

AGENDA
CITY COUNCIL STUDY SESSION
MAY 9, 2022 – 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. Discussion on [Rental Dwelling Unit Registration and Inspections](#)
4. Adjourn Study Session

Respectfully submitted,

Pamela B. Smith, 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.

STUDY SESSION

RENTAL DWELLING UNIT REGISTRATION AND INSPECTIONS

ORDINANCE

- The City has an Ordinance covering rental registration and inspections of “single-family rental dwellings” It does not cover the registration or inspections of apartment buildings. I have been looking at several nearby communities that have rental registration and inspections programs for apartments as well as single family homes. My information gathering included Ordinance language, inspection processes and associated fees.

THE ACT OF RENTING OR LEASING DWELLING UNITS (SINGLE OR MULTI-FAMILY) IS A BUSINESS ACTIVITY.

- There are approximately 700 registered residential houses being used as rental dwellings and 60 apartment complexes that have approximately 10,317 apartment rental dwelling units within the city.



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- Dwellings or dwelling units which are leased or rented to the public, when improperly maintained, by reason of their structures, equipment, sanitation, use or occupancy, may adversely affect public health, safety and general welfare as well as the aesthetic value of the surrounding property and community.

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- To correct unsuitable conditions which exist within rental properties and to establish mechanisms for the continued maintenance of a sound rental dwelling stock within the City, and to promote the public health, safety and general welfare of its citizens, registration and inspections of rental dwelling units can provide for the enforcement of minimum rental housing standards.
 - This registration, combined with regular inspections, will aid in the enforcement of the minimum standards for light, ventilation, and heat; for safety from fire and accidents; and for an adequate level of maintenance.

COST TO THE CITY

- The City has recently contracted with an independent code services inspection company for “as needed” services that has the employees and the capability to do complete rental inspections. Properly structured, a rental registration and inspection program will be fully funded by registration and inspection fees paid by the building’s owners. Utilizing this company for rental inspections would be a great solution. They would do the inspections so the city will not need to hire rental inspectors.

AGENDA
CITY COUNCIL MEETING
MAY 9, 2022 – 7:30PM
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 on any agenda item other than an advertised public hearing issue must complete and turn in to the City Clerk a blue, Public Participation Registration Form (located in the wall rack by the south door entering the council chambers).

REGULAR SESSION MEETING BEGINS AT 7:30P.M. IN THE CITY COUNCIL CHAMBER

STUDY SESSION (6:00 P.M. Community Room – See Separate Agenda)

REGULAR SESSION MEETING

CALL REGULAR SESSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Approval of regular session meeting agenda
2. Proclamation recognizing May 15-21, 2022 as [National Public Works Week](#)
3. Proclamation recognizing May 15-21, 2022 as [National Police Week](#)

CORRESPONDENCE

CONSENT AGENDA - (See Items No. 9 - 13)

All items listed under Consent Agenda are considered routine 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

PUBLIC QUESTIONS AND COMMENTS

Limited to five (5) minutes for any item of City business not on the agenda.

COUNCIL MEMBERS COMMENTS AND ANNOUNCEMENTS

CITY MANAGER UPDATE

UNFINISHED BUSINESS:

4. Consideration of approval of the ENACTMENT of [Ordinance C-2-2022](#) to amend City Code, Chapter 34, "Zoning," amending the definition of family; add new definitions for reasonable accommodation and special accommodation residence; add a new Section 34-4.60, Standards and Regulations for Special Accommodation Use; and approval of summary for publication.

NEW BUSINESS:

5. Consideration of approval of [appointments](#) to the Farmington Area Arts Commission.

6. Consideration of approval of amendment to the [Planned Unit Development \(PUD\) 5, 1993](#) Agreement.
7. Consideration of approval of submission of Southeast Michigan Council of Governments (SEMCOG) Planning Assistance Program Application for Complete Streets and Corridor Safety Planning. [CMR 5-22-51](#)
8. Consideration of approval of the INTRODUCTION of an [ordinance](#) to amend the Farmington Hills Code of Ordinances at Chapter 8, "Business Licensing" Article II, "Smoking Lounges," to establish a special permit for hookah smoking areas in smoking lounges and to amend provisions relating to the purpose and intent of the ordinance, definitions, applications for licenses, basis for approval and denial of license and special permits, standards of conduct, hours of operation, and temporary closures in the interest of the public health, safety, and welfare.

CONSENT AGENDA:

9. Recommended approval of a Special Event Permit for the [11th Annual Cipriano Classic 5K Race](#) to be held on Friday, June 10, 2022.
10. Recommended approval of a [request for employment](#) under Section 10.01A of the City Charter for a Camp Leader and Hawks Nest Leader.
11. Recommended approval of City Council [study session meeting minutes](#) of April 25, 2022.
12. Recommended approval of the City Council [regular session meeting minutes](#) of April 25, 2022.
13. Recommended approval of the City Council [special meeting minutes](#) of April 27, 2022.

ADDITIONS TO AGENDA

14. Attorney Report

ADJOURNMENT

Respectfully submitted,

Pamela B. Smith, 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.



PROCLAMATION
National Public Works Week
May 15 – 21, 2022
“Ready and Resilient”

- WHEREAS,** public works professionals focus on infrastructure, facilities, and services that are of vital importance to sustainable and successful communities such as the City of Farmington Hills; and
- WHEREAS,** National Public Works Week recognizes the men and women who provide and maintain the services collectively known as public works, which are an integral part of the health, safety, high quality of life, and well-being in the everyday lives of Farmington Hills residents; and
- WHEREAS,** the support of an understanding and informed citizenry is vital to the efficient operation of public works systems and programs such as water supply, sanitary sewers, roadways, public buildings and properties, signage, traffic control, and solid waste collection and recycling; and
- WHEREAS,** the health, safety, and comfort of this community all depend upon the effectiveness of public works programs and the vital contributions and daily service of the dedicated and hard-working professionals of the City’s Public Services Department and the Division of Public Works; and
- WHEREAS,** this year’s theme, "Ready and Resilient," showcases the superheroes that lie within each and every public works professional - always **READY** to serve their communities, and **RESILIENT** as ever in their abilities to pick themselves up and rise to the occasion after encountering challenges; and
- WHEREAS,** National Public Works Week was instituted by the American Public Works Association as a public education campaign designed to call attention to the importance of public works in the lives of present and future generations.

NOW, THEREFORE, BE IT RESOLVED that I, Vicki Barnett, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby proclaim May 15 – 21, 2022 as **National Public Works Week** in the City of Farmington Hills and call upon all citizens to recognize and acknowledge the vital services provided daily by the City’s public works professionals to maintain the high quality of life in Farmington Hills.

A handwritten signature in black ink that reads "Vicki Barnett".

Vicki Barnett, Mayor



PROCLAMATION
National Police Week
May 15 - 21, 2022

- WHEREAS,** Congress and the President of the United States have designated May 15 as Peace Officers Memorial Day, and the week in which May 15 falls as National Police Week; and
- WHEREAS,** National Police Week honors all law enforcement officers, and Peace Officers Memorial Day pays homage to those who made the ultimate sacrifice in service to their community or became disabled in the performance of duty and also pays tribute to the survivors of these fallen heroes; and
- WHEREAS,** we honor the men and women of the Farmington Hills Police Department, along with their community partners, and commend them on their impressive accomplishments in reducing crime in our community; and
- WHEREAS,** the Farmington Hills Police Department achieved reaccreditation from the Michigan Association of Chiefs of Police, becoming one of only eight Michigan police agencies to have attained this status and currently the largest agency to achieve this prestigious accomplishment; and
- WHEREAS,** it is vital that our citizens know that Farmington Hills police officers are committed to practicing 21st century policing, encouraging positive community connections, and delivering superior services without prejudice or partiality; and
- WHEREAS,** we are grateful to the members of our Police Department and to the community, whose partnership helps Farmington Hills continue to be rated as one of the safest communities to live in the state and country each year.

NOW, THEREFORE, BE IT RESOLVED, that I, Vicki Barnett, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby proclaim May 15 – 21, 2022 as **National Police Week** and call upon the citizens of Farmington Hills to join in recognizing our Farmington Hills police officers, dispatchers, and civilian support staff, and in honoring all the dedicated professional law enforcement personnel across our country who preserve the safety and security of our communities.

A handwritten signature in black ink that reads "Vicki Barnett".

Vicki Barnett, Mayor

CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN
ZONING TEXT AMENDATORY ORDINANCE
ORDINANCE NO. C-2-2022

An ordinance to amend the City Code, Chapter 34 Zoning Chapter, of the City of Farmington Hills, to amend the definition of family; add new definitions for reasonable accommodation and special accommodation residence; add a new Section 34-4.60, standards and regulations for Special Accommodation Use as hereinafter described:

THE CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN, HEREBY ORDAINS:

Section 1.

Amend Section 34-2.2, Definitions to amend the definition of family to read as follows:

Family

1. An individual or group of two (2) or more persons related by consanguinity, marriage or adoption, together with foster children or servants of the principal occupants, with not more than one additional unrelated person, who are domiciled together as a single, domestic, housekeeping unit in a dwelling unit; or
2. A collective number of individuals domiciled together, up to six persons, in one (1) dwelling unit whose relationship is of a continuing non-transient domestic character and who are cooking and living as a single nonprofit housekeeping unit. This definition shall not include any society, club, fraternity, sorority, association, lodge, coterie, organization or group of students or other individuals whose domestic relationship is of a transitory or seasonal nature or for an anticipated limited duration of a school term or terms or other similar determinable period. This definition also does not include halfway houses for prisoner re-entry and similar facilities. It also does not include medication-assisted treatment for substance abuse patients, substance abuse disorder treatment facilities and similar facilities for those not recovered from substance abuse treatment.

Section 2.

Amend Section 34-2.2, Definitions to add two new definitions as follows:

Reasonable Accommodation means a change, modification, exception or adjustment to the ordinance that is needed for a person with a disability to use and enjoy a dwelling. A Reasonable Accommodation does not include an accommodation which would (1) impose an undue financial or administrative burden on the City; or (2) require a fundamental alteration to the nature of the City's land use and zoning ordinance or policies.

Special Accommodation Residence means a use that provides equal housing opportunities particularly suited to the needs of persons entitled to a reasonable accommodation under state or federal law, such

as but not limited to, the Federal Fair Housing Act, as amended, 42 USC § 3604(f)(1) et seq, the Americans with Disabilities Act, as amended, 42 USC §12131 et seq, and the Rehabilitation Act, as amended, 29 USC §794(a). The definition of Special Accommodation Residence shall be applicable to various types of transitional and permanent homes or living arrangements that occupy dwellings or other structures and may include, but not be limited to, adult foster care large group homes and sober living homes.

Section 3.

Amend Section 34-4.0, Use Standards to add a new Section 34-4.60 Special Accommodation Residence as follows:

Section 4.60 Special Accommodation Residence

A. Intent. This section is intended to authorize the grant of relief from the strict terms of this Ordinance in order to provide equal housing opportunities particularly suited to the needs of persons entitled to reasonable accommodation under state or federal law, such as but not limited to, the Federal Fair Housing Act, as amended, 42 USC § 3604(f)(1) et seq, the Americans with Disabilities Act, as amended, 42 USC §12131 et seq, and the Rehabilitation Act, as amended, 29 USC §794(a). This Section of the Ordinance responds to the prohibition of housing discrimination based on a disability which is defined as:

- (1) A physical or mental impairment which substantially limits one or more of such person's major life activities;
- (2) A record of having such an impairment; or
- (3) Being regarded as having such a physical or mental impairment that limits one or more of such person's major life activities.

This section is further intended to advance a legitimate governmental interest by regulating Special Accommodation Residences in a manner that ensures that the use of land is situated in appropriate locations and with proper relationships particularly to the surrounding land uses, limits inappropriate overcrowding of land or particular uses and/or congestion of population, and it ensures that public streets and facilities are not overburdened.

B. Applicability. The provisions of this section shall be applicable to various types and capacities of transitional and permanent homes and structures which occupy dwellings and may include, but not be limited to, adult foster care large and small group homes, other congregate living facilities, and sober living facilities. The City Manager or his/her designee may approve a Special Accommodation Residence, subject to and in accordance with this section.

C. Conditions of Approval. As a condition to approval of a Special Accommodation Residence, the applicant must comply with all the terms of this section, and must demonstrate all of the following:

- (1) The ultimate residential user or users of the property shall be persons for whom state or federal law mandates the City to make reasonable accommodations in connection with proposed uses of land under the existing circumstances;

- (2) Taking into consideration the needs, facts, and circumstances which exist throughout the City and the population to be served by the use, the proposed reasonable accommodation shall be necessary to afford such person equal opportunity to the proposed use and enjoyment within the City;
- (3) Approval of the proposed housing shall not require or will not likely result in a fundamental alteration in the nature of the Zoning District and neighborhood in which the property is situated, or result in an excess concentration of such proposed housing in a particular area, considering cumulative impact of one (1) or more other uses and activities in, or likely to be in, the area, and shall not impose undue financial and administrative burden. The interests of the City shall be balanced against the need for accommodation on a case-by-case basis; and
- (4) The public health, safety and welfare is maintained by providing adequate space for occupants as follows:
 - (a) There shall be not less than 35 square feet of indoor living space per occupant, exclusive of bathrooms, storage areas, hallways, kitchens, and sleeping areas.
 - (b) A single occupancy bedroom shall have not less than 80 square feet of usable floor space.
 - (c) A multioccupancy resident bedroom shall have not less than 65 square feet of usable floor space per bed.

For the purpose of this subsection (4), “usable floor space” means floor space that is under a ceiling which is not less than 6 feet, 6 inches in height, excluding closets and space that is under a portable wardrobe. When determining usable floor space, an alcove or any other part of the room that does not have at least a 7-foot horizontal dimension shall be excluded.

D. Application Provisions. The application for a Special Accommodation Residence within an existing or proposed structure shall include the following, in addition to all other applicable permits required by the City:

- (1) A sketch plan, drawn to scale, showing the proposed use and development. At a minimum, the sketch submittal shall include the following information:
 - a) Evidence of ownership; location and description of site; dimensions and areas;
 - b) Scale, north arrow, date of plan;
 - c) A recent aerial photograph from an available resource (City GIS portal at fhgov.com), Google Earth, or similar platform showing site and area within at least 100 feet of property boundaries;
 - d) Location, type and land area of each proposed land use and number of dwelling units in structure or structures to be occupied.
 - e) Sketch of floor plan showing layout and number of persons to occupy each bedroom or similar sleeping area.
 - f) General description of proposed water, sanitary and storm drainage systems;

- g) General location of proposed parking and number of spaces required and provided.

(2) A separate document that provides the following:

- a) A summary of the basis on which the applicant asserts entitlement to approval of a Special Accommodation Residence, covering each of the requirements of this ordinance.
- b) The number of residents served, resident services provided and the anticipated length of stay, and staffing and duties performed.

E. Standards and Regulations. In order to determine whether a Special Accommodation Residence should be granted, the need to provide a reasonable accommodation under state or federal law shall be considered and weighed by the City Manager in relationship to the following:

- (1) If the proposed housing does not constitute a permitted use in the zoning district in which the property is situated, the intensity of the use (e.g., number of residents in the residential facility) shall be the minimum required in order to achieve feasibility of the use; and
- (2) The use, and all improvements on the property shall be designed and constructed to meet the following standards and conditions:
 - a) Taking into consideration the size, location and character of the proposed use, the proposed use shall be established in such a manner to be compatible and harmonious, as determined by the application of generally accepted planning standards and/or principles, with:
 - i. The surrounding uses; and/or
 - ii. The orderly development of the surrounding neighborhood and/or vicinity.
 - b) The proposed use shall be designed to ensure that vehicular and pedestrian traffic shall be no more hazardous than is normal for the district involved, taking into consideration traffic volume, proximity and relationship to intersections, adequacy of sight distances, on-site parking, pedestrian traffic safety, and location and access of off-street parking;
 - c) The proposed use shall be such that the location and height of buildings or structures and location, nature and height of walls, fences and landscaping will not interfere with or discourage the appropriate development or use of adjacent land and buildings and will not have a detrimental effect upon their value;
 - d) The proposed use shall be designed, located, planned and operated in such a manner that the public health, safety and welfare will be protected; and
 - e) The proposed use shall be designed and operated so as not to cause substantial injury to the value of other property in the neighborhood in which it is to be located and will not be detrimental to existing and/or other permitted land uses in the zoning district.

F. Conditions. In connection with the approval of a Special Accommodation Residence, the City Manager may impose such conditions as are authorized by law. If a standard in this ordinance is reduced or modified to be less stringent, any condition imposed shall be proportional to mitigate the impact of the reduction or modification granted and shall be in keeping with protecting the health, safety and general welfare of the City.

G. Timeframe for Application Review. The City Manager or his/her designee will review the request for a special accommodation and approve or deny the application within fifteen (15) business days of submittal of a complete application.

H. Effect of Approval.

(1) Approval of a Special Accommodation Residence shall be solely for the benefit of the particular class of users who were the basis of requiring the City to make a reasonable accommodation under applicable state and/or federal law, and not for the benefit of any other persons. Accordingly, the effect of an approval under this section shall be for the exclusive benefit and occupancy of such class of persons. If a change in such use occurs such that it is occupied by others, the regulations applicable within the district in which the property is situated shall thereupon immediately and fully apply, unless application is made and approved for another Special Accommodation Residence based on the change.

(2) An approval under this section shall be effective for a period of one (1) year and shall thereafter be void unless there is an occurrence of actual occupancy by persons for whom the special accommodation has been made in granting approval.

I. A Special Accommodation Residence is a principal permitted use, subject to conditions, in the following districts: RA-1A, RA-1B, RA-2B, RA-1, RA-2, RA-3, RA-4, RP-1, and RP-2.

Section 5.

All Ordinances or parts of Ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 6.

The provisions of this Ordinance are hereby ordered to take effect on the date provided by applicable law following publication.

Section 7.

This Ordinance is hereby declared to have been duly adopted by the City Council of the City of Farmington Hills, at a duly called meeting held on the ___ day of _____, 2022 and ordered to give publication in the manner prescribed by law.

YEAS:

NAYS:

ABSTENTIONS:

ABSENT:

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__ day of_____, 2022, the original of which is on file in my office.

PAMELA B. SMITH, City Clerk
City of Farmington Hills

SUMMARY
ORDINANCE NO. C-2-2022
CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN

NOTICE OF AN ORDINANCE TO AMEND THE CITY CODE, CHAPTER 34 ZONING CHAPTER, OF THE CITY OF FARMINGTON HILLS, TO AMEND THE DEFINITION OF FAMILY; ADD NEW DEFINITIONS FOR REASONABLE ACCOMMODATION AND SPECIAL ACCOMMODATION RESIDENCE; ADD A NEW SECTION 34-4.60, STANDARDS AND REGULATIONS FOR SPECIAL ACCOMMODATION USE

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 1-4, Ordinance Amendments

Section 5, Repealer

Section 6, Effective Date The provisions of this Ordinance are ordered to take effect twenty-one (21) days after enactment.

Section 7, Date and Publication

PAMELA B. SMITH, City Clerk

Publish: Farmington Observer 5/19/2022



INTEROFFICE CORRESPONDENCE

DATE: May 9, 2022
TO: City Council
FROM: Vicki Barnett, Mayor
SUBJECT: Recommendation for appointment

I would like to recommend the following appointments at the May 9, 2022 City Council meeting:

Farmington Area Arts Commission

Don Fritz	Length of Term: Unexpired term	Term ending: February 1, 2025
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Mr. Fritz will fill the vacancy of Brian Breen who resigned in January 2020. Attached, please find Mr. Fritz's resume.

Farmington Area Arts Commission

Nora Mason	Length of Term: Unexpired term	Term ending: February 1, 2024
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Ms. Mason will fill the Alternate vacancy of Jeff Dutka who became a regular member in January 2021. Attached, please find Ms. Mason's resume.

Madison Grisdale

From: [REDACTED]
Sent: Tuesday, April 12, 2022 11:17 AM
To: CMO
Subject: Boards and Commissions Questionnaire

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Submittor's Name	Donald Fritz
Submittor's Address	[REDACTED]
Submittor's Phone	[REDACTED]
Submittor's Email	[REDACTED]
Interest(s)	Arts Commission

Resume

I have great interest in helping to develop strong arts programs in our community, especially in theatre-related activities. The new Hawk facility really opens up opportunities for expansion of Farmington Hills' existing fine programs. My educational background in in theatre, and as a high school teacher I was actively engaged as director and stage designer for play productions in several schools over the years. As well, I have been active as an actor and stage designer in a couple of community theatre groups, most recently with Stagecrafters in Royal Oak. I have been privileged to serve for the past few years on the Parks & Recreation Commission, but really feel that my interests and talents could be put to better use with the Arts Commission.

References

4/12/2022 11:16:26 AM

Madison Grisdale

From: [REDACTED]
Sent: Friday, April 1, 2022 10:55 AM
To: CMO
Subject: Boards and Commissions Questionnaire

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Submittor's Name	Nora Mason
Submittor's Address	[REDACTED]
Submittor's Phone	[REDACTED]
Submittor's Email	[REDACTED]
Interest(s)	Arts Commission

Resume

Nora Jane Mason [REDACTED] [REDACTED] [REDACTED] - Email: [REDACTED]
[REDACTED] Employment Farmington First United Methodist Church Farmington, MI - 7/20 to 10/21 Sunday School Superintendent and Vacation Bible School (VBS) Coordinator, part time Preschool-High School Plan Sunday School Schedule and organize in-person and online classes. Select and manage Sunday School youth curriculum. Recruit and coordinate teachers, teaching assistants, and volunteers for VBS. Mt. Abraham Middle/High School Bristol, VT - 2016 to 2017 Design Technology Teacher, full time Grades 6 - 8 Teach Computer Aided Design (CAD), Architectural CAD, Engineering, Electricity and Electronics, Graphic Arts, and Robotics to middle school students. Develop a new curriculum for middle school courses. St. Albans Town School Open Doors Program St. Albans, VT - 2014 to 2016 Teacher, part time (after-school/summer) Grades 3 - 8 Teach after-school enrichment and summer classes in Robotics, Graphic Arts, Engineering, Architecture, Electricity and Circuits, Fashion Design, and 3D printing. Bellows Free Academy St. Albans, VT - 2013 to 2016 Design Technology Teacher, full time Grades 9 - 12 Teach Computer Aided Design (CAD), Architectural CAD, Advanced Architectural CAD, Independent Study Architecture CAD, Principles of Engineering, Transportation and Power, Electricity and Electronics, Graphic Arts, and Independent Study Graphic Arts. Develop a new curriculum for all courses, and prepare curriculum for new course Fashion Design for fall 2016. Focused on increasing girls' enrollment in all technology courses. Rosie's Girls Summer Camp St. Albans, VT - 2013 to 2014 Camp Leader, part time (summers) Grades 6 - 8 Teach classes to at-risk middle school girls, including Carpentry, Welding, Architecture, Art and Design, and 3D Printing. Supervise team-building and empowerment activities. Dowagiac Middle School Dowagiac, MI - 2012 to 2013 Art Teacher, full time Grades 6 - 7 Teach art classes in collaboration with core teachers. Curate the Spring Fine Arts Festival and manage an after-school art club. [Additional part-time teaching experience in Michigan from 2010 to 2012] Education California University of Pennsylvania, California, PA Master in Technology Education [2015]; and STEM education certificate [2015] Northwest Technical Center, St. Albans, VT Welding 1 class, 30 hours, Bellows Free Academy Technical Center [2015] Grand Valley State University, Allendale/Grand Rapids, MI Bachelor of Fine Arts, Art and Design, Ceramics [2009]; Art Education Certification [2010] Southwestern Michigan College, Dowagiac, MI Associate of Arts, Art [2005] Professional Organizations Vermont Design Technology Education Association - State Secretary [2015-2018] International Technology and Engineering Education Association - Member [2016-2018] Technologies Utilized in the Classroom Adobe Products - Illustrator, InDesign, Photoshop CAD Programs - Solidworks, Chief Architect, SketchUp Programing Products - Lego Mindstorms, Arduino, Scratch, Code Academy, CS First, Khan Academy Classroom Management Products - Google Suite/Classroom, YouTube, Zoom, Microsoft Office

References

Pete Symula Design Technology Dept. Head Bellows Free Academy 71 S Main St, St Albans City, VT
05478 (802) 309-1251 psymula@maplerun.org

4/1/2022 10:54:41 AM



Interoffice Correspondence

DATE: May 5, 2022 (May 9, 2022, City Council Meeting)

TO: Gary Mekjian, City Manager

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

SUBJECT: Amendment to the Planned Unit (PUD) 5, 1993 Agreement – Kojaian PUD

Please find the attached [Amendment to PUD 5, 1993 Agreement](#). Public hearings on this request were held before the City Planning Commission on December 16, 2021 and City Council on February 28, 2022. The City of Farmington Hills did not receive objections to the requested amendment. This Agreement is ready for consideration by City Council at their May 9, 2022, meeting. Staff will be present at the meeting to address any questions that you might have.

Attached material:

- [City Attorney Letter](#)
- [Amendment to PUD 5, 1993 Agreement and Exhibits](#)
- [December 16, 2021, Planning Commission Public Hearing Minutes](#)
- [February 28, 2022, City Council Public Hearing Minutes](#)

**STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF FARMINGTON HILLS**

**FIRST AMENDMENT TO PLANNED UNIT DEVELOPMENT AGREEMENT
KOJAIAN PUD**

THIS FIRST AMENDMENT TO PLANNED UNIT DEVELOPMENT AGREEMENT (the "First Amendment to PUD Agreement"), dated _____, 2022, 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", and **FARMINGTON HILLS CORPORATE INVESTORS, LLC**, a Michigan limited liability company, whose address is 39400 Woodward Ave., Suite 250, Bloomfield Hills, MI 48304, hereinafter referred to as and called "Kojaian."

RECITALS:

A. Kojaian, as successor to NBD Bank, N.A., and the City are parties to a certain Planned Unit Development Agreement dated October 28, 1994, recorded on January 27, 1995, in Liber 15225, Page 50, Oakland County Records (the "Agreement"), pertaining to approximately 138.2749 acres of real property situated in the City of Farmington Hills, Oakland County, Michigan, being more particularly described in attached **Exhibit A** to the Agreement (hereinafter referred to as the "Property").

B. Kojaian retains control over the common elements within the Planned Unit Development, being PUD Plan 5, 1993.

C. Kojaian is the fee owner developer of approximately 2.59 acres of the Property located at the south side of W. 12 Mile Road between Investment Drive and Drake Road, more particularly described in attached **Exhibit B** (hereinafter referred to as the "Amended Property").

D. Kojaian requested an amendment to the PUD Plan, being PUD Plan 5, 1993, as it pertains to the Amended Property.

E. On December 16, 2021, after providing notice as required by law, a public hearing on Kojaian's application to amend the PUD Plan 5, 1993, including Site Plan 65-10-2021, was held before the City Planning Commission. The City did not receive objections to the requested amendment.

F. The City Planning Commission considered and approved Kojaian's proposed amendment to the PUD Plan, being PUD Plan 5, 1993, Amended, including Site Plan 65-10-2021, to develop the Amended Property consistent with the City's B-2 zoning classification, subject to certain conditions.

G. On February 28, 2022, the City Council considered and approved Kojaian's proposed amendment to the PUD Plan, being PUD Plan 5, 1993, dated January 4, 2022, including Site Plan 65-10-2021, dated January 4, 2022 (hereinafter referred to as the "2022 Plan Amendment" and attached hereto as **Exhibit C**), to develop the Amended Property consistent with the City's B-2 zoning classification, subject to certain conditions, including the approval, execution and recording of an amendment to the Agreement.

H. Kojaian accepts any and all risks associated with the City's approval of the 2022 Plan Amendment, and agrees to release and hold the City harmless from any and all claims, liabilities, causes of action, damages, judgments, attorney fees, court costs, and expenses which arise out of or are related to the City's approval of the 2022 Plan Amendment.

I. Pursuant to Section 25 of the Agreement and in accordance with the procedures set forth in Section 34-3.20 of the City's Zoning Ordinance, Kojaian and the City desire to amend the Agreement for the purposes set forth in this First Amendment to Planned Unit Development Agreement.

NOW, THEREFORE, in consideration of the covenants contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is agreed as follows:

1. All references in the Agreement to the PUD Plan, site plan, landscape plan and any other plans, elevations and surveys are hereby amended to include and shall be amended to include the 2022 Plan Amendment (attached hereto as Exhibit C).

2. Paragraph 2 of the Agreement is removed and replaced, in full, by the following:

The property shall be developed only in accordance with: (a) the Agreement, as amended; (b) the Planned Unit Development plan approved by City Council on August 8, 1994, as amended on February 28, 2022; (c) the site plans and landscape plans that have been or are to be approved by the Planning Commission; and (d) the engineering plans that have been or are to be approved by the City Administration.

3. Paragraph 3 of the Agreement is amended to add a new subparagraph (H) to provide as follows:

Uses permitted under the City Zoning Ordinance on February 28, 2022, in the B-2 – Community Business District, being section 34-3.1.24 of the City Zoning Ordinance, on the Amended Property only.

4. Paragraph 7 of the Agreement is removed and replaced, in full, by the following:

Except as may be modified by this Agreement, the area and bulk requirements applicable to the B-2 zoning district on February 28, 2022, shall apply to the Amended Property and the area and bulk requirements applicable to the OS-4 zoning district shall apply to the sremaining Property.

5. Paragraph 13 of the Agreement is removed and replaced, in full, by the following:

Six (6) freestanding accessory signs shall be permitted; one (1) at each of four (4) vehicular entrances to the site (as shown on the Planned Unit Development Plan and the 2022 Plan Amendment), one (1) orientated toward the I-696 Freeway, and one (1) along 12 Mile just east of Investment Drive as shown on the Amended Property site plan. The requirements of the B-2 zoning district on February 28, 2022, as to area and height shall apply to the signs located on the Amended Property and the requirements of the OS-4 District as to area and height shall apply to the signs located on the remaining Property. Signs limited to providing directions or instructions for vehicular or pedestrian traffic shall be permitted as set forth in the Zoning Ordinance except that four (4) such signs may be placed within the campus and shall be no larger than seventy (70) square feet in the area and no higher than ten (10) feet. The four (4) signs shall be located at the four (4) intersections of the entrance roads with the interior private roads of the site.

6. Paragraph 27 of the Agreement is removed and replaced, in full, by the following:

This instrument, as amended in writing between the parties in accordance with Section 25, above, contains the entire agreement between the parties. No statements, promises or endorsements made by either party or agent of either party that are not contained in this written contract shall be valid or binding, and this contract may not be enlarged modified, or altered except in writing signed by the parties and endorsed here.

7. Kojaian acknowledges that, at the time of the execution of this First Amendment to Planned Unit Development Agreement, Kojaian has not yet obtained engineering approvals for the development of the Amended Property. Kojaian acknowledges that the Engineering Division of the City may impose additional conditions other than those contained in this Agreement during its plan reviews and approvals as authorized by law; provided, however, that such conditions shall not be inconsistent with the PUD Plan, as Amended by the 2022 PUD amendment documents and shall not change or eliminate any development right authorized thereby. The plans approved by the Engineering Division and any conditions imposed by the Engineering Division as authorized by law shall be incorporated into and made a part of this Agreement automatically upon issuance of the City Engineering Division's approval of same and without the necessity of amending this Agreement, and shall be enforceable against Kojaian in the event Kojaian proceeds with the development on the Amended Property.

8. The exhibits attached hereto and the recital paragraphs set forth above are hereby incorporated into this First Amendment to Planned Unit Development Agreement by this reference as though fully set forth herein.
9. The parties acknowledge and agree that, except as expressly set forth in this First Amendment to Planned Unit Development Agreement; all of terms, conditions and obligations contained in the Agreement remain unchanged and are in full force and effect.
10. This First Amendment to Planned Unit Development Agreement shall be recorded at the Oakland County Register of Deeds Office.

[Signatures on Next Page]

EXHIBIT A

PROPERTY LEGAL DESCRIPTION
(Attached)

P.U.D #5, 1993/NATIONAL BANK OF DETROIT

LEGAL DESCRIPTION AS FIELD SURVEYED BY
SPALDING, DEDECKER & ASSOCIATES, INC. (JUNE 1994)

A PARCEL OF LAND LOCATED IN AND BEING A PART OF THE NORTH ONE HALF OF SECTION 17, T1N, R9E, CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17. THENCE N88°05'57"E 221.96' ALONG THE NORTH LINE OF SAID SECTION: THENCE S2°03'48"E 73.00' TO THE POINT OF BEGINNING; THENCE N88°05'57"E 320.00' PARALLEL WITH AND 73' SOUTHERLY OF THE NORTH LINE OF SAID SECTION 17; THENCE S2°03'48"E 10.00'; THENCE S89°26'32"E 220.23'; THENCE N2°03'48"W 10.00'; THENCE S89°26'32"E 550.57'; THENCE N2°03'48"W 73.06'; THENCE N88°05'57"E 1311.56' TO A POINT ON THE NORTH AND SOUTH ONE-QUARTER LINE OF SAID SECTION 17; THENCE N88°06'09"E 1315.86' TO THE LEGAL EAST SIXTEENTH LINE AS ESTABLISHED PER THIS SURVEY; THENCE S2°18'07"E 1371.48' ALONG THE LEGAL SIXTEENTH LINE AS ESTABLISHED BY "FORESTBROOK ESTATES" SUBDIVISION, RECORDED IN L.102, P.24, OAKLAND COUNTY PLAT RECORDS TO A POINT ON THE NORTHERN LINE OF INTERSTATE 696; THENCE S85°28'10"W 659.10' ALONG THE NORTHERN LINE OF INTERSTATE 696; THENCE ALONG A CURVE TO THE LEFT 3276.96' ($\Delta = 16^{\circ}06'28"$, RADIUS = 11656.16, CHORD BEARING = S77°26'48"W 3266.18') ALONG THE NORTHERN LINE OF INTERSTATE 696 TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF HALSTED ROAD; THENCE N2°03'49"W 266.08 PARALLEL WITH AND 75' EASTERLY OF THE WESTERN LINE OF SECTION 17; THENCE S87°56'12"W 25.00'; THENCE N2°03'48"W 454.82'; THENCE S87°56'12"W 17.00'; THENCE N2°03'48"W 397.17'; THENCE N87°56'12"E 27.00'; THENCE N2°03'48"W 329.83'; THENCE N88°05'58"E 261.96'; THENCE N2°03'48"W 60.00'; THENCE S88°05'57"W 268.96'; THENCE N2°03'48"W 40.00'; THENCE N88°05'57"E 168.96'; THENCE N2°03'48"W 417.67' TO THE POINT OF BEGINNING. CONTAINING 138.2749 ACRES OF LAND.

Exhibit B

AMENDED PROPERTY LEGAL DESCRIPTION

Description of a 2.59 Acre Parcel of Land Located in the Northwest ¼ of Section 17, T1N, R9E, City of Farmington Hills, Oakland County, Michigan

Commencing at the North ¼ corner of Section 17, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan, thence South 88 degrees 05 minutes 57 seconds West 95.28 feet along the North line of said Section 17 and the centerline of 12 Mile Road (Variable Width); thence South 01 degrees 54 minutes 03 seconds East 120.00 feet to the Southerly right-of-way line of said 12 Mile Road for a Place of Beginning; thence South 01 degrees 54 minutes 03 seconds East 265.28 feet; thence South 27 degrees 24 minutes 44 seconds West 234.53 feet; thence South 87 degrees 58 minutes 27 seconds West 151.99 feet to the Easterly right-of-way line of Investment Drive (60 feet wide); thence along said Easterly right-of-way line the following three (3) courses: North 02 degrees 03 minutes 48 seconds West 354.64 feet, North 10 degrees 58 minutes 27 seconds East 66.03 feet, and north 01 degrees 54 minutes 03 seconds West 51.10 feet to the Southerly right-of-way line of said 12 Mile Road; thence along said Southerly right-of-way line North 88 degrees 05 minutes 57 seconds East 253.11 feet to the Place of Beginning, containing 2.59 acres of land, more or less, being subject to easements, conditions, restrictions and exceptions of record, if any.

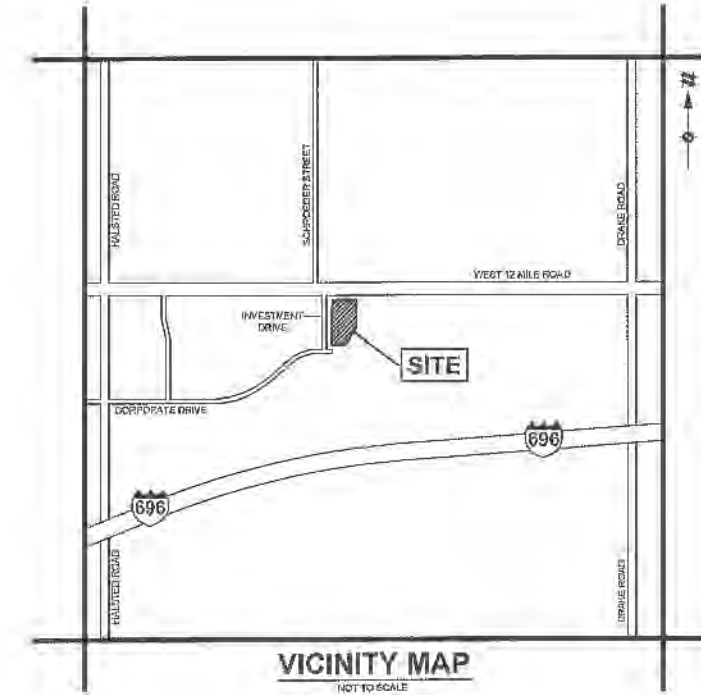
EXHIBIT C

2022 PLAN AMENDMENT
(Attached)

FHCC

CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN
TAX ID: PART OF 23-17-201-013

SITE PLANS



THE LOCATION OF DEPT. OF PUBLIC WORKS UTILITIES IS NOT GUARANTEED. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND DEPT. OF PUBLIC WORKS UTILITIES LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCURRED BY THE CONTRACTOR FAILING TO EXERCISE DUE CARE AND PRECAUTION AND ALL ENCLOSURE UTILITIES.

NOTICE: CONTRACTOR SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY OF THE WORK OF ANY NEARBY STRUCTURES OR OF ANY OTHER PERSONS.

ATWELL, LLC HAS NO LIABILITY FOR ANY DAMAGES OR INJURIES WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL, LLC.

ATWELL
666-350-4200 www.atwell-group.com
TWO ZOVIE SQUARE, SUITE 700
SOUTHFIELD, MI 48076
248-447-2000



DEVELOPMENT TEAM

DEVELOPER

KOJAIAN MANAGEMENT CORP
39400 WOODWARD AVE., SUITE 250
BLOOMFIELD HILLS, MI 48304
CONTACT: TONY ANTOINE
PHONE: 248-644-7600

ARCHITECT

YAMASAKI, INC.
THE FISHER BUILDING
3011 WEST GRAND BLVD., SUITE 222
DETROIT, MI 48202
CONTACT: MICHAEL LAWRENCE
PHONE: 877-547-0885

CIVIL ENGINEER

ATWELL, LLC
12745 23 MILE ROAD, SUITE 200
SHELBY TOWNSHIP, MI 48315
CONTACT: MIKE MCPHERSON
PHONE: 566-796-8800
EMAIL: mmcperson@atwell-group.com

GOVERNING AGENCIES / UTILITY CONTACTS

MUNICIPALITY

PLANNING DEPARTMENT
31555 W. ELEVEN MILE ROAD
FARMINGTON HILLS, MI 48326-1103
CONTACT: MARK STEG
PHONE: 248-971-2544

WATER & SEWER

PUBLIC WORKS
27245 HALSTED
FARMINGTON HILLS, MI 48324
CONTACT: KEVIN MCCARTHY
PHONE: 248-971-2850

PROPERTY DESCRIPTION

DESCRIPTION OF A 2.59 ACRE PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 17, T1N, R9E, CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN

Commencing at the North 1/4 corner of Section 17, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan, thence South 88 degrees 05 minutes 57 seconds West 95.28 feet along the North line of said Section 17 and the centerline of 12 Mile Road (Variable Width); thence South 01 degrees 54 minutes 03 seconds East 120.00 feet to the Southerly right-of-way line of said 12 Mile Road for a PLACE OF BEGINNING; thence South 01 degrees 54 minutes 03 seconds East 265.28 feet; thence South 27 degrees 24 minutes 44 seconds West 234.53 feet; thence South 87 degrees 58 minutes 27 seconds West 151.99 feet to the Easterly right-of-way line of Investment Drive (80 feet wide); thence along said Easterly right-of-way line the following three (3) courses: North 02 degrees 03 minutes 48 seconds West 354.64 feet, North 10 degrees 58 minutes 27 seconds East 66.03 feet, and North 01 degrees 54 minutes 03 seconds West 51.10 feet to the Southerly right-of-way line of said 12 Mile Road; thence along said Southerly right-of-way line North 88 degrees 05 minutes 57 seconds East 253.11 feet to the Place of Beginning, containing 2.59 acres of land, more or less, being subject to easements, conditions, restrictions and exceptions of record, if any.

PROJECT NARRATIVE

THIS PROJECT PROPOSES TO CONSTRUCT TWO COMMERCIAL BUILDINGS TOTALING 9,833 SQUARE FEET. THE ANTICIPATED TENANTS INCLUDE MULTIPLE RETAIL AND RESTAURANT TENANTS. ASSOCIATED PARKING LOT, UTILITY, AND LANDSCAPING IMPROVEMENTS ARE PROPOSED TO ACCOMMODATE THE DEVELOPMENT.

FLOODPLAIN NOTE

PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP NO. 28125C0831F DATED 8/28/2005, THE SITE LIES WITHIN ZONE X WHICH ARE AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

WETLANDS

EXISTING WETLANDS ON-SITE ARE PROPOSED TO BE IMPACTED. A PERMIT FROM EGLE IS REQUIRED PRIOR TO CONSTRUCTION.

NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH CITY OF FARMINGTON HILLS STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL FRANCHISE UTILITY (GAS, ELECTRIC, DATA) CONSTRUCTION, REMOVAL, AND RELOCATIONS. ANY FRANCHISE UTILITY INFORMATION ON THESE PLANS IS SHOWN FOR REFERENCE ONLY.

SHEET INDEX

- C00 COVER SHEET
- C01 SITE LAYOUT PLAN
- C02 TREE PRESERVATION PLAN
- C03 TREE LIST
- C04 TREE LIST
- C05 LANDSCAPE PLAN
- C06 LANDSCAPE DETAILS
- C07 PRELIMINARY GRADING & STORMWATER PLAN
- C08 PRELIMINARY GRADING & STORMWATER PLAN
- C09 PRELIMINARY UTILITY PLAN
- C10 FIRETRUCK TURNING DIAGRAM

ATTACHED PLANS

- ALTA SURVEY
- PHOTOMETRIC PLAN
- TRASH ENCLOSURE DETAILS
- BUILDING FLOOR PLAN
- BUILDING ELEVATIONS

SECTION 17
TOWN 1 NORTH, RANGE 9 EAST
CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN

KOJAIAN MANAGEMENT CORP.
FARMINGTON HILLS CORPORATE CAMPUS
RETAIL DEVELOPMENT
SITE PLANS
COVER SHEET

DATE	SEPTEMBER 14, 2021
REVISIONS/SUBMITTALS	
09-14-2021	CITY SUBMITTAL
11-21-2021	RELEASED
11-23-2021	ONE SUBMITTAL

REV. POD 5, 1993
SP 65-10-2021
RECEIVED

JAN 18 2027

CITY OF FARMINGTON HILLS
PLANNING DEPT.

NO SCALE
DRAWN BY: EM
CHECKED BY: EM
PROJECT MANAGER: NMC
JOB #: 17002554
FILE CODE: CP
SHEET NO. C00

P:\01\2021\17002554\17002554-00-01

LEGEND

	PROPERTY LINE		PAINTED STOP BAR W/ STOP SIGN
	PROPOSED CURB & GUTTER		TRAFFIC FLOW ARROWS
	RIGHT-OF-WAY		EXISTING / PROPOSED SIGN
	CONCRETE SIDEWALK		PARKING ROW COUNT
	CONCRETE		ACCESSIBLE PARKING SPACE
	HEAVY DUTY ASPHALT		PROPOSED LIGHT POLE
	STANDARD DUTY ASPHALT		
	ROW PAVEMENT		
	EXISTING WETLANDS		

NOTES

- FOR ALL APPLICABLE CONSTRUCTION DETAILS REFER TO THE STANDARD DETAILS SHEET(S) AND ANY MUNICIPAL JURISDICTIONAL DETAILS ATTACHED TO THIS PLAN SET.
- REFER TO THE ALTA/ACSM LAND TITLE SURVEY FOR ADDITIONAL EXISTING FEATURES AND PROPERTY BOUNDARY INFORMATION.
- ALL DIMENSIONS ARE TO EDGE OF BUILDING, FACE OF CURB, OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
- REFERENCE ARCHITECTURAL / FOUNDATION PLANS FOR BUILDING DIMENSIONS.
- ALL RADI ARE 5' UNLESS OTHERWISE NOTED.
- ALL SIDEWALK ADJACENT TO THE BUILDING SHALL BE INTEGRAL WALK UNLESS OTHERWISE NOTED. SEE DETAILS.
- LIGHT POLE LOCATIONS ARE SHOWN FOR REFERENCE ONLY, SEE LIGHTING PLAN (BY OTHERS) FOR LIGHT POLE DETAILS, LOCATION, AND INTENSITIES.

SITE DATA

PARCEL SUMMARY

PARCEL ID#	PROPOSED AREA	ZONING
PART OF 23-17-201-012	2.99 ACRES	CS-4

BUILDING DATA

GROSS AREA	USEABLE AREA
------------	--------------

BUILDING A	RESTAURANT	2,201 SF
	RETAIL	2,544 SF
	TOTAL	4,745 SF

BUILDING B	RETAIL	5,088 SF
------------	--------	----------

BUILDING HEIGHT

BUILDING A	26'-6"
BUILDING B	26'-6"

STANDARD PARKING DATA

USE	PROPOSED	REQUIRED	FORMULA
RESTAURANT	SEE TOTAL	30 SPACES	1/30 UFA (ASSUMED AT ADR)
RETAIL	SEE TOTAL	39 SPACES	1/175 UFA (ASSUMED AT BDX)
TOTAL	74 SPACES	69 SPACES	

ACCESSIBLE PARKING DATA

TOTAL	PROPOSED	REQUIRED	FORMULA
3 SPACES	3 SPACES	3 SPACES	31-75 TOTAL SPACES PROVIDED
1 SPACE	1 SPACE	1 SPACE	1/8 ACCESSIBLE SPACES

FRONT YARD OPEN SPACE

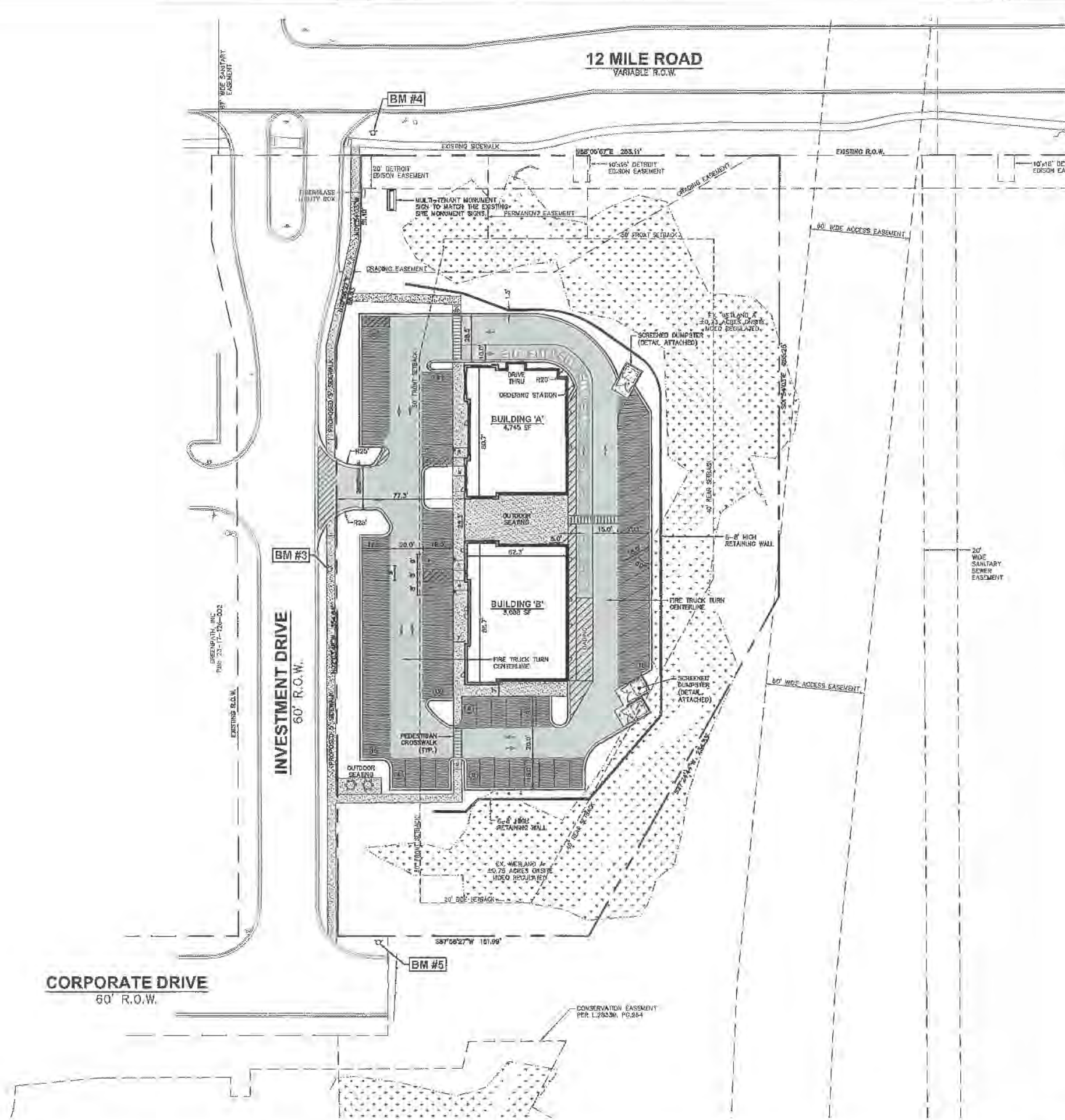
TOTAL FRONT YARD AREA	23,590 SF
REQUIRED FRONT YARD AREA	11,795 SF (50% OF REQUIRED FRONT YARD)
PROVIDED FRONT YARD AREA	13,662 SF (55%)

SITE BENCHMARKS

BENCHMARK 3
ARROW ON HYDRANT ON EAST SIDE OF INVESTMENT DRIVE 250' SOUTH OF 12 MILE ROAD
ELEV. 859.90 NAVD83

BENCHMARK 4
ARROW ON HYDRANT AT NORTHEAST CORNER OF 12 MILE ROAD AND INVESTMENT DRIVE
ELEV. 862.64 NAVD83

BENCHMARK 5
ARROW ON HYDRANT AT NORTHEAST INTERSECTION OF INVESTMENT DRIVE AND CORPORATE DRIVE
ELEV. 866.40 NAVD83



811
Know what's below.
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NOTICE:
THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES THAT MAY BE INCURRED BY THE CONTRACTOR'S FAILURE TO EXERCISE CARE AND PRESENCE AND FOR ALL UNDERGROUND UTILITIES.

NOTICE:
CONTRACTOR SHALL BE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES THAT MAY BE INCURRED BY THE CONTRACTOR'S FAILURE TO EXERCISE CARE AND PRESENCE, OR OF ANY OTHER PERSON.

ATWELL
866.850.6200 www.atwell-ai.com
1100 W. WASHINGTON ST. SUITE 700
ANN ARBOR MI 48106
248.447.2600

SECTION 1/1	TOWN 1 NORTH, RANGE 8 EAST
	CITY OF FARMINGTON HILLS
	OKLAHOMA COUNTY, MICHIGAN

KOJIAN MANAGEMENT CORP.
FARMINGTON HILLS CORPORATE CAMPUS
RETAIL DEVELOPMENT
SITE PLANS
SITE LAYOUT PLAN



DATE: SEPTEMBER 14, 2021
REVISIONS/SUBMITTALS:
09-14-2021 CITY SUBMITTAL
09-21-2021 REVISION
10-04-2021 FIRE REGULATORY

DRAWN BY: CM
CHECKED BY: DM
PROJECT MANAGER: MJC
JOB #: 17002564
FILE CODE: CP
SHEET NO. **C01**

SCALE: 1"=30'
D 1"=30'

FILE: 17002564_V015_P-01 SITE LAYOUT PLAN (17002564-C01)

LEGEND

-  EXISTING TREE TO REMAIN
-  EXISTING TREE TO BE REMOVED

TREE REPLACEMENT SUMMARY

-LANDMARK TREES	
NUMBER OF LANDMARK TREES REMOVED	3 TREES
REPLACEMENT CALIPERS REQUIRED PER ORDINANCE	101.25-INCHES
TOTAL 3" LANDMARK TREE REPLACEMENT REQUIRED	34 TREES
TOTAL 3" TREES BASED ON 35% REDUCTION	12 TREES
-REGULATED TREES	
NUMBER OF REGULATED TREES REMOVED	192 TREES
TREE REPLACEMENT REQUIRED BASED ON 35% REDUCTION	67 TREES
TOTAL NUMBER OF TREES TO BE REPLACED	79 TREES

THE DEVELOPER PROPOSES TO PAY INTO THE CITY TREE REPLACEMENT FUND IN LIEU OF PROVIDING REPLACEMENT TREES

CORPORATE DRIVE
60' R.O.W.

INVESTMENT DRIVE
60' R.O.W.

12 MILE ROAD
VARIABLE R.O.W.



Know what's below.
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BE AWARE OF EXISTING UNDERGROUND UTILITIES AND KNOW AN APPROPRIATE WAY ONLY AND HAVE ANY NEARBY UTILITIES NOTED BY THE OWNER OR THE RESPONSIBLE PARTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES BEFORE ANY WORK IS BEGUN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES BEFORE ANY WORK IS BEGUN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES BEFORE ANY WORK IS BEGUN.

NOTICE: CONTRACTOR'S SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS EMPLOYED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS EMPLOYED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS EMPLOYED BY THE CONTRACTOR.

ATWELL
866.850.4200 www.atwell-group.com
ATWELL GROUP, INC.
1000 W. WASHINGTON ST.
ANN ARBOR, MI 48106
PH: 734.769.2000

SECTION 17	TOWN 1 NORTH, RANGE 9 EAST
	CITY OF FARMINGTON HILLS
	OAKLAND COUNTY, MICHIGAN

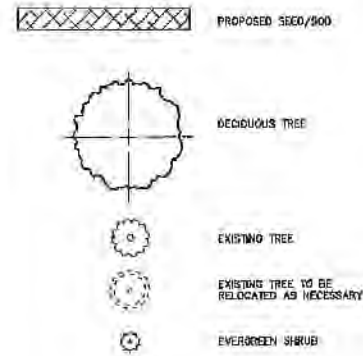
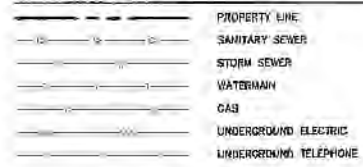
KOJALAN MANAGEMENT CORP.
FARMINGTON HILLS CORPORATE CAMPUS
RETAIL DEVELOPMENT
SITE PLANS
TREE PRESERVATION PLAN

DATE	SEPTEMBER 14, 2021
REVISIONS/SUBMITTALS	
00-14-2021	CITY SUBMITTAL
13-11-2021	REVISION
1-4-2021	PRE SUBMITTAL

DRAWN BY:	EM
CHECKED BY:	EM
PROJECT MANAGER:	MMG
JOB #:	17002584
FILE CODE:	CF
SHEET NO.:	C02

SCALE 1"=50'
DRAWN BY: EM
CHECKED BY: EM
PROJECT MANAGER: MMG
JOB #: 17002584
FILE CODE: CF
SHEET NO. C02

LEGEND



PLANT KEY
 PA (3) — PLANT QUANTITY
 PLANT KEY (REFER TO SCHEDULE)

LANDSCAPE REQUIREMENTS SUMMARY

ITEM	QTY PROVIDED	QTY REQUIRED	COMMENTS
PARKING LOT TREES	11 TREES	11 TREES	1/2,800 SF PAVING (29,828 PROVIDED)

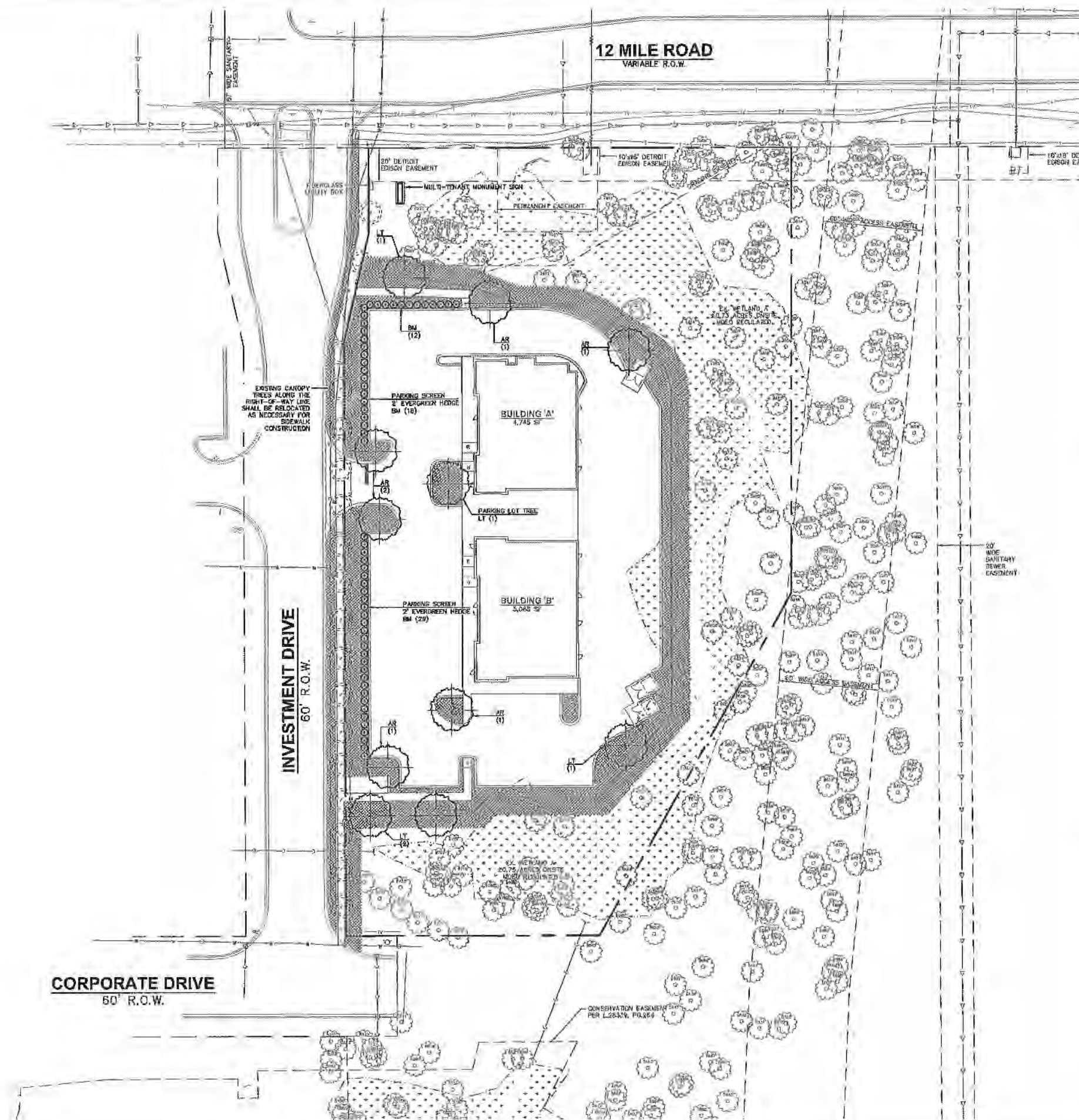
REFER TO SHEETS C02-C04 FOR TREE REMOVAL/REPLACEMENT AND TREE SURVEY.

DECIDUOUS TREE SCHEDULE

KEY QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
AR 5	ACER RUBRUM 'AUTUMN GLAZE'	AUTUMN GLAZE RED MAPLE	3" CAL.	B & B
LT 6	LIRIODENDRON TULIPERA	TULIP TREE	3" CAL.	B & B

SHRUB SCHEDULE

KEY QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
EM 20	BUXUS MICROPHYLLA	EMERALD JEWEL BOXWOOD	5"	2" MIN. HGT.



811
 Know what's below.
 Call before you dig.
 THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND HAVE NOT BEEN INDIVIDUALLY VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE CONSIDERING WORK AND ACCEPT TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRING BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND APPROVE ANY AND ALL UNDERGROUND UTILITIES.

ATWELL
 866.850.4200 www.atwell-group.com
 241.447.2200
 241.447.2200



SECTION 17
 TOWN 1 NORTH, RANGE 9 EAST
 CITY OF FARMINGTON HILLS
 OAKLAND COUNTY, MICHIGAN

KOJAVIAN MANAGEMENT CORP.
 FARMINGTON HILLS CORPORATE CAMPUS
 RETAIL DEVELOPMENT
 SITE PLANS
 LANDSCAPE PLAN

DATE: SEPTEMBER 14, 2021
 REVISIONS/SUBMITTALS

NO.	DATE	DESCRIPTION
01	09-14-2021	CITY SUBMITTAL
02	09-14-2021	REVISION
03	09-14-2021	REVISION

SCALE: 1"=30'
 DRAWN BY: EM
 CHECKED BY: EM
 PROJECT MANAGER: MM
 JOB #: 17022564
 FILE CODE: CP
 SHEET NO. C06

GENERAL NOTES

- 1. LANDSCAPE CONTRACTOR (CONTRACTOR) SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTINGS AND RELATED VIEWS. LANDSCAPE CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS ON PROPERTY WITH THE RECORD CONTRACTOR AND BY CALLING BY PHONE TO SURETY PLANT LOCATIONS IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST. PLAN SHALL SHOW CONTRACTOR CONTACT LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE WITH ANY SUGGESTIONS, CHANGES PROPOSED BY THE CONTRACTOR. MINIMUM SPEED TO WHICH THE PLANTS ARE TO BE INSTALLED.

MAINTENANCE / WARRANTY

- 1. MAINTENANCE OF PLANT MATERIALS AND LAWN AREAS SHALL BEGIN IMMEDIATELY AFTER INSTALLATION AND SHALL CONTINUE OVER FINAL ACCEPTANCE, BUT IN NO CASE, LESS THAN THE FOLLOWING STATED PERIODS. PLANT MATERIALS: 90 DAYS AFTER SUBSTANTIAL COMPLETION. LAWN AREAS: 60 DAYS AFTER SUBSTANTIAL COMPLETION.

PLANT MATERIALS

- 1. PROVIDE PLANTS OF QUANTITY, SIZE, SPECIES, SPECIES AND VARIETY SHOWN AND SPECIFIED AND IN CONFORMANCE WITH THE REQUIREMENTS OF ANSI Z600.1 "AMERICAN STANDARD FOR NURSERY STOCK". PLANTS SHALL HAVE BEEN GROWN BY A REPUTABLE NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES.

INSTALLATION

- 1. INSTALL TREES AND SHRUBS ACCORDING TO STANDARD DETAILS SHOWN ON THE PLAN.

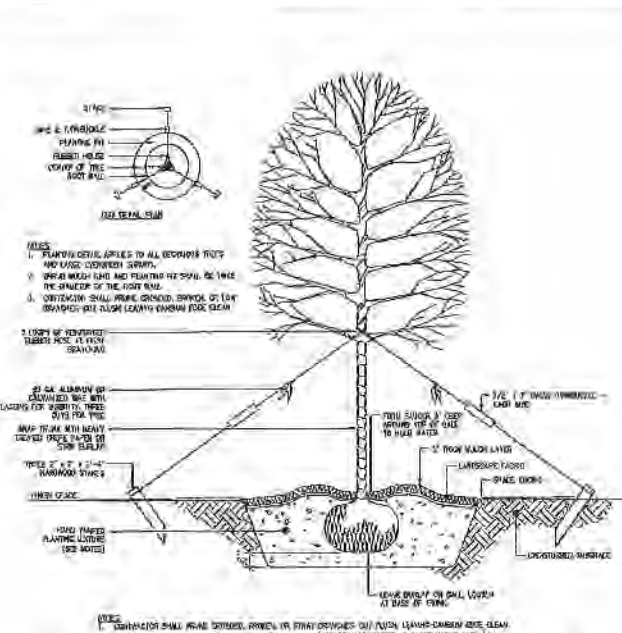
PLANTING NOTES

- 1. ALL PLANTING TO BE INSTALLED UNTIL DRAINAGE AND CONSTRUCTION HAS BEEN COMPLETED IN THE HAZARDOUS AREA.

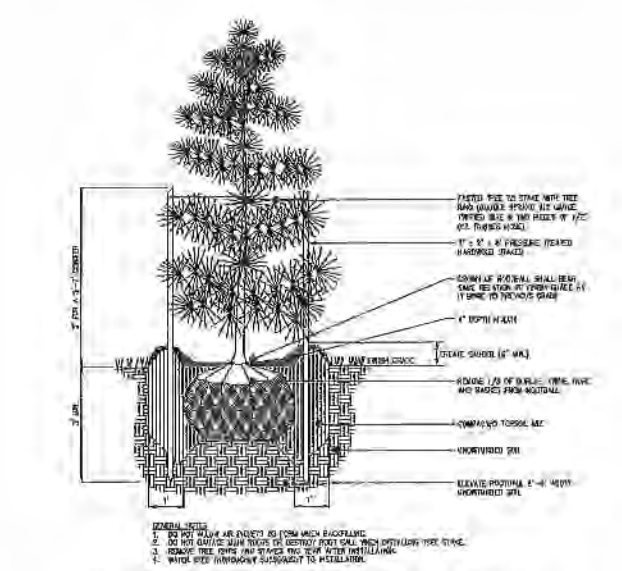
- 1. PROMOTE GRASS SEED THAT IS FRESH, CLEAN, NEW-GROW SEED COMPLYING WITH THE GRADES FOR PLANTING AND SEEDING. ANALYSIS OF NORTH AMERICAN PROMOTE SEED TYPE OR SEED MIX WITH BEST RECORD OF SUCCESS IN LOCALITY OF PROJECT OR PER PRODUCT SPECIFICATIONS REFER TO PLAN.

SEEDBED PREPARATION

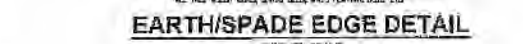
- 1. ALL DISTURBED AREAS SHALL BE DRESSED TO THE TYPICAL SECTIONS AND/OR GRADES SHOWN AND FLOVED TO A DENSITY OF 95 PERCENT. THE TOP 2 INCHES SHOULD BE MANIPULATED TO PROVIDE A UNIFORM SEEDBED.



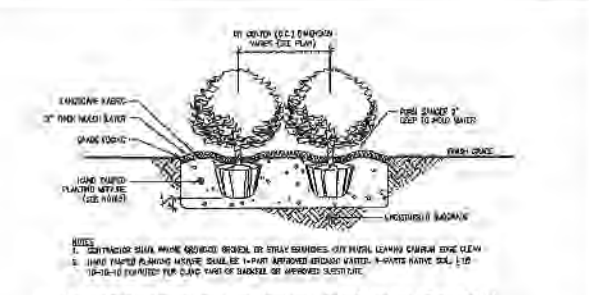
DECIDUOUS CANOPY TREE PLANTING DETAIL NOT TO SCALE



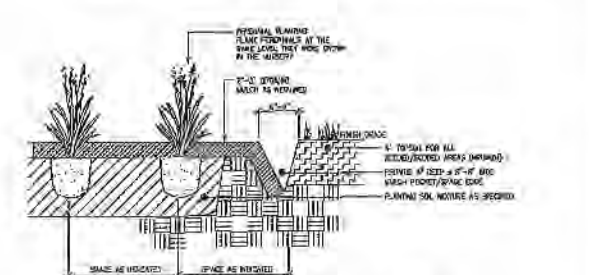
CONIFEROUS TREE PLANTING DETAIL NOT TO SCALE



EARTH/SPADE EDGE DETAIL NOT TO SCALE



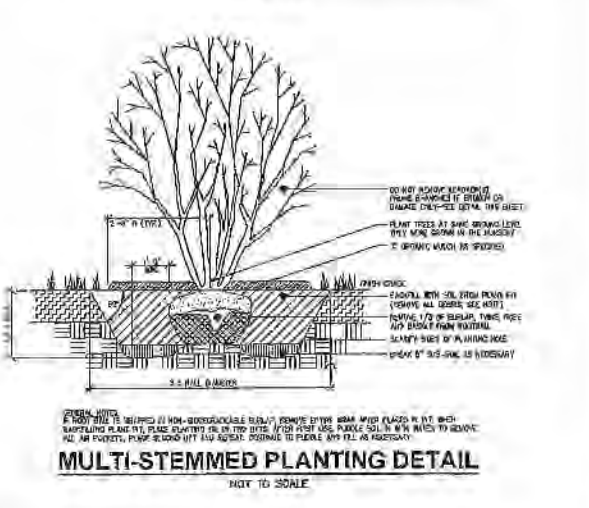
CONTAINER SHRUB PLANTING DETAIL NOT TO SCALE



SHRUB/PERENNIAL BED DETAIL NOT TO SCALE



DECIDUOUS TREE PRUNING DETAIL NOT TO SCALE



MULTI-STEMMED PLANTING DETAIL NOT TO SCALE

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SECTION 17 TOWN 1 NORTH, RANGE 9 EAST CITY OF FARMINGTON HILLS OAKLAND COUNTY, MICHIGAN

KOJIAN MANAGEMENT CORP. FARMINGTON HILLS CORPORATE CAMPUS RETAIL DEVELOPMENT SITE PLANS LANDSCAPE DETAILS

DATE: SEPTEMBER 14, 2021 REVISIONS/SUBMITTALS: 06-11-2021 DWP SUBMITTAL 11-21-2021 REVISION 11-21-2021 PRE REVISIONAL SHEET NO. 006 DRAWN BY: EM CHECKED BY: EM PROJECT MANAGER: M.M. JOB #: 17022554 FILE CODE: DP SHEET NO. C06

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED RETAINING WALL
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING / PROPOSED MANHOLE
- EXISTING / PROPOSED CATCH BASIN
- ▲ PROPOSED ELEVATION
- ▲100.00 PROPOSED ELEVATION TOP
- ▲100.007 PROPOSED ELEVATION TOP
- ▲100.008 PROPOSED ELEVATION BOTTOM

NOTES

1. FOR ADDITIONAL INFORMATION REFERENCE THE STANDARD NOTES SHEET, STANDARD DETAILS SHEET(S), AND ANY MUNICIPALITY AND/OR JURISDICTIONAL DETAILS ATTACHED TO THIS PLAN SET.
2. ALL ELEVATIONS SHOWN ARE TOP OF PAVEMENT/FINISH GRADE UNLESS OTHERWISE NOTED.
3. PROPOSED ELEVATIONS FOR STRUCTURES ARE:
HYDRANT = BASE FLANGE
VALVE/MANHOLE/CLEANOUT = RIM
CATCH BASIN/INLET = RIM/FLOW LINE

STORMWATER NARRATIVE

THIS SITE IS PART OF THE STEELEY DRAIN DRAINAGE DISTRICT. THE EXISTING TOPOGRAPHY DRAINS GENERALLY FROM WEST TO EAST.
ON-SITE RUNOFF IN IMPERVIOUS AREAS WILL BE COLLECTED IN AN UNDERGROUND STORM SEWER SYSTEM AND CONVEYED TO A REGIONAL DETENTION AREA CONSTRUCTED AS PART OF THE JST PROJECT.

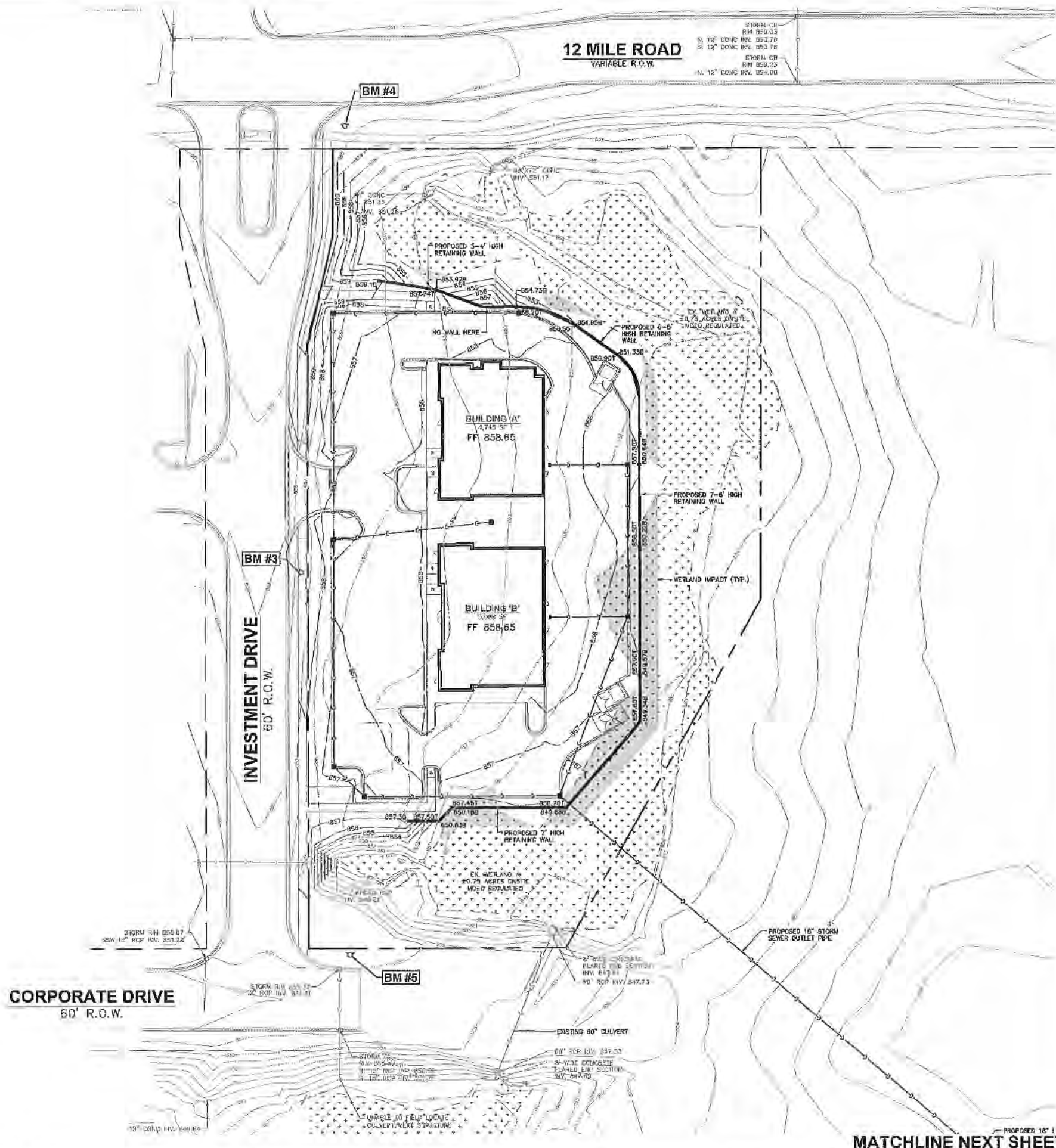
SITE BENCHMARKS

- BENCHMARK 3**
ARROW ON HYDRANT ON EAST SIDE OF INVESTMENT DRIVE 250' & SOUTH OF 12 MILE ROAD
ELEV: 869.80 NAVD88
- BENCHMARK 4**
ARROW ON HYDRANT AT NORTHEAST CORNER OF 12 MILE ROAD AND INVESTMENT DRIVE
ELEV: 882.84 NAVD88
- BENCHMARK 8**
ARROW ON HYDRANT AT NORTHEAST INTERSECTION OF INVESTMENT DRIVE AND CORPORATE DRIVE
ELEV: 866.40 NAVD88

CORPORATE DRIVE
60' R.O.W.

INVESTMENT DRIVE
60' R.O.W.

12 MILE ROAD
VARIABLE R.O.W.



STORM - CR
RM 859.03
N. 12" CONC INV. 853.76
S. 12" CONC INV. 853.76
STORM - CR
RM 859.23
N. 12" CONC INV. 854.00



Know what's below.
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THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND MUST BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND RECORD ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION FOR SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER WE NOR ANY OF OUR EMPLOYEES SHALL BE EXPECTED TO ASSURE ANY REPRESENTATIVE THE SAFETY OF THE WORK OF PERSONS EMPLOYED IN THE FIELD, IF ANY, REGARDLESS OF THE QUALITY OF ANY OTHER PERSON'S WORK.

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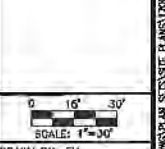
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THE TRAVIS SULLIVAN GROUP
100 SOUTHFIELD AVENUE, SUITE 700
TROY, MI 48067-2000

SECTION 17
TOWN 1 NORTH, RANGE 9 EAST
CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN

KOJIAN MANAGEMENT CORP.
FARMINGTON HILLS CORPORATE CAMPUS
RETAIL DEVELOPMENT
SITE PLANS
PRELIMINARY GRADING & STORMWATER PLAN

DATE	SEPTEMBER 14, 2021
REVISIONS/SUBMITTALS	
20-11-2021 CITY SUBMITTAL	
12-11-2021 REVISION	
1-14-2022 PRE SUBMITTAL	

STORM RIM 855.07 25W 12" RCP INV. 851.24	STORM RIM 855.57 24" RCP INV. 851.21	STORM RIM 855.57 24" RCP INV. 851.21	PROPOSED 18" STORM SEWER OUTLET PIPE
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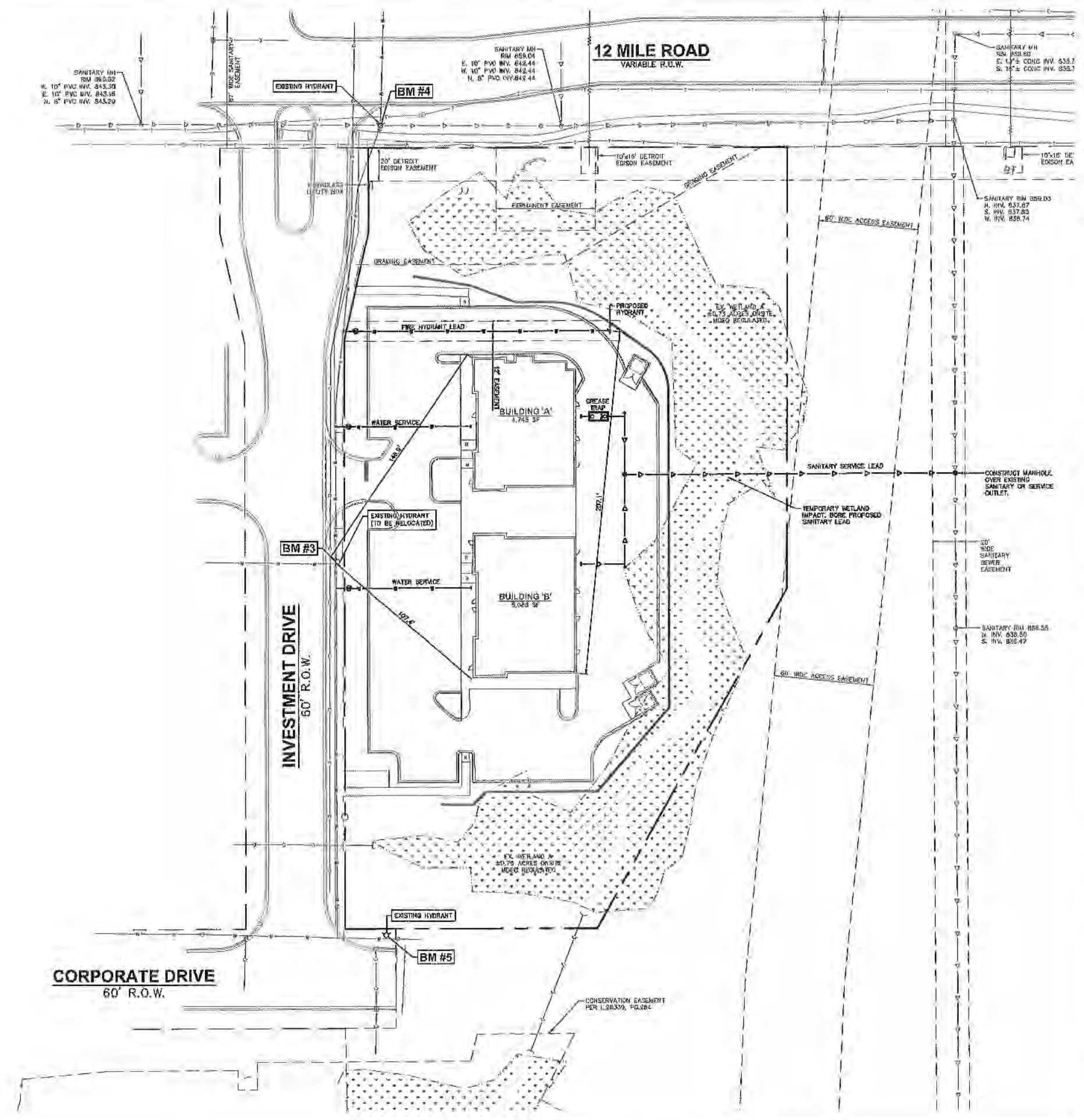
DRAWN BY: EM
CHECKED BY: EM
PROJECT MANAGER: MLC
JOB #: 17002504
FILE CODE: DP
SHEET NO. **C07**

MATCHLINE NEXT SHEET

C:\FILES\17002504\UNPLANNED\SITES\SITE PLANS\17002504-C07-5

LEGEND

- — — — — PROPERTY LINE
- — — — — EXISTING STORM SEWER
- — — — — EXISTING SANITARY SEWER
- — — — — EXISTING WATER
- — — — — EXISTING GAS
- — — — — EXISTING OVERHEAD LINE
- — — — — EXISTING UNDERGROUND ELECTRIC
- — — — — PROPOSED SANITARY SEWER
- — — — — PROPOSED WATER
- ● EXISTING / PROPOSED MANHOLE
- ⊗ ⊗ EXISTING / PROPOSED VALVE
- ⊛ ⊛ EXISTING / PROPOSED LIGHT POLE
- ⊕ ⊕ EXISTING UTILITY POLE
- ⊙ ⊙ EXISTING HYDRANT



SITE BENCHMARKS

- BENCHMARK 3**
ARROW ON HYDRANT ON EAST SIDE OF INVESTMENT DRIVE 250'± SOUTH OF 12 MILE ROAD
ELEV: 859.80 NAVD88
- BENCHMARK 4**
ARROW ON HYDRANT AT NORTHEAST CORNER OF 12 MILE ROAD AND INVESTMENT DRIVE
ELEV: 862.84 NAVD88
- BENCHMARK 5**
ARROW ON HYDRANT AT NORTHEAST INTERSECTION OF INVESTMENT DRIVE AND CORPORATE DRIVE
ELEV: 856.40 NAVD88



811

Know what's below.
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THE LOCATIONS OF BURIED UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE REPRESENTATIVE. THE CONTRACTOR SHALL OBTAIN THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK, AND ACCEPTS TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES THAT MAY BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PREPARE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS FROM THE CITY, COUNTY, STATE, FEDERAL, OR ANY OTHER AGENCIES, OR OF ANY OTHER PERSONS.

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SECTION 17
TOWN 1 NORTH, RANGE 9 EAST
CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN

KOJAIAN MANAGEMENT CORP.
FARMINGTON HILLS CORPORATE CAMPUS
RETAIL DEVELOPMENT
SITE PLANS
PRELIMINARY UTILITY PLAN

DATE: SEPTEMBER 14, 2021
REVISIONS/SUBMITTALS
09-14-2021 CITY SUBMITTAL
11-11-2021 RESUBMISSION
1-4-2022 PRE SUBMITTAL



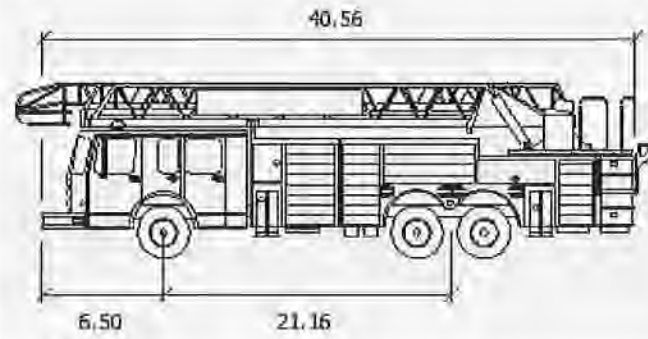
0 10' 20'
SCALE: 1"=30'

DRAWN BY: EM
CHECKED BY: EM
PROJECT MANAGER: MMC
JOB #: 170022554
FILE CODE: CP
SHEET NO. C09

DWG FILE IS AT:\2021\170022554\170022554_P\170022554-C09-D

LEGEND

FRONT WHEEL PATH
REAR WHEEL PATH



NOTE: THESE DIMENSIONS APPLY TO A 30' HD. 100' TRUCK WIDTH AND 17' CLEARANCE

FIRE TRUCK DETAIL
NOT TO SCALE

SITE BENCHMARKS

BENCHMARK 3
ARROW ON HYDRANT ON EAST SIDE OF INVESTMENT DRIVE 250' ± SOUTH OF 12 MILE ROAD
ELEV: 859.89 NAVD83

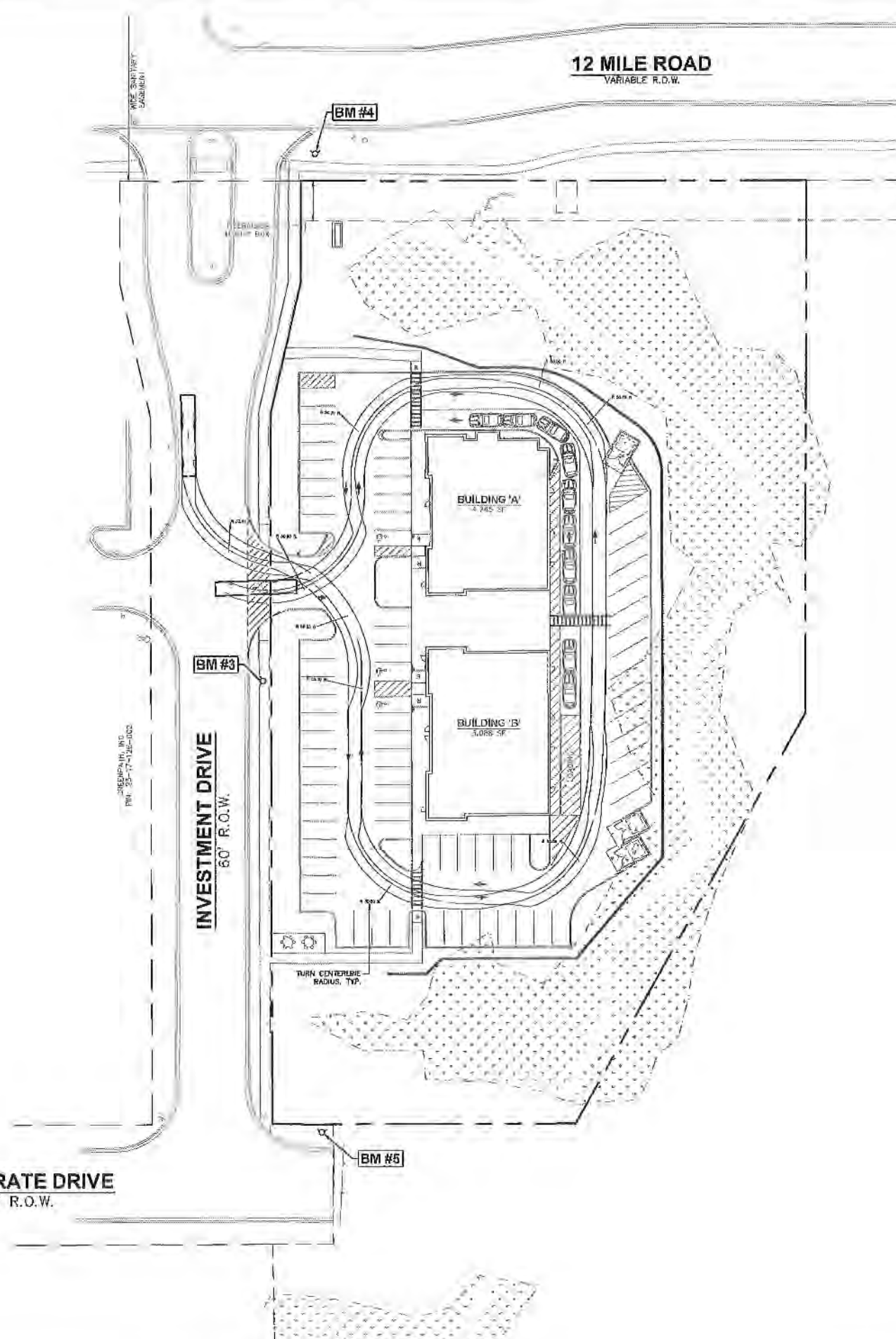
BENCHMARK 4
ARROW ON HYDRANT AT NORTHEAST CORNER OF 12 MILE ROAD AND INVESTMENT DRIVE
ELEV: 862.84 NAVD83

BENCHMARK 5
ARROW ON HYDRANT AT NORTHEAST INTERSECTION OF INVESTMENT DRIVE AND CORPORATE DRIVE
ELEV: 858.40 NAVD83

CORPORATE DRIVE
60' R.O.W.

INVESTMENT DRIVE
60' R.O.W.

12 MILE ROAD
VARIABLE R.O.W.



THE LOCATIONS OF UTILITIES INDICATED ON THIS PLAN ARE SHOWN BY ALL APPROPRIATE MAP DATA AND HAVE NOT BEEN RECONCILED WITH THE RECORDS OF THE CITY OF FARMINGTON HILLS. THE USER OF THIS PLAN ASSUMES ALL LIABILITY FOR THE LOCATION OF ALL UTILITIES BEFORE COMMENCING ANY WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES BEFORE ANY WORK IS BEGUN. DAMAGES RESULTING FROM ANY AND ALL UNDISCOVERED UTILITIES WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

NOTICE:
CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE SAFETY OF ALL PERSONS AND PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND PROPERTY.

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SECTION 17
TOWN 1 NORTH, RANGE 9 EAST
CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN

KOJAIAN MANAGEMENT CORP.
FARMINGTON HILLS CORPORATE CAMPUS
RETAIL DEVELOPMENT
SITE PLANS
FIRETRUCK TURNING DIAGRAM

DATE: SEPTEMBER 14, 2022
REVISIONS/SUBMITTALS:
09-14-2022 DTG SUBMITTAL
11-01-2022 REVISION 01
11-14-2022 DTG REVISION 01

SCALE: 1"=30'
DRAWN BY: EM
CHECKED BY: EM
PROJECT MANAGER: MMW
JOB #: 17002584
FILE CODE: CF
SHEET NO. **C10**

CAD FILE: K:\PROJECTS\Development\2022\Site Plans\17002584-C10-Fire Truck

TOPOGRAPHIC SURVEY



VICINITY MAP
NOT TO SCALE

SITE BENCHMARKS:

- BM #3: ARROW ON HYDRANT ON EAST SIDE OF INVESTMENT DRIVE 290'± SOUTH OF 12 MILE ROAD. ELEVATION: 859.90 (NAVD88)
- BM #4: ARROW ON HYDRANT AT NORTHEAST CORNER OF 12 MILE ROAD AND INVESTMENT DRIVE. ELEVATION: 852.34 (NAVD88)
- BM #5: ARROW ON HYDRANT AT NORTHEAST INTERSECTION OF INVESTMENT DRIVE AND CORPORATE DRIVE. ELEVATION: 856.40 (NAVD88)

LEGEND

- SECTION CORNER
- SET IRON
- FOUND IRON PIPE
- FOUND IRON ROD
- EXISTING SIGN
- EXISTING TREE WITH TAG
- EXISTING LIGHTPOLE
- EXISTING GROUND LIGHT
- EXISTING TO LIGHTS RISER
- EXISTING VALVE
- EXISTING FIRE HYDRANT
- EXISTING MANHOLE/DATCH BASIN
- EXISTING ELECTRIC TRANSFORMER
- EXISTING CONCRETE
- EXISTING TRAFFIC SIGNAL
- UNDERGROUND GAS MARKER
- UNDERGROUND CABLE MARKER
- UNDERGROUND TELEPHONE MARKER
- UNDERGROUND WATER MARKER
- EXISTING GROUND ELEVATION
- BOUNDARY ADJACENT LINE
- EASEMENT LINE
- SECTION LINE
- APPROXIMATE UNDERGROUND ELECTRIC LINE
- APPROXIMATE UNDERGROUND TELEPHONE LINE
- APPROXIMATE UNDERGROUND GAS LINE
- UNDERGROUND STORM LINE
- UNDERGROUND SANITARY LINE
- APPROXIMATE UNDERGROUND WATER LINE
- APPROXIMATE UNDERGROUND CABLE/FIBER LINE
- EXISTING CENTERLINE OF DITCH
- APPROXIMATE EDGE OF WATER
- EXISTING LIMITS OF VEGETATION
- EXISTING FENCE
- EXISTING GUARD RAIL
- EXISTING CURB AND GUTTER
- EXISTING GROUND CONTOUR
- APPROXIMATE LIMITS OF WETLAND
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- SCHEDULE B-II EXCEPTION

NOTES:

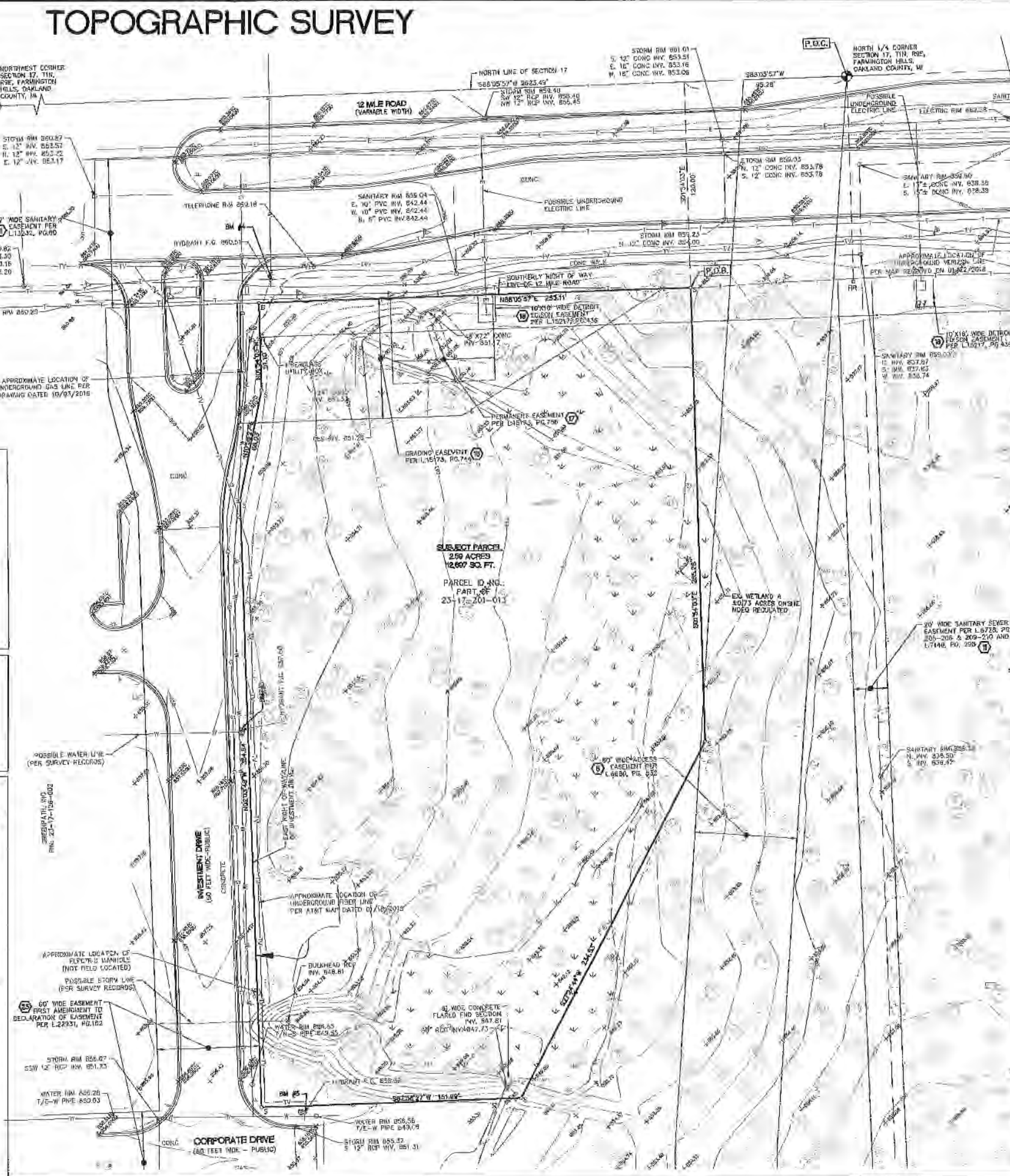
- BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 17, BEING N88°05'57"E, PER COVENANT DEED RECORDED IN LIBER 21086, PAGE 256, OAKLAND COUNTY RECORDS. VERTICAL DATUM IS BASED ON NAVD88.
 - THE SITE SHOWN HEREON IS LOCATED WITHIN ZONE X (AREAS OF MINIMAL FLOOD HAZARD) ACCORDING TO MAP NUMBERS 2812500631F AND 2812500632F OF THE FLOOD INSURANCE RATE MAP, EFFECTIVE SEPTEMBER 29, 2006.
 - WATER MAIN, STORM SEWER, AND SANITARY SEWER UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE. UTILITY AND AS-BUILT MAPS HAVE BEEN REQUESTED AND SOME MAPS HAVE BEEN RECEIVED AT DATE OF THIS SURVEY. FRANCHISE UTILITY MAPS HAVE BEEN REQUESTED FROM THE APPROPRIATE FRANCHISE COMPANY, BUT NOT ALL MAPS HAVE BEEN RECEIVED AT DATE OF SURVEY. FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE.
- NOTE: THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED.
- NOTE TO THE CLIENT - SOURCE INFORMATION FROM PLANS AND MARRINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 911 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAN OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
- SNOW AND ICE CONDITIONS EXISTED IN THE FIELD THAT MAY RESULT IN SOME PHYSICAL IMPROVEMENTS NOT BEING VISIBLE AND THEREFORE MAY NOT BE LOCATED AS PART OF THIS SURVEY.

DESCRIPTION OF A 2.59 ACRE PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 17, T1N, R9E, CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN

Commencing at the North 1/4 corner of Section 17, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan, thence South 88 degrees 05 minutes 57 seconds East 95.28 feet along the North line of said Section 17 and the centerline of said 12 Mile Road (Variable Width); thence South 01 degrees 54 minutes 03 seconds East 120.00 feet to the Southerly right-of-way line of said 12 Mile Road; thence South 27 degrees 24 minutes 44 seconds West 234.53 feet; thence South 87 degrees 58 minutes 27 seconds West 151.29 feet to the Eastern right-of-way line of Investment Drive (90 feet wide); thence along said Eastern right-of-way line the following three (3) courses: North 02 degrees 03 minutes 48 seconds West 354.64 feet, North 10 degrees 58 minutes 27 seconds East 66.03 feet, and North 01 degree 54 minutes 03 seconds West 51.10 feet to the Southerly right-of-way line of said 12 Mile Road; thence along said Southerly right-of-way line North 88 degrees 05 minutes 57 seconds East 253.11 feet to the Place of Beginning, containing 2.59 acres of land, more or less, being subject to easements, conditions, restrictions and exceptions of record, if any.

SCHEDULE B-II EXCEPTIONS:
(PER SCAVER TITLE AGENCY COMMITMENT NO. 63-1131489-SCM, EFFECTIVE DATE 2/15/11)

- BUILDING AND USE RESTRICTIONS RECORDED IN LIBER 1435, PAGE 235, LIBER 1436, PAGE 566, LIBER 1721, PAGE 409, LIBER 1923, PAGE 95, LIBER 3200, PAGE 4, LIBER 3481, PAGE 192, LIBER 3648, PAGE 875, LIBER 3702, PAGE 42, LIBER 3722, PAGE 678, LIBER 6880, PAGE 532 AND IN LIBER 10823, PAGE 587, OAKLAND COUNTY RECORDS. (L1435, PG.235, L1436, PG.568, L1923, PG.95, L3200, PG.4, L3481, PG.195 & L10823, PG.587 COVERS LAND WEST OF SUBJECT PROPERTY, L1721, PG.409 & L3722, PG.678 COVERS LAND SOUTHWEST OF SUBJECT PROPERTY, L3548, PG.678 COVERS PORTION OF SUBJECT PROPERTY AND LAND TO WEST, EASEMENT LOCATED WEST OF SUBJECT PROPERTY, L3702, PG.42 COVERS PORTION OF SUBJECT PROPERTY AND LAND TO WEST, L6680, PG.532 COVERS LAND TO SOUTHWEST OF SUBJECT PROPERTY, EASEMENT AS SHOWN)
- EASEMENTS GRANTED TO THE CITY OF FARMINGTON HILLS FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF SANITARY SEWERS RECORDED IN LIBER 6728, PAGE 205, LIBER 6728, PAGE 208, LIBER 6728, PAGE 209, LIBER 6728, PAGE 210, LIBER 6977, PAGE 323, LIBER 7148, PAGE 298, LIBER 13232, PAGE 90 AND IN LIBER 13232, PAGE 86, OAKLAND COUNTY RECORDS. (AS SHOWN)
- TERMS, CONDITIONS AND PROVISIONS OF HISTORIC DISTRICTS PROPERTY AFFIDAVIT RECORDED IN LIBER 9695, PAGE 684, OAKLAND COUNTY RECORDS. (COVERS SUBJECT PARCEL)
- EASEMENTS GRANTED TO THE CITY OF FARMINGTON HILLS FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC UTILITIES RECORDED IN LIBER 15173, PAGE 744, LIBER 15173, PAGE 747 AND IN LIBER 15173, PAGE 750, OAKLAND COUNTY RECORDS. (AS SHOWN - POSSIBLY EXPIRED)
- EASEMENTS GRANTED TO THE CITY OF FARMINGTON HILLS FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF STORM SEWER RECORDED IN LIBER 15173, PAGE 763 AND IN LIBER 15173, PAGE 759, OAKLAND COUNTY RECORDS. (AS SHOWN)
- UNDERGROUND EASEMENT (RIGHT OF WAY) GRANTED TO THE DETROIT EDISON COMPANY FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITY LINE FACILITIES RECORDED IN LIBER 15217, PAGE 436, OAKLAND COUNTY RECORDS. (AS SHOWN)
- TERMS, CONDITIONS AND PROVISIONS OF PLANNED UNIT DEVELOPMENT AGREEMENT RECORDED IN LIBER 15225, PAGE 50, OAKLAND COUNTY RECORDS. (COVERS SUBJECT PARCEL)
- DECLARATION OF EASEMENTS RECORDED IN LIBER 22126, PAGE 765, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF EASEMENTS RECORDED IN LIBER 22931, PAGE 182 AND FURTHER AMENDED BY SECOND AMENDMENT TO DECLARATION OF EASEMENTS RECORDED IN LIBER 39512, PAGE 870, OAKLAND COUNTY RECORDS. (AS SHOWN)
- DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN LIBER 29253, PAGE 281, AS AMENDED BY AFFIRMATION AND EXTENSION OF DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN LIBER 31865, PAGE 777 AND FURTHER AMENDED BY SECOND AFFIRMATION AND EXTENSION OF DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN LIBER 41884, PAGE 74, OAKLAND COUNTY RECORDS. (COVERS SUBJECT PARCEL)
- DECLARATION OF COVENANTS AND BUILDING RESTRICTIONS FOR FARMINGTON HILLS CORPORATE CAMPUS RECORDED IN LIBER 41176, PAGE 496, OAKLAND COUNTY RECORDS. (COVERS SUBJECT PARCEL)
- ASSIGNMENT OF MEMBERSHIP INTEREST RECORDED IN LIBER 41476, PAGE 456, OAKLAND COUNTY RECORDS. (COVERS SUBJECT PARCEL)



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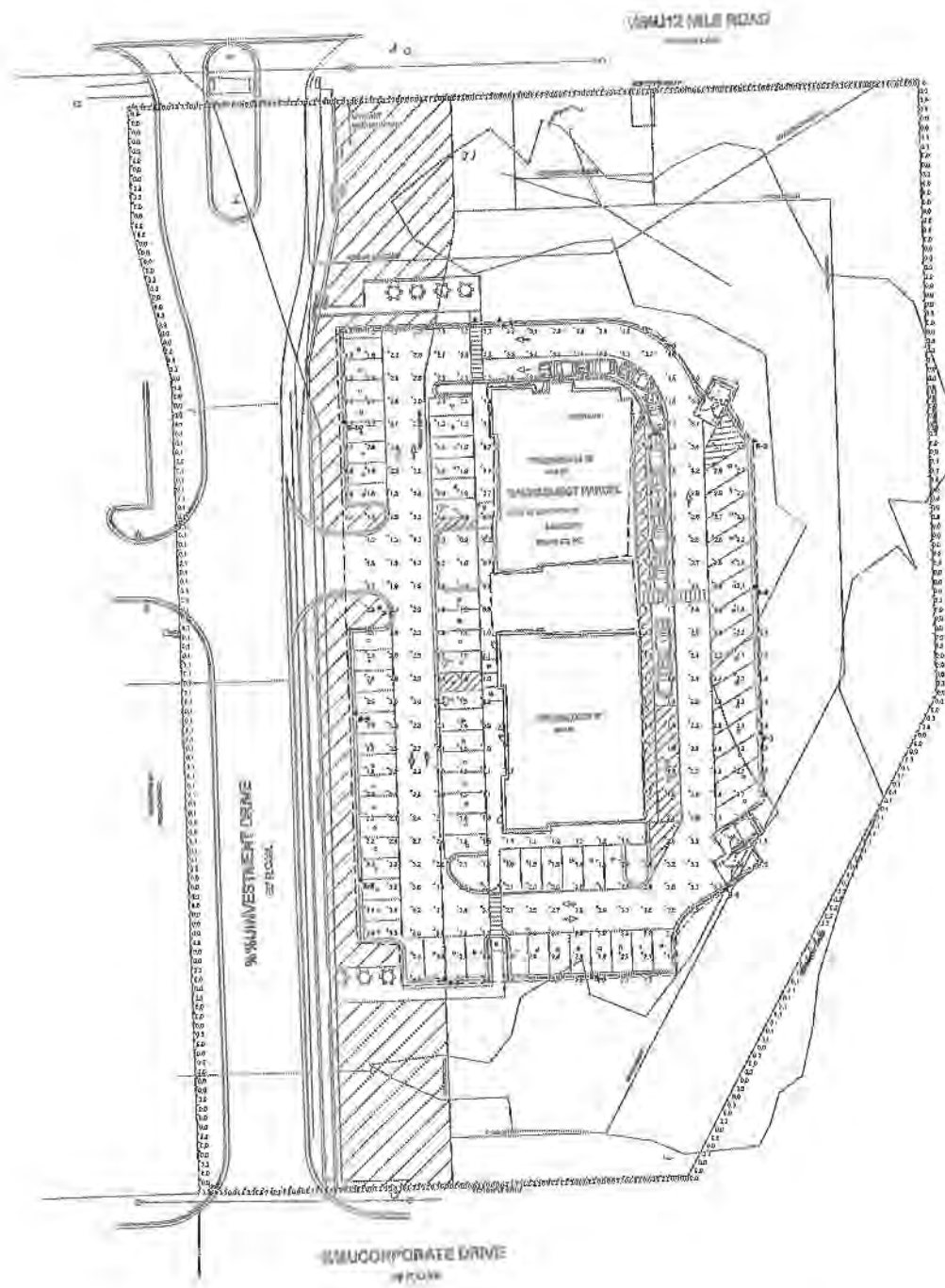
THE LOCATIONS OF OTHER UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN VERIFIED BY THIS REPRESENTATIVE. NO GUARANTEE SHALL BE GIVEN AS TO THE EXACT LOCATION OF ALL UTILITIES SHOWN HEREON. CONSTRUCTION WORK AND LINES TO BE LOCATED BY THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO ASSURE ANY RESPONSIBILITY FOR SAFETY OF THE WORK. ALL PERSONS ENGAGED IN THE WORK OF ANY OTHER NATURE.

COURTESY: GEORGE APPELL LLC FOR GEORGE APPELL & ASSOCIATES, INC. WITHOUT THE PRIOR WRITTEN PERMIT OF APPELL LLC.

666.850.4500 www.atwellgroup.com
1100 W. HAWTHORNE AVE. SUITE 700
TROY, MI 48068-1700

SECTION 17	TOWN 1 NORTH, RANGE 9 EAST	CITY OF FARMINGTON HILLS	OAKLAND COUNTY, MICHIGAN
CLIENT: CUNNINGHAM-LIMP COMPANY			
TOPOGRAPHIC SURVEY			
LOCATED IN			
DATE: 08/23/2016			
REVISIONS:			
SCALE: 1" = 30 FEET			
DR: CJC CH: ME			
P.M.: J. GECIL			
BOOK: N/A			
JOB: 170022564			
SHEET NO. 1 OF 1			



Plan View
Scale: 1/8" = 10'



Specifications
 EPA: 0.50
 Length: 24"
 Width: 12"
 Height: 4"
 Weight (max): 11.5 lbs

Foot Candles	
Foot Candles	
Foot Candles	

Capable Luminaire
 This is an A+ Capable Luminaire, which has been designed and tested to provide consistent color appearance and consistent beam spread.
 All configurations of this luminaire meet the A+ Quality Brand specification for chromatic consistency.
 This luminaire is A+ Certified when ordered with DALI control marked by a DALI logo. DALI equipped luminaires meet the A+ specification for luminaire to photocell interoperability.
 This luminaire is part of an A+ Certified solution for RCM/RCM+ Wireless control networks providing out-of-the-box control compatibility with simple commissioning, when ordered with A+ and RCM/RCM+ equipment marked by a DALI logo.
 To learn more about A+ visit www.verialighting.com/a+.
 1. See ordering tool for details.
 2. All Certified Solutions for RCM/RCM+ require the order of one RCM/RCM+ per luminaire. Sold Separately. See the RCM/RCM+ DTL DTL.

EXAMPLE: DSXD LED FS 40K 12M MVOLT SPA DD10X0

Property	Value	Property	Value	Property	Value
Model	DSXD	Color	40K	Beam Spread	120°
Length	24"	Beam Spread	120°	Beam Spread	120°
Width	12"	Beam Spread	120°	Beam Spread	120°
Height	4"	Beam Spread	120°	Beam Spread	120°
Weight	11.5 lbs	Beam Spread	120°	Beam Spread	120°

GENERAL LIGHTING OPERATIONS NOTES

LIGHTING SYSTEM IS DESIGNED TO OPERATE DURING DUSK TO DAWN HOURS.

BUILDING FACADE LIGHTING SHALL BE TURNED OFF 1 HR AFTER CLOSE OF BUSINESS OR MIDNIGHT, WHICHEVER IS LATER, AND 6 AM OR OPENING, WHICHEVER IS EARLIER.

ALL OTHER EXTERIOR LIGHTING SHALL BE REDUCED TO NO GREATER THAN 70% OF MAX. FROM 1 HR AFTER CLOSE OF BUSINESS OR MIDNIGHT, WHICHEVER IS LATER, AND 6 AM OR OPENING, WHICHEVER IS EARLIER.

ALL LIGHTING CAN BE ADJUSTED BY OWNER.

Luminaire Locations

Loc	Qty	Foot Candles
1	1	25.00
2	1	25.00
3	1	25.00
4	1	25.00
5	1	25.00
6	1	25.00
7	1	25.00
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100	1	25.00

Schedule

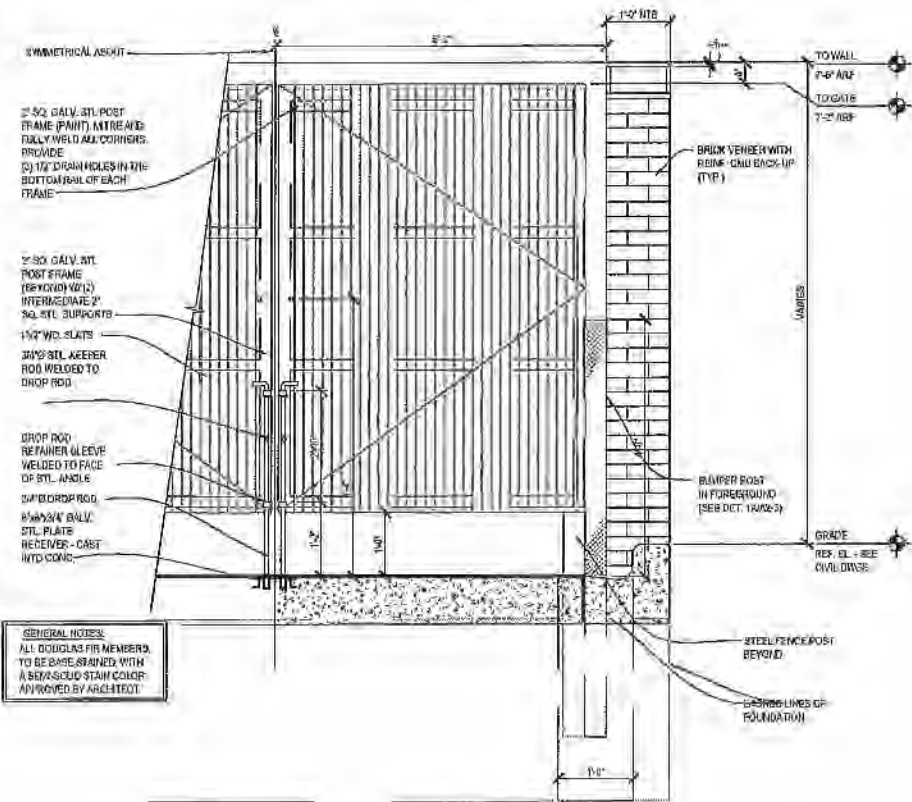
System	Light	Qty	Quality (lm/ft²)	Foot Candles	Foot Candles	Foot Candles	Foot Candles	Foot Candles
A	DSXD LED FS 40K 12M MVOLT SPA DD10X0	1	25.00	25.00	25.00	25.00	25.00	25.00
B	DSXD LED FS 40K 12M MVOLT SPA DD10X0	1	25.00	25.00	25.00	25.00	25.00	25.00
C	DSXD LED FS 40K 12M MVOLT SPA DD10X0	1	25.00	25.00	25.00	25.00	25.00	25.00

Statistics

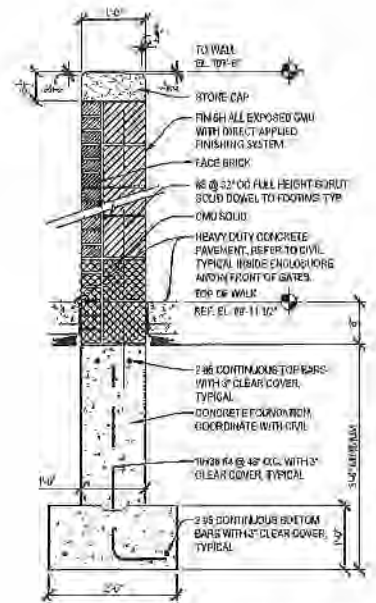
Property	Value	Property	Value
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Perimeter	4.0	Perimeter	4.0
Volume	8.0	Volume	8.0
Weight	11.5	Weight	11.5
Height	4.0	Height	4.0
Length	24.0	Length	24.0
Width	12.0	Width	12.0
Depth	4.0	Depth	4.0
Area	2.0	Area	2.0
Perimeter	4.0	Perimeter	4.0
Volume	8.0	Volume	8.0
Weight	11.5	Weight	11.5
Height	4.0	Height	4.0
Length	24.0	Length	24.0
Width	12.0	Width	12.0
Depth	4.0	Depth	4.0

PHCC Retail Center
 West 12 Mile Rd., Farmington Hills, MI
 Site Lighting Photometrics

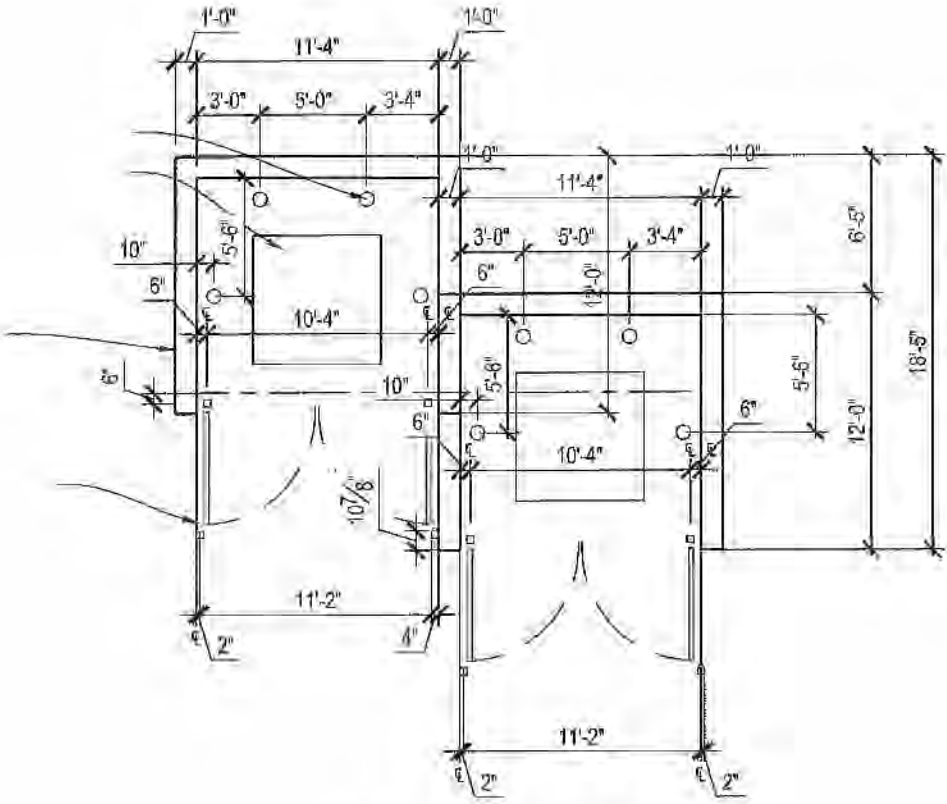
Designer:
 Date: 5/11/2018
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 Drawing No.:
 Summary:



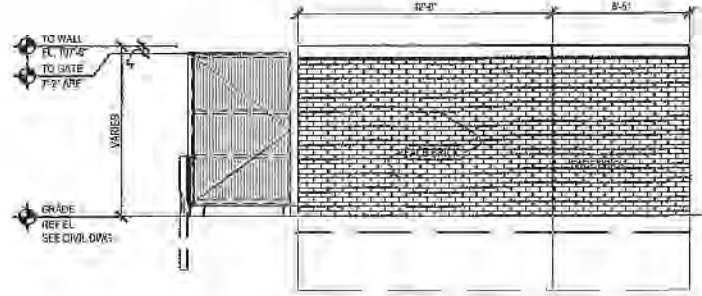
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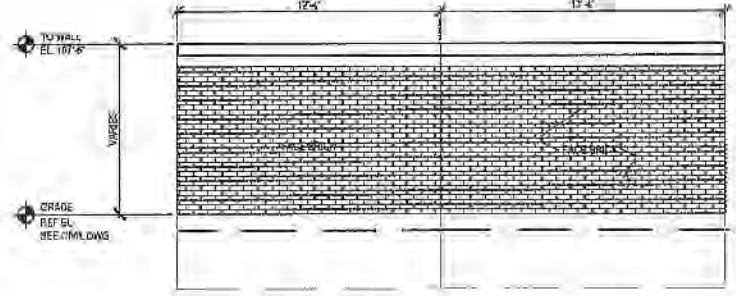
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Scale: 1/8" = 1'-0"



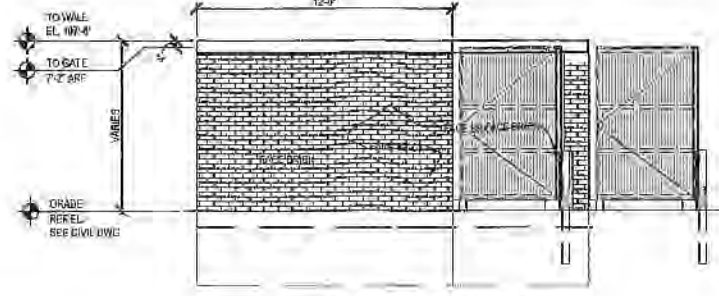
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Scale: 1/8" = 1'-0"



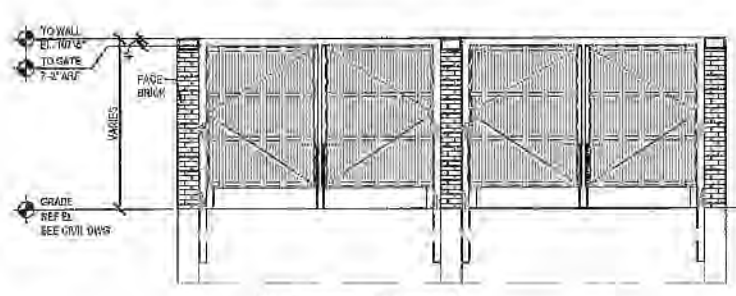
Northwest Elevation
Scale: 1/8" = 1'-0"



Northeast Elevation
Scale: 1/8" = 1'-0"



Southeast Elevation
Scale: 1/8" = 1'-0"



Southwest Elevation
Scale: 1/8" = 1'-0"

YAMASAKI
ARCHITECTS INTERIOR DESIGNERS PLANNERS

Yamasaki Inc.
The Yamasaki Building
3201 West Grand Boulevard, Suite 222
Dearborn, MI 48124-3602
Tel: 313.963.8800
Fax: 313.963.8801
www.yamasaki.com

The Plans and sections are prepared in accordance with the Michigan Building Code and the International Building Code. The Plans and sections are prepared in accordance with the Michigan Building Code and the International Building Code. The Plans and sections are prepared in accordance with the Michigan Building Code and the International Building Code.

Cunningham Limp
28077 Cabot Dr. #100
Novi, MI 48377

Kojan
Management
Corporation
33400 Woodward Ave #250
Bloomfield Hills, MI 48304

FHCC Retail Center

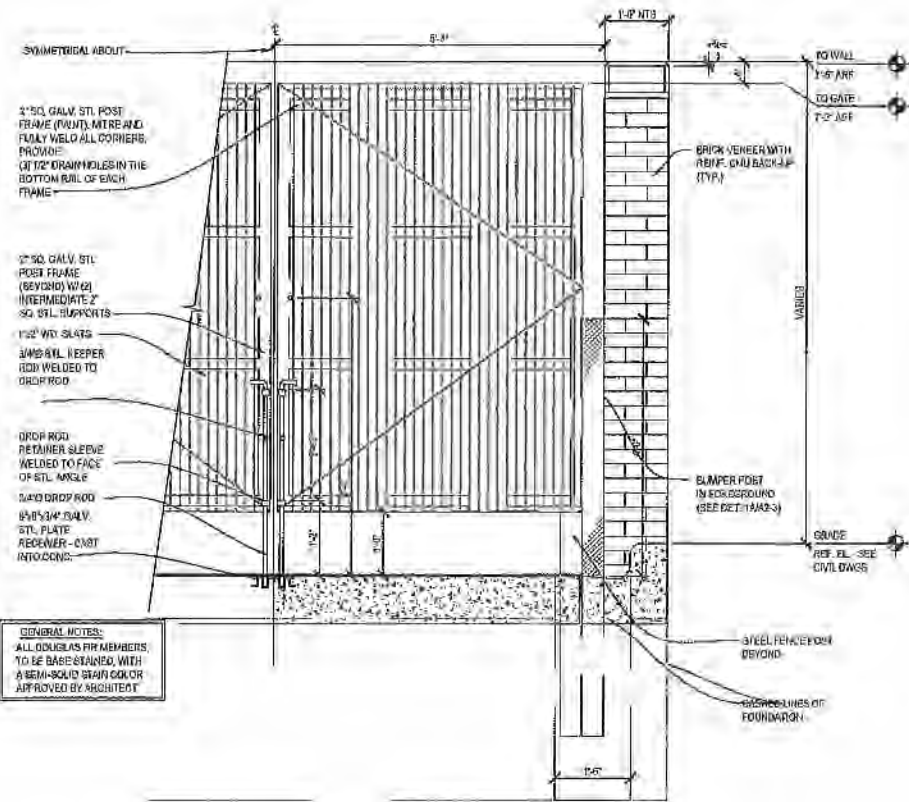
West 12 Mile Rd.
Farmington Hills, MI 48331

Trash Enclosure
Plan, Elevations,
Details

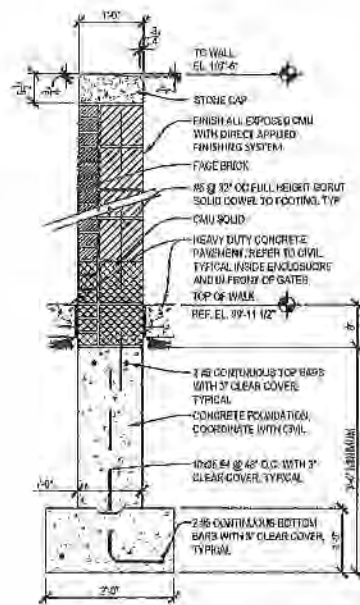
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Drawn By:
ES
Checked By:
RS
Approved By: [Signature]

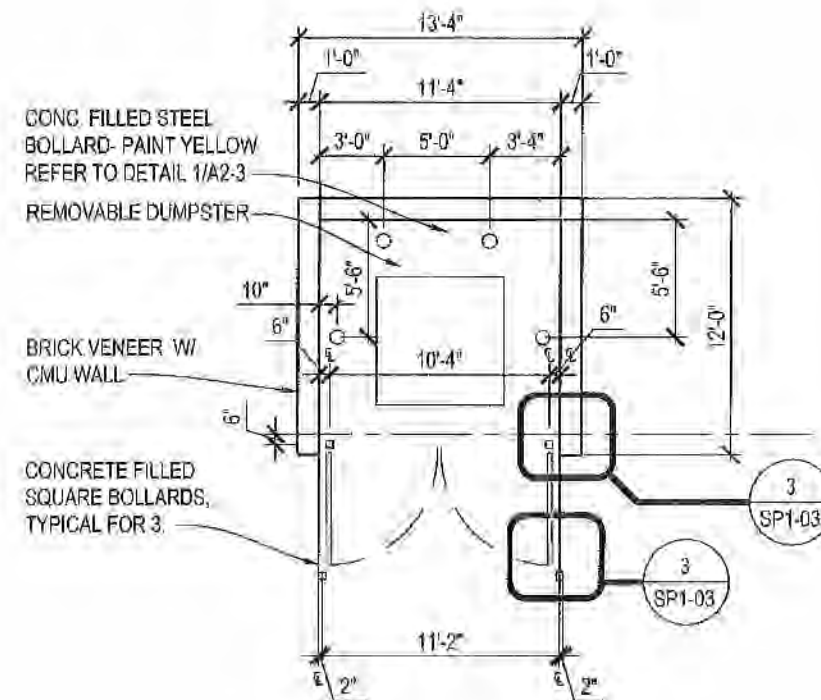
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2018.000
SP1-02



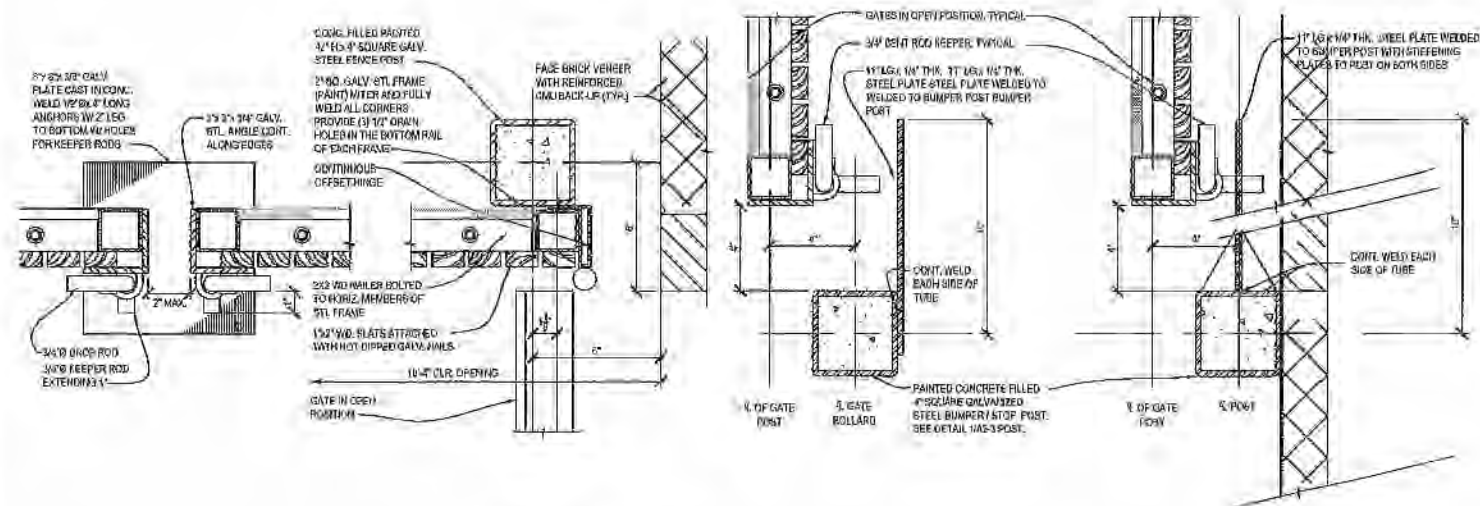
2 Trash Enclosure Detail
Scale: 1/4" = 1'-0"



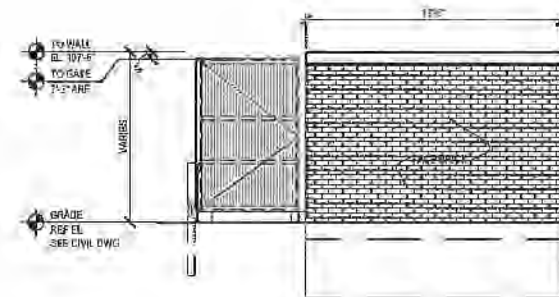
1 Trash Enclosure Wall Section
Scale: 1/4" = 1'-0"



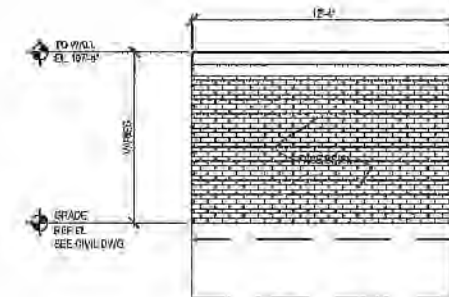
Trash Enclosure Plan
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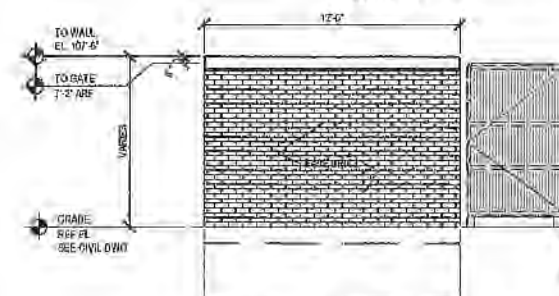
3 Gate Details
Scale: 1/4" = 1'-0"



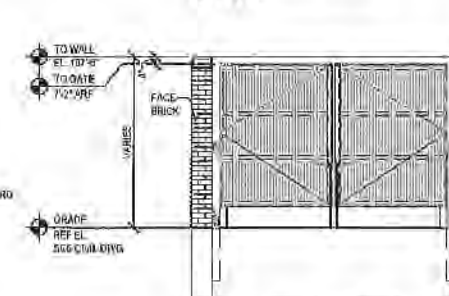
Northwest Elevation
Scale: 1/4" = 1'-0"



Northeast Elevation
Scale: 1/4" = 1'-0"



Southeast Elevation
Scale: 1/4" = 1'-0"



Southwest Elevation
Scale: 1/4" = 1'-0"

YAMASAKI[®]

ARCHITECTS INTERIORS DESIGNERS PLANNERS

Telephone: Inc.
The Yellow Building
2011 West Grand Boulevard, Suite 702
Detroit, Michigan 48208
313.567.6555
Fax: 313.567.6481
info@yamasaki.com

The Yamasaki firm is a national architectural and interior design firm with offices in New York, Chicago, Los Angeles, and San Francisco. We have a long history of working with clients in the automotive, commercial, and residential sectors. Our design philosophy is based on a deep understanding of our clients' needs and a commitment to creating spaces that are both functional and beautiful.

Contractor:

Contractor:
Cunningham Limp
28870 Cabot Dr., #104
Novi, MI 48397

Contractor:
Kojajan Management Corporation
39400 Woodward Ave #250
Bloomfield Hills, MI 48304

Project:
FHCC Retail Center

West 12 Mile Rd.
Farmington Hills, MI 48331

Trash Enclosure Plan, Elevations, Details

Project Number:
Site Plan Submittal: 0.2.18

Drawn by:
ES
Checked by:
RIG
Approved by:
Kojajan Management Corp.

Project No.:
2018.000
SP1-03

**MINUTES
CITY OF FARMINGTON HILLS
PLANNING COMMISSION PUBLIC HEARING
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
DECEMBER 16, 2021, 7:30 P.M.**

CALL MEETING TO ORDER

The Planning Commission Regular Meeting was called to order by Chair Stimson at 7:30 p.m.

ROLL CALL

- Commissioners Present: Brickner, Countegan, Mantey, Schwartz, Stimson, Turner
- Commissioners Absent: Trafelet, Varga
 (one vacancy)
- Others Present: Staff Planner Perdonik, City Attorney Schultz, Planning Consultant
 Arroyo, Staff Engineer Sonck

APPROVAL OF AGENDA

MOTION by Brickner, support by Turner, to approve the agenda as published.

MOTION carried unanimously by voice vote.

PUBLIC HEARING

- A. SITE PLAN 64-10-2021**
- LOCATION: West side of Middlebelt Rd., south of Linden Avenue
- PARCEL I.D.: 23-26-277-014
- PROPOSAL: Utilize the Major road frontage option, to build one two-unit
 Duplex in an RA-3, One Family Residential District
- ACTION REQUESTED: Site Plan approval by Planning Commission
- APPLICANT: Ramiz Naman
- OWNER: R.R. Naman Construction

Ramiz Naman was present on behalf of this application for site plan approval for a two-unit duplex. He had received approval from Oakland County for the two in and out approaches. The development would improve the area.

Referencing his November 9, 2021 report, Planning Consultant Arroyo gave the background and review for this application to construct a duplex in the RA-3 District. Duplexes were permitted on a major road in the RA-3 District after a public hearing, in accordance with the standards of Section 34-3.18.3.C. The duplex was designed with two garages, each with its own driveway.

All dimensional requirements were met.

Per the ordinance (34-3.18.3.C & C.18.4), the Planning Commission must make a finding regarding 3 standards:

- i. The objective of site plan review shall be to discourage rows of two-family dwellings along the major thoroughfares. To accomplish this end, the planning commission may require variety in dwelling unit orientation or access as they relate to existing and potential future uses of adjoining property and to the major thoroughfare. Site plans which require backing vehicles onto the major thoroughfare shall be permitted only if there is no alternative. Combining of driveways and easements to permit such combination may be required.

There is a duplex immediately to the south. It is designed in a different architectural style, with a similar layout, albeit with only one-car garages.

- ii. On a corner lot, no more than one dwelling entrance and/or garage shall face an existing one-family detached dwelling unit located across a separating minor residential street. *N/A.*
- iii. Notice of a public hearing shall be given in accordance with Section 34- 6.

Chair Stimson opened the public hearing. Seeing that no public indicated they wanted to speak Chair Stimson closed the public hearing and brought the matter back to the Commission.

Commissioner Schwartz noted that there was a large apartment complex directly across the street, and another more intense multi-family development on Middlebelt just a little bit to the north. The subject site was the only empty lot in an area where there were houses of worship or residential uses; none looked like they needed to be or were old enough to be torn down. Regardless of what happened on the subject site he did not believe there was any likelihood of spillover or a resulting ripple effect of rows of duplexes.

MOTION by Brickner, support by Countegan, that Site Plan 64-10-2021 to construct a two-family dwelling under the Major Road Frontage Option in an RA-3 Single-Family Residential District, dated October 6, 2021, submitted by Ramiz Naman of R.R. Naman Construction Inc., be approved because the plans adhere to duplex standards in the applicable provisions of the Zoning Ordinance.

Motion carried unanimously by voice vote.

B. AMENDMENT TO PUD PLAN 5, 1993 INCLUDING SITE PLAN 65-10-2021

LOCATION:	South side of Twelve Mile, west of Drake Rd.
PARCEL I.D.:	23-17-201-014
PROPOSAL:	Amend PUD Plan to permit retail & restaurant, in an OS-4 Office Research District
ACTION REQUESTED:	Recommendation to City Council
APPLICANT:	Michael Lawrence
OWNER:	Farmington Hills Corp. Inv., L.L.C.

Tony Antone, Kojaian Company, was present on behalf of this application to amend PUD Plan 5, 1993 to permit retail and restaurant use. Kojaian was the developer of the 134-acre Farmington Hills Corporate Campus. They were seeking a change in use for the 2.59-acre piece at 12 Mile Road and Investment Drive, in order to bring amenities into the Corporate Campus so the users of the campus would have more options at lunch hour, such as coffee, food, and services that might be sought during someone's free time. They were not seeking to add this use anywhere else in the PUD. This would be the first amendment to the PUD in the almost 20 years that they were the PUD developers, and they were almost "to the finish

line” in terms of final development, having only this piece and one headquarter-type parcel to the east of this piece left to develop, and they had a prospective tenant for the parcel to the east.

In response to questions from Commissioner Brickner, Mr. Antone said that no tenants were yet signed for the requested change in use.

Referencing his November 11, 2021 written comments, Planning Consultant Arroyo gave the background and review for this request for PUD amendment to permit retail and restaurant uses. Two buildings were proposed, with Building A including a 2,201 square foot drive-through restaurant and a 2,544 square foot retail space, and Building B being 5,088 square-foot retail space. There would be an outdoor dining area between the two buildings.

Outstanding issues included:

- Building height was not provided; maximum height permitted was 50 feet.
- No information was provided regarding rooftop equipment; any rooftop equipment needed to be screened.
- The location of the ordering station was unclear from the plans; 10 stacking spaces are required and 10 are provided.
- Tree replacement calculations needed to be corrected to show a total of 79 replacement trees per the PUD agreement (this is a correction from the total in the review letter). The applicant proposed to pay into the tree fund for all replacement trees.
- The hedgerow to screen vehicle lights should extend along the north side of the drive-through stacking area visible from 12 Mile road.
- Lighting information needed to be provided as outlined on pages 5-6 of the review letter; this could be approved administratively.

The Planning Commission should discuss the specific uses allowed, as the applicant had identified a category of uses only (B-2 uses).

Commission discussion:

- This request was being processed as a major change, as determined at the November 18 2021 Planning Commission meeting. The requested action was a recommendation to City Council.
- Per Fire Department review, there needed to be an adjustment in the turning radius; this could be approved administratively.
- In response to questions from Commissioner Schwartz, Mr. Antone gave the following information:
 - The rest of the PUD was office use. The 25-acre parcel to the east of the subject was still vacant; Mr. Antone thought they would be bringing plans to the Commission in February for office use of that site.
 - Given the current market for office space, having the 2.9 acres available for retail, restaurant and service uses will help keep the development more viable in terms of keeping tenants in the space.

Chair Stimson opened the meeting for public hearing. Seeing that no public indicated they wished to speak, Chair Stimson brought the matter back to the Commission for discussion and/or a motion.

MOTION by Countegan, support by Schwartz, that the Planning Commission recommend to City Council that the Amendment to PUD 5, 1993, concurrent with Site Plan 65-10-2021, both dated October

15, 2021, submitted by Michael Lawrence of Yamasaki Inc., be approved because the plans are in accordance with the objectives, goals, and policies of the Master Plan for Future Land Use, and the applicable provisions of the Zoning Ordinance, with the following conditions:

- 79 replacement trees be provided, or funds paid into the tree fund.
- Resolution of all outstanding issues identified in the November 11, 2021 Giffels Webster review letter.
- Resolution of all outstanding issues identified in the November 1, 2021 Fire Marshal memorandum, specifically including the correction of the turning radius as noted.

And with the determination that:

- This amendment includes all B-2 uses as listed in the Zoning Ordinance.

Discussion

Planning Consultant Arroyo read the list of all B-2 uses.

Motion carried unanimously by voice vote.

C. PUD PLAN 4, 2021

LOCATION:	South side of Northwestern Hw. Between Greening Street and Highview Avenue
PARCEL I.D.'s:	23-02-106-001, 002, 003, 005, 006, 007, 012, 013, 015, 016; 23-02-104-001, 004, 005; 23-02-102-002, 003, 004, 005, 013
PROPOSAL:	One 4-story, 250-unit apartment building and one 3-story 66-unit walk-up multiple family building in a B-3 General Business, in an RA-4 One Family Residential, OS-1 Office Service, and P-1 Vehicular Parking zoning districts
ACTION REQUESTED:	Recommendation to City Council
APPLICANT:	Farmington Hills Lofts, LLC, Matt Shiffman
OWNERS:	Ruch C. Langan, Trust and Ten Kids LLC

Applicant presentation

John Ackerman, Atwell, Southfield MI, was present on behalf of this request for positive recommendation to City Council for PUD Plan 4, 2021. Architect Jennifer Fritz, Humphreys & Associates, 121 W. Wacker, Chicago, was also present, as well as Matt Shiffman and other members of the development team, and members of the Langan family.

Mr. Ackerman gave the following information:

- The approximately 7-acre site on the south side of Northwestern is in a gateway location for the City, that provides a good transition between commercial uses, and from the highway to the north and existing development to the south. The project would also provide circulation through the property to the existing southern residential neighborhoods.
- The site contained 4 different zoning districts. None of the underlying zoning districts allowed for multi-family use. However, about 2/3 of the site is allocated on the Map for Future Land Use as multi-family, with the northern portion being non-center type business.
- The development included 250 1-3 bedroom units in a 4-story wrap style loft building to the north, with amenities that included courtyards, pool, and a fitness center. The proposed 3-story building to the south included 66 1-3 bedroom townhome/flats, with covered garages and surface parking. The buildings offered high quality architectural features. The southern building tenants

MINUTES
CITY OF FARMINGTON HILLS
CITY COUNCIL MEETING
FEBRUARY 28, 2022 – 7:30 PM

The regular session meeting of the Farmington Hills City Council was called to order by Mayor Barnett at 7:37pm.

Council Members Present: Barnett, Bruce, Knol, Massey, and Newlin

Council Members Absent: Boleware and Bridges

Others Present: City Manager Mekjian, City Clerk Smith, Directors Brockway, Gardiner, Mondora, Monico and Skrobola, Police Chief King, Planning Consultant Arroyo and City Attorney Joppich

PLEDGE OF ALLEGIANCE

Mayor Barnett led the pledge of allegiance.

APPROVAL OF REGULAR SESSION MEETING AGENDA

MOTION by Massey, support by Bruce, to approve the agenda as published.

MOTION CARRIED 5-0.

PROCLAMATION SUPPORTING EFFORTS OF THE FARMINGTON AREA COMMISSION ON AGING FOR THE PREVENTION OF ELDER FINANCIAL ABUSE

The following Proclamation was read by Council Member Bruce and accepted by Julie McGowan, Commission on Aging:

PROCLAMATION
Farmington Area Commission on Aging
Prevention of Elder Financial Abuse
February 28, 2022

- WHEREAS,** over 3.5 million Americans, including many elderly people, are the victims of financial exploitation every year; and
- WHEREAS,** the Education Committee of the Farmington Area Commission on Aging (COA) aims to ensure that all Farmington area residents have the opportunity to learn about the prevention of elder financial abuse before it happens; and
- WHEREAS,** the COA Education Committee will undertake a variety of activities to educate seniors, professionals, families, financial institutions, Farmington area public safety representatives, elder care facilities, and other groups to ensure that residents have effective resources to combat elder financial abuse and help them should they become victims; and
- WHEREAS,** we support the group in their efforts to assess the knowledge of community stakeholders on this issue and to create annual education programs to increase awareness about the prevention of elder financial abuse in our community.

Page 2 of 9

NOW, THEREFORE, BE IT RESOLVED that I, Vicki Barnett, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby support the efforts of the **Farmington Area Commission on Aging** as they work diligently on the **Prevention of Elder Financial Abuse** and educate our community about this important issue impacting our senior population.

PRESENTATION OF HISTORIC DISTRICT COMMISSION 2021 ANNUAL REPORT

Historic District Commission Chairperson, Ken Klemmer, presented the Historic District Commission 2021 Annual Report to Council.

Councilmember Knol commented that she is the liaison to the Historic District Commission and acknowledged their efforts this past year and particularly with the Sarah Fisher Site and in preserving the city-owned cemeteries. She suggested that the city may need to budget for some of the improvements mentioned by Chair Klemmer that are needed with the city-owned buildings and cemeteries.

In response to Council regarding the oral history project, Chair Klemmer stated that the Commission is working with the city video division on recording and storing the oral history and it is a joint project with the Historic District Commission.

MOTION by Massey, support by Knol, that the City Council of Farmington Hills hereby accepts the Historic District Commission 2021 Annual Report.

MOTION CARRIED 5-0.

PRESENTATION OF PLANNING COMMISSION 2021 ANNUAL REPORT

Planning Commission Chairperson, Steve Stimson, presented the Planning Commission 2021 Annual Report to Council.

MOTION by Knol, support by Massey, that the City Council of Farmington Hills hereby accepts the Planning Commission 2021 Annual Report.

MOTION CARRIED 5-0.

CORRESPONDENCE

Mayor Barnett mentioned several phone calls from marijuana industry representatives inquiring about the city's information sessions and if they have been selected to participate.

City Manager Mekjian addressed this under this City Manager report later in the meeting.

CONSENT AGENDA

MOTION by Bruce, support by Massey, to approve consent agenda as read.

Roll Call Vote:

Yeas: BARNETT, BRUCE, KNOL, MASSEY, AND NEWLIN

Nays: NONE

Absent: BOLEWARE AND BRIDGES

Abstentions: NONE

MOTION CARRIED 5-0.

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PUBLIC QUESTIONS AND COMMENTS

There were no public questions or comments.

COUNCIL MEMBERS COMMENTS AND ANNOUNCEMENTS

There were no Council Members comments or announcements.

CITY MANAGER UPDATE

City Manager Mekjian provided an update on the following:

- Cannabis informational sessions and noted that applicants from the industry would be contacted by the end of the week as to whether they have been selected to participate.
- State of the Cites event to be held on March 10th at the HAWK starting at 7am.
- Cultural Arts Public Arts Open House to be held at City Hall on March 4th from 7-9pm

PUBLIC HEARING

PUBLIC HEARING AND CONSIDERATION OF AN AMENDMENT TO PLANNED UNIT DEVELOPMENT (PUD) 5, 1993, INCLUDING SITE PLAN SP 65-10-2021, TO DEVELOP A PORTION OF A PARCEL LOCATED AT THE SOUTH SIDE OF W. 12 MILE ROAD BETWEEN INVESTMENT DRIVE AND DRAKE ROAD.

Ed Gardiner, Director of Planning and Community Development, explained that the amendment before City Council is an amendment to a Planned Unit Development (PUD) and site plan from 1993 that was initially planned for the National Bank of Detroit headquarters. That development fell through and subsequently the property was bought by Kojanian Company. The original PUD contract allowed for office use only; however, the developer who now owns the property has requested a portion of the site, approximately 2.5 acres, include amenities such as retail and restaurants to service the tenants within the corporate park. The Planning Commission felt this was a major amendment to the original PUD plan and the reason for going through the amendment process. The Planning Commission held a public hearing on the request on December 16, 2021 and recommended approval to City Council. Mr. Gardiner outlined the process this evening that should include the presentation by the developer, City Planning Consultant and public hearing prior to any action of Council.

Tony Antone, Kojanian Company, stated that they purchased the property in 1999. He noted that during Covid, he found that amenities are critically important to the office market and feels that will only become more critical moving forward. He is hoping that if approved, the amenities provided will serve more than just their office campus.

Michael Lawrence, Yamasaki Inc., displayed proposed plans and explained that the proposal was for two, single-story buildings with the proposed building to the north having the ability to accommodate a drive-thru window; although they did not have approved tenants at this time. He described the proposed landscaping and retention wall to screen the area and noted there would be minimal impact on the existing wetlands. He also showed renderings of the proposed exterior of the buildings.

Mr. Antone stated that he has been speaking to prospective tenants but before signing any agreement many of them wanted assurance of approval by the city for the amended plan.

Rod Arroyo, Giffels Webster, spoke to the zoning of the property, which is OS-4, Office District, and surrounding zoning; and spoke to current development on the site as well as in surrounding areas. He stated the developer is attempting to provide retail and restaurants for office tenants and there is a

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pedestrian connection from the proposed area to the rest of the corporate park. The request includes two buildings and an outdoor dining area with a drive-thru for one of the buildings. The plan meets site plan requirements and if this amendment is approved, they would be permitted to develop this portion of the site only under B-2, Business District, requirements.

It was questioned by Council if the height of the buildings and concerns for shielding the lighting as discussed at the Planning Commission public hearing have been addressed.

Mr. Arroyo responded that the plan is within the maximum height requirements and the plan has been revised to provide for improved screening enhancements to address further shielding the lighting from the drive-thru area surrounding areas.

In response to Council, Mr. Antone explained that the proposed drive-thru is expected to attract a breakfast/lunch crowd but this would be dictated by the market. The plan is not meant for one building to be used as a restaurant and the other only retail but most likely both uses in both buildings; but again, the market would dictate the uses. He plans to adhere to the hours as allowed in the B-2 District but that they have addressed concerns to protect the residents, including shielding the lighting.

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

MOTION by Bruce, support by Newlin, that the City Council of Farmington Hills hereby approves the Amendment to PUD Plan 5, 1993, dated January 4, 2022 and the application for approval of Site Plan 65-10-2021 also dated January 4, 2022; and

IT IS FURTHER RESOLVED, that the City Council directs the City Attorney to prepare the appropriate PUD agreement stipulating the final PUD approval conditions and authorizing the identified zoning deviations for City Council consideration and final approval.

MOTION CARRIED 5-0.

NEW BUSINESS

CONSIDERATION OF APPROVAL OF APPOINTMENTS TO VARIOUS BOARDS AND COMMISSIONS.

MOTION by Massey, support by Knol, that the City Council of Farmington Hills hereby confirms the Mayor's recommendation to appoint the following individuals to various City Boards and Commissions:

Parks and Recreation Commission

	Length of Term:	Term ending:
Sydney Rushing	Unexpired term	February 1, 2025

Zoning Board of Appeals

	Length of Term:	Term ending:
Emily Collins	Unexpired term - Alternate	February 1, 2025

Innovation, Energy and Environmental Sustainability Committee

	Position:	Term Ending:
Jon Aldred	Farmington Hills Resident	October 11, 2023

REPORT FROM THE CITY MANAGER TO CITY COUNCIL – May 9, 2022

SUBJECT: CONSIDERATION OF APPROVAL OF SUBMISSION OF SEMCOG – PLANNING ASSISTANCE PROGRAM APPLICATION FOR COMPLETE STREETS AND CORRIDOR SAFETY PLANNING

ADMINISTRATIVE SUMMARY

- The Southeast Michigan Council of Governments (SEMCOG) has a grant program established to aid local units of government in moving regional plans and priorities forward with funding for local “Complete Streets and Corridor Safety Planning” initiatives. The deadline for submission of the grant application is May 27, 2022, with any funds awarded to be expended by June 30, 2023.
- Complete Streets and Corridor Safety Planning grants support projects which enhance transportation access, safety, and connectivity through complete streets planning. A complete street includes nonmotorized facilities with a focus on safe travel throughout a network of pathways, bike lanes, and sidewalks.
- The grant requires an 18.15-percent local match with a maximum grant request of \$50,000. It is recommended that the City request \$30,448.20 with a local match of \$6,751.80 for a total of \$37,200. The local match is available from the City’s Master Plan budget.
- The grant application will offset expected expenses stemming from the ongoing Master Plan update, which will include a Complete Streets portion set to get underway in late summer or early fall of this year. The SEMCOG grant funding will contribute to planning for nonmotorized travel. There has been an increased interest among City residents.
- The application will be prepared by the Planning and Community Development Department in conjunction with the City’s Planning Consultant, Giffels Webster. The Planning Office will oversee and administer the Master Plan process.

RECOMMENDATION

RESOLVE that the City of Farmington Hills submit an application to SEMCOG to obtain a SEMCOG Planning Assistance Program Grant for Complete Streets and Corridor Safety Planning prior to May 27, 2022.

Department Authorization by: Charmaine Kettler-Schmult, Interim Director of Planning and Community Development

Approved by: Gary Mekjian, City Manager

ORDINANCE NO. C- _____ -2022

**CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN**

AN ORDINANCE TO AMEND THE FARMINGTON HILLS CODE OF ORDINANCES AT CHAPTER 8, "BUSINESS LICENSING" ARTICLE II, "SMOKING LOUNGES," TO ESTABLISH A SPECIAL PERMIT FOR HOOKAH SMOKING AREAS IN SMOKING LOUNGES AND TO AMEND PROVISIONS RELATING TO THE PURPOSE AND INTENT OF THE ORDINANCE, DEFINITIONS, APPLICATIONS FOR LICENSES, BASIS FOR APPROVAL AND DENIAL OF LICENSES AND SPECIAL PERMITS, STANDARDS OF CONDUCT, HOURS OF OPERATION, AND TEMPORARY CLOSURES IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY, AND WELFARE.

THE CITY OF FARMINGTON HILLS ORDAINS:

Section 1 of Ordinance. Ordinance Amendment.

The Farmington Hills City Code, Chapter 8, "Business Licenses," Article II, "Smoking Lounges," is hereby amended to read as follows:

ARTICLE II. SMOKING LOUNGES

DIVISION 1. – GENERALLY.

Section. 8–41. – Purpose and intent.

In 2008, the Public Health Code was amended to prohibit smoking in public places. Since that time, smoking establishments have become increasingly popular. Cigar bars and tobacco specialty retail stores that meet certain qualifications and were in existence on May 1, 2010, are exempt from the prohibition on smoking in public places, and state-issued exemption certificates may be transferred and granted by the State of Michigan. Since 2010, the City has experienced an increase in the number of various types of smoking lounges in the City raising public health, safety, and welfare concerns, ~~and,~~ ~~More~~ More recently, the City has also experienced a ~~n~~ n ~~increase in the ratenumber~~ increase in the number of incidents—~~many of which are serious and potentially involving homicides, shootings, fighting, illegal drugs, and other serious criminal and~~ life-threatening incidents—requiring police responses at hookah smoking lounges that is disproportionately higher than for other types of businesses in the community raising significant public safety and welfare concerns. The City has also studied other communities and notes high levels of such

incidents elsewhere throughout southeast Michigan and other urban areas in the nation. Based on a study of incidents in the City, reviewed by City Council, there have been over 100 police incidents involving five hookah smoking lounges since 2014, including homicides, shootings, stabbings, fleeing and eluding, assault on police officers and others, weapons offenses, narcotics possession and trafficking, fighting, drunk driving, and stolen vehicles. 26% of these incidents occurred before 10:00 p.m., 21% occurred between 10:00 p.m. and 12:00 a.m., and 53% occurred after 12:00 a.m. Based on its review and studies of the incidents and experiences involving hookah smoking lounges within the City of Farmington Hills and various types of smoking lounges in other communities (including both hookah and non-hookah smoking lounges), ~~t~~This Article is intended to establish tailored and reasonable ~~and uniform~~ regulations to promote proper and responsible management and operation of the various types of smoking lounge establishments, prevent potential adverse public safety, security, and welfare impacts that have been experienced in the City relating ~~ged~~ to the operation of ~~these~~ the various types of smoking lounge establishments, and generally protect the public health, safety and welfare.

Section. 8-42. – Definitions.

The following words, terms and phrases, when used in this Article, shall have the following meanings:

(a) "Cigar" means any roll of tobacco wrapped in leaf tobacco or in any substance containing tobacco. Cigar does not include a cigarette.

(b) "Cigarette" means a roll for smoking made wholly or in part of tobacco, irrespective of size or shape and irrespective of the tobacco being flavored, adulterated, or mixed with any other ingredient, which roll has a wrapper or cover made of paper or any other material. Cigarette does not include cigars.

(c) "Cigar bar" shall mean an establishment or area within an establishment that is open to the public and is designated for the smoking of cigars, purchased on the premises or elsewhere.

(d) "Hookah" means a device, including a waterpipe, used for smoking hookah tobacco that consists of a tube connected to a chamber where the smoke is cooled passing through water.

~~(d)~~(e) "Hookah smoking lounge" shall mean a smoking lounge that provides or allows use of hookahs in a designated area within or throughout the establishment.

~~(e)~~(f) "Hookah tobacco" means tobacco that is designed, manufactured, or otherwise intended for consumption by smoking in a hookah and that is flavored with honey,

molasses, fruit, or other natural or artificial flavors. Hookah tobacco includes those products commonly known or referred to as narghile, argileh, shisha, hubble-bubble, molasses tobacco, waterpipe tobacco, maassel, or goza.

~~(f)~~(g) "Noncigarette smoking tobacco" means tobacco sold in loose or bulk form that is intended for consumption by smoking and also includes roll-your-own cigarette tobacco, hookah tobacco, pipe tobacco, or a wrap.

~~(g)~~(h) "Non-tobacco products" shall include any product or substance that is not a tobacco product but may be consumed by smoking, including, but not limited to, e-cigarettes, bidis, kreteks, clover cigarettes, herbal cigarettes, electronic and herbal hookah, steam stones, and smoking gels.

~~(h)~~(i) "Smoking lounge" shall mean an establishment which allows use of tobacco products, non-tobacco products, or other similar legal substances on its premises, including, but not limited to, cigar bars and lounges, hookah ~~cafes and smoking~~ lounges, tobacco bars and lounges, tobacco clubs, and similar types of establishments.

~~(i)~~(j) "Smokeless tobacco" means snuff, snus, chewing tobacco, moist snuff, and any other tobacco that is intended to be used or consumed, whether heated, chewed, absorbed, dissolved, inhaled, snorted, sniffed, or ingested, by any means other than smoking or combustion.

~~(j)~~(k) "State of Michigan Exemption Certificate" shall mean the exemption certificate required under Part 126 of the Michigan Public Health Code (MCL 333.12601, *et seq.*), being Public Act 368 of 1978, as amended from time to time.

~~(k)~~(l) "Tobacco bar" shall mean an establishment or area within an establishment that is open to the public and is designated for the smoking of tobacco products, purchased on the premises or elsewhere.

~~(l)~~(m) "Tobacco product" shall mean a product containing any amount of tobacco regardless of form including, but not limited to, cigarettes, cigars, noncigarette smoking tobacco, or smokeless tobacco.

DIVISION 2 – LICENSE.

Section 8–45 – License required.

A person shall not operate a smoking lounge in the City without a valid and effective smoking lounge license and any applicable special permits issued pursuant to the provisions of this Chapter, ~~subject to subsection 8-45(b).~~

~~(a) — The licensing requirement under subsection 8-45(a) shall not apply, for a period of ninety days after the effective date of this section, to persons lawfully operating a smoking lounge on the effective of this section, provided such persons shall submit a completed smoking lounge license application to the City in accordance with this Article within a period of sixty days after the effective date of this section.~~

Section 8-46 – Chapter 8 applicability.

Smoking lounges shall be subject to the provisions of this Article and Article I of this Chapter.

Section 8-47 – License application.

~~An applicant~~To apply for a smoking lounge license, the owner(s) of the proposed smoking lounge shall submit to the City Clerk a fully completed application on a form that is prepared and furnished by the City Clerk. ~~The application shall include at least the following information:~~

- (a) The full legal name, telephone number, and current address of ~~the applicant~~all owner(s) of the proposed smoking lounge, who, together, shall be referred to in this Article as the "applicant," and:
- (1) If the applicant is-involves a partnership, the name and address of each person who is a partner shall be listed, and a copy of any partnership agreement shall be included as part of the application.
 - (2) If the applicant is-involves a privately held corporation, the name and address of each corporate officer, member of board of directors and stockholder shall be listed, and a copy of the articles of incorporation shall be included as part of the application.
 - (3) If the applicant is-involves a publicly held corporation, the name and address of each corporate officer, member of the board of directors and each stockholder who owns ten percent (10%) or more of the corporate stock shall be listed on the application.
 - (4) If the applicant is-involves a limited liability company, the name and address of each person who is a member, manager and assignee of a membership interest shall be listed, and the articles of organization shall be included as part of the application.

(b) If the name of the smoking lounge is or will be different than the name of the applicant, then the smoking lounge business name must be registered with the State of Michigan as the applicant "doing-business-as" that business at the location proposed to be licensed, and the applicant must provide the City with a copy of all such DBA registration paperwork filed with the state and the ~~The complete doing business as~~ name, address, and telephone number ~~of the proposed licensed business~~. Any license issued under this Article will be in the name of the applicant followed by applicant's doing-business-as name, if any.

~~(b)~~(c) The address and phone number of the location at which the smoking lounge is proposed to be licensed to operate in the City.

~~(c)~~(d) A written statement as to the applicant's experience in operating a smoking lounge or a similar business.

~~(d)~~(e) The legal name and any aliases; home address; telephone numbers; date of birth; and driver's license number of all persons who will serve as a manager or agent or who will operate the proposed licensed premises, and the experience of each such person in operating a smoking lounge or a similar business.

~~(e)~~(f) A concise statement as to the prior and current employment of each individual identified on the application pursuant to subsections (a) through (e) above.

~~(f)~~(g) With respect to each individual identified on the application pursuant to subsections (a) through (e) above, a statement identifying and describing each and every charge and conviction or finding of responsibility of each such individual for a violation of any federal, state, or local law involving moral turpitude, dishonesty, fraud, violence, criminal sexual conduct, controlled substances, the sale, distribution, or furnishing of tobacco, or the sale, distribution, or furnishing of alcoholic liquors.

~~(g)~~(h) A security plan for maintaining the premises as a safe and secure environment for patrons and employees and to ensure that the smoking lounge, including interior and external areas, is maintained and operated, at all times, in such a manner as not to result in breaches of the peace or a menace to the health, safety, or welfare of the public.

~~(h)~~(i) A valid and effective State of Michigan Exemption Certificate and any other state or county permits, if required to operate the smoking lounge at the proposed licensed premises. The State of Michigan Exemption Certificate and all other state and county permits must be issued to and in the name of the applicant for the smoking lounge business to be licensed or its doing-business-as name.

~~(j)~~(j) A complete copy of a fully executed deed, lease, or rental agreement, including any amendments, addendums, exhibits and other materials attached thereto, providing the applicant the exclusive right of use, occupancy, and possession of the proposed licensed premises as a smoking lounge, including use as a hookah lounge and for dancing and/or live entertainment if applicable.

~~(j)~~(k) A fully executed indemnification agreement in a form approved by the City Attorney, in which the applicant agrees to indemnify and hold harmless the City and its officers, employees, agents, and representatives from any and all damages, injuries, adverse health impacts, liability, claims, actions, losses, demands and/or lawsuits, including attorney fees and costs, that arise out of the applicant's operation of the smoking lounge, including use as a hookah lounge and for dancing and/or live entertainment if applicable.

~~(k)~~(l) Proof of insurance in the amounts and types of coverage established by resolution of City Council naming the City as an additional insured and evidencing that the applicant, as well as each person that will be employed by the applicant, is covered by such insurance policy for any and all damages, injuries, adverse health impacts, liability, claims, actions, losses, demands and/or lawsuits that arise out of the applicant's operation of the smoking lounge, including use as a hookah lounge and for dancing and live entertainment if applicable, and the actions and inactions of its employees.

(m) If the applicant is seeking a special permit to allow live entertainment and/or dancing at the proposed licensed premises, the application shall include a floor plan of the entire premises that is drawn to scale showing the following information: the proposed size and dimensions of the designated dance-entertainment area that will be utilized for the live entertainment and/or dancing, the floor area of which shall be no less than 100 square feet; (ii) the proposed location of the designated dance-entertainment area in relation to all walls, doors, windows, areas, rooms, seats, tables, chairs, and other furniture and installations within the premises; (iii) the materials that will be used to construct the designated dance-entertainment area; (iv) how the designated dance-entertainment area will be well defined and clearly marked; and (v) how the designated dance-entertainment area will comply with all other requirements of this Article.

(n) If the applicant is seeking a special hookah smoking lounge permit at the proposed licensed premises, the application shall include the following information: (i) a floor plan of the entire premises that is drawn to scale and identifies all areas that will be designated and utilized for the use of hookahs and the consumption of hookah tobacco, the location of all interior and exterior security video cameras and the recording equipment for such cameras, and the primary locations at which security personnel shall be posted during business hours; (ii) a written plan establishing that security cameras will be installed in locations and sufficient quantity to ensure that all doors, interior areas (except restrooms), and exterior areas of the smoking lounge and the parking lot will be

video-taped at all times the smoking lounge is open for business or occupied by personnel or others; (iii) a written plan stating the number of security personnel that will be on hand during and after business hours and committing that such security personnel will monitor and maintain security of all interior areas and at all ingress-egress points of the smoking lounge while the smoking lounge is open for business; and (iv) how the smoking lounge will comply with all other requirements of this Article.

(h)(o) The proposed hours of operation.

(m)(p) Payment of the correct license fee and any special permit fees to the City in the amounts established by resolution of the City Council.

(n)(q) Any other information reasonably determined by the City Clerk to be pertinent to the applicant and the operation of the proposed licensed business.

In the event of a change in any of the data or information required or furnished to the City under this section after a smoking lounge license has been issued, tThe holder of a the smoking lounge-license shall notify the city clerk of each such change in any of the data required to be furnished under this section within ten (10) days after such change occurs.

Section 8-48 – Investigation and approval.

Upon receipt of a completed application, the City Clerk shall, at a minimum, forward the application materials to the Police Department, Fire Department, Building Division, and Planning and Community Development Department for review, and investigation, and certification. During business hours or at another mutually agreeable time, the applicant shall allow representatives of these departments and division onto the property and into the proposed licensed premises as part of their investigation, review, and certification. If, after review, all City departments and divisions certify and recommend approval of the application and unless the Clerk finds that one or more of the reasons for denial under Section 8-49 applies, the City Clerk shall approve and issue a smoking lounge license to the applicant, including a special dance-entertainment permit and special hookah smoking lounge permit if applied for.

Section 8-49 – Basis for denial.

An application for a license for a smoking lounge license, and any special permits requested thereunder, may be denied upon a non-certification or recommendation for denial by any of the departments or divisions to which the application was submitted for review or for one or more of the following reasons:

(a) An applicant has previously had a license to operate a smoking lounge revoked for cause in any other community or under this Chapter.

(b) An applicant has had an exemption certificate suspended or revoked by the State of Michigan.

(c) If any of the individuals required to be identified on the application have been convicted or found responsible for a violation of any federal, state, or local law involving moral turpitude, dishonesty, fraud, violence, criminal sexual conduct, controlled substances, the sale, distribution, or furnishing of tobacco, or the sale, distribution, or furnishing of alcoholic liquors.

(d) If an applicant does not own, lease, or have some other exclusive right of possession of the proposed licensed premises.

(e) If there is an existing violation of any applicable building, electrical, mechanical, plumbing or fire prevention code, zoning regulation, or public health code on or with respect to the proposed licensed premises.

(f) The applicant does not possess a valid and effective State of Michigan Exemption Certificate and any other state or county permits, if required to operate the smoking lounge at the proposed licensed premises.

(g) Any false, incomplete, or inaccurate statement on or in the application submitted to the City under this Article.

(h) If, within a twelve-month period preceding the date of the application, a smoking lounge was operated at the same location and a patron, owner, or employee of the former smoking lounge business were involved in any incidents, within the interior or exterior areas or parking lot of the former smoking lounge, relating to or involving illegal drugs, the illegal possession or use of drugs, the illegal possession or use of alcohol, the illegal use or possession of tobacco by a minor, the illegal possession or discharge of a firearm, an assault or battery, or any felony criminal activity, in the event there is a continuing concern for the public health, safety and welfare in connection with issuance or renewal of the license.

Section 8-50 – State and county permits.

Approval of the issuance or transfer of a State of Michigan Exemption Certificate ~~State-issued exemption certificate~~ or other state or county permit shall not abrogate the requirement to apply for and obtain a smoking lounge license pursuant to this Chapter.

Section 8-51 – Expiration and renewal of licenses and special permits.

Every license and special permit issued pursuant to this article will terminate December thirty-first of each year unless sooner suspended or revoked. A smoking lounge license and special permit can be renewed in accordance with Article I of this Chapter, provided a completed renewal application is submitted and all renewal fees in the amounts established by resolution of the City Council are paid to the City at least thirty days prior to expiration of a license. The city may, but is in no way obligated to, consider a renewal application submitted late, if the city clerk determines in her or his discretion that exceptional circumstances exist.

DIVISION 3 – OPERATION.

Section 8-60 – Hours of operation.

A smoking lounge shall not be open to the public after 11:00 p.m. and before 8:00 a.m. on any day between the hours of 1:00 a.m. and 8:00 a.m. No one other than the owners and current ~~smoking lounge~~ employees of the smoking lounge shall be on the premises of a smoking lounge after 11:00 p.m. and before 8:00 a.m. between 1:00 a.m. and 8:00 a.m. on any day, ~~and~~ Each manager and employee of a smoking lounge shall carry proof of employment ~~at the establishment~~, such as an identification badge, at all times while working at the smoking lounge. ~~The~~ A manager and ~~or~~ employees of a smoking lounge, while on the smoking lounge premises, shall provide proof of ~~such~~ employment when requested to do so by a member of the police department or fire department.

Section 8-61 – Manager.

At least one manager, who must be an individual identified on the license application submitted under this Article, shall be on the premises of a smoking lounge at all times that the licensed premises is open to the public. It shall be unlawful for any person not identified on the smokinger's lounge license application to work as a manager of a smoking lounge business, unless the proposed manager or operator has submitted a registration form with the individual's legal name and any aliases; home address; telephone numbers; date of birth; and driver's license number; and, is determined qualified to serve as a manager by the city clerk, using the criteria, as set forth in this article. All managers must be over the age of twenty-one (21) years old. The licensee shall be responsible for notifying the city of any proposed change in management and ensuring that the proposed new manager has obtained the required approval before working or serving as a manager of the licensed establishment.

Section 8-62 – Age restrictions.

No person under the age of eighteen (18) years old shall be allowed in a smoking lounge at any time. The manager and/or employees shall ensure that identifications of individuals on the premises have been checked to determine that every individual is over the age of eighteen (18) years of age or older before entry into the premises. The manager and/or employees shall secure exit doors to ensure that no one has or is attempting to gain secret entry into the premises.

Section 8-63 – Standards of conduct & special permits.

A smoking lounge licensed under this Article and the licensee, including its owners, operators, managers, agents, and employees, shall comply with and shall be responsible for ensuring that patrons, owners, and employees comply with this City Code, applicable state laws, and all of the following, at all times:

(a) The consumption of alcoholic beverages and use of marijuana products, of any kind, shall not be allowed.

(b) The unlawful possession, use, or delivery of any controlled substance shall not be allowed.

(c) Persons visibly under the influence of, or intoxicated from, the use of any substance under (a) or (b) of this section shall not be permitted to remain or loiter on the premises.

(d) There shall be no live entertainment or dancing, unless a special dance-entertainment permit has been applied for and approved as part of a smoking lounge license pursuant to this Article. If a special dance-entertainment permit has been issued, then any live entertainment and dancing on the licensed premises shall comply with this Article.

(d)(e) There shall be no use of hookahs or consumption of hookah tobacco, unless a special hookah lounge permit has been applied for and approved as part of a smoking lounge license pursuant to this Article. If a special hookah lounge permit has been issued, then any use of hookahs or consumption of hookah tobacco on the licensed premises shall comply with this Article.

(e)(f) There shall be no gambling.

(f)(g) Patrons shall not loiter in the parking lot and immediately leave the parking area upon exiting the licensed premises.

(g)(h) Patrons shall immediately exit the premises upon the close of business.

(h)(i) The licensee shall, at all times, maintain the premises as a safe and secure environment for patrons and employees and shall ensure that the smoking lounge, including interior and external areas, is maintained and operated, at all times, in such a manner as not to result in breaches of the peace or a menace to the health, safety, or welfare of the public.

Section 8-64 – Dancing & Live Entertainment.

A licensee who is the holder of a dance-entertainment permit shall not allow dancing or live entertainment on the licensed premises, except in the designated dance-entertainment area that is the size, dimensions, and location indicated in the licensee's approved application. The designated dance-entertainment area shall be flush with the floor (not on a raised platform of any kind), shall be well defined and clearly marked, and shall be located at least eight feet away from any tables, chairs, and other obstacles while customers are dancing or the live entertainment is occurring.

Section 8-65 – Hookah Lounge.

A licensee who is the holder of a special hookah lounge permit shall not allow the use of hookahs or the consumption of hookah tobacco on the licensed premises, unless:

- (a) the use of hookahs and the consumption of hookah tobacco is restricted to and only occurs the areas of the smoking lounge that have been designated for such use and consumption on the plans submitted with the license application under subsection 8-47(m) of this Article;
- (b) all interior and exterior security video cameras and the recording equipment for such cameras have been installed and are maintained in working order in the locations designated on the plan submitted with the license application under subsection 8-47(m) of this Code, and all such security cameras are video recording all doors, interior areas (except restrooms), and exterior areas of the smoking lounge and the parking lot, at all times the smoking lounge is open for business or occupied by personnel or others;
- (a) all video recordings from the cameras installed on the interior and exterior of the premises are maintained on the premises in an uninterrupted, undamaged, and unaltered condition for a period of at least 30 days after the date of recording, and all recordings and recording equipment are made available to the City upon request for inspection and verification of compliance with the requirements of this subsection and subsection 8-64(b) above;

(b) the locations and number of security personnel on hand during and after business hours are at all times in accordance with the plans submitted with the license application under subsection 8-47(m) of this Article, and such security personnel monitor and maintain security of all interior areas and at all ingress-egress points of the smoking lounge while the smoking lounge is open for business; and

(c) the smoking lounge complies with all requirements of this Article.

Section 8-665 – Temporary Closures.

In the event of a police response to an incident at the location of a smoking lounge, which the chief of police determines to involve a continuing or likely imminent threat to the public peace or the safety and welfare of the employees and patrons of the smoking lounge, the owner, manager, and all agents and employees of the smoking lounge shall comply with a request of the police chief to temporarily close the business for the period of time the police chief deems necessary to eradicate the threat, but not to exceed ~~seventy-two~~^{six} hours. This section does not apply to, supersede, or abrogate police or city authority under any other law to order the business closed.

Section 2 of Ordinance. Grace Period for Existing Smoking Lounges.

The City Clerk shall provide notice of the adoption of this ordinance to any holders of a smoking lounge license issued prior to the effective date of this ordinance and to any applicants for a smoking lounge license whose applications are pending on the effective date of this ordinance. For a period of sixty days after the date of the Clerk's above notice, the requirement for a special hookah lounge permit under this ordinance shall not apply to a holder of a smoking lounge license that was issued prior to the effective date of this ordinance, provided such license holder shall submit to the City Clerk a supplement to its prior application that requests and provides all information and fees required under section 8-47 for a special hookah lounge permit within a period of thirty days after the Clerk's notice. Additionally, an applicant for a smoking lounge license, whose application is pending on the effective date of this ordinance and who seeks to allow the use of hookahs in the establishment, shall be provided a period of thirty days from the date of the City Clerk's notice to submit to the Clerk a supplement to its pending application that requests and provides all information and fees required under section 8-47 for a special hookah lounge permit.

Section 3 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 4 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 amendment of the Farmington Hills Code of Ordinances set forth in this Ordinance.

Section 5 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 6 of Ordinance. Effective Date.

The provisions of this ordinance are ordered to take effect twenty-one (21) days after enactment.

Section 7 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 ___ day of _____, 2022, and ordered to be given publication in the manner prescribed by law.

Ayes:
Nays:
Abstentions:
Absent:

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 of the ___ day of _____, 2022, the original of which is on file in my office.

PAMELA B. SMITH, City Clerk
City of Farmington Hills

REPORT TO THE CITY COUNCIL FROM THE CITY CLERK – MAY 9, 2022

SUBJECT: Consideration of approval of Special Event Permit for the 11th Annual Cipriano Classic 5K Race to be held on Friday, June 10, 2022

ADMINISTRATIVE SUMMARY:

- On March 14, 2022, the City received an application from Douglas Edwards, representing the Farmington Family YMCA, for a Special Event Permit in order to hold their 11th Annual Cipriano Classic 5K Race on Friday, June 10, 2022 from 6pm-9pm.
- The 5K route is proposed to be the same as years past, starting at the Farmington Family YMCA at 28100 Farmington Road with runners heading north on Farmington Road to Tulipwood and through the Kendallwood Subdivision. The route map is included with the report.
- The application and proposed routes were reviewed by all appropriate Departments and the following conditions were noted:
 - The event shall not block or restrict fire lanes
 - The event must comply with Fire Prevention Code requirements
 - The route shall be as proposed, mainly in the residential area behind the YMCA
 - Farmington Road will be closed temporarily at 12 Mile while runners begin the race
 - There will be approximately 400 runners
 - There will be 40-50 volunteers throughout the race route to assist the runners
 - The applicant has been in contact with the Fire Department for medical response
 - There will be ample parking for all attendees in the area of the event
 - The residents of Kendallwood Subdivision will be notified by staff of the event the week prior to the run
 - Reimbursement for Police Department overtime as outlined in the Police Chief's recommendation memo for this event
 - The applicant shall submit an Indemnification Agreement prior to the start of the event

RECOMMENDATION:

IT IS RESOLVED, that City Council hereby approves a Special Event Permit for the 11th Annual Cipriano Classic 5K Race to be held on Friday, June 10, 2022 from 6pm-9pm, subject to the conditions outlined in the City Clerk's report of May 9, 2022.

Respectfully submitted,



Pamela B. Smith, City Clerk

APPLICATION FOR SPECIAL EVENT/TEMPORARY OUTDOOR SALES

CITY OF FARMINGTON HILLS
31555 ELEVEN MILE ROAD, FARMINGTON HILLS MI 48336
(248) 871-2410 FAX (248) 871-2411

FARMINGTON HILLS CITY CLERK
RCUD MAR 14 2022 PM 12:43

ALL FEES ARE NON-REFUNDABLE

Fees: \$50 Application Review Fee (fee is waived for non profit companies) Carnivals are \$150

A Clean Up Deposit of \$300 is required for special events and temporary outdoor sales (involving the use of any temporary outdoor structures or equipment – tents, tables, etc.). This deposit is refundable when the site is cleared.

An Indemnification Agreement signed by the applicant, in which the applicant agrees to indemnify and hold harmless the City and its officers, employees, agents, and representatives from any and all damages, injuries, liability, claims, actions, losses, demands and/or law suits, including attorney fees and costs, that arise out of or relate to the event is required.

Temporary Outdoor Sales: (Sales event held on the same property as the business and accessory to the use of the business)
Temporary Outdoor Sales are limited to 14 consecutive days and a total of 28 days in any 12 month period.

NOTE: A COMPLETE AND DETAILED SITE PLAN/SITE MAP OF THE PROPERTY SHOWING THE EVENT AREA IS REQUIRED. PLAN MUST SHOW LOCATIONS OF SIGNS, TENTS OR ANY STRUCTURES, AMUSEMENT RIDES, FOOD SERVICES, PARKING AREA, THE LOCATION OF EXISTING BUILDINGS, ETC. REQUEST WILL NOT BE REVIEWED UNTIL THIS PLAN IS RECEIVED. IF A TENT IS TO BE ERECTED, SPECIFICATIONS ARE REQUIRED - SEE page 2)

APPLICANT'S NAME: (If partnership or corporation, please include all names & residential address of officers on separate sheet)

Farmington Family YMCA / 11th Annual Cipriano Classic 5K

APPLICANT'S RESIDENTIAL ADDRESS:

28100 Farmington Rd, Farm. Hills MI 48334
CITY ST ZIP

APPLICANT'S PHONE: Office: (248) 553-4020 Cell: _____

RELATION OF APPLICANT TO BUSINESS/EVENT: Owner Manager Representative Other HOST

IS ORGANIZATION A FOR PROFIT OR NON PROFIT BUSINESS: PROFIT NON-PROFIT

ADDRESS OF THE PROPERTY AT WHICH THE EVENT WILL BE CONDUCTED:

YMCA Property + Grounds, and adjacent Kendallwood Subdivision.

DOES APPLICANT OWN OR OCCUPY THE PROPERTY AT WHICH THE EVENT IS TO BE HELD?

YES NO IF NO, WRITTEN CONSENT FROM THE PROPERTY OWNER FOR THE EVENT IS REQUIRED WITHIN SEVEN (7) DAYS OF THE DATE OF SUBMISSION OF APPLICATION TO THE CITY AND TO ALL OTHER TENANTS ON THE PROPERTY OF THE PROPOSED EVENT. PLEASE ATTACH.

GIVE A DETAILED DESCRIPTION OF THE EVENT PROPOSED: Begin/End at YMCA. Route is through Subdivision.

Also, sidewalk on East side of Farm. Road heading north, from YMCA entrance to
Timberwood (subdivision entrance).

DATE OF THE EVENT: Fri, 6/10/2022 TIME OF YOUR EVENT: 6-9 pm

NOTE: Special events/temporary outdoor sales are permitted by ordinance ONLY between 9am and 10pm

IS THE EVENT OPEN TO THE GENERAL PUBLIC? YES NO

WILL ANY GOODS OR MERCHANDISE BE OFFERED FOR SALE TO THOSE ATTENDING? YES NO

MAXIMUM NUMBER OF PEOPLE PROPOSED TO ATTEND OR PARTICIPATE EACH DAY: Approx. 400

HAS THE APPLICANT, PARTNERS, OFFICERS OR DIRECTORS EVER BEEN CONVICTED OF A FELONY?

 YES X NO IF YES, ON SEPARATE SHEET PROVIDE DESCRIPTION OF CONVICTION -- INCLUDING WHAT FOR, DATE OF INCIDENT, DATE OF CONVICTION, ETC.

PERMANENT STRUCTURES ARE **NOT ALLOWED** TO BE ERECTED. DO YOU PLAN ANY TEMPORARY STRUCTURES (TENT, TRAILER, STAGE, ETC)? YES X NO IF YES, PLEASE DESCRIBE WHAT THOSE ARE AND INCLUDE ON MAP: _____

IF A TENT IS PROPOSED, INDICATE THE SIZE AND NAME AND ADDRESS OF THE COMPANY PROVIDING THE TENT: Ø

NOTE: A certificate of Flame Resistance for the Tent must be provided 10 days prior to the date of event/sales.

IF THE REQUEST IS TO HOLD A BLOCK PARTY, ARE YOU REQUESTING TO CLOSE ANY ROADS FOR THE EVENT? X YES NO (if yes, please submit signatures of abutting property owners who would be directly affected by the road closure indicating that they have no objections-form attached). *NO Residences. *Closure: Northbound Farmington Rd. between Ymca & Tulipwood for short duration at start of Race.*
WILL ELECTRICAL EQUIPMENT BE USED FOR THIS EVENT? YES X NO
IF YES, DESCRIBE IN DETAIL WHAT TYPE OF ELECTRICAL EQUIPMENT WILL BE USED. CONTACT BUILDING DEPARTMENT AT 248.871-2450 TO DETERMINE IF A PERMIT IS REQUIRED.

 Ø

IS ANY SIGNAGE PROPOSED? X YES NO IF YES, NOTE SIZE AND LOCATIONS OF ANY SIGNS PROPOSED ON THE PLAN PROVIDED WITH THIS APPLICATION. *3x10 Banner at start*

IS THE EVENT FOR PROFIT? NON-PROFIT X *Annual Fundraiser*

IS THIS EVENT TO TAKE PLACE IN A CITY OWNED PARK YES X NO

IF YES, DO YOU AGREE TO ABIDE BY THE CITY'S PARKS AND RECREATION RULES AND REGULATIONS? YES NO ANY DEVIATIONS REQUESTED? _____

[Handwritten Signature]

Applicant's Signature

DATE: 3/14/22

Douglas S. Edwards

Printed Name of Applicant

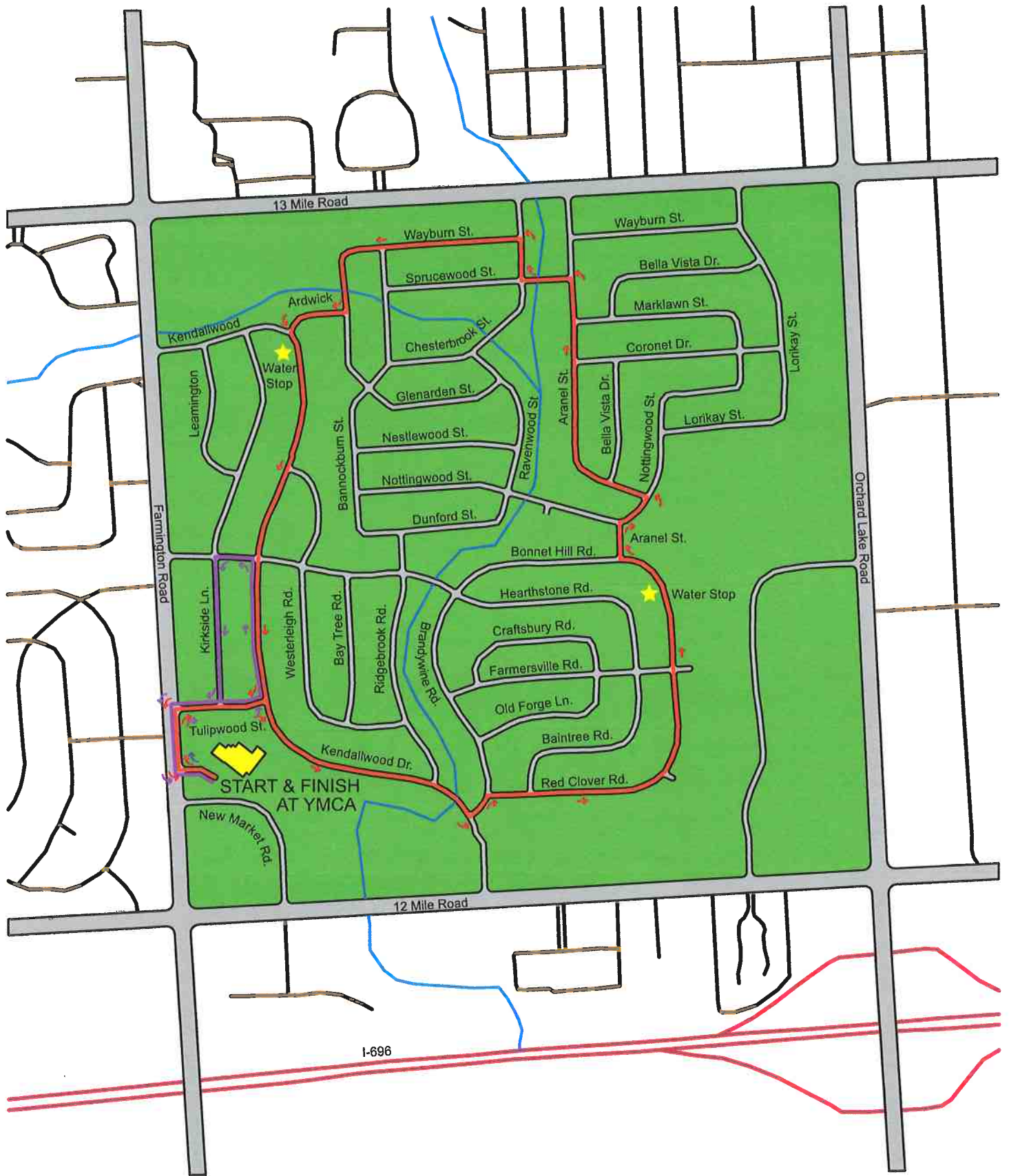
Note: Section 22-1.19 of the City Code stipulates that other permits and/or inspections **MAY** be required along with permission to conduct the special event. This could be for health facilities (food), electric services, fire issues, or a certificate of use from the city's Building Department

FOR OFFICE USE ONLY:
 Application and fee
 Complete Site Plan/Map

APPROVALS:
 Police
 Fire
 Planning/Bld/Zoning
 Engineering

IF APPLICABLE:
 Indemnification Agreement
N/A Clean Up Deposit (if required by city)
N/A Tent Certificate of Flame Resistance-not required for tents smaller than 12' X 12'
N/A Tent Co. Information (see above)
N/A Names/Addresses of Corporation
N/A Property owner letter if applicable
N/A Neighborhood Signatures (block parties closing a road)
N/A Carnivals Only (State of MI Certificate)

NOTES:
1. We work with FHPO and Fire Dept. to ensure a safe route and site.
2. We have pre-planned, off-site parking.
3. We notify residents of Kendallwood Subdivision.



CIPRIANO CLASSIC
RACE ROUTES

5K —————

1 MILE —————



INTEROFFICE CORRESPONDENCE

To: Gary Mekjian, City Manager
From: Ellen Schnackel, Director of Special Services
Subject: Consideration of Employment for Susan Wardle
Date: May 9, 2022

In compliance with the City Charter Article X, Section 10.01 A, we are requesting from the City Council approval to consider for employment the following individual: Susan Wardle, who is related to an employee of the City, Anne Wardle, who is a Department Aide for the Department of Special Services.

The Department of Special Services has followed all City policies and procedures in establishing an eligibility list of qualified candidates. This includes advertising in the local newspapers, posting on websites and on social media, distribution of job announcements at Farmington Public Schools and Oakland County Community College. A thorough investigation of the applicant's credentials and a personal interview were conducted. Providing applicants are equally qualified, residents receive preference for employment opportunities.

Occasionally we have some difficulty finding qualified applicants for part-time positions because they may require certain qualifications or specialized training/certification and the work hours typically include nights and/or weekends. Therefore, in view of meeting the established criteria and being the most qualified applicant, the Department of Special Services respectfully requests the City Council's approval of Susan Wardle.

Name: Susan Wardle
Position Applied For: Camp Leader and Hawks Nest Leader
Number of Employees Needed in this Position: 15
Date Position Posted: 3/21/22 Open Until: Filled
Number of Applicants for this position: 5 Number of Applicants Interviewed: 2
Salary: \$11.00/hour
Relationship: Susan Wardle is the mother of Anne Wardle who is a Department Aide for the Department of Special Services.
Justification: Susan Wardle is the most qualified applicant and is available to begin work immediately.

Prepared by:
Hannah Fogarty, Recreation Specialist

Name & Title

Authorized by:
/S/ Ellen Schnackel

Ellen Schnackel
Director of Special Services

Approved by:

Gary Mekjian
City Manager

MINUTES
CITY OF FARMINGTON HILLS
FARMINGTON HILLS CITY COUNCIL
CITY HALL - COMMUNITY ROOM
APRIL 25, 2022 – 6:00PM

The study session meeting of the Farmington Hills City Council was called to order by Mayor Barnett at 6:03pm.

Council Members Present: Barnett, Boleware, Bridges, Bruce, Knol Massey and Newlin

Council Members Absent: None

Others Present: City Manager Mekjian, City Clerk Smith, Assistant City Manager Valentine, Police Chief King and City Attorney Joppich

AMENDMENTS TO SMOKING LOUNGE ORDINANCE

City Attorney Joppich mentioned that at the last City Council study session, Police Chief King provided an overview of occurrences at area Hookah lounges that included statistics and details; and at that time City Council provided staff with some direction on proposed amendments to the current smoking lounge ordinance.

Attorney Joppich reviewed the proposed amendments to the ordinance with Council pointing out that in order to make significant changes to any ordinance there needs to be good rationale for doing so. He stated that much of that has been summarized in the purpose and intent paragraph to include specifics regarding statistics and incidents so it is clear as to why these amendments were made.

The following suggestion was made:

- Page 1, 8th sentence – suggested that the word “rate” is changed to “number” or “rash”

Discussion was held on Page 8, Paragraph (h) regarding the ability to deny a license on the basis of certain incidents having occurred within a 12-month period. Council consensus was the wording was fine as written since it was a reason that staff may deny a license and there was no requirement for staff to deny a license on that basis.

Attorney Joppich pointed out that the proposed amendments would require a special permit to allow for the smoking of hookah within the smoking lounge establishment and with such permit, additional conditions, which he reviewed with Council.

Considerable discussion was held on the hours of operation in light of the time that the majority of incidents occur as reported by the Police Department, hours of operation for hookah lounges in other communities and whether communities have been sued with regard to imposed hours of operation. City Attorney Joppich confirmed he could find no cases where communities had been sued for that reason.

Discussion was held on aggressive enforcement by other communities and the manpower and time that this would take. It was suggested that the city require establishments to have security guards with wands to scan for weapons. Chief King assured Council that his department would actively enforce the ordinance as long as they had the backing of City Council to do so but cautioned that requiring security guards to scan for weapons could potentially create other issues.

Discussion continued on the hours of operation and the general consensus of Council was for all smoking lounges to close at 11pm.

City Council also requested more enforcement to provide safety for residents, other patrons and surrounding business owners.

The study session meeting adjourned at 7:24pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'P. Smith', written over a horizontal line.

Pamela B. Smith, City Clerk

MINUTES
CITY OF FARMINGTON HILLS
CITY COUNCIL MEETING
CITY HALL – COUNCIL CHAMBER
APRIL 25, 2022 – 7:30 PM

The regular session meeting of the Farmington Hills City Council was called to order by Mayor Barnett at 7:34pm.

Council Members Present: Barnett, Boleware, Bridges, Bruce, Knol, Massey and Newlin

Council Members Absent: None

Others Present: City Manager Mekjian, City Clerk Smith, Assistant City Manager Valentine, Directors Kettler-Schmult, Mondora, Monico, Schnackel and Skrobola, City Attorney Joppich and Planning Consultant Arroyo

PLEDGE OF ALLEGIANCE

Mayor Barnett led the pledge of allegiance.

APPROVAL OF REGULAR SESSION MEETING AGENDA

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

MOTION CARRIED 7-0.

INTRODUCTION OF NEW DPW SUPERINTENDENT DERRICK SCHUELLER

Director of Public Services Mondora announced that Kevin McCarthy, DPW Superintendent, was retiring as of July, 2022. Superintendent McCarthy thanked Council for their support over the years.

Director Mondora introduced new DPW Superintendent Derrick Schueller, who provided Council with his background and stated that he looks forward to working with the city.

PROCLAMATION RECOGNIZING MAY 2022 AS MENTAL HEALTH AWARENESS MONTH

The following proclamation was read by Council Member Bruce. The proclamation will be mailed to the Oakland Community Health Network's Chief Corporate Compliance and DEI Officer, Bernard Hooper.

**PROCLAMATION
Mental Health Awareness Month
May 2022**

WHEREAS, mental health is important for our individual well-being and vitality, as well as that of our families, communities, and businesses; and

WHEREAS, the COVID-19 pandemic has been a reminder of the importance of integrating mental health into preparedness and response plans for public health emergencies; and

WHEREAS, younger adults, racial/ethnic minorities, essential workers, and adult caregivers reported having disproportionately worse mental health outcomes, increased substance use, and elevated suicidal ideation associated with COVID-19; and

WHEREAS, according to the World Health Organization, as many as one in six U.S. children ages 6 to 17 has a treatable mental health disorder such as depression, anxiety problems, or attention deficit/hyperactivity disorder; and

WHEREAS, mental illness is a biologically based brain disorder that cannot be overcome through willpower and is not related to a person's character or intelligence; and

WHEREAS, the Oakland Community Health Network is committed to being a Zero Suicide organization, and its service provider agencies are committed to inspiring hope, empowering people, and strengthening communities; and

WHEREAS, mental health recovery not only benefits individuals with mental health disorders by focusing on their abilities to live, work, learn, and fully participate and contribute to our society, but also enriches the culture of our community life.

NOW, THEREFORE, BE IT RESOLVED that I, Vicki Barnett, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby proclaim May 2022 as **Mental Health Awareness Month** and call upon our citizens, government agencies, public and private institutions, businesses, and schools to help increase awareness and understanding of mental illness and recognize the need for appropriate and accessible services for all people with mental illness in order to promote recovery.

PROCLAMATION RECOGNIZING APRIL 28, 2022 AS ARBOR DAY

The following proclamation was read by Council Member Massey and accepted by Director of Planning and Community Development, Charmaine Kettler-Schmult:

**PROCLAMATION
Arbor Day
April 28, 2022**

WHEREAS, in 1872, politician and journalist J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

WHEREAS, now called Arbor Day, this holiday was first observed with the planting of more than a million trees in Nebraska and is now observed throughout the nation and the world; and

WHEREAS, trees can reduce the erosion of topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce life-giving oxygen, and provide habitats for wildlife; and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and countless other products; and

WHEREAS, trees in our City increase property values, enhance the economic vitality of business areas, beautify our community, and promote the well-being of current and future generations.

NOW, THEREFORE, BE IT RESOLVED that I, Vicki Barnett, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby proclaim April 28, 2022 as **Arbor Day** and encourage all citizens to celebrate by planting a tree, going for a walk in the woods, or taking the time to appreciate trees and all the benefits that they provide.

PROCLAMATION RECOGNIZING MAY 6, 2022 CHILDCARE PROVIDER APPRECIATION DAY

The following proclamation was read by Council Member Knol. The proclamation will be mailed to Traci Bettison from the Advantage After School Program.

**PROCLAMATION
Childcare Provider Appreciation Day
May 6, 2022**

- WHEREAS,** local childcare providers and other nationwide organizations are celebrating Childcare Provider Appreciation Day on May 6, 2022; and
- WHEREAS,** it is estimated that nationwide over 50% of children under the age of six spend some time on a weekly basis in a nonparental care arrangement; and
- WHEREAS,** childcare providers offer critical enrichment opportunities, nurture development for children of all backgrounds, and represent a vital building block of Michigan's economy; and
- WHEREAS,** the COVID-19 pandemic created tremendous hardships for childcare providers as they continued to meet the needs of local families who depend on them while risking their health and financial stability to remain open; and
- WHEREAS,** the City of Farmington Hills understands that the health of our society depends on the quality of early childhood experiences provided to young children and recognizes that support for childcare providers represents a worthy commitment to the future of our City's children.

NOW, THEREFORE, BE IT RESOLVED that I, Vicki Barnett, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby proclaim May 6, 2022 as **Childcare Provider Appreciation Day** and encourage all citizens to recognize childcare providers for their vital work.

PRESENTATION OF THE BEAUTIFICATION COMMISSION 2021 ANNUAL REPORT AND 2022 GOALS

Director of Planning and Community Development, Charmaine Kettler-Schmult presented the 2021 Beautification Commission annual report and 2022 goals.

MOTION by Bruce, support by Knol, that the City Council of Farmington Hills hereby accepts the Beautification Commission 2021 Annual Report.

MOTION CARRIED 7-0.

CORRESPONDENCE

Councilmembers acknowledged the following correspondence received:

- Follow up to request to recognize Dan McEachin for his advocacy work regarding Parkinson's Disease.

City Manager Mekjian explained that while this person worked in Farmington Hills, he was a resident of Troy and it was felt that perhaps the recognition should come from the City of Troy and he would be reaching out to their City Manager. Mayor Barnett added that if Troy were not going to do this, she would be happy to do so as this disease has plagued her family and his work is very important.

- Correspondence regarding trees down in the river at Heritage Park
- Emails and social media on excessive panhandling in the city at various intersections

Councilmember Massey stated that while the courts consider some of this protected under freedom of speech, the city does have an ordinance against aggressive begging", which has been witnessed at some of the intersections and rather than go to social media, people should be contacting the local police department with the location and incident so that they can address safety concerns.

- Complaints on spectrum internet outages and service.

Councilmember Bridges stated that he has also experienced this and brought this issue to the attention of staff requesting a study session with spectrum. He added that residents could contact the Michigan Public Service Commission as well and he suggested that the contact information for MPSC is placed on the city's website.

Mayor Barnett stated that she has also witnessed the aggressive panhandling in the community and reminded residents that if they know of anyone in need or are in need themselves to utilize the services of organizations in the community such as CARES.

CONSENT AGENDA

MOTION by Bridges, support by Massey, to approve consent agenda as read.

Mark Forshee, Windsor, inquired about the amount of money being spent on items #16 and #17 that totaled approximately \$5,000,000 and why there was no detailed discussion on those items.

Mayor Barnett explained that those were road projects that had been vetted through the capital improvement plan and bidding and budget process and were being awarded to the lowest competent bidder so there had been previous discussion by staff and review by council of this information. She explained the budget process and noted that the Capital Improvement Plan for 2022-2023 was on the agenda this evening for acceptance by Council.

Roll Call Vote:

Yeas: BARNETT, BOLEWARE, BRIDGES, BRUCE, KNOL, MASSEY AND NEWLIN
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

PUBLIC QUESTIONS AND COMMENTS

There were no public questions or comments.

COUNCIL MEMBERS COMMENTS AND ANNOUNCEMENTS

Council Member made the following comments and/or announcements:

- CARES of Farmington Hills will hold an Open House on May 1, 2022 at 1:30pm
- Mention of Police Department dashboard statistics and disparity of citations issued based on race and the anonymous letter received regarding racial profiling in Police Department

CITY MANAGER UPDATE

City Manager Mekjian made the following comments:

- WDIV did a news story on the businesses affected by the Orchard Lake Road construction project and interviewed Economic Development Director Tia Brockway on the Shop Local Campaign. City Manager Mekjian encouraged residents to visit the businesses along Orchard Lake Road through the construction as they remain open and need the patronage
- Prescription Drug takeback will be held on Saturday, April 30, 2022 from 10am – 2pm
- The city is updating its Master Plan and is asking for resident input through a citizen survey that is hosted on the city website
- The Beautification Commission held their annual Litter Walk event on April 24, 2021
- Emphasized that if anyone has an interaction with the Police Department and they have concerns to please file a complaint either with the Police Department or with his office

Councilmember Bridges inquired about addressing parking lot potholes and need to be proactive. City Manager Mekjian responded that staff is proactively approaching business owners to encourage them to address their parking lot issues.

Councilmember Newlin commented that she saw 3 businesses with overflowing dumpsters and inquired where those complaints should be filed. City Manager Mekjian replied that complaints should be directed to the Zoning Division or residents can call his office on any matter.

PUBLIC HEARING

PUBLIC HEARING AND CONSIDERATION OF APPROVAL OF THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) 2022/2023 PROJECTED USE OF FUNDS. CMR 4-22-44

Charmaine Kettler-Schmult, Interim Planning and Community Development Director, provided an overview of the projected use of funds for the 2022/2023 Community Development Block Grant that included the following:

<u>PROPOSED 2022/2023 BUDGET</u>	
Housing Rehabilitation	\$ 324,026
Public Service Organizations	\$ 27,500
Program Administration	\$ 56,100
Total	\$407,626

An increase in funding for the public service organizations was requested to provide CARES an additional \$10,000 and Common Ground an additional \$5,000.

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

Discussion was held on increasing the amount of money provided to the public service organizations as outlined and reducing the amount allocated towards Housing Rehabilitation. Interim Director Kettler-

Schmult confirmed that the city would be able to reduce the housing rehabilitation funding without affecting the program.

MOTION by Bridges, support by Massey, that the City Council of Farmington Hills hereby approves the Second Annual Action Plan and 2022/2023 Community Development Block Grant funds be allocated as follows:

IT IS FURTHER RESOLVED, that the City Council approves the Community Development Block Program year 2022/2023 budget to include: 1) \$309,026 for Housing Rehabilitation, 2) \$42,500 for Public Service Organizations and 3) \$56,100 for program administration. Any change in funding amount will be reflected in an adjustment to the Housing Rehabilitation activity; and

IT IS FURTHER RESOLVED, that the City Council authorizes the City Manager 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, 2022.

MOTION CARRIED 7-0.

PUBLIC HEARING AND CONSIDERATION OF THE INTRODUCTION OF AN ORDINANCE TO AMEND CITY CODE, CHAPTER 34, "ZONING," AMENDING THE DEFINITION OF FAMILY; ADD NEW DEFINITIONS FOR REASONABLE ACCOMMODATION AND SPECIAL ACCOMMODATION RESIDENCE; ADD A NEW SECTION 34-4.60, STANDARDS AND REGULATIONS FOR SPECIAL ACCOMMODATION USE.

Rod Arroyo, Planning Consultant from Giffels Webster, reviewed the proposed zoning text amendment with Council. He explained that there are federal statutes that require municipalities to have ordinances in place that provide for individuals that are considered handicap by federal definition to have equal employment/housing opportunities in the community. The proposed ordinance would allow someone that meets the federal definition of a group of persons classified as handicap living in a single unit to ask for approval of a special accommodation residence that would go through an administrative review and due process. He mentioned that this ordinance was previously discussed at a City Council study session and at that time Council suggested the draft include specific minimum indoor living space standards per person and that has been added and was patterned after state administrative regulations for adult foster care.

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

MOTION by Bruce, support by Knol, that the City Council of Farmington Hills hereby approves the INTRODUCTION of an ordinance to amend City Code, Chapter 34, "Zoning," amending the definition of family; add new definitions for reasonable accommodation and special accommodation residence; add a new Section 34-4.60, Standards and Regulations for Special Accommodation Use.

Roll Call Vote:

Yeas: BARNETT, BOLEWARE, BRIDGES, BRUCE, KNOL, MASSEY AND NEWLIN
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

NEW BUSINESS

CONSIDERATION OF APPROVAL OF APPOINTMENT TO THE PLANNING COMMISSION.

MOTION by Bridges, support by Boleware, that the City Council of Farmington Hills hereby confirms the Mayor's recommendation to appoint Danielle Ware to the Planning Commission with a term ending February 1, 2025.

MOTION CARRIED 7-0.

TRANSMITTAL AND ACCEPTANCE OF CAPITAL IMPROVEMENTS PLAN (2022/2023 – 2027/2028).

Erik Perdonik, City Planner, stated that the Planning Commission approved the Capital Improvement Plan after holding a public hearing at their March 24, 2022 meeting and is now forwarding the document to City Council for acceptance. He explained that the plan is required annually by the Michigan Planning Enabling Act and is a rolling document intended to guide the budget process and to be used as a planning tool.

It was questioned if clearing out the water course in Heritage Park is included as one of the projects. City Manager Mekjian responded that the water course is owned by the City and clearing that out is a consistent issue and the city follows EGLE guidelines on what it can remove as some is considered habitat.

The particular area of concern was said to be causing flooding issues, which is damaging habitat and wanted to ensure that will be cleaned out this spring. City Mekjian responded that staff would look into this issue. He clarified that this project is typically not part of the CIP but an ongoing effort between several departments to address those areas of concern as they arise.

MOTION by Massey, support by Knol, that the City Council of Farmington Hills hereby accepts the Capital Improvements Plan (2022/2023 – 2027/2028).

MOTION CARRIED 7-0.

CONSIDERATION OF APPROVAL OF TEMPORARY POLLING LOCATION CHANGES FOR FARMINGTON HILLS PRECINCTS 5, 6, 12 16 AND 24 FOR THE AUGUST 2, 2022 PRIMARY ELECTION ONLY.

City Clerk Smith explained that her office was contacted by the Farmington Public Schools and one of the church facilities indicating that the buildings would be under construction and unavailable to use as polling locations for the August 2, 2022 Election. She stated that the Election Commission met last Thursday and is recommending the proposed location changes as provided to Council. She clarified that these are location changes only for the August 2, 2022 Election and that all voting should return to their normal polling locations for the November General Election.

MOTION by Massey, support by Bridges, that the City Council of Farmington Hills hereby approves the following temporary polling location changes for Farmington Hills Precincts #5, #6, #12, #16 and #24, as recommended by the Election Commission, for the August 2, 2022 Primary Election only:

<u>Precinct #:</u>	<u>From (current location)</u>	<u>To (new temporary location)</u>
Precinct 5 and Precinct 6	Grace Chapel Church 27996 Halsted Road	Faith Covenant Church 35415 Fourteen Mile Road
Precinct 12 School	Woodcreek Elementary 28400 Harwich	Farmington Central High 30175 Highmeadow

Precinct 16	Hillside Elementary School 36801 11 Mile Road	St. Toma Syriac Catholic Church 25600 Drake Road
Precinct 24	Power Middle School 34740 Rhonswood	Gill Elementary School 21195 Gill Road

MOTION CARRIED 7-0.

CONSENT AGENDA

RECOMMENDED APPROVAL OF AGREEMENT FOR CLUSTER SITE AND OPEN SPACE PLAN 60-10-2020 (CHASEWOOD VILLAS) LOCATED AT 38500 NINE MILE ROAD.

MOTION by Bridges, support by Massey, that the City Council of Farmington Hills hereby approves the agreement for Cluster Site and Open Space Plan 60-10-2020 (Chasewood Villas) located at 38500 Nine Mile Road.

Roll Call Vote:

Yeas: BARNETT, BOLEWARE, BRIDGES, BRUCE, KNOL, MASSEY AND NEWLIN
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF AWARD OF PROPOSAL FOR INDIGENT DEFENSE MANAGED ASSIGNED COUNSEL COORDINATOR SERVICES TO KAROLYN ANGOTT AND JOHN MILLER, LLC FOR ONE YEAR IN AN APPROXIMATE AMOUNT OF \$72,000; WITH POSSIBLE EXTENSIONS. CMR 4-22-45

MOTION by Bridges, support by Massey, that the City Council of Farmington Hills hereby authorizes the City Manager to approve the contract for the Indigent Defense Managed Assigned Counsel Coordinator (MACC) Services with Karolyn Angott and John Miller, LLC for one (1) year in an approximate amount of \$72,000 with one or more administration-approved extensions not to exceed a total of four (4) additional years, under the pricing, terms & conditions set forth in the agreement.

Roll Call Vote:

Yeas: BARNETT, BOLEWARE, BRIDGES, BRUCE, KNOL, MASSEY AND NEWLIN
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF AWARD OF PROPOSALS FOR AS NEEDED BUILDING, ELECTRICAL, MECHANICAL, PLUMBING, RENTAL INSPECTOR SERVICES, PERMIT TECHNICIAN AND PLAN REVIEW SERVICES TO MCKENNA CORPORATION FOR ONE YEAR IN AN APPROXIMATE AMOUNT OF \$50,000; WITH POSSIBLE EXTENSIONS. CMR 4-22-46

MOTION by Bridges, support by Massey, that the City Council of Farmington Hills hereby authorizes the City Manager to approve a contract and all budgeted purchase orders for As Needed Building, Electrical, Mechanical, Plumbing, Rental Inspector Services, Permit Technician

and Plan Review Services to McKenna Corporation for one (1) year in an approximate amount of \$50,000, with one or more administration-approved extensions not to exceed a total of five (5) additional years, under the pricing, terms & conditions set forth in the agreement.

Roll Call Vote:

Yeas: BARNETT, BOLEWARE, BRIDGES, BRUCE, KNOL, MASSEY AND NEWLIN
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF AWARD OF CONTRACT FOR THE CHATSWORTH STREET REHABILITATION PROJECT TO HUTCH PAVING, INC. IN THE AMOUNT OF \$500,200.75. CMR 4-22-47

MOTION by Bridges, support by Massey, that the City Council of Farmington Hills hereby approves the award of Chatsworth Street Rehabilitation Project to the lowest competent bidder, Hutch Paving, Inc. in the amount of \$500,200.75; and

IT IS FURTHER RESOLVED, that the City Council authorizes the City Manager and City Clerk to execute the contract on behalf of the City.

Roll Call Vote:

Yeas: BARNETT, BOLEWARE, BRIDGES, BRUCE, KNOL, MASSEY AND NEWLIN
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF AWARD OF CONTRACT FOR THE INTERCHANGE DRIVE RECONSTRUCTION PROJECT TO HUTCH PAVING, INC. IN THE AMOUNT OF \$1,485,100.03. CMR 4-22-48

MOTION by Bridges, support by Massey, that the City Council of Farmington Hills hereby approves the award of Interchange Drive Reconstruction Project to the lowest competent bidder, Hutch Paving, Inc. in the amount of \$1,485,100.03; and

IT IS FURTHER RESOLVED, that the City Council authorizes the City Manager and City Clerk to execute the contract on behalf of the City.

Roll Call Vote:

Yeas: BARNETT, BOLEWARE, BRIDGES, BRUCE, KNOL, MASSEY AND NEWLIN
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF AWARD OF CONTRACT FOR THE SHIAWASSEE ROAD RECONSTRUCTION PROJECT FROM HAWTHORNE STREET TO WEST NINE MILE

ROAD TO SPRINGLINE EXCAVATING LLC IN THE AMOUNT OF \$3,565,577.98. CMR 4-22-49

MOTION by Bridges, support by Massey, that the City Council of Farmington Hills hereby approves the award of Shiawassee Road Reconstruction – Hawthorne Street to West Nine Mile Road to the lowest competent bidder, Springline Excavating LLC in the amount of \$3,565,577.98; and

IT IS FURTHER RESOLVED, that the City Council authorizes the City Manager and City Clerk to execute the contract on behalf of the City.

Roll Call Vote:

Yeas: BARNETT, BOLEWARE, BRIDGES, BRUCE, KNOL, MASSEY AND NEWLIN
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF AWARD OF BID FOR AS NEEDED FILE CONVERSION AND RELATED SERVICES TO GLOBAL SOLUTIONS GROUP, INC. IN AN AMOUNT NOT TO EXCEED \$50,000 PER YEAR FOR THREE YEARS; WITH POSSIBLE EXTENSIONS. CMR 4-22-50

MOTION by Bridges, support by Massey, that the City Council of Farmington Hills hereby authorizes the City Manager to issue a purchase order for all budgeted expenses for as needed file conversion and related services to Global Solutions Group, Inc. in an amount not to exceed \$50,000 per year for a period of three (3) years with one or more administration-approved extension for an additional three (3) years under the same terms and conditions upon mutual consent by the City and vendor.

Roll Call Vote:

Yeas: BARNETT, BOLEWARE, BRIDGES, BRUCE, KNOL, MASSEY AND NEWLIN
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF A RESOLUTION RECOGNIZING SUBURBAN HOCKEY FOUNDATION AS A NON-PROFIT ORGANIZATION OPERATING IN THE COMMUNITY FOR THE PURPOSE OF OBTAINING A CHARITABLE GAMING LICENSE.

MOTION by Bridges, support by Massey, that the City Council of Farmington Hills hereby approves the Local Governing Body Resolution for Gaming Licenses Issued by the Bureau of State Lottery, recognizing Suburban Hockey Foundation as a non-profit organization operating in the community for the purpose of obtaining a Charitable Gaming License.

Roll Call Vote:

Yeas: BARNETT, BOLEWARE, BRIDGES, BRUCE, KNOL, MASSEY AND NEWLIN
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF SETTING BUDGET STUDY SESSION MEETINGS ON MAY 16TH AND MAY 17TH, 2022 AT 6:00PM.

MOTION by Bridges, support by Massey, that the City Council of Farmington Hills hereby establishes the following budget study session meeting dates:

May 16th - 6:00pm – Community Room
May 17th - 6:00pm – Community Room

Roll Call Vote:

Yeas: BARNETT, BOLEWARE, BRIDGES, BRUCE, KNOL, MASSEY AND NEWLIN
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

ACKNOWLEDGEMENT OF SECOND QUARTER FINANCIAL SUMMARY REPORT AND QUARTERLY INVESTMENT REPORT.

MOTION by Bridges, support by Massey, that the City Council of Farmington Hills hereby acknowledges the Second Quarter Financial Summary Report and Quarterly Investment Report.

Roll Call Vote:

Yeas: BARNETT, BOLEWARE, BRIDGES, BRUCE, KNOL, MASSEY AND NEWLIN
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF REQUEST FOR EMPLOYMENT UNDER SECTION 10.01A OF THE CITY CHARTER FOR A SEASONAL GOLF COURSE LABORER.

MOTION by Bridges, support by Massey, that the City Council of Farmington Hills hereby approves the request for employment under Section 10.01A of the City Charter for Marty Countegan as a Seasonal Golf Course Laborer in the Special Services Department. Marty is the brother of Dale Countegan, who is a Seasonal Golf Course Laborer in the Special Services Department.

Roll Call Vote:

Yeas: BARNETT, BOLEWARE, BRIDGES, BRUCE, KNOL, MASSEY AND NEWLIN
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF REQUEST FOR EMPLOYMENT UNDER SECTION 10.01A OF THE CITY CHARTER FOR AN AQUATICS ATTENDANT.

MOTION by Bridges, support by Massey, that the City Council of Farmington Hills hereby approves the request for employment under Section 10.01A of the City Charter for Sophia Keyes

as an Aquatics Attendant in the Special Services Department. Sophia is the sister of Abigail Keyes, who is an Aquatics Coordinator in the Special Services Department.

Roll Call Vote:

Yeas: BARNETT, BOLEWARE, BRIDGES, BRUCE, KNOL, MASSEY AND NEWLIN
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF REQUEST FOR EMPLOYMENT UNDER SECTION 10.01A OF THE CITY CHARTER FOR A LIFEGUARD.

MOTION by Bridges, support by Massey, that the City Council of Farmington Hills hereby approves the request for employment under Section 10.01A of the City Charter for Luke Scherer as a Lifeguard in the Special Services Department. Luke is the brother of Clark Scherer, who is a Cultural Arts Camp Aide in the Special Services Department.

Roll Call Vote:

Yeas: BARNETT, BOLEWARE, BRIDGES, BRUCE, KNOL, MASSEY AND NEWLIN
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF THE CITY COUNCIL REGULAR SESSION MEETING MINUTES OF APRIL 11, 2022.

MOTION by Bridges, support by Massey, that the City Council of Farmington Hills hereby

Roll Call Vote:

Yeas: BARNETT, BOLEWARE, BRIDGES, BRUCE, KNOL, MASSEY AND NEWLIN
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

ADDITIONS TO AGENDA

There were no additions to the agenda.

ADJOURNMENT

MOTION by Newlin, support by Bridges, to adjourn the regular session City Council meeting at 9:09pm.

MOTION CARRIED 7-0.

Respectfully submitted,



Pamela B. Smith, City Clerk

MINUTES
CITY OF FARMINGTON HILLS
CITY COUNCIL SPECIAL MEETING
CITY HALL – COMMUNITY ROOM
APRIL 27, 2022 – 6:00 PM

The special meeting of the Farmington Hills City Council was called to order by Mayor Barnett at 6:06pm.

Council Members Present: Barnett, Boleware, Bruce, Knol, Massey and Newlin

Council Members Absent: Bridges

Others Present: City Manager Mekjian, City Clerk Smith, Assistant City Manager Valentine and Director Schnackel

CLOSED SESSION

Consideration of approval to enter into a closed session for a strategy session for the following Collective Bargaining Agreements: General Employees, Teamsters, American Federation of State, County and Municipal Employees (AFSCME), Police Officers Association of Michigan (POAM), Command Officers Association of Michigan (COAM) and International Association of Fire Fighters (IAFF) (*Note: Council will return to open session immediately following the closed session to resume the special meeting*)

MOTION by Massey, support by Bruce, to enter into a closed session for a strategy session for the following Collective Bargaining Agreements: General Employees, Teamsters, American Federation of State, County and Municipal Employees (AFSCME), Police Officers Association of Michigan (POAM), Command Officers Association of Michigan (COAM) and International Association of Fire Fighters (IAFF).

Mayor Barnett stated that Council will return to open session immediately following the closed session to resume the special meeting.

Roll Call Vote:

Yeas: BARNETT, BOLEWARE, BRUCE, KNOL, MASSEY AND NEWLIN

Nays: NONE

Absent: BRIDGES

Abstentions: NONE

MOTION CARRIED 6-0.

City Council resumed to open session at 7:24pm.

DISCUSSION WITH SPORT FACILITIES CONSULTANTS

Ellen Schnackel, Director of Special Services, explained that last month City Council approved a contract for consultants to review city facilities and programs. She met with the consultants this morning and toured several facilities and they will continue their tour and meetings with stakeholders over the remainder of the week. She introduced Evan Eleff to make a presentation.

Evan Eleff, Consultant for The Sports Facilities Companies, stated that this is an important meeting for them to have up front in order to get feedback from City Council at the start of their project. He reviewed the proposed agenda for this evening that included:

- Review of the company and what they do
- Scope of work that will be done for the city
- Process and approach
- Open Discussion
 - Definition of Success – goals and outcomes City Council would like to see
 - Q & A

Suzy Fisher-Reeder and Kaliegh Hincman introduced themselves, also representing The Sports Facilities Companies.

Mr. Eleff discussed the company, scope of work and process/approach they would be taking to review the facilities and programs and stated that the time-line for the final plan to be presented to the city would be around early August, 2022.

Mayor Barnett suggested that The Player's Barn is added to the list of stakeholders to meet with so the city ensures that it is working with them and not competing with the organization.

DEFINITION OF SUCCESS

Mr. Eleff asked Council for their definition of success and how they want the Parks and Recreation program to be viewed.

City Council offered the following comments:

- Supportive of activities and residents desire as they are paying the taxes
- Flexible to change with changing demographics
- Operationally sustainable – revenue neutral
- Program is cooperating with other businesses and non-profit organizations so as to not put them out of business as they contribute tax dollars to the community – collaborative, synergy
- Inclusionary vision to serve all residents including disabled so programs and structures are offered for blind, persons with sensory or cognitive disabilities, etc.
- Strengthening of the arts programs to encourage creativity so it is known as the Art, Parks and Recreation Department
- Adult senior parks and sensory parks
- Cautious not to shift services and activities to outside competitors that residents cannot afford
- Outdoor core and balance parks and other outdoor health parks
- Ensure that facilities are the right size for the community
- Reflective of the community
- The program and city are viewed as a model for other communities
- Self-supportive and not a drain on the budget

Mr. Eleff discussed the importance of needing to fill the gaps without competing.

OPEN DISCUSSION

Mr. Eleff asked City Council to address the following questions:

- Greatest needs not yet addressed?
- Greatest challenges?
- Who else should the consultants be meeting with?

City Council offered the following comments:

Needs not yet address:

- Need to maintain and upgrade existing equipment not only purchase new
- More pavilions at Heritage Park
- Maintain Bathrooms at the parks
- Second dog park site
- Technology integrated to teach on-line classes as an alternative
- Domed tennis courts and other facilities to make them year-round activities
- Inclusion of non-motorized paths

Challenges:

- Funding
- Motivating people to utilize facilities and programs
- Addressing older demographic needs but also attracting young families

Other stakeholders to meet with:

- Surrounding communities to share explore the option of shared facilities
- Henry Ford Health System
- Religious organizations
- OLS
- Total Soccer

It was suggested that the consultants also consider touring facilities of surrounding community such as Plymouth and Troy.

Council inquired about the consultants assisting with potential grant opportunities. Mr. Eleff stated that while they may find some local grants, they are actively involved in federal grants and can provide information on those options.

It was suggested that the city look into the Silver Sneakers Program. Staff and the consultants said they would look into this program some more but that that this program seems more appropriate for a member-based organization as non-residents could potentially be paying less to use the program than residents if the city had this program.

Mr. Eleff commented on seasonal domes and cautioned that the city should be aware of the following if considering season domes: the wear and tear and they tend to only last

approximately 7-8 years, insurance has doubled on domes in the last year, there is significant time involved in putting them up/tearing them down and the city would need to consider storage availability.

City Council had no further items to add for open discussion. Mr. Eleff stated that the number and range of services provided by the city and programs able to be offered through the HAWK is special and remarkable. He added that the city is not only providing for these services but doing so successfully and it is something of which the City Council and staff should be very proud.

ADJOURNMENT:

MOTION by Massey, support by Newlin, to adjourn the special meeting at 8:28 p.m.

MOTION CARRIED 6-0.

Respectfully submitted,



Pamela B. Smith, City Clerk