3"	3"	3"

DSX0 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other fixtures, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX0 with SPA	0.44	0.88	0.96	1.78	—	1.76
DSX0 with SPA5, SPA5IN	0.51	1.02	1.06	1.36	—	1.28
DSX0 with RPA, RPA5	0.51	1.02	1.06	1.26	1.24	1.29
DSX0 with WA	0.64	1.28	1.24	1.67	1.70	1.55

ADDITIONAL FIXTURE INFO

RCNY LED

Recessed LED Canopy/Ceiling Luminaire

REDLEONARD ASSOCIATES | SHEETZ

Specifications

	RCNY LED
Width:	11.5"
Height:	5.9"
Length:	11.5"
Weight:	14lbs

Catalog Number
Notes
Type

Introduction

The RCNY LED recessed luminaire is designed to provide exceptional energy savings and versatility in one fixture. With a compact design the RCNY provides superior illumination while blending into the canopy space seamlessly. The RCNY is unique in that as a recessed canopy it can be installed in both 12" and 16" canopy decks. Features such as Adjustable Lumen Output Dial with 8 Settings and forward throw distribution (ASYC) option make the RCNY one of the most versatile gas station canopies in the market. Lumen dial and driver are both accessible from below. With up to 160 LPW the RCNY LED delivers up to 80% in energy savings when replacing metal halide luminaires. With over 100,000 hour life expectancy (12+ years of 24/7 continuous operation), the RCNY LED luminaire provides significant maintenance savings over traditional luminaires. Class 1 Division 2 also available. Wet location junction box available upon request.

Ordering Information

EXAMPLE: RCNY LED ALO2 50K 70CRI SYMC MVOLT BZS DWHXD

RCNY LED

Series	Package	Color Temperature	CRI	Lens
RCNY LED	ALO1 5,000-10,000 Lumens/ ALO2 10,000-20,000 Lumens	30K 3000K 40K 4000K 50K 5000K 57K 5700K	70CRI 80CRI 90CRI	SYMC Symmetric Clear Lens ASYC Asymmetric Clear Lens SYMF Symmetric Frosted lens

Voltage	Trim	Trim Finish	Option
MVOLT 120-277V HVOLT 347-480V	BZS 11.5" Square Bezel	DWHXD White DBLXD Black DBRXD Bronze DNAXD Natural Aluminum	CCE Coastal Protection SPD10KV 10K Surge Protection

NOTES
1. 90CRI not available with SYC.

Accessories
Ordered and shipped separately.

Catalog	Description	Use	Dimensions
TTT2RCNY 36	RCNY Backplate for 12" Decks	Covers Existing Hole if Larger than Fixture	15.5" x 24" x 5/8GA Galv Steel
TTT4RCNY 36	RCNY Backplate for 16" Decks	Covers Existing Hole if Larger than Fixture	15.5" x 24" x 5/8GA Galv Steel
BP18RCNY 36	RCNY 18" Beautyplate	Covers Existing Footprint of Existing Fixture	18" x 18" x 16GA Aluminum
BP24RCNY 36	RCNY 24" Beautyplate	Covers Existing Footprint of Existing Fixture	24" x 24" x 16GA Aluminum

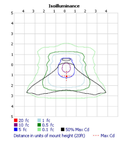
INSTALL INSTRUCTIONS

Photometric Diagrams

Full photometric data report available within 2 weeks from request. Contact Acuity Tech Support.

SYMMETRIC CLEAR LENS

ASYMMETRIC CLEAR LENS



Performance Data

Symmetric Frost Lens (SYMF)

Performance Package	Setting	System Watts	50K 80CRI		50K 90CRI	
			Lumens	LPW	Lumens	LPW
ALO2	1	26	3,879	151	3,516	137
ALO2	2	45	6,759	149	6,119	135
ALO2	3	64	9,515	149	8,610	135
ALO2	4	81	12,099	148	10,946	134
ALO2	5	99	14,631	148	13,235	134
ALO2	6	113	16,775	148	15,173	134
ALO2	7	127	18,866	148	17,063	134
ALO2	8	136	20,024	147	18,100	133

Symmetric Clear Lens (SYMC)

Performance Package	Setting	System Watts	50K 80CRI		50K 90CRI	
			Lumens	LPW	Lumens	LPW
ALO2	1	26	4,207	164	3,755	146
ALO2	2	45	7,337	162	6,541	145
ALO2	3	64	10,332	162	9,206	144
ALO2	4	81	13,141	161	11,706	144
ALO2	5	99	15,892	161	14,155	143
ALO2	6	113	18,223	161	16,229	143
ALO2	7	127	20,495	161	18,251	143
ALO2	8	136	21,762	160	19,368	142

Actual Lumens May Vary +/- 7%

Styk Exterior Wall - Stem

SEW12146 2.20 in

SPI LIGHTING
PROJECT DETAILS

JOB NAME: SHEETZ
TYPE: 5' Awning Light
NOTES: Fixture head to be fixed at a 5o degree angle down away from the building.

ORDERING CODE: SEW12146 | 5FT-L20W[AN08] | 120-277V | 4000K | PSE | SMA | OAP[6.00in.]
Please Note: Default specifications " DF_XXX " will not appear in the ordering code.

DESCRIPTION

Styk was built to provide the most lumens with the smallest luminaire package, while optimizing life. Not limited to decorative lighting, effective functional lighting is provided through the optimal light control in this minimal package. It's three optical offerings enable tremendous flexibility including wall washing, wall grazing, and asymmetric lighting solutions. It is excellent at lighting signs and facades. The family features wall, ceiling, and pendant models in a variety of stylish, clean mounting options. Available in 1' to 8' lengths, Styk can be mounted individually or configured in runs.

MADE IN USA | EMR | IP66 | WET | LED

FEATURES & BENEFITS

- Sleek 1.5" diameter housing
- A forward throw optic, for even wall wash illumination, is standard
- Symmetrical optic options are available for more volumetric illumination
- Lamp body can be rotated up to 330° and locks into position for precise fixture alignment
- Up to 1,450 lumens per foot delivered (with Forward Throw distribution)
- Up to 18" projection with no vertical support needed
- Anodized finish provides durable corrosion protection
- All visible fasteners are flush mounted, providing a clean design
- Handcrafted in USA, BABA Compliant

SPECIFICATIONS

- **LIGHT SOURCE:** IP66 white LED light engine
- **CRI:** 80+ or 90+
- **LUMEN MAINTENANCE:** L70 = >50,000 Hrs.
- **EFFICACY:** 102 lm/W delivered (with Forward Throw distribution)
- **CCT:** 2700K, 3000K, 3500K, 4000K, 5000K
- **VOLTAGE:** 120-277V standard
- **DRIVER:** Includes one remote damp listed Class 2 power supply and either a damp location or wet location enclosure, except 8FT-L113W which has two. Black power cord standard unless otherwise specified. Max distance to the driver (including OAP) is: #18 AWG = 50', #16 AWG = 75', #14 AWG = 100'. For extended distances, contact factory.
- **DIMMING:** 0-10V controls standard to 1%
- **CONTROLS:** Contact factory for control options (e.g., Lutron Athena, Current NX, nLight, Enlighted, Encelium, Wattstopper, WaveLinx, or Casambi).
- **EMERGENCY:** Remote battery option is provided with 10W Constant Power Battery back-up, providing 90 Minutes of Emergency operation. Contact factory for other Emergency options.
- **INTEGRATED SURGE PROTECTION:** LED components are protected against minor surge events
- **CONSTRUCTION:** Extruded aluminum construction provides durable protection for internal components and is recyclable
- **FINISH:** Housing available in anodized finishes only. End caps and mounting components painted to match.
- **MODIFICATIONS:** Consult factory for all modification requests, including RGB and static LED colors
- **APPROVALS:** ETL listed to UL standards (US and Canada) for use in wet locations

Styk Exterior Wall - Stem

SEW12146 2.20 in

SPI LIGHTING
PROJECT DETAILS

JOB NAME: SHEETZ
TYPE: 4' Awning Light
NOTES: Fixture head to be fixed at a 5o degree angle down away from the building.

ORDERING CODE: SEW12146 | 4FT-L16W[AN08] | 120-277V | 4000K | PSE | SMA | OAP[6.00in.]
Please Note: Default specifications " DF_XXX " will not appear in the ordering code.

DESCRIPTION

Styk was built to provide the most lumens with the smallest luminaire package, while optimizing life. Not limited to decorative lighting, effective functional lighting is provided through the optimal light control in this minimal package. It's three optical offerings enable tremendous flexibility including wall washing, wall grazing, and asymmetric lighting solutions. It is excellent at lighting signs and facades. The family features wall, ceiling, and pendant models in a variety of stylish, clean mounting options. Available in 1' to 8' lengths, Styk can be mounted individually or configured in runs.

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- **DIMMING:** 0-10V controls standard to 1%
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513-574-9500 | redleonard.com

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PROJECT NAME:
SHEETZ
FARMINGTON HILLS, MI
DRAWING NUMBER:
RL-9930-S1-R4

FRESH FOOD SHEETZ MADE TO ORDER

	QTY	LABEL	DESCRIPTION
WALL MOUNTED	1	XT2	SEW12146 6FT L24W AN08 120-277V 3000K SMA PSE OAP12 (DIMMED TO 50%)

	QTY	LABEL	DESCRIPTION
WALL MOUNTED	4	XX	VWM-H-L17/830-TL-DBZ-CGL-DIM-UNV (BRONZE COLOR 80CRI) (DIMMED TO 50%)
	4	XXM	VWM-H-L17/830-TL-DBZ-CGL-DIM-UNV (BRONZE COLOR 80CRI) (DIMMED TO 50%)

	QTY	LABEL	DESCRIPTION
STREET WRAP	76	XPD	STREET WRAP FLEX BACK BEND 4000K
	176	XP	STREET WRAP FLEX BACK BEND 3000K

Styk Exterior Wall - Stem

SEW12146 2 in

SPI LIGHTING
PROJECT DETAILS

JOB NAME: SHEETZ
TYPE:
NOTES:
ORDERING CODE: SEW12146 | 5FT-L20W[AN08] | 120-277V | 4000K | SMA
*Please Note: Default specifications " **DF_XXX** " will not appear in the ordering code.*

DESCRIPTION

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Designed for: LED | WET | EMR

FEATURES & BENEFITS

- Sleek 1.5" diameter housing
- A forward throw optic, for even wall wash illumination, is standard
- Symmetrical optic options are available for more volumetric illumination
- Lamp body can be rotated up to 330° and locks into position for precise fixture alignment
- Up to 1,450 lumens per foot delivered (with Forward Throw distribution)
- Up to 18° projection with no vertical support needed
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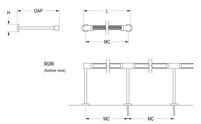
- All visible fasteners are flush mounted, providing a clean design
- Handcrafted in USA

SPECIFICATIONS

- **LIGHT SOURCE:** IP66 white LED light engine
- **CRI:** 80+ (contact factory for 90+)
- **LUMEN MAINTENANCE:** L70 = >50,000 Hrs.
- **EFFICACY:** 102 lm/W delivered (with Forward Throw distribution)
- **CCT:** 3000K, 3500K, or 4000K
- **VOLTAGE:** 120-277V standard
- **DRIVER:** Includes one remote damp listed Class 2 power supply and wet location enclosure, except 8FT-L113W which has two. Black power cord standard unless otherwise specified. Max distance to the driver (including OAP) is: #18 AWG = 50', #16 AWG = 75', #14 AWG = 100'. For extended distances, contact factory.
- **DIMMING:** 0-10V controls standard to 1%
- **EMERGENCY:** Emergency battery remote optional
- **INTEGRATED SURGE PROTECTION:** LED components are protected against minor surge events
- **CONSTRUCTION:** Extruded aluminum construction provides durable protection for internal components and is recyclable
- **FINISH:** Housing available in anodized finishes only. End caps and mounting components painted to match.
- **MODIFICATIONS:** Consult factory for all modification requests, including RGB and static LED colors
- **APPROVALS:** ETL listed to UL standards (US and Canada) for use in wet locations

DIMENSIONS



1FT	L 17.5 in / 44.4 cm	H 2.2 in / 5.6 cm	OAP 12 in / 30.5 cm	MC 16.2 in / 41.1 cm	
2FT	L 29.2 in / 74.2 cm	H 2.2 in / 5.6 cm	OAP 12 in / 30.5 cm	MC 28 in / 71.1 cm	
3FT	L 41 in / 104.1 cm	H 2.2 in / 5.6 cm	OAP 12 in / 30.5 cm	MC 39.7 in / 100.8 cm	
4FT	L 52.5 in / 133.4 cm	H 2.2 in / 5.6 cm	OAP 12 in / 30.5 cm	MC 51.2 in / 130 cm	
5FT	L 64.5 in / 163.8 cm	H 2.2 in / 5.6 cm	OAP 12 in / 30.5 cm	MC 63.2 in / 160.5 cm	
6FT	L 76.2 in / 193.6 cm	H 2.2 in / 5.6 cm	OAP 12 in / 30.5 cm	MC 77 in / 195.6 cm	
8FT	L 102.2 in / 259.6 cm	H 2.2 in / 5.6 cm	OAP 12 in / 30.5 cm	MC 101 in / 256.5 cm	

Mounting Weight:Approximate: 5 lb (3 kg)
Mounting Weight:Approximate: 5 lb (3 kg)
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Shimstone Design Studio
LIGHTING DESIGN

SHEETZ 2.0

VWM LED Voltaire Mini Architectural Wall Pack

Williams

CATALOG #:
TYPE:
PROJECT:

FEATURES

- Designed to illuminate sidewalks, entrances, and building facades
- Intended for use at both uplight and downlight applications
- Up to 90% more 90% energy compared to HID systems
- Blends seamlessly with a variety of architectural styles
- Available on QuickTship
- Made-Right Here® in the USA

SPECIFICATIONS

- HOUSING – Die-cast aluminum enclosure.
- THERMAL MANAGEMENT – Integral die-cast aluminum housing and heat sinks provide passive thermal management. Rated ambient operating temperature (Ta) is 50°C (L70, 25°C to 40°C (L20).
- OPTICAL SYSTEM – General output characteristics:
- LED SOURCE – 4,000 3000K, 4000K, or 5000K CCT. 70 or 80 CRI LEDs. L20 and L70 rated lifetimes. LTB & LT Chip on board.
- LED DRIVER – 0-10V dimming.
- ELECTRICAL – 120-277V input voltage; 50-60Hz; power factor >.90; THD <20% at full load. FCC Class A compliant. Quick connect terminals accept 12 gauge wire (#10,000 hours per IES TM-21).
- FINISH – Super durable polyester powder coat finish provides superior fade, multi-stage pretreated metal, resists and exceeds AAMA 2604 specifications for architectural finishes.
- MOUNTING – Surface mounts directly over a 4" diamond outlet box. Must be mounted to a flat, vertical surface. Wall safety support fixture weight (6.5 Lbs).
- LISTINGS:
  - cULus Listed as luminaire suitable for wet locations.
  - ISA Dark-Sky approved (downlight configurations only).
  - RoHS compliant.
  - IP65 rated.
  - Title 24 compliant with PC option.
- WARRANTY – 5-year limited warranty, see warranty.

ORDERING EXAMPLE: VWM H – L20/740 – T3 – DBZ – SDGL – OPTIONS – DIM – UNV

ORDERING INFO

SERIES	TYPE [1]	LUMENS [2]	CRI/CCT	DISTRIBUTION [3]
VWM	H Horizontal	L17 1,700lm [4]	830 3000K	TL Lambertian distribution [5]
	V Vertical	L20 2,000lm	840 4000K	T3 Type III [6]
		L30 3,000lm	850 5000K	
		L40 4,000lm	927 2700K	
			930 3000K	
			940 4000K	

FINISH OPTIONS [7]

BLK	Black (RAL #9004)
DBZ	Dark Bronze
DBR	Medium Bronze
SVG	Sandy Gray
SLV	Satin Aluminum (RAL #9006)
WHT	White (RAL #9003)

SHIELDING

SDGL	Micro-prismatic tempered glass lens
CGL	Clear tempered glass lens

OPTIONS

PC	Button-style photocell [8]
RTG	Back-BOX surge protection
SK	Tamper-resistant Torx head screws [9]

CONTROL

DIM	Dimming driver powered for 0-10V low-voltage applications

VOLTAGE

120	120V
208	208V
277	277V
UNV	120-277V

ACCESSORIES

TPTX-25 TOOL Tamper-resistant tool for Torx head screws. [10]

QUICKSHIP

VWM-L30/840-TL-DBZ-CGL-DIM-UNV
VWM-L17/840-TL-DBZ-CGL-DIM-UNV

NOTES

1. Sample: 3 for FIXTURE DETAILS.
2. Lumens output based on 5000 CCT. Actual lumens may vary +/-5%. see page 2 for FIXTURE PERFORMANCE DATA.
3. Sample: 3 for DISTRIBUTION DETAILS.
4. Available with 3500 (840) CCT only.
5. CQL & CGL only.
6. T3 & T4M.
7. See page 3 for FINISH OPTIONS.
8. Factory-installed, 120V, 208V, or 277V only, must specify voltage. See page 3 for FIXTURE DETAILS. Left side when viewed from behind fixture.
9. Requires a tamper-resistant Torx key. Safety screws providing added support to the lens are not tamper-resistant (lens is sealed to the fixture via adhesive). Requires a tamper-resistant tool, see accessories.
10. Tamper-resistant tool must be ordered separately. Please specify quantity required per project.

SDS PROJECT #: 0609.0 **MODEL #:** REFER TO LIGHTING FIXTURE SCHEDULE FOR MODEL NUMBER AND DESCRIPTION **TYPE: XS2**

Shimstone Design Studio
LIGHTING DESIGN

SHEETZ 2.0

VWM LED Voltaire Mini Architectural Wall Pack

FIXTURE PERFORMANCE DATA

	LED PACKAGE	DISTRIBUTION	WATTAGE	CCT	CLEAR GLASS (CGL) DELIVERED LUMENS	CLEAR GLASS (CGL) EFFICACY (lm/W)	SOLITE GLASS (SDGL) DELIVERED LUMENS	SOLITE GLASS (SDGL) EFFICACY (lm/W)	BUG RATING
VWM-H	L16	TL	13	3000	1,600	123	1,440	111	B1-U0-G0
				4000	1775	137	1597	123	
				5000	1854	143	1672	129	
	L17		16	3000	1635	102	1471	92	
				4000	1814	113	1633	102	
				5000	2037	125	2022	124	
	L20	T3	27	3000	2884	106	2631	97	B1-U0-G1
				4000	2884	106	2534	93	
				5000	2650	98	2618	96	
	L30	TL	19	3000	2,500	131	2,250	118	B1-U0-G0
				4000	1925	81	1924	81	
				5000	1521	103	1520	103	
	L17		16	3000	1635	102	1471	92	
				4000	1814	113	1633	102	
				5000	2037	125	2022	124	
	L20	T3	26	3000	2884	106	2631	97	B1-U0-G1
				4000	2752	103	2501	93	
				5000	2725	104	2690	103	

- Wattage shown is average for 120V through 277V input.
- Lumens shown are delivered lumens for average input of 120V through 277V.
- Photometrics tested in accordance with IESNA LM-79. Results shown are based on 25°C ambient temperature.

LUMEN MAINTENANCE

	AMBIENT TEMP.	REPORTED L70 HOURS (TA 25)
VWM-H	25°C	>60,000
	35°C	>60,000
	40°C	>60,000
	25°C	>55,000
	35°C	>55,000
	40°C	>55,000

- Predicted lumen maintenance calculated from LED manufacturer IES LM-80 data and in situ thermal measurements.
- Reported L70 hours in accordance with IES TM-21.

DISTRIBUTION DETAILS

VWM-TL VWM-TL VWM-V T3 VWM-V T3

Clear Glass (CGL) Solite Glass (SDGL)

SDS PROJECT #: 0609.0 **MODEL #:** REFER TO LIGHTING FIXTURE SCHEDULE FOR MODEL NUMBER AND DESCRIPTION **TYPE: XS2**

Shimstone Design Studio
LIGHTING DESIGN

SHEETZ 2.0

STREET WRAP™ FLEX **BACK-BEND**

Our border solution is perfect for adding an extra punch of color to your building! No pricey customization or set-up fee. Enjoy wrapping your building quickly and easily.

SPECIFICATIONS

Certifications	UL 94 V-0, UL & cUL Recognized (SAM Mansell), CE, RoHs
Dimensions	24' and Custom Lengths Available
Input	24V
Operating Temp	-40° to +65 °C
Power	3.66 W per foot
Power Supply	P-LED-24V
Protection Grade	IP67
Run Footage	Max. 24'

FEATURES

- Bends front to back
- 2.36" minimum bending radius
- Dual extrusion, diffused silicone lens and thermal conductive base
- Easy installation
- Applications: neon tube light source, building and sign outline lighting, and cove lighting, indoor/outdoor
- UV-resistant
- Evenly illuminates
- Standard colors cuttable every 3.937" (100mm), RGB cuttable every 2.6144" (72mm)

PRODUCT OPTIONS

24' SPECS

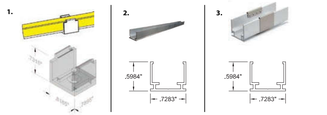
Color	Wavelength/CCT	Jacket Color	Lm./ft	Cut Section Length	Max Length/96 W PS	W/Max Length	SKU
Sign White	6500K	White	305	3.937/3" (100mm)	287.4016"	87.7	M-SX024-65
Natural White	5000K	White	305	3.937/3" (100mm)	287.4016"	87.7	M-SX024-50
Medium White	4000K	White	305	3.937/3" (100mm)	287.4016"	87.7	M-SX024-40
Red	623 nm	Red	82	3.937/3" (100mm)	287.4016"	87.7	M-SX024-RD
Blue	468 nm	Blue	20	3.937/3" (100mm)	287.4016"	87.7	M-SX024-BL
Green	525 nm	Green	140	3.937/3" (100mm)	287.4016"	87.7	M-SX024-GR
Yellow	590 nm	Yellow	158	3.937/3" (100mm)	287.4016"	87.7	M-SX024-YL
Orange	609 nm	Orange	116	3.937/3" (100mm)	287.4016"	87.7	M-SX024-OR
Cyan	N/A	White	36	2.8110" (71.4mm)	287.7244"	87.5	M-SX024-CN
Amber	N/A	White	41	2.8110" (71.4mm)	287.7244"	87.5	M-SX024-AM
Pink	N/A	White	17	2.8110" (71.4mm)	287.7244"	87.5	M-SX024-PK
RGB	N/A	White	N/A	2.8110" (71.4mm)	287.7244"	87.5	M-SX024-3C

Custom colors will utilize white LEDs behind a color matched silicone over-molding and the MOQ is 656.168ft. (200 meters).

IMPORTANT WARRANTY INFO
This warranty is void if any cuts are made in the field. Any cuts must be made by Principal LED to maintain warranty.
NOTE: The LED neon itself and all its components may not be mechanically silenced. Please ensure that the power supply is adequate to operate the total load. Only qualified personnel should be allowed to perform installations. The design of the housing should be according to the IP standards in the application. If surge protection structure not within the power supply, additional surge protection device should be considered. Please read the user manual, and please ensure you have read and fully understood it. Please do not insert the product and do not bend it or wiring directly, see figure 1 for a correct demonstration.

INSTALLATION ACCESSORIES

Type	Description	Part Number
1	Transparent PC clips	A-SX004-CLPL
2	3.28 ft. and 8 ft. aluminum mill finish extrusions for outdoor application	A-SX004-TRAL
3	Aluminum mill finish clips for outdoor applications - 1 96ft/77pcs	A-SX004-CLAL

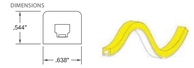


END CAP

Type	Product	Ordering Part Number
1	Silicone End Cap	A-SX048-ECSI
2a	Silicone Insert Single Color	X-C-SX-SIC
2b	Silicone Insert RGB	X-C-SX-SIC
3	Silicone Glue	A-SX015-SA

End cap quantities are available upon request.

DIMENSIONS



WIRING

Single Color Product

RGB Product

SDS PROJECT #: 0609.0 **MODEL #:** REFER TO LIGHTING FIXTURE SCHEDULE FOR MODEL NUMBER AND DESCRIPTION **TYPE: XL1**

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513-574-9500 | redleonard.com

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PROJECT NAME:
SHEETZ
FARMINGTON HILLS, MI
DRAWING NUMBER:
RL-9930-S1-R4

DOWNLIGHT

AREA

CANOPY

WALL MOUNTED

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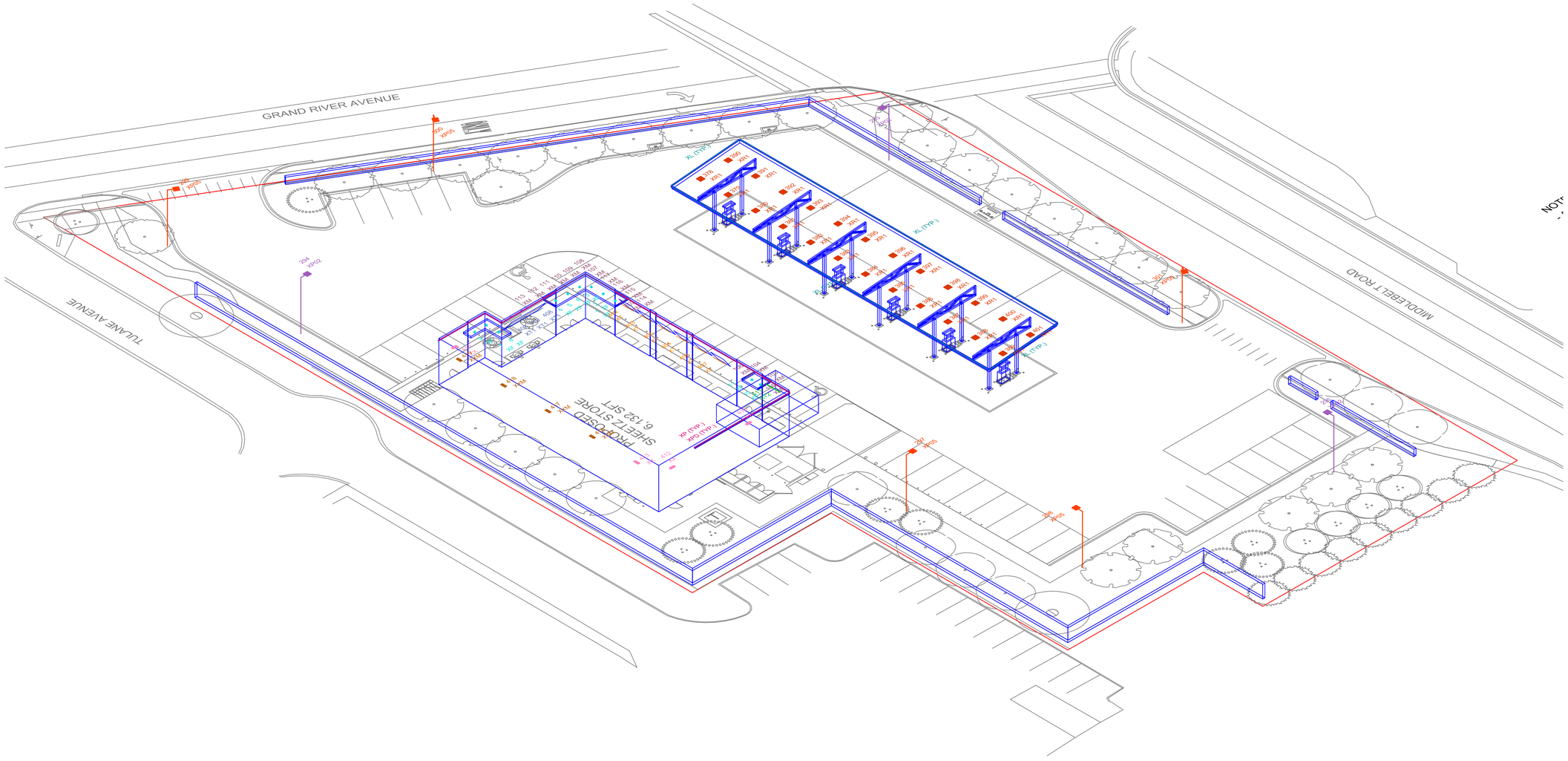

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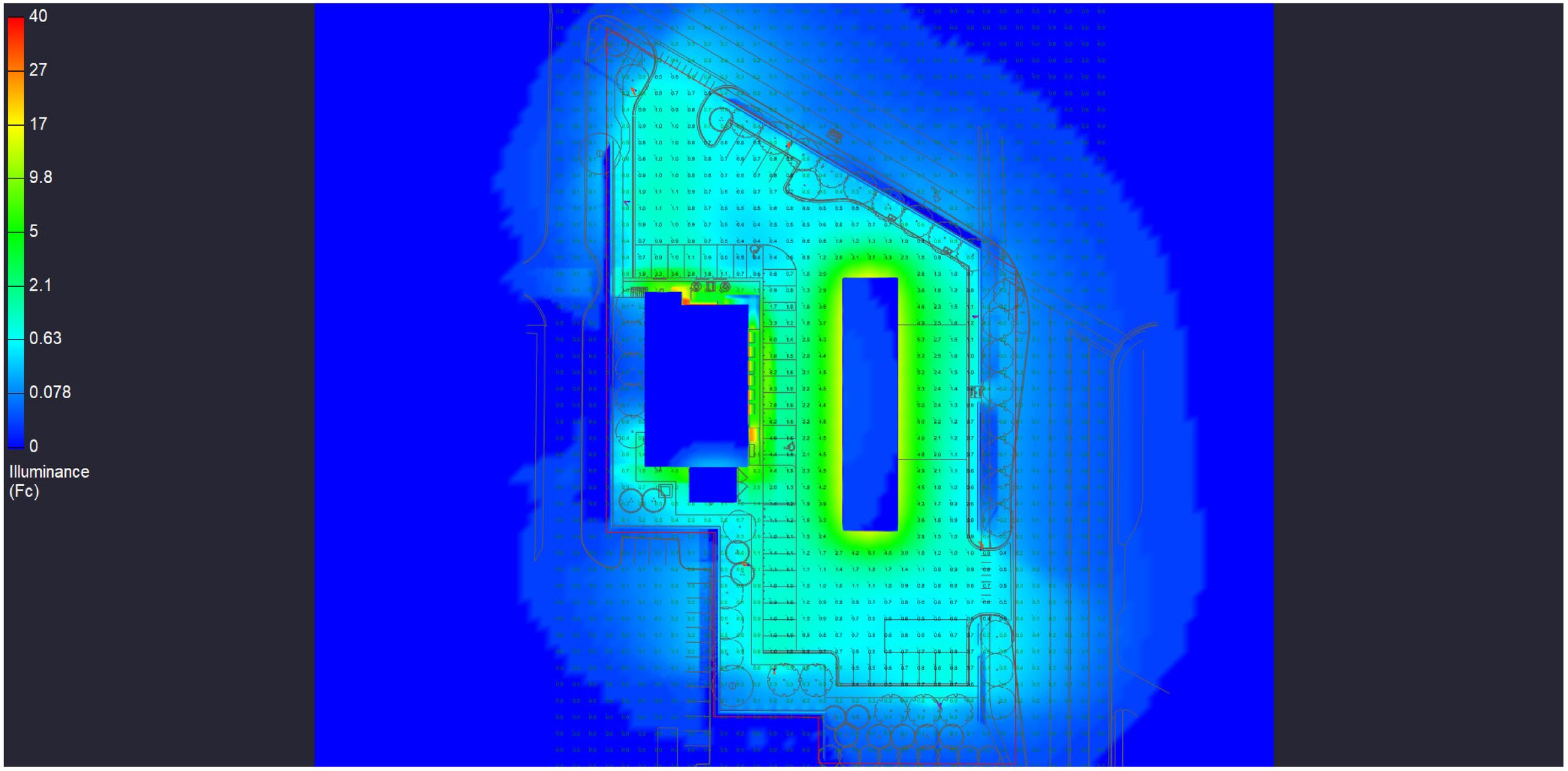
PROJECT NAME:
SHEETZ
FARMINGTON HILLS, MI

DRAWING NUMBER:
RL-9930-S1-R4

FRESH FOOD SHEETZ MADE TO ORDER



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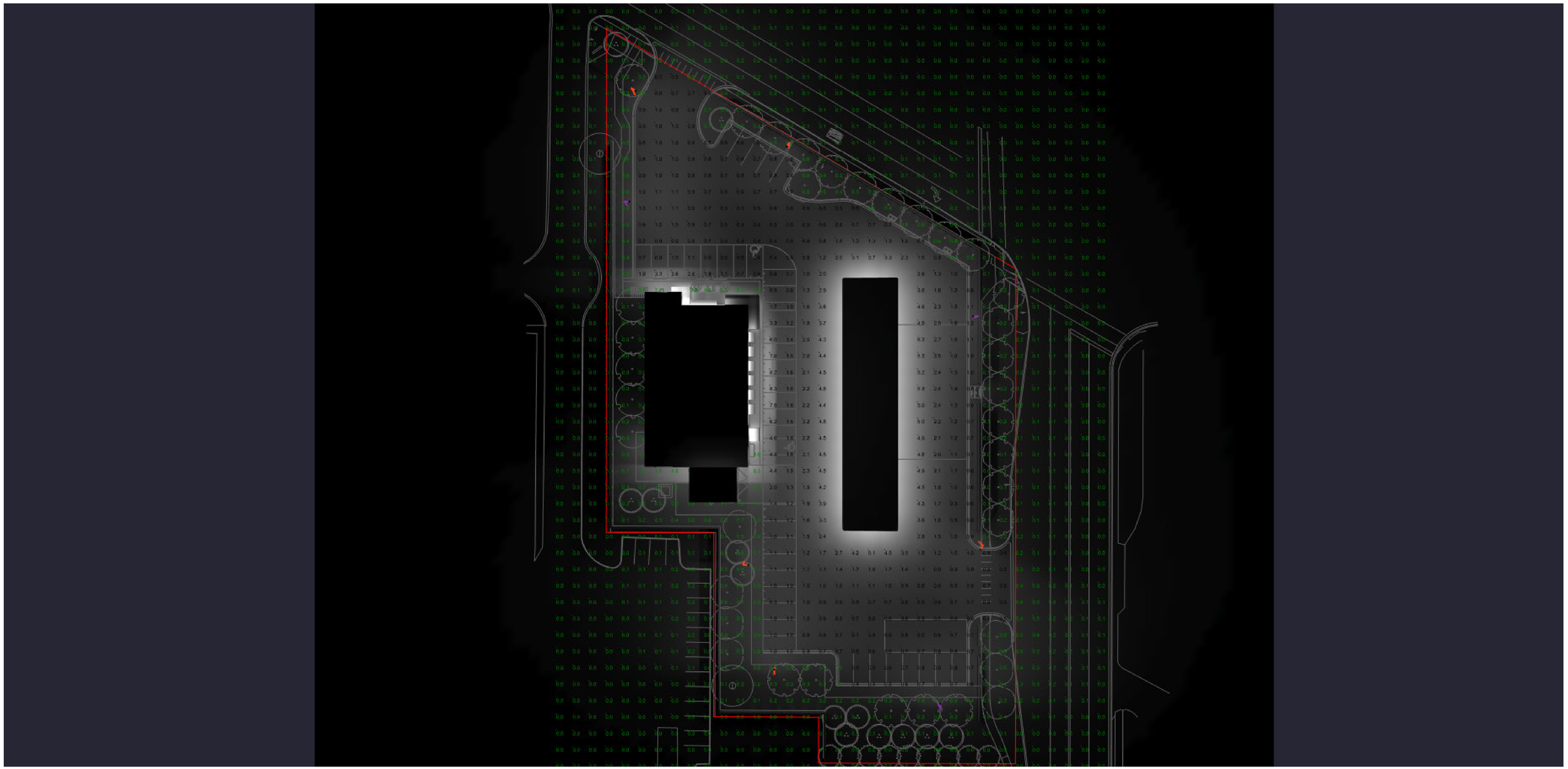

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SHEETZ
FARMINGTON HILLS, MI

DRAWING NUMBER:
RL-9930-S1-R4

SHEETZ FRESH FOOD MADE TO ORDER

INTEROFFICE CORRESPONDENCE

DATE: November 10, 2025

TO: City Council

FROM: Theresa Rich, Mayor

SUBJECT: Recommendation for Reappointment

I would like to recommend the following reappointment at the November 10, 2025 City Council meeting.

Board of Trustees - Employees Retirement System

	Length of Term:	**Term ending:**
Lauri Siskind	3 years	December 1, 2028

Lauri will be reappointed to the seat she currently holds on the Board.

November 4, 2025

Honorable Mayor and City Council
City of Farmington Hills
Farmington Hills, MI

RE: Reappointment to the Employees' Retirement System Board

Dear Sirs and Mesdames:

It has been my honor and pleasure to serve as one of the Citizen Trustees on the City of Farmington Hills Employees' Retirement System Board since 2003. With my current term expiring on December 31, 2025, I respectfully request your consideration for reappointment.

During my tenure, the Pension Fund and the Post-Retirement Healthcare Fund have weathered both strong markets and challenging periods. Through prudent diversification, careful planning, and disciplined performance monitoring, the funds remain well-positioned to meet future obligations.

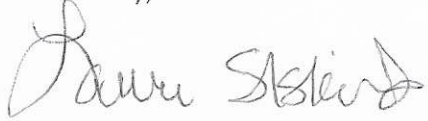
We are fortunate to have a team of highly qualified advisors who assist the Board in fulfilling its fiduciary responsibilities to plan members and beneficiaries. The seven Board members continually review investment performance, maintain and update policies and procedures, and provide oversight of benefits administration. I am proud to serve alongside this dedicated group of public servants.

My knowledge and expertise in public employee retirement systems have grown substantially over my years of service. I am retired from my role as Human Resources Director for the City of Southfield, where I oversaw both pension and retiree healthcare plans. I also serve as the retiree trustee on the Southfield Employees' Retirement System Board and as Secretary/Treasurer of the Michigan Association of Public Employee Retirement Systems (MAPERS). On the MAPERS Board, I work to expand training opportunities for pension trustees across Michigan, strengthening governance and protecting benefits for public employees statewide.

I also want to acknowledge the ongoing support the Retirement System receives from the Mayor, Council, and City Administration, including the Finance team. The Plan's solid position is a reflection of your foresight and commitment.

Thank you for the opportunity to continue serving my community in this meaningful capacity.

Sincerely,



Lauri Siskind
Farmington Hills, Michigan

CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 11/10/2025

DEPT: Human Resources

RE: Award of Proposal for Occupational Health Services – Including Drug & Alcohol testing

ADMINISTRATIVE SUMMARY

- Request for proposals (RFP's) were advertised, distributed on the MITN e-procurement site, publicly opened and read aloud on Wednesday, September 24, 2025, for Occupational Health Services – including services for Drug & Alcohol testing. Notification was sent to over one thousand three hundred (1300+) firms (including five hundred fifty-five two (555) vendors that hold the classification of minority owned, woman owned, veteran owned, disabled, disadvantaged or service disabled) with five (5) responding.

- The specifications required occupational health providers demonstrate their ability to meet a wide range of medical services including pre-employment physical examinations, occupational injury care, post- exposure, consultation on employee medical issues, wellness programs and compliance with Federal and State regulations (Department of Transportation, Michigan Council of Law Enforcement Standards, NFPA, etc.) In addition to providing Occupational Health Services, specifications included drug and alcohol testing to city employees. Providers were also required to have a facility within a five-mile radius of the City of Farmington Hills and after hours, urgent care and emergency care options.

- An evaluation committee which included members of the Central Services, Human Resources and Fire Departments evaluated each provider on their background and experience, and demonstrated ability to perform the requested functions, technical expertise, technical credentials and references. Interviews were conducted with the firms whose profiles best met the city's specific needs.

- The evaluation committee determined that Wellstreet Urgent Care of Michigan P.C. dba Corewell Health Urgent Care was the most qualified provider to meet the occupational health needs along with drug & alcohol testing for the City. Their prices are competitive. They have two facilities located within the City of Farmington Hills They have certified physicians and medical staff at all locations.

- They demonstrated an understanding of current trends & requirements for occupational health and have excellent references.

RECOMMENDATION

- In view of the above, it is recommended that City Council authorize the City Manager to enter into an agreement with Wellstreet Urgent Care of Michigan P.C. dba Corewell Health Urgent Care for a one (1) year with an option to renew with one or more administration-approved extension not to exceed a total of five (5) additional one year extensions under the same terms and conditions upon mutual consent by the City and firm.

# # #

Prepared by: Michelle Aranowski, Director of Central Service
Reviewed by: Lori Brown, Director of Human Resources
Reviewed by: Jason Olszewski, Deputy Fire Chief
Approved by: Gary Mekjian, City Manager

CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 11/10/25

DEPT: POLICE DEPARTMENT

RE: PURCHASE OF MOBILE DATA COMPUTERS (MDCS)

ADMINISTRATIVE SUMMARY

- A portion of the Police Department's current inventory of Mobile Data Computers (MDCs) has reached end-of-life. These MDCs will not support the Windows 11 operating system, rendering them inoperable.

- MDCs support law enforcement network programs including LEIN, CLEMIS, and the Command Desk Jail Management and Prisoner Tracking System. Access to such networks require additional security measures instituted by the Oakland County CLEMIS Authority. The current MDCs can no longer support such security measures (firewalls) preventing access to these critical programs.

- Each year the City of Farmington Hills participates in cooperative or extendable bids with various agencies including the State of Michigan and Oakland County who are members of the Michigan Intergovernmental Trade Network (MITN Cooperative). Extendable bids have proven to be cost effective for the City due to the volume created by the cooperative process. Police obtained a quote for the replacement equipment utilizing the State of Michigan MiDeal Contract 071B6600111 with Dell Technologies.

- Central Services, along with the Oakland County CLEMIS Authority, have identified the following replacement products:

Description	Quantity	Price
Dell UltraSharp 43 4K USB-C Hub Monitor	1	$867.86
Dell pro 24 Monitor- E2425HM	1	$92.79
Dell Pro Rugged 14 RB14250 Laptop	15	$26,355.15
Rugged Jet RJ4230B-L Nobile 4IN DT Printer	2	$1,840.52
Dell Pro Rugged 10 RA00260 Tablets	2	$4,313.02
Total		**$33,469.34**

- Funding for the equipment is budgeted in the 2025/2026 utilizing Capital Improvement Project (CIP) funds.

RECOMMENDATION

- In view of the information contained in this report, it is recommended that City Council authorize the City Manager to issue a purchase order to Dell Technologies Inc. in the amount of $33,469.34.

Prepared by: Ryan Yudt, Support Services, Police Department
Reviewed by: John Piggott, Police Chief
Reviewed by: Michelle Aranowski, Director of Central Services
Approved by: Gary Mekjian, City Manager

CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 11/10/2025

DEPT: CENTRAL SERVICES

RE: AWARD for As Needed Data Network Cabling for City Buildings

ADMINISTRATIVE SUMMARY

- Requests for Proposal were advertised, available on the MITN e-procurement site, publicly opened and read aloud on Wednesday, October 1, 2025, for As Needed Data Network Cabling for City Buildings. Notification was sent to five-hundred seventy-two (572) vendors (including one-hundred fifty-nine (159) vendors that hold the classification of minority owned, woman owned, veteran owned, disabled, disadvantaged or service disabled), with fourteen (14) responding.

- The bid requires the awarded contractor to provide labor & equipment on an as needed basis to complete miscellaneous data cable wiring, termination of wiring connections, demolition and removal of network closet equipment & racks and testing & repair of existing cable throughout the city.

- Staff from Central Services reviewed all bids and have determined that AMcomm Incorporated is the lowest & most qualified vendor. Their prices are competitive, their staff is knowledgeable about current code and low-voltage cabling standards, and their references are excellent. AMcomm Incorporated has provided these services to other the City in the past with favorable results. Staff is confident that AMcomm Incorporated can provide quality service to the City of Farmington Hills.

- Historically the City has spent approximately $25,000 per year for this service, depending on project and maintenance needs. Funding is provided in individual department maintenance accounts and in the City's Capital Technology account.

BID TABULATION-ATTACHED

RECOMMENDATION

In view of the above, it is recommended that City Council authorize the City Manager to approve all budgeted purchase orders to AMcomm Incorporated for As needed Data Network Cabling for all city buildings in an estimated amount of $25,000 for a one (1) year term and for four (4) additional one (1) year terms at a 5% increase per year (beginning at year 2) under the same terms and conditions upon mutual consent of the City and vendor.

# # #

Prepared by: Shobhita, Buyer
Reviewed by: Michelle Aranowski, Director of Central Services
Reviewed by: Jack Li , IT Manager
Approved by: Gary Mekjian, City Manager

City of Farmington Hills
Bid Tabulation
itb-fh-25-26-2533
As Needed Low Voltage Cabling for City Buildings
Opened 10/1/2025

RECOMMEND FOR AWARD

LOCATION	Evaluation Quantity	Longwave LLC Mount Pleasant, MI		Bailey Telecommunications Detroit, MI		J2 IT Group Farmington Hills, MI		Creek Enterprise, Inc Adrian, MI		Shaw Systems and Integrations Southfield, MI		Synergy Fiber Ann Arbor, MI		D2 Technologies LLC Macomb, MI		Sexton Low Voltage Solutions Ft. Gratiot, MI		Electronic Installation Services and Consulting Dearborn Heights, MI		Allcomm, Inc Commerce Twp		Cable Terminators Farmington, MI		All American Cabling Sterling Heights, MI		Competitive Network Management Dearborn, MI		Amcomm Incorporated Brighton, MI	
		Unit Price	Extended	Unit Price	Extended	Unit Price	Extended	Unit Price	Extended	Unit Price	Extended	Unit Price	Extended	Unit Price	Extended	Unit Price	Extended	Unit Price	Extended	Unit Price	Extended	Unit Price	Extended	Unit Price	Extended	Unit Price	Extended	Unit Price	Extended
A. Data Drop (New Cable Data Drop Installation & Troubleshooting & Repair) Installation Cost 7am-4:30	80	$240.00	$19,200.00	$148.00	$11,840.00	$125.00	$10,000.00	$94.50	$7,560.00	$98.00	$7,840.00	$84.65	$6,772.00	$95.00	$7,600.00	$88.50	$7,080.00	$85.00	$6,800.00	$85.00	$6,800.00	$85.00	$6,800.00	$85.00	$6,800.00	$80.00	$6,400.00	$72.00	$5,760.00
Installation Cost 4:30-7 am	1	$240.00	$240.00	$156.00	$156.00	$150.00	$150.00	$141.75	$141.75	$134.00	$134.00	$126.98	$126.98	$115.00	$115.00	$132.75	$132.75	$97.75	$97.75	$130.00	$130.00	$127.50	$127.50	$106.25	$106.25	$95.00	$95.00	$102.00	$102.00
Installation Cost Weekends & Holidays	1	$288.00	$288.00	$172.00	$172.00	$175.00	$175.00	$141.75	$141.75	$156.00	$156.00	$169.30	$169.30	$135.00	$135.00	$177.00	$177.00	$127.50	$127.50	$200.00	$200.00	$170.00	$170.00	$150.00	$150.00	$100.00	$100.00	$142.00	$142.00
B. AP Cabling (New Cable Drop Installation & Troubleshooting & Repair) Installation Cost 7am-4:30	20	$220.00	$4,400.00	$148.00	$2,960.00	$125.00	$2,500.00	$94.50	$1,890.00	$98.00	$1,960.00	$84.65	$1,693.00	$95.00	$1,900.00	$88.50	$1,770.00	$85.00	$1,700.00	$85.00	$1,700.00	$85.00	$1,700.00	$85.00	$1,700.00	$80.00	$1,600.00	$72.00	$1,440.00
Installation Cost 4:30-7 am	1	$220.00	$220.00	$156.00	$156.00	$150.00	$150.00	$141.75	$141.75	$134.00	$134.00	$126.98	$126.98	$115.00	$115.00	$132.75	$132.75	$97.75	$97.75	$130.00	$130.00	$127.50	$127.50	$106.25	$106.25	$95.00	$95.00	$102.00	$102.00
Installation Cost Weekends & Holidays	1	$264.00	$264.00	$172.00	$172.00	$175.00	$175.00	$141.75	$141.75	$156.00	$156.00	$169.30	$169.30	$135.00	$135.00	$177.00	$177.00	$127.50	$127.50	$200.00	$200.00	$170.00	$170.00	$150.00	$150.00	$100.00	$100.00	$142.00	$142.00
C. Fiber (New Installation Troubleshooting & Repair) (SM or MM)	20	$265.00	$5,300.00	$162.00	$3,240.00	$125.00	$2,500.00	$175.00	$3,500.00	$98.00	$1,960.00	$120.00	$2,400.00	$95.00	$1,900.00	$97.50	$1,950.00	$125.00	$2,500.00	$85.00	$1,700.00	$95.00	$1,900.00	$85.00	$1,700.00	$115.00	$2,300.00	$72.00	$1,440.00
Installation Cost 4:30-7 am	1	$265.00	$265.00	$172.00	$172.00	$150.00	$150.00	$262.50	$262.50	$134.00	$134.00	$180.00	$180.00	$115.00	$115.00	$146.25	$146.25	$143.15	$143.15	$130.00	$130.00	$142.50	$142.50	$106.25	$106.25	$135.00	$135.00	$102.00	$102.00
Installation Cost Weekends & Holidays	1	$295.00	$295.00	$185.00	$185.00	$175.00	$175.00	$262.50	$262.50	$156.00	$156.00	$240.00	$240.00	$135.00	$135.00	$195.00	$195.00	$187.50	$187.50	$200.00	$200.00	$190.00	$190.00	$150.00	$150.00	$145.00	$145.00	$142.00	$142.00
D. Wireless Bridge (New Installation & Link Troubleshooting & Repair)	20	$260.00	$5,200.00	$148.00	$2,960.00	$125.00	$2,500.00	$94.50	$1,890.00	$98.00	$1,960.00	$84.65	$1,693.00	$95.00	$1,900.00	$88.50	$1,770.00	$85.00	$1,700.00	$85.00	$1,700.00	$85.00	$1,700.00	$85.00	$1,700.00	$80.00	$1,600.00	$72.00	$1,440.00
Installation Cost 4:30-7 am	1	$260.00	$260.00	$156.00	$156.00	$150.00	$150.00	$141.75	$141.75	$134.00	$134.00	$126.98	$126.98	$115.00	$115.00	$132.75	$132.75	$97.75	$97.75	$130.00	$130.00	$127.50	$127.50	$106.25	$106.25	$95.00	$95.00	$102.00	$102.00
Installation Cost Weekends & Holidays	1	$290.00	$290.00	$172.00	$172.00	$175.00	$175.00	$141.75	$141.75	$156.00	$156.00	$169.30	$169.30	$135.00	$135.00	$177.00	$177.00	$127.50	$127.50	$200.00	$200.00	$170.00	$170.00	$150.00	$150.00	$100.00	$100.00	$142.00	$142.00
E. Relocate existing Rack (With Equipment Installed or without equipment)	20	$260.00	$5,200.00	$160.00	$3,200.00	$125.00	$2,500.00	$94.50	$1,890.00	$98.00	$1,960.00	$84.65	$1,693.00	$95.00	$1,900.00	$88.50	$1,770.00	$85.00	$1,700.00	$85.00	$1,700.00	$85.00	$1,700.00	$85.00	$1,700.00	$80.00	$1,600.00	$72.00	$1,440.00
Installation Cost 4:30-7 am	1	$260.00	$260.00	$168.00	$168.00	$150.00	$150.00	$141.75	$141.75	$134.00	$134.00	$126.98	$126.98	$115.00	$115.00	$132.75	$132.75	$97.75	$97.75	$130.00	$130.00	$127.50	$127.50	$106.25	$106.25	$95.00	$95.00	$102.00	$102.00
Installation Cost Weekends & Holidays	1	$290.00	$290.00	$185.00	$185.00	$175.00	$175.00	$141.75	$141.75	$156.00	$156.00	$169.30	$169.30	$135.00	$135.00	$177.00	$177.00	$127.50	$127.50	$200.00	$200.00	$170.00	$170.00	$150.00	$150.00	$100.00	$100.00	$142.00	$142.00
F. Removal/Salvage of old Network Equipment - (Switches, Aps, Ups, Pa, Fiber/Copper Panels)	20	$160.00	$3,200.00	$148.00	$2,960.00	$125.00	$2,500.00	$94.50	$1,890.00	$98.00	$1,960.00	$84.65	$1,693.00	$95.00	$1,900.00	$88.50	$1,770.00	$85.00	$1,700.00	$85.00	$1,700.00	$85.00	$1,700.00	$85.00	$1,700.00	$80.00	$1,600.00	$72.00	$1,440.00
Installation Cost 4:30-7 am	1	$160.00	$160.00	$156.00	$156.00	$150.00	$150.00	$141.75	$141.75	$134.00	$134.00	$126.98	$126.98	$115.00	$115.00	$132.75	$132.75	$97.75	$97.75	$130.00	$130.00	$127.50	$127.50	$106.25	$106.25	$95.00	$95.00	$102.00	$102.00
Installation Cost Weekends & Holidays	1	$192.00	$192.00	$172.00	$172.00	$175.00	$175.00	$141.75	$141.75	$156.00	$156.00	$169.30	$169.30	$135.00	$135.00	$177.00	$177.00	$127.50	$127.50	$200.00	$200.00	$170.00	$170.00	$150.00	$150.00	$100.00	$100.00	$142.00	$142.00
G. Removal of old Fiber optic cables	40	$180.00	$7,200.00	$156.00	$6,240.00	$125.00	$5,000.00	$115.00	$4,600.00	$98.00	$3,920.00	$120.00	$4,800.00	$95.00	$3,800.00	$88.50	$3,540.00	$85.00	$3,400.00	$85.00	$3,400.00	$85.00	$3,400.00	$85.00	$3,400.00	$80.00	$3,200.00	$72.00	$2,880.00
Installation Cost 4:30-7 am	1	$180.00	$180.00	$165.00	$165.00	$150.00	$150.00	$172.50	$172.50	$134.00	$134.00	$180.00	$180.00	$115.00	$115.00	$132.75	$132.75	$97.75	$97.75	$130.00	$130.00	$127.50	$127.50	$106.25	$106.25	$95.00	$95.00	$102.00	$102.00
Installation Cost Weekends & Holidays	1	$195.00	$195.00	$178.00	$178.00	$175.00	$175.00	$172.50	$172.50	$156.00	$156.00	$240.00	$240.00	$135.00	$135.00	$177.00	$177.00	$127.50	$127.50	$200.00	$200.00	$170.00	$170.00	$150.00	$150.00	$100.00	$100.00	$142.00	$142.00
H. Other related low voltage projects as requested	20	$200.00	$4,000.00	$148.00	$2,960.00	$125.00	$2,500.00	$100.00	$2,000.00	$98.00	$1,960.00	$84.65	$1,693.00	$95.00	$1,900.00	$88.50	$1,770.00	$85.00	$1,700.00	$85.00	$1,700.00	$85.00	$1,700.00	$85.00	$1,700.00	$80.00	$1,600.00	$72.00	$1,440.00
Other related low voltage projects as requested	1	$200.00	$200.00	$156.00	$156.00	$150.00	$150.00	$150.00	$150.00	$134.00	$134.00	$126.98	$126.98	$115.00	$115.00	$132.75	$132.75	$97.75	$97.75	$130.00	$130.00	$127.50	$127.50	$106.25	$106.25	$95.00	$95.00	$102.00	$102.00
Other related low voltage projects as requested	1	$230.00	$230.00	$172.00	$172.00	$175.00	$175.00	$150.00	$150.00	$156.00	$156.00	$169.30	$169.30	$135.00	$135.00	$177.00	$177.00	$127.50	$127.50	$200.00	$200.00	$170.00	$170.00	$150.00	$150.00	$100.00	$100.00	$142.00	$142.00
Evaluation Estimate - Year 1		**$57,529.00**		**$39,053.00**		**$32,600.00**		**$27,807.50**		**$25,840.00**		**$25,054.68**		**$24,800.00**		**$23,929.50**		**$23,107.40**		**$23,040.00**		**$23,015.00**		**$22,450.00**		**$21,545.00**		**$19,232.00**	
Prices listed will increase "X" % beginning at year 2		3.0%		3%		0%		3.0%		3.75%		3%		10%		15%		3%		3.5%		5.50%		12%		7%		5%	
Evaluation Estimate - Year 2		$59,254.87		$40,224.59		$32,600.00		$28,641.73		$26,809.00		$25,806.32		$27,280.00		$27,518.93		$23,800.62		$23,846.40		$24,280.83		$25,144.00		$23,053.15		$20,193.60	
Evaluation Estimate - Year 3		$61,032.52		$41,431.33		$32,600.00		$29,500.98		$27,814.34		$26,580.51		$30,008.00		$31,646.76		$24,514.64		$24,681.02		$25,616.27		$28,161.28		$24,666.87		$21,203.28	
Evaluation Estimate - Year 4		$62,863.49		$42,674.27		$32,600.00		$30,386.01		$28,857.38		$27,377.93		$33,008.80		$36,393.78		$25,250.08		$25,544.86		$27,025.17		$31,540.63		$26,393.55		$22,263.44	
Evaluation Estimate - Year 5		$64,749.40		$43,954.50		$32,600.00		$31,297.59		$29,939.53		$28,199.26		$36,309.68		$41,852.85		$26,007.58		$26,438.93		$28,511.55		$35,325.51		$28,241.10		$23,376.62	
Total 5 year		**$305,429.27**		**$207,337.68**		**$163,000.00**		**$147,633.79**		**$139,260.24**		**$133,018.70**		**$151,406.48**		**$161,341.81**		**$122,680.32**		**$123,551.21**		**$128,448.81**		**$142,621.42**		**$123,899.67**		**$106,268.94**	
Parts Will be billed at Cost +		20%		14%		35%		10%		13%		20%		20%		18%		8%		30%		40%		20%		27%		15%	
Evaluation based on $500 cost of parts	**$500.00**	600.00		570.00		675.00		550.00		562.50		600.00		600.00		590.00		540.00		650.00		700.00		600.00		635.00		575.00	
Subcontractor charges will be billed at invoice +"X" %		12%		N/A		18%		N/A		5%		20%		N/A		18%		N/A		N/A		N/A		N/A		N/A		15%	
References		DP World ITT Exelis System Integrators		Salvation Army/ Michigan Divisional Territory EJOT/ATF Gilbane Construction		Berkshire Tool Supply Group Kalitta Air Independent Emergency Physicians		Sand Creek Schools Tecumseh Public Schools City of Adrian		City of Troy Commtech Design (MDOC) Graybar		Servitas Howell Public Schools Up Campus Properties		Serra Automotive Group Canton Township IT Department Hino Motors		Bimbo Bakeries Zekelman Industries (Atlas Tube) Complete Cabling		Denso International Detroit Manufacturing Soave Enterprises		JST America Detroit Country Day School Community Choice Credit Union		Neapco Holdings Toyoda Gosei Fluid Systems Cornerstone Evangelical Presbyterian Church		City of Plymouth City of Livonia Century Plastics		City of Dearborn Van Buren Township Historic Village of Romeo		Livonia Public Schools Trenton Public Schools Romeo Anchor Bay Public Schools	

Notification was sent to over 572 vendors. We received zero (0) "No-Bids."
***Took average of Weekend & Holiday rates**

CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 11-10-2025

DEPT: DEPARTMENT OF PUBLIC WORKS

RE: PURCHASE OF REPLACEMENT VEHICLE

ADMINISTRATIVE SUMMARY

- Vehicle 030 is a 2014 Dodge Caravan with 115,000 miles. It is assigned to the Department of Communications and Community Engagement and is regularly utilized by Video Services Division team members to facilitate video shoots at various City events and throughout the community, which require the transport of staff and large equipment (e.g. camera equipment, tripods, microphone stands, lighting, etc.).

- Recently, this vehicle experienced both an air-conditioning failure and a transmission leak. Quotes were obtained and the price for parts and labor was approximately $5,000.00. Given this vehicle is worth about $7,000.00, the decision was made to not move forward with the repairs and seek a new purchase.

- Each year the City of Farmington Hills participates in cooperative or extendable bids with various agencies including the State of Michigan and Oakland County who are members of the Michigan Intergovernmental Trade Network (MITN Cooperative). Extendable bids have proven to be cost effective for the City due to the volume created by the cooperative process.

- DPW obtained a quote for a replacement vehicle utilizing the State of Michigan MiDeal Contract #24-0000001206. It was determined that a 2026 Chrysler Pacifica Van from LaFontaine Chrysler Jeep, was the lowest priced vehicle which best met the needs of the department.

- The vehicle purchased includes a three-year or 36,000-mile warranty and a five-year or 60,000-mile powertrain warranty.

- Funding for the replacement vehicle is available in the Capital Improvement-Equipment Fund.

- The 2014 Dodge Caravan will be sold at the next available public auction "as-is".

RECOMMENDATION

Based on the above information, it is recommended that City Council authorize the City Manager to issue a purchase order to LaFontaine Chrysler Jeep of Lansing, Michigan for a 2026 Chrysler Pacifica Van in the amount of $40,496.00.

Prepared by: Derrick Schueller, DPW Superintendent
Reviewed by: Jacob Rushlow, P.E., Director, Department of Public Services
Vickie Sullen-Winn, Director, Department of Communications and Community Engagement
Michelle Aranowski, Director, Department of Central Services
Approved by: Gary Mekjian, P.E., City Manager

MINUTES
CITY OF FARMINGTON HILLS
FARMINGTON HILLS CITY COUNCIL
STUDY SESSION
CITY HALL – COMMUNITY ROOM
OCTOBER 27, 2025 – 6:00PM

The study session of the Farmington Hills City Council was called to order by Mayor Rich at 6:01pm.

Councilmembers Present:	Aldred, Boleware, Bruce, Dwyer, Knol and Rich
Councilmembers Absent:	None
Others Present:	Assistant City Manager Mondora, City Clerk Lindahl, Directors Brockway and Kettler-Schmult and City Attorney Joppich

UPDATE ON HEART SAFE INITIATIVE PROGRAM

Utilizing a PowerPoint presentation, Lieutenant Brian Parkow provided an update on the City's progress toward earning a HeartSafe Community designation through the Citizen CPR Foundation, a national non-profit organization promoting public CPR readiness. The HeartSafe Initiative is designed to empower citizens to perform hands-only CPR and to expand the use and awareness of automated external defibrillators (AEDs). Citizen CPR has designated approximately 400 cities nationwide as HeartSafe communities.

Farmington Hills joined the initiative last year and is progressing faster than average. For most cities, meeting the HeartSafe criteria typically requires 16 to 18 months; Farmington Hills is approaching completion in about 10–11 months. Nearby examples include Detroit, which is the largest participating city in the region.

The program's mission is to increase survival rates from sudden cardiac arrest by training the public in CPR techniques that can be performed before first responders arrive. Each minute without CPR reduces survival chances by approximately 10%, underscoring the importance of bystander intervention. The City had been proactive in CPR education prior to formally joining the initiative, with programs targeting city employees, schools, and local organizations.

All Farmington Public Schools (middle and high schools) are now designated as HeartSafe, with training extended to teachers and students. The Fire Department conducts fall assemblies at elementary schools introducing hands-only CPR.

The Department hosts monthly CPR training classes, incorporates demonstrations during the annual Fire Department Open House, and conducts media outreach. Partnerships include Corewell Health, Henry Ford Health, local businesses, and faith-based organizations.

The City adopted the Pulse Point app, which maintains an AED location database accessible to emergency dispatchers as well as the general public. During a cardiac emergency, dispatch can direct bystanders to the nearest AED, improving response time. All police and fire vehicles, as well as special services and city staff vehicles, are equipped with AEDs.

The HeartSafe application has been submitted and received favorable preliminary feedback. The Citizen CPR Foundation requested an Emergency Operations and Action Plan for review before final approval. The estimated designation timeline is late November 2025. Upon designation, the City plans to implement a continuity plan to maintain program leadership as personnel change and ensure ongoing training.

Council discussion
In response to questions, Lieutenant Parkow provided the following additional information:

- The initiative strengthens community readiness, increases bystander confidence, and aligns with national best practices in emergency response.
- Ongoing annual training of 15% of residents is required to maintain designation status. Events such as the Fire Department Open House, media engagement, and collaboration with hospitals, schools, businesses, and local CPR providers strengthens program sustainability.
- The Pulse Point AED App expands access to AED locations, also offers CPR and first aid tutorials, and identifies Stop the Bleed and Narcan kit sites.

Council thanked Lieutenant Parkow for the presentation and commended the progress made toward Farmington Hills being a HeartSafe Community.

PRESENTATION OF VILLAS AT PEBBLE CREEK BROWNFIELD PLAN

Director of Economic Development Brockway opened the discussion with an overview of the Villas at Pebble Creek project, also known as the Sarah Fisher property, located off 12 Mile Road. The Robertson Brothers PUD project, which has already received approvals from the Planning Commission and City Council, is pursuing Brownfield qualification in order to fund redevelopment on this contaminated site. The Brownfield Redevelopment Authority (BRA) also granted approvals in June and October 2025 for the Brownfield Plan and Reimbursement Agreement. City Council approved the PUD agreement in September.

Jenn Gelletley, AKT Peerless, provided an overview of Brownfield Tax Increment Financing (TIF). Under Act 381, the BRA oversees reimbursement and compliance. Under a brownfield plan, the base taxable value is set, and any incremental revenue from redevelopment is used to reimburse the developer for approved eligible costs. Reimbursements only occur if property taxes are paid on time. The BRA may also collect administrative and local brownfield revolving fund (LBRF) fees, which must be used according to Act 381 guidelines.

Plans using state education taxes must receive both local and state approvals, except for certain exempt activities. Reimbursement estimates are based on reasonable assumptions, and total reimbursements cannot exceed approved costs. AKT Peerless reviewed the Villas at Pebble Creek Brownfield Plan and found all proposed activities and costs eligible under Act 381 and city policies.

Several council members commented on the complexity of the process and their need for supporting materials to aid understanding. A copy of Act 381 and other documents should be provided.

Mayor Pro Tem Dwyer inquired about the duration and benefit of the brownfield plan. Ms. Gelletley explained that the plan remains active until all developer costs are reimbursed, after which the BRA may capture up to five years of revenue for the LBRF before the plan is dissolved. At that point, incremental tax revenue is released back to the taxing jurisdictions.

Regarding the benefits to the City, Ms. Gelletley noted that the City continues to receive base tax revenue during the reimbursement period and ultimately benefits from the increased taxable value after redevelopment. The project also addresses environmental concerns, such as contamination and asbestos removal. This is the first time the Villas at Pebble Creek project has been formally considered under a brownfield development plan.

James Clarke, Robertson Brothers Homes, provided an overview of the Villas at Pebble Creek project. He reiterated that the site presents significant redevelopment challenges due to contamination and age, necessitating brownfield assistance. Without such incentives, the project would not be financially feasible, given that environmental remediation costs exceed $3 million.

Mr. Clarke described the $47 million redevelopment plan, which includes 76 detached ranch condominiums and four single-story homes. The project will convert a long vacant and contaminated property into a residential community featuring a preserved historic chapel for community use, substantial open space, and landscaped areas. Additional features include art installations and pathways for walkability.

Environmental cleanup efforts include demolition, asbestos abatement, soil removal, groundwater management, and utility gasketing coordinated with the Michigan Department of Environment, Great Lakes, and Energy (EGLE). The project will create temporary construction jobs and provide much-needed housing options for residents seeking to downsize while remaining in Farmington Hills. The design retains one main entrance off Inkster Road, an emergency exit, and incorporates a new city lift station off 12 Mile Road.

Mr. Clarke noted that this type of housing frees up existing single-family homes, supporting population renewal and local schools. The reuse of historic materials for signage and the preservation of the chapel will maintain the heritage of the Sarah Fisher property.

Environmental Consultant Madalyn Dessy, Pinchin, outlined the environmental history of the site. She noted that the Sarah Fisher Center had been in use since 1929 with expansions through the 1990s before closing in 2005. The property has remained largely vacant since 2010. Environmental issues include petroleum contamination from two underground storage tanks removed in 1991, with regulatory closure obtained in 2009 through a restrictive covenant that limits certain land uses and prohibits groundwater use.

Ms. Dessy reported other sources of contamination, including historical laundry operations, widespread asbestos, and pesticide residues from former orchard operations in the 1930s and 1940s. The site meets Brownfield criteria under Act 381 due to the presence of volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PNAs), and lead in both soil and groundwater exceeding state cleanup thresholds.

Ms. Dessy presented maps showing contamination boundaries concentrated near the kitchen and administration buildings. She reviewed eligible Brownfield Tax Increment Financing (TIF) activities, including site assessments, due care planning, soil and groundwater treatment, utility gasketing, demolition, and environmental oversight. Approximately 115,000 square feet of buildings and underground tunnels will be demolished, with asbestos abatement comprising a major cost component.

Eligible costs under the plan total $3.9 million, including a 15% contingency and 5% interest allowance. These costs encompass environmental remediation, demolition, abatement, monitoring, and brownfield plan implementation.

Mr. Clarke clarified that reimbursement to the developer is limited strictly to eligible expenses actually incurred under the approved brownfield plan. Any unspent funds remain unclaimed by the developer.

Ms. Dessy presented a financial projection illustrating the tax and revenue impact of the redevelopment. As of 2025, the property's taxable value is $625,000, with an estimated post-development value of $23.3 million based on an incremental buildout of 20 homes per year over five years, with home prices ranging between $500,000 and $600,000 and a projected 2% annual increase.

Two revenue capture points were identified: 10% of local increment revenue for administrative fees (about $400,000) and 50% of the state education tax for the State Brownfield Revolving Fund (about $50,000). The property had previously been tax-exempt for religious and charitable use. In 2025, property taxes are projected at $34,000, with an eight-year developer reimbursement period totaling $3.9 million. Following reimbursement, the BRA may capture up to five additional years of revenue ($3.6 million) before full tax reversion to local jurisdictions. After project completion, the site is projected to generate about $1.1 million annually in tax revenue.

Councilmember Knol expressed strong support for the project, citing her familiarity with the property from her membership on the Historic District Commission. She noted the extensive contamination, demolition challenges, and complex geography of the site as major impediments to prior redevelopment attempts. The brownfield program is the only feasible way to redevelop the site.

Councilmember Bridges asked the developer about changes made since the prior Optalis proposal. Mr. Clarke explained that Robertson Brothers purchased Optalis's contract, consolidating two separate projects into a unified development plan. The revised project eliminates the Community Redevelopment District (PA 210) component, which would have redirected additional tax revenue. The current plan is cohesive and fully deliverable.

Finance Director Skrobola confirmed that the city will continue to receive its existing tax revenue during the reimbursement period. Incremental tax revenue will fund developer reimbursement and BRA fees, after which the city and other jurisdictions will benefit from the full tax base. The city bears no financial loss liability, and no funding contribution is required.

City Manager Mekjian reviewed the financial timeline: the city retains its base taxes through 2034 while increment revenue reimburses the developer; from 2034 to 2039, the BRA captures funds for its revolving fund; afterward, the property returns fully to the tax roll.

City Manager Mekjian asked about groundwater contamination. Environmental Consultant Dessy explained that contamination is contained within a perched aquifer, is not migrating, and is managed through soil and groundwater treatment, gasketing, and the prohibition of wells on the property.

Councilmember Aldred expressed support, noting that such projects encourage sustainable redevelopment.

Mayor Rich asked about the project timeline. Mr. Clarke replied that final engineering is underway, with approval expected in three to four months. He anticipated closing on the property by late November or early December, beginning demolition over the winter, and starting construction in the spring. He projected paving and site preparation by late next year, followed by home construction.

Mayor Rich inquired about the progress of the lift station required for the Villas at Pebble Creek project. Assistant City Manager Mondora responded that the lift station is currently in the permitting phase with state agencies, and this regulatory review has been the primary delay. Construction is expected to begin approximately three months after the permit is issued, allowing time for procurement and pre-construction preparations.

Council was supportive of the proposed brownfield plan for the project, and consensus was reached to move the plan forward, with formal consideration and approval to occur at an upcoming City Council meeting, probably November 10.

DISCUSSION ON CITY CODE AMENDMENT TO PROVIDE FOR REGISTRATION AND INSPECTION OF RESIDENTIAL RENTAL DWELLINGS

Director of Planning and Community Development Charmaine Kettler-Schmult introduced this agenda item and noted that the discussion was intended as an initial review, with several items requiring council input before a final ordinance draft could be completed.

Building Official Lenhart explained that the city's existing ordinance provides for registration and exterior inspection of single-family rental dwellings but does not include apartment buildings or interior inspections. The city currently maintains registrations for approximately 800 single-family rental homes and 60 apartment complexes containing about 10,317 rental units.

Building Official Lenhart emphasized both the challenges and benefits of inspections, noting that without inspections, improperly maintained rental properties can negatively affect public health, safety, and welfare, as well as neighborhood aesthetics. With inspections, the city can ensure minimum housing standards for safety, fire prevention, ventilation, sanitation, and maintenance, while addressing blight and promoting community welfare.

Director Kettler-Schmult presented a comparison of inspection programs in nearby communities, noting that Farmington Hills currently performs exterior inspections for single-family rentals only. Southfield inspects both single- and two-family units, while Livonia, Troy, and Royal Oak conduct inspections for all one-family and multi-family rental dwellings.

Director Kettler-Schmult reviewed key elements from prior council discussions in 2022 and 2023, including inspection focus areas such as dryer venting, smoke alarms, GFCI outlets, and furnace (HVAC) systems; registration exemptions for properties inspected by other agencies; a three- to four-year inspection cycle; and potential use of third-party inspectors.

Councilmember Knol asked whether under the draft ordinance furnace inspections included full HVAC systems. Building Official Lenhart confirmed that the intent covers both heating and cooling systems, with greater emphasis on heating equipment due to carbon monoxide safety risks.

Mayor Rich asked whether inspections of large apartment complexes would include every unit or a sample of units. Building Official Lenhart said that inspections would be required for each unit, provided access is granted by tenants.

Mayor Pro Tem Dwyer reiterated that the city has over 10,000 apartment units, likely among the highest in Michigan, and expressed concern about the feasibility and cost of conducting inspections through a third-party service. He supported the program conceptually but cautioned about resource implications. Director Kettler-Schmult acknowledged these concerns and stated that fee structures and contracting costs had not yet been analyzed. She noted that some administrative work would still need to be performed in-house, even if a third-party provider is utilized.

City Manager Mekjian clarified that this discussion was focused primarily on ordinance language and that implementation details—including fee resolutions and administrative models—would return to council for future approval. Several models are under consideration, such as requiring apartment owners to self-certify inspections conducted by licensed contractors or implementing a staggered inspection schedule. Inspections could start with older facilities or by targeting high-risk systems. Ventilation systems, including bathroom vents, would also be included in inspections due to their connection to past fire incidents.

Building Official Lenhart added that new apartment buildings would be automatically covered by initial building inspections, with the resulting certificate of occupancy valid for three years before a separate rental inspection would be required.

Councilmember Boleware recalled that in prior discussions, the city considered a complaint-driven model for certain properties rather than universal inspections.

Councilmember Bridges expressed reservations about a comprehensive inspection requirement for all apartment buildings. He preferred a complaint-driven inspection model, arguing that the city should not impose inspections across all units without data showing a pattern of deficiencies. Inspections should target properties with documented issues or older complexes known to have maintenance problems. Implementing a broad inspection program without sufficient justification could create unnecessary administrative and financial burdens for both the city and property owners.

Councilmember Aldred supported the proposed program, citing research from comparable cities such as Troy, where routine inspections every two to three years are standard practice. Farmington Hills would not be an outlier by adopting a similar approach and regular inspections would improve safety and housing quality. He acknowledged that the city would need to design a sustainable cost structure and phased implementation to avoid overwhelming staff and property owners. He also raised specific questions about the draft ordinance language, including procedures for obtaining a warrant if entry to a rental unit is refused, whether inspection certificates are issued per unit or per complex, and how noncompliance in one unit affects others. He asked whether appeal fees should be refunded to property owners who successfully overturn inspection findings.

Councilmember Bridges inquired how due process protections would apply to apartment dwellings versus single-family rental properties. He raised questions about the legal framework for gaining entry to multi-unit residences and ensuring tenant rights are protected during inspections.

Councilmember Bruce expressed strong support for implementing a comprehensive apartment inspection program. He referenced his prior advocacy for the city's home inspection program, noting that initial opposition gave way to widespread approval once the program's benefits became evident. Farmington Hills' large and aging apartment stock—over 10,000 units—necessitates regular inspections for fire safety, maintenance, and public health. He warned against relying solely on complaint-based inspections, citing concerns about landlord retaliation. Tenants who report unsafe conditions could face eviction or non-renewal of leases, undermining the program's intent.

Councilmember Bruce recommended that new apartment buildings be exempt from inspection for at least 10 years. Older properties should be inspected on a three-year cycle, this could be potentially cost-neutral through permit and inspection fees. He emphasized the importance of checking critical safety systems, including smoke and carbon monoxide detectors, wiring, and plumbing. Proper maintenance benefits not only tenants but also neighboring homeowners, as neglected complexes contribute to blight and declining property values.

Attorney comments

City Attorney Joppich provided a detailed overview of the draft ordinance and relevant legal considerations related to the registration and inspection of residential rental dwellings. His office would distribute a prior legal memorandum previously presented to Council, which offers a comprehensive review of case law and statutory authority under the Housing Law of Michigan, Act 167.

Under Act 167, a tenant's consent is required for an inspection. If access is denied, the city may pursue a search warrant, though issuance is not guaranteed. The city must provide a factual basis demonstrating probable cause—such as exterior conditions, prior code issues, or information from the property owner—to justify the warrant request. Judges may or may not approve such requests, depending on the evidence provided.

Attorney Joppich noted that while the draft ordinance does not explicitly state that search warrants may be sought, the city's legal authority to obtain them is already established under existing law. He offered to include explicit language to that effect if Council preferred.

Addressing discussion points raised earlier in the meeting, Attorney Joppich responded to suggestions that inspections be complaint-driven only. He explained that under current state law, the city is already obligated to perform inspections on a complaint basis and therefore does not need a new ordinance to do so. If Council opted to adopt a complaint-only inspection policy, the city could operate under existing legal authority rather than creating a new regulatory framework. The ordinance as drafted is designed to go beyond complaint response, creating a proactive, cyclical inspection system for multi-family and rental properties.

Attorney Joppich reiterated that single-family exterior inspections already occur under separate local provisions, since Act 167 does not cover single-family or two-family dwellings.

Attorney Joppich reviewed procedural elements within the draft ordinance requiring further Council input:

- Council must decide whether to issue one license per complex (covering multiple units) or individual licenses per unit. Both models are legally permissible, but the chosen structure will affect administrative implementation and fee collection.

- Attorney Joppich discussed the need to establish an appeals process, noting that the ordinance currently leaves the appeal board designation blank, pending Council direction. Establishing this body is essential to ensure due process for property owners. Appeals would allow landlords to contest actions such as license suspension, revocation, or denial of a certificate of occupancy. Local appeals are intended to provide administrative remedy prior to any judicial review in circuit court, similar to how the Building Board of Appeals functions.
- Regarding inspection frequency, Act 167 requires that rental inspections occur at least once every four years. Cities may not exceed that time limit for cyclical inspection programs.
- Regarding whether newer apartment complexes might be exempted or delayed from initial inspections, Attorney Joppich cautioned that while the idea could be legally permissible, defining the appropriate age threshold for exemption would require further research. While building age can be determined, the deterioration rate of buildings varies by construction quality and maintenance history, making it difficult to set a one-size-fits-all standard. He recommended seeking industry expertise to determine best practices for age-based inspection exemptions, if Council wished to pursue that option.

Joppich concluded by reiterating key points: tenant consent is required for inspections; the Housing Law of Michigan already allows complaint-based inspections; Council must determine whether to establish a proactive four-year inspection cycle; and the city must decide how rental licensing and appeals will be structured. He also noted that further analysis would be required if building age-based exemptions are pursued.

Councilmember Boleware addressed concerns regarding the potential cost burden that an inspection program might place on apartment owners and tenants. Any new regulatory fees associated with inspections would likely be passed on to renters, further increasing rental housing costs. To mitigate this impact, Boleware proposed that the city explore percentage-based inspections, where a statistically representative sample of apartment units within each complex would be inspected. This approach is commonly used in other industries to ensure quality control without creating excessive costs, suggesting that inspecting approximately 15% of units per complex could be sufficient to gauge overall property conditions.

Mayor Rich recognized Phil Neuman, Chair of the Legislative Committee of the Detroit Metropolitan Apartment Association (DMAA).

Mr. Neuman explained that the DMAA represents between 90,000 and 120,000 rental units across the metropolitan Detroit region. Mr. Neuman is also a resident of Farmington Hills.

Mr. Neuman stated that the Association supports efforts to ensure safe and well-maintained housing but expressed concern that the proposed inspection and registration program could create a bureaucratic burden for both property owners and the city. He made the following points:

- The process of registering 10,000 local units simultaneously was potentially overwhelming for administrative staff.
- Inspections for every apartment unit would be costly and intrusive to tenants, many of whom may object to city inspectors entering their homes.
- Michigan Housing Law allows municipalities flexibility in designing inspection programs, including area-based, complaint-based, recurrent violation, compliance, or percentage-based inspections. He endorsed either a complaint-driven system or a percentage-based system, explaining that inspecting a subset of units could provide an accurate reflection of property conditions while limiting costs and

tenant disruptions. State law prohibits landlords from retaliating against tenants who file complaints with local authorities, which should help safeguard tenant rights.

Councilmember Bruce raised concerns about landlord retaliation despite legal protections.

Councilmember Bridges asked whether a percentage-based inspection model would still achieve the city's goal of ensuring safe, well-maintained apartment housing. Mr. Neuman replied that a complaint-based approach would be most effective, but a percentage-based model could also provide meaningful oversight. He suggested that if issues are discovered during a sample inspection, the city could then expand inspections to additional units within that complex.

Councilmember Bruce asked how large cities such as Southfield and Livonia manage similar inspection programs without significant administrative challenges.

Councilmember Knol referenced a staff-prepared chart showing that Royal Oak operates a rental inspection program, noting that the city should gather additional information on how Royal Oak conducts its inspections—specifically whether they occur on a percentage basis or apply to every unit. Understanding these models could help the city determine best practices for its own implementation.

Mr. Neuman pointed out that under state law, cities may extend the inspection interval to six years for apartment properties with no complaints during the previous six-year period. He would verify this provision and share the exact statutory reference.

Mayor Rich acknowledged that many questions remained and suggested that councilmembers channel follow-up questions through the City Manager's office, to prepare for continued discussion at a future meeting.

ADJOURNMENT

Mayor Rich closed discussion and adjourned the meeting at 7:26pm.

Respectfully submitted,

Carly Lindahl, City Clerk

MINUTES
CITY OF FARMINGTON HILLS
CITY COUNCIL MEETING
CITY HALL – COUNCIL CHAMBER
OCTOBER 27, 2025 – 7:30 PM

The regular session of the Farmington Hills City Council was called to order by Mayor Rich at 7:36PM.

Councilmembers Present: Aldred, Boleware, Bridges, Bruce, Dwyer, Knol, and Rich

Councilmembers Absent: None

Others Present: City Manager Mekjian, Assistant City Manager Mondora; City Clerk Lindahl; Directors Brown, Kettler-Schmult, Rushlow and Skrobola; Police Chief Piggott, Fire Chief Unruh; City Attorney Joppich

PLEDGE OF ALLEGIANCE
The pledge of allegiance was led by Eagle Scouts Graham Kosiba and Lawrence Baker.

APPROVAL OF REGULAR SESSION MEETING AGENDA

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

MOTION CARRIED 7-0.

PROCLAMATION RECOGNIZING OCTOBER 28, 2025 AS NATIONAL FIRST RESPONDERS DAY
The following proclamation was read by Mayor Pro Tem Dwyer and accepted by Fire Chief John Unruh, Police Chief John Piggott, and Director of Public Services Jacob Rushlow.

PROCLAMATION
National First Responders Day
Oct. 28, 2025

WHEREAS, first responders, including dispatchers, firefighters, paramedics, police officers, public works professionals, and other emergency personnel, stand on the front lines selflessly serving and protecting the Farmington Hills community in times of crisis; and,

WHEREAS, first responders respond swiftly and courageously to emergencies, often putting their own lives at risk to ensure the safety and well-being of others, whether in natural disasters, accidents, medical emergencies, or threats to public health and safety; and,

WHEREAS, first responders answer the call to duty when it arises without hesitation and tirelessly give their time and energy in humanitarian efforts by making themselves available every hour of the day, every day of the year; and,

WHEREAS, it is in the public interest for community members and civic leaders in Farmington Hills to learn about and maintain an ongoing interest and understanding of the importance of public safety and public works; and,

WHEREAS, the year 2025 marks the 7th annual National First Responders Day sponsored by bipartisan resolutions in the U.S. Senate and House.

NOW, THEREFORE, I, Theresa Rich, Mayor of the City of Farmington Hills, on behalf of the entire City Council, do hereby proclaim Oct. 28, 2025, as National First Responders Day. I urge all community members to join activities, events and ceremonies paying tribute to first responders to recognize the substantial contributions they make to protecting our health, safety and advancing the quality of life for all.

PROCLAMATION RECOGNIZING NOVEMBER 1, 2025 AS EXTRA MILE DAY

The following proclamation was read by Councilmember Aldred:

PROCLAMATION
EXTRA MILE DAY
Nov. 1, 2025

WHEREAS, the City of Farmington Hills acknowledges that a special vibrancy exists within the entire community when its individual citizens collectively "go the extra mile" in personal effort, volunteerism and service; and,

WHEREAS, the City of Farmington Hills encourages its community members to maximize their personal contributions to society by giving themselves wholeheartedly and with total effort, commitment and conviction to their individual ambitions, family, friends and community; and,

WHEREAS, the City of Farmington Hills chooses to shine a light on, and celebrate, individuals and organizations who "go the extra mile" to make a difference and lift up fellow members of their community; and,

WHEREAS, the City of Farmington Hills acknowledges the mission of Extra Mile America to create more than 550 Extra Mile cities in our country and is proud to support "Extra Mile Day" on Nov. 1, 2025.

NOW, THEREFORE, I, Theresa Rich, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby proclaim **Nov. 1, 2025** to be "**Extra Mile Day**" and urge all members of the community to not only go the extra mile in their own lives, but also to acknowledge individuals who are inspirational in their efforts and commitment to make their organizations, families, community, country and world a better place.

ANNOUNCEMENTS/PRESENTATIONS FROM CITY BOARDS, COMMISSIONS AND PUBLIC OFFICIALS

Mike Sweeney, Emergency Preparedness Commission, presented the Tip of the Month, focusing on vehicle winter preparedness. Mr. Sweeney highlighted:

- Support for the Heart Smart system – promoting CPR training, AED awareness, and citizen involvement in providing emergency response during the first 10 minutes of an emergency health event.
- Recommended use of the Michigan State Police Emergency Management Guide as a primary source of information.
- Emphasized automotive emergency preparedness in anticipation of winter travel, including automobile maintenance and inclusion of an automotive emergency kit, also including emergency pet supplies.
- Information is distributed at events such as the Citywide Open House and the Founders Festival.

CORRESPONDENCE

Councilmember Aldred acknowledged an email from a resident who found it difficult to stay informed about development projects and planning processes in the city. He agreed that even engaged residents can find it difficult to access up-to-date information on project statuses or to know when the next public meetings will occur. While the city has already made progress with the interactive development projects map available on the city's website, more can be done to ensure information is current and that meeting schedules, minutes, and other resources are easily accessible. He stressed the importance of helping residents stay better informed about developments in their community.

Councilmember Bridges acknowledged receipt of a letter regarding an opportunity for a grant application for deer management, which he had passed on to the City Manager.

CONSENT AGENDA

MOTION by Bridges, support by Boleware, to approve the consent agenda as read by Mayor Pro Tem Dwyer.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, BRUCE, DWYER, KNOL, AND RICH
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

CONSENT AGENDA ITEMS FOR DISCUSSION

There were no consent agenda items for discussion.

COUNCILMEMBERS' COMMENTS AND ANNOUNCEMENTS

Councilmember Bruce addressed the impact of the ongoing federal shutdown on Michigan residents who rely on SNAP benefits, noting that many local families, children, seniors, and disabled individuals could be affected. He provided background on CARES of Farmington Hills, a nonprofit providing food and support services to over 830 families each month, including more than 300 from Farmington Hills. With rising costs and potential federal aid disruptions, he expressed concern about CARES' limited funding. Currently the city contributes $15,000 annually through its CDBG funds. He urged Council to consider increasing financial support for CARES to ensure no local family or child goes hungry and requested that the issue be discussed in an upcoming study session.

Councilmember Bridges supported scheduling a study session on this issue, and supported increasing the city's annual contribution to CARES by at least $5,000 - $10,000.

Mayor Rich noted that food insecurity remains a concern in the community, affecting many local families and children. She emphasized the important role of organizations like CARES of Farmington Hills and others in helping to meet those needs. In light of the federal shutdown and the suspension of SNAP benefits, she announced a community brainstorming session on "Feeding Farmington Hills," to be held tomorrow, October 28, from 2pm-4pm, at the Church of Jesus Christ of Latter-day Saints at 33900 West 13 Mile Road. The session will bring together nonprofits, faith groups, government, and education representatives to develop local solutions. The meeting will be a nonpartisan, solutions-focused working session, welcoming all ideas and community participation.

Mayor Pro Tem Dwyer voiced strong support for Mayor Rich's decision to convene a community meeting on food insecurity, in response to the imminent loss of SNAP benefits for millions of Americans, including many residents of Farmington Hills, beginning Saturday, November 1. He expressed disappointment that the initiative had drawn criticism and emphasized that the focus should be on collaborative action to address this crisis rather than on politics or blame.

Councilmember Boleware encouraged everyone to step up their donations to food pantries during this time.

CITY MANAGER UPDATE

City Manager Mekjian reported that the City will be improving upon the information already on the website and pushing information out on the city's social media outlets regarding available food pantries for those that may be in need.

PUBLIC HEARING

PUBLIC HEARING AND CONSIDERATION OF AMENDMENT TO PLANNED UNIT DEVELOPMENT PLAN 4, 2000 – CUTTING EDGE CUISINE KITCHEN AND STORAGE ADDITION. CMR 10-25-150

Director of Planning and Community Development Kettler-Schmult introduced this agenda item, which was a request to amend Planned Unit Development (PUD) 4, 2000, located at the shopping center along Northwestern Highway between Orchard Lake Road and Middlebelt Road. The request is to add an addition to the building to expand a catering kitchen and also to update the landscaping feature which is located along Northwestern Highway, from a fountain to a native and natural landscaped bed.

The Planning Commission held a preliminary hearing on August 21 and a public hearing on September 18, recommending approval with conditions. The applicant has since requested postponement to address issues that have arisen during this timeframe.

City Attorney Joppich advised that because tonight's hearing was properly noticed, to meet legal requirements Council must open and close the public hearing. No second public hearing would be required when the matter returns, although public comment may still be accepted.

Public hearing

Mayor Rich opened the public hearing. Seeing that no blue cards had been submitted regarding this agenda item, and that no public indicated they wished to speak, Mayor Rich closed the public hearing.

Council discussion
As the applicant was not present, Council reached consensus to postpone consideration of this amendment to a date certain of November 10, 2025, with the understanding that the applicant could request another postponement should they not be ready for presentation at that date.

MOTION by Aldred, support by Bruce, that the City Council of Farmington Hills hereby postpones consideration of amendment to Planned Unit Development Plan 4, 2000 – Cutting Edge Cuisine kitchen and storage addition to November 10, 2025.

MOTION CARRIED 7-0.

UNFINISHED BUSINESS:

CONSIDERATION OF APPROVAL OF THE ENACTMENT OF ORDINANCE C-7-2025, AMENDING THE FARMINGTON HILLS CODE OF ORDINANCES, CHAPTER 34, "ZONING," ARTICLE 2.0, "DEFINITIONS," IN ORDER TO ADD NEW DEFINITIONS, AND ARTICLE 5.0, "SITE STANDARDS," IN ORDER TO ADD A NEW SECTION 34-5.20, "PUBLIC ART REQUIREMENT" RELATING TO THE INCLUSION OF ART WITH CERTAIN NEW DEVELOPMENT APPROVALS (ZONING TEXT AMENDMENT 1, 2025); AND SUMMARY FOR PUBLICATION.

Director of Planning and Community Development Kettler-Schmult introduced this request for second reading of Ordinance C-7-2025, an amendment to the Farmington Hills Code of Ordinances to add the requirement for public art.

MOTION by Bridges, support by Knol, that the City Council of Farmington Hills hereby approves the ENACTMENT of Ordinance C-7-2025, amending the Farmington Hills Code Of Ordinances, Chapter 34, "Zoning," Article 2.0, "Definitions," in order to add new definitions, and Article 5.0, "Site Standards," in order to add a new section 34-5.20, "Public Art Requirement" relating to the inclusion of art with certain new development approvals; and summary for publication.

Roll Call Vote:

Yeas:	ALDRED, BOLEWARE, BRIDGES, BRUCE, DWYER, KNOL, AND RICH
Nays:	NONE
Absent:	NONE
Abstentions:	NONE

MOTION CARRIED 7-0.

CONSIDERATION OF APPROVAL OF THE ENACTMENT OF ORDINANCE C-8-2025, AMENDING THE CITY OF FARMINGTON HILLS CODE OF ORDINANCES CHAPTER 2, "ADMINISTRATION," ARTICLE IV, "BOARDS, COMMISSIONS AND COUNCILS," DIVISION 8, "FARMINGTON AREA ARTS COMMISSION," IN ORDER TO AMEND SECTION 2-222, "PURPOSES, AUTHORITY AND DUTIES" (CITY CODE AMENDMENT 3, 2025); AND SUMMARY FOR PUBLICATION.

Director of Planning and Community Development Kettler-Schmult introduced this request for second reading of Ordinance C-8-2025, a companion piece to the previous amendment, which adds language for the review and approval of public art into the City Code.

MOTION by Boleware, support by Aldred, that the City Council of Farmington Hills hereby approves the ENACTMENT of Ordinance C-8-2025, amending the City of Farmington Hills Code of

Ordinances Chapter 2, "Administration," Article IV, "Boards, Commissions And Councils," Division 8, "Farmington Area Arts Commission," in order to amend Section 2-222, "Purposes, Authority and Duties"; and summary for publication.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, BRUCE, DWYER, KNOL, AND RICH
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

CONSIDERATION OF APPROVAL OF THE ENACTMENT OF ORDINANCE C-9-2025, AMENDING THE FARMINGTON HILLS CODE OF ORDINANCES, CHAPTER 34, "ZONING," ARTICLE 2, "DEFINITIONS," SECTION 34-2.2, "DEFINITIONS," TO AMEND THE DEFINITION OF RESTAURANT, DRIVE IN, AND ADD THE DEFINITION OF COMMERCIAL OUTDOOR RECREATION SPACE; AND ARTICLE 3, "ZONING DISTRICTS," SECTION 34-3.1.24, "B-2 COMMUNITY BUSINESS DISTRICT," TO DELETE REFERENCE TO AUTOMOBILE SERVICE CENTER AND REPLACE WITH AUTOMOBILE REPAIR (ZONING TEXT AMENDMENT 4, 2024); AND SUMMARY FOR PUBLICATION.

MOTION by Boleware, support by Knol, that the City Council of Farmington Hills hereby approves the ENACTMENT of Ordinance C-9-2025, amending the Farmington Hills Code of Ordinances, Chapter 34, "Zoning," Article 2, "Definitions," Section 34-2.2, "Definitions," to amend the definition of Restaurant, Drive In, and add the definition of Commercial Outdoor Recreation Space; and Article 3, "Zoning Districts," Section 34-3.1.24, "B-2 Community Business District," to delete reference to Automobile Service Center and replace with Automobile Repair; and summary for publication.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, BRUCE, DWYER, KNOL, AND RICH
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

NEW BUSINESS

CONSIDERATION OF APPROVAL OF THE ADOPTION OF 2025 – 2030 CITY OF FARMINGTON HILLS STRATEGIC PLAN. CMR 10-25-151

Assistant City Manager Mondora introduced consultant Emily Uselton from Raftalis Financial Consultants, who presented the finalized five-year Strategic Plan for the City of Farmington Hills. Ms. Uselton outlined the engagement and planning process, which included interviews with City Council and staff, community focus groups, and surveys, followed by the drafting of an initial plan for Council to work with. After many iterations, the resulting plan establishes a vision, mission, values, and five primary goal areas: uphold community safety and well-being; champion strategic redevelopment; cultivate placemaking and community hubs; foster a welcoming community; and achieve organizational excellence. The framework elements being voted on this evening include the vision, mission, values,

and goal areas that will guide the City and its staff in the years ahead. The strategic plan presents a bold vision for moving forward, and following adoption, implementation will begin in earnest.

Councilmembers expressed support for the plan and appreciation for the collaborative effort. Councilmember Bridges noted the plan provides a clear, achievable framework for the city's future, while Councilmember Aldred highlighted the importance of the aspirational vision statement, "*Farmington Hills strives to be a vibrant destination, preserving a welcoming and safe community where innovation, culture, and green spaces inspire people and businesses to flourish*." City Manager Mekjian thanked Council and staff for their extensive participation and noted that the plan will serve as the City's guiding document throughout the internal working of its departments and its public-facing communications.

MOTION by Knol, support by Bridges, that the City Council of Farmington Hills hereby approves the adoption of City of Farmington Hills 2025-2030 Strategic Plan.

MOTION CARRIED 7-0.

CONSIDERATION OF ADOPTION OF RESOLUTION AUTHORIZING PUBLIC ENTITY MEMBERSHIP IN THE WEST MICHIGAN HEALTH INSURANCE POOL. CMR 10-25-152

City Manager Mekjian explained that the City's annual health insurance review process has long been challenging due to constantly rising and fluctuating costs of the multiple plan options. He had directed staff to explore more stable and cost-effective options and, after research, they identified the West Michigan Health Insurance Pool ("The Pool") as a beneficial alternative. The Pool serves approximately 17,000 Michigan public sector employees across more than 170 organizations, including cities, counties, school districts, and community colleges.

For the upcoming 2026 benefit year, it is estimated that the City will realize a savings of approximately $1.8M while providing stability in annual premiums, lower out of pocket expenses to participants, and better coverage to employees and retirees.

The proposal includes authorizing the City to join The Pool for a minimum of three years, appointing the City Manager and Assistant City Manager as trustee and alternate trustee to The Pool's board, and authorizing execution of necessary documents.

Human Resources Director Brown, Assistant City Manager Mondora, and Gallagher Benefits Consultant Chris Glass had assisted in the review, and all were present this evening. The City Attorney's office had reviewed all documentation.

Council discussion

In response to questions, staff provided the following further information:

- The unions, including the public safety unions, had not yet seen this new health care plan.
- High deductible plans will be available through the plan. All the plans offered to active employees will be PPO Blue Cross Blue Shield plans, with a wide range of plans to choose from.
- West Michigan Health Insurance Pool began 20 years ago with eight school districts in Western Michigan. The majority of the members are still in West Michigan, but growth had been statewide. The state legislature passed a law that only allows Michigan public entities to participate in The Pool.

- The Pool includes a Value Committee that evaluates the pharmacy benefit manager (PBM) relationship and works to contain prescription costs while maintaining quality coverage.
- Current union contracts require the City to provide Blue Cross Blue Shield PPO or HMO coverage, or an equivalent plan. The Pool's coverage is equal to or better than the existing offerings, with lower employee contributions and expanded PPO options.
- OCC is a member of The Pool. Mr. Glass was unsure of other entities in Oakland or Macomb Counties that participate. There are over 100 municipal members statewide.
- Continuing with the City's current insurance provider would result in higher costs and less favorable coverage, with more than a 10% increase to employees.
- Action on this request was needed this evening to allow for open enrollment to begin in early November.

Councilmember Bridges expressed support for the measure, citing its potential to improve efficiency and reduce costs without sacrificing quality.

Councilmember Boleware expressed concern about the timing of the decision and stated that Council had not been given sufficient opportunity to review the proposal. She questioned why the matter had not been brought forward sooner. City Manager Mekjian clarified that health insurance matters are typically handled administratively and are not subject to Council approval. This item was brought forward solely because The Pool requires the designation of trustees, which necessitates a formal resolution.

Councilmember Aldred summarized that participation in The Pool would reduce costs, maintain or improve benefits, and save the City approximately $1.8 million in the next fiscal year. Employees would retain the option of high-deductible plans with health savings accounts.

Mayor Pro Tem Dwyer opposed the proposal, stating that it represented a major change in employee healthcare and would likely result in losses to police and fire employee benefits. The plan was not properly presented, lacked adequate comparison with current benefits, and could harm employee morale, particularly in public safety departments. He criticized the process as rushed and lacking transparency. Based on his experience, without comparing the new plan against current benefits he could not support the change.

Councilmember Knol stated that benefits administration is a complex area that requires expertise and that Council relies on staff and the Human Resources Director for guidance. She supported the plan as reasonable and responsible, expressing confidence that employees would maintain quality benefits while the City would realize cost savings through pooled participation.

Councilmember Bruce, drawing from his professional experience in healthcare, supported the proposal, emphasizing that it would save money for both employees and taxpayers while expanding plan options, including HSAs. The change was a practical administrative decision that would not normally come before Council.

Mayor Rich expressed reservations, noting that she would have preferred more information about the member list and confirmation of engagement with police and fire employees. For these reasons, she would not support approval.

MOTION by Bridges, support by Bruce, that the City Council of Farmington Hills hereby adopts the Resolution Authorizing Membership in the West Michigan Health Insurance Pool for a minimum period of three years.

IT IS FURTHER RESOLVED, the City Council of Farmington Hills authorizes the City Manager to execute all documents necessary for the City to become a Member in the WMHIP PEPP plan and appoints the City Manager and Assistant City Manager as Trustee and Alternate Trustee to serve on Board of Directors for the WMHIP.

MOTION CARRIED 5-2 (Dwyer and Rich Opposed).

CONSIDERATION OF APPROVAL OF AMENDED PLANNED UNIT DEVELOPMENT PLAN 2, 2023 AGREEMENT - HUNTERS SQUARE SHOPPING CENTER, INCLUDING REVISED SITE PLAN 67-9-2023. CMR 10-25-153

Planning and Community Development Director Kettler-Schmult presented the agreement for the amended Planned Unit Development (PUD) Plan and revised site plan for the Hunters Square Shopping Center. The document consolidates prior approvals into a single agreement, which has been reviewed by the City Attorney and the applicant's counsel. The applicant's representatives, John Freel and Travis Sokana, were present to address any questions.

Councilmember Boleware asked how the recently adopted public art ordinance would apply to this project, which was approved prior to the ordinance's enactment.

City Attorney Joppich explained that while the Arts Commission was not referenced in the agreement, the public art requirement remains enforceable under the zoning ordinance, and the city may still involve the Arts Commission in reviewing and selecting the artwork. The artwork requirement is documented within the agreement and will be recorded with the Oakland County Register of Deeds.

Mr. Freel agreed to coordinate with the Arts Commission, and stated their willingness to collaborate with city representatives to ensure the artwork is correctly placed.

Mr. Freel also described the project's design focus on pedestrian safety and revitalization, noting that the redevelopment seeks to reduce vehicle dominance, enhance walkability, and incorporate public art and gathering spaces in line with the City's strategic plan objectives.

MOTION by Knol, support by Aldred, that the City Council of Farmington Hills hereby approves the Amended Planned Unit Development Plan 2, 2023, Agreement – Hunters Square Shopping Center including Revised Site Plan 67-9-2023.

MOTION CARRIED 7-0.

CONSIDERATION OF APPROVAL OF STIPULATED AMENDMENT TO CONSENT JUDGEMENT #75 - 29655 W. FOURTEEN MILE ROAD. CMR 10-25-154

Planning and Community Development Director Kettler-Schmult presented this request for a stipulated amendment to an existing consent judgment for the property located at 29655 W. Fourteen Mile Road, known as the Ward Eagle site, west of Middlebelt Road. The proposed amendment would expand the permitted uses for the historically designated portion of the property to include a hair salon. This use

aligns with the City's updated Master Plan, which identifies the area for broader personal service uses. The amendment also includes a provision allowing one parking space fewer than the current parking standard; no issues with parking availability have been identified and the proposed use is not expected to impact parking demand.

City Attorney Joppich informed Council that the new business owners and their attorney were in attendance and expressed appreciation for their cooperation throughout the review process. Staff and the applicants are in agreement on the stipulation, and the proposed amendment is ready for Council approval.

MOTION by Aldred, support by Bridges, that the City Council of Farmington Hills hereby approves the Stipulated Amendment to Consent Judgement #75 – 29655 W. Fourteen Mile Road, west of Middlebelt, Parcel No. 23-02-226-011.

MOTION CARRIED 7-0.

CONSIDERATION OF APPROVAL OF APPOINTMENTS TO VARIOUS BOARDS AND COMMISSIONS.

MOTION by Knol, support by Boleware, that the City Council of Farmington Hills hereby confirms the Mayor's recommendation to appoint the following individuals to various City Boards and Commissions:

Commission on Children, Youth & Families

	Length of Term:	**Term ending:**
Manni Kohli	3 years	February 1, 2029

Manni will fill the regular vacancy.

Innovation, Energy, and Environmental Sustainability Commission

	Length of Term:	**Term ending:**
Lawrence Baker	3 years	February 1, 2029

Lawrence will fill the alternate vacancy.

	Length of Term:	**Term ending:**
Srinivasa Rao Bikki	3 years	February 1, 2029

Srinivasa will fill the alternate vacancy.

Zoning Board of Appeals

	Length of Term:	**Term ending:**
Lloyd Banks	3 years	February 1, 2029

Lloyd will move from the alternate seat to the regular vacancy left by Erik Lindquist.

	Length of Term:	**Term ending:**
JoAnn Rowland	3 years	February 1, 2029

CONSENT AGENDA

RECOMMENDED APPROVAL OF THE TENTATIVE AGREEMENT WITH MICHIGAN FRATERNAL ORDER OF POLICE LABOR COUNCIL. CMR 10-25-155

MOTION by Bridges, support by Boleware, that the City Council of Farmington Hills hereby approves the City Manager and the Assistant City Manager be authorized to execute the tentative agreement with Michigan Fraternal Order of Police Labor Council (MIFOPLC), ratified by the parties and outlined herein, being City Manager's Report dated October 27, 2025.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, BRUCE, DWYER, KNOL, AND RICH
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF AGREEMENT TO PARTICIPATE IN MICAREERQUEST SOUTHEAST EVENT TO BE HELD ON NOVEMBER 18, 2025. CMR 10-25-156

MOTION by Bridges, support by Boleware, that the City Council of Farmington Hills hereby authorizes the City Manager to sign the Event Participant Agreement for the 2025 MiCareerQuest Southeast to be held on November 18, 2025.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, BRUCE, DWYER, KNOL, AND RICH
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

ACKNOWLEDGEMENT OF FOURTH AND FIRST QUARTER FINANCIAL SUMMARY REPORTS AND QUARTERLY INVESTMENT REPORT. CMR 10-25-157

MOTION by Bridges, support by Boleware, that the City Council of Farmington Hills hereby acknowledges the fourth and first quarter financial summary reports and quarterly investment report.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, BRUCE, DWYER, KNOL, AND RICH
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF CITY COUNCIL STUDY SESSION MINUTES OF OCTOBER 13, 2025.

MOTION by Knol support by Aldred, that the City Council of Farmington Hills hereby approves

the City Council study session minutes of October 13, 2025.

Roll Call Vote:
Yeas: ALDRED, BOLEWARE, BRIDGES, BRUCE, DWYER, KNOL, AND RICH
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF CITY COUNCIL REGULAR SESSION MINUTES OF OCTOBER 13, 2025.

MOTION by Bruce support by Aldred, that the City Council of Farmington Hills hereby approves the regular session minutes of October 13, 2025.

Roll Call Vote:
Yeas: ALDRED, BOLEWARE, BRIDGES, BRUCE, DWYER, KNOL, AND RICH
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

ADDITIONS TO AGENDA

There were no additions to the agenda.

PUBLIC COMMENTS

Eric Schmidt, Woodbrook Court, expressed concern about recent public comments made at a prior meeting, which he felt were derogatory toward both Council and residents opposing the development proposal on 13 Mile Road east of Middlebelt. Residents participated in good faith throughout the process. Mr. Schmidt requested that Council issue a public statement condemning such remarks and reaffirming respect for community engagement. He also raised concerns about perceived improprieties involving the Mayor. He appreciated the opportunity to participate in the civic process and urged Council to continue ensuring transparency and accountability in development decisions.

Pat Hansen, Farmington, expressed disappointment that the current and previous City Councils have not finalized a location for a new Costick Center despite years of discussion and repeated consultant studies. She criticized the decision to rehire the same consulting firm and questioned the fiscal responsibility of a potential plan to add onto the aging Hawk building. She urged the future council to take decisive action to meet the needs of the city's senior community. She also requested that public comment periods be moved back to the beginning of Council meetings.

Angie Smith, Farmington Hills resident, explained that Farmington Public Schools provides weekend food assistance for students in need, via a backpack program, ensuring they receive additional support beyond school meals. She thanked the council members who spoke about meeting the food needs of the community. Local aid organizations like CARES currently lack essential supplies. She invited elected officials to join a non-political community effort this Saturday at Shiawassee Park to collect and deliver needed items to CARES.

ADJOURNMENT

The regular session of City Council meeting adjourned at 9:22 pm.

Respectfully submitted,

Carly Lindahl, City Clerk