

**AGENDA**  
**CITY COUNCIL STUDY SESSION**  
**MARCH 23, 2026 – 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](http://www.fhgov.com)

1. Call Study Session to Order
2. Roll Call
3. Update on the [amendment to the Planned Unit Development Plan 12, 2014](#) including Site Plan 60-7-2025 – Culvers Restaurant
4. Michigan Municipal League’s 2026 CapCon and National League of Cities Congressional City Conference debrief from Mayor’s Youth Council and City Council
5. Adjourn Study Session

Respectfully submitted,

Carly Lindahl, City Clerk

Reviewed by:

Karen Mondora, Acting 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.



## CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

**DATE:** March 23, 2026

**DEPT:** Planning and Community Development

**RE:** Amend Planned Unit Development ("PUD") Plan 12, 2014, including Site Plan 60-7-2025 - Culvers' Restaurant dated March 17, 2026

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### **ADMINISTRATIVE SUMMARY**

**Applicant:** Ronald J. Sesi  
**Owner:** SSFHC Real Estate LLC  
**Sidwell:** 22-23-10-476-067  
**Zoning:** B-4 Planned General Business District  
**Master Plan:** Commercial  
**Location:** Twelve Mile, west of Orchard Lake Road

**Description:**

This request proposes to amend PUD Plan 12, 2014, including Revised Site Plan 60-7-2025, to add a new fast-food restaurant with drive-through on a vacant lot within the parking lot of the existing Orchard 12 shopping center.

The City Council has held two meetings on this item, January 12, 2026 and February 23, 2026. At the February 23, 2026 meeting the item was postponed to April 13, 2026, to allow the applicant to respond to comments.

Traffic and site circulation has been a critical topic of review at both meetings. The applicant has revised the site layout. The traffic study has also been updated. The applicant, owner and their consultant will be in attendance at the study session to review changes to the plans and receive feedback ahead of the April 13, 2026 city council meeting.

If there are questions prior to the meeting, please contact my office at 248-871-2543 or [ckettler@fhgov.com](mailto:ckettler@fhgov.com)



## CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

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### ATTACHMENTS

- Amend PUD Plan 12, 2014, including Site Plan 60-7-2025 Plans dated March 17, 2026
- Planning Office review of revised plans - March 17, 2026
- Giffels Webster's review - November 12, 2025
- City consultant GHD, traffic study review - March 5, 2026
- January 12, 2026, City Council public hearing meeting minutes
- February 23, 2026, City Council regular meeting minutes

Reviewed by: Charmaine Kettler-Schmult, Director of Planning & Community  
Development

Approved by: Karen Mondora P.E., Acting City Manager

**Owner / Developer**

SSFHC Real Estate LLC  
2246 Oakwood Drive  
Troy, MI 48065  
Tel. (248) 245-2852

CONTACT: Mr. Derrick J. Sesi

**Architect**

MRP DESIGN GROUP  
3450 Acworth Due West Road  
Building 100, Suite 120  
Kennesaw, GA 30144  
Tel. (770) 917-9172  
Fax. (770) 917-9470

CONTACT: Jose Becerra

**Civil Engineer**

NOWAK & FRAUS ENGINEERS  
46777 Woodward Ave.  
Pontiac, MI 48342-5032  
Tel. (248) 332-7931  
Fax. (248) 332-8257

CONTACT: Allen J. Eizember, P.E.

**Landscape Architect**

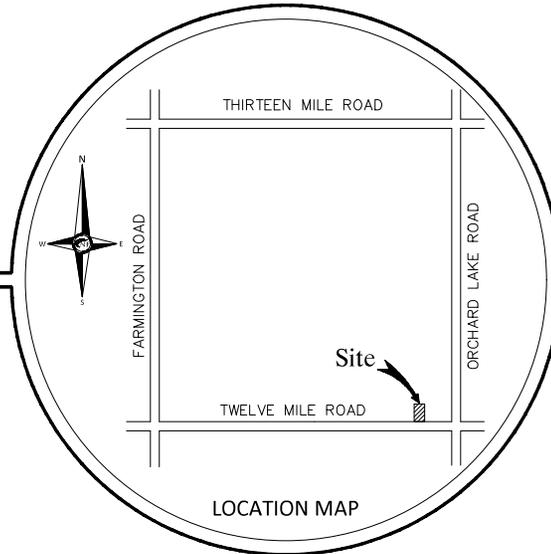
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Fax. (248) 332-8257

CONTACT: George A. Ostrowski, PLA, LEED AP

# City of Farmington Hills, Oakland County, Michigan SITE PLAN DOCUMENTS Prepared For Culver's

**SHEET INDEX**

SP00	Cover Sheet
SP01	Boundary and Topographic Survey
SP02	Overall Site Plan
SP02.1	Dimensional Site Plan
SP02.2	Fire Truck Maneuvering Plan
SP03	Preliminary Paving and Grading Plan
SP04	Preliminary Utility Plan
SP04.1	Contech Detention Details
L1	Landscape Plan
A-1.0	Dimension Floor Plan
A-3.0	Exterior Elevations, Door & Window Schedule
A-3.0	Exterior Elevations (Color)
A-8.0	Cross Sections & Details
A-9.0	Sections & Details
E301	Electrical Photometric Plan
C12	Reference Plan Parking Lot/ Existing Underground Detention (Existing)



**LEGAL DESCRIPTION - PER RECORD**

SITUATED IN THE CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN,  
DESCRIBED AS:

PART OF LOTS 27 AND 28, PARK HILL SUBDIVISION OF THE EAST 1/2 OF THE  
SOUTHEAST 1/4 OF SECTION 10, TOWN 1 NORTH, RANGE 9 EAST, FARMINGTON  
TOWNSHIP, NOW CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN,  
ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 43, PAGE 59, OF  
PLATS, OAKLAND COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS:  
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 27; THENCE DUE WEST,  
123.50 FEET ALONG THE NORTHERLY LINE OF TWELVE MILE (120 FEET WIDE);  
THENCE DUE NORTH, 200.00 FEET; THENCE DUE EAST, 123.50 FEET TO A POINT  
ON THE EASTERLY LINE OF SAID LOT 27; THENCE SOUTH 00 DEGREES 05 MINUTES  
00 SECONDS WEST, 200.00 FEET ALONG SAID EAST LINE OF LOT 27 TO THE POINT  
OF BEGINNING.

TAX ID NUMBER: 23-10-476-067

CONTAINING: 24,700 SQUARE FEET OR 0.567 ACRES

<b>REVISIONS:</b>
06-09-25 ISSUED FOR SITE PLAN REVIEW
10-14-25 REVISED PER CITY-PC COMMENTS
10-28-25 PC SUBMITTAL
12-10-25 REVISED PER CITY
01-06-26 REVISED PER CITY PC MEETING
02-06-26 REVISED PER CITY COUNCIL
02-12-26 REVISED PER CITY ENGINEER
03-17-26 REVISED PER CITY COUNCIL

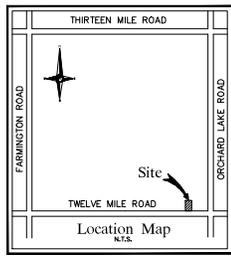
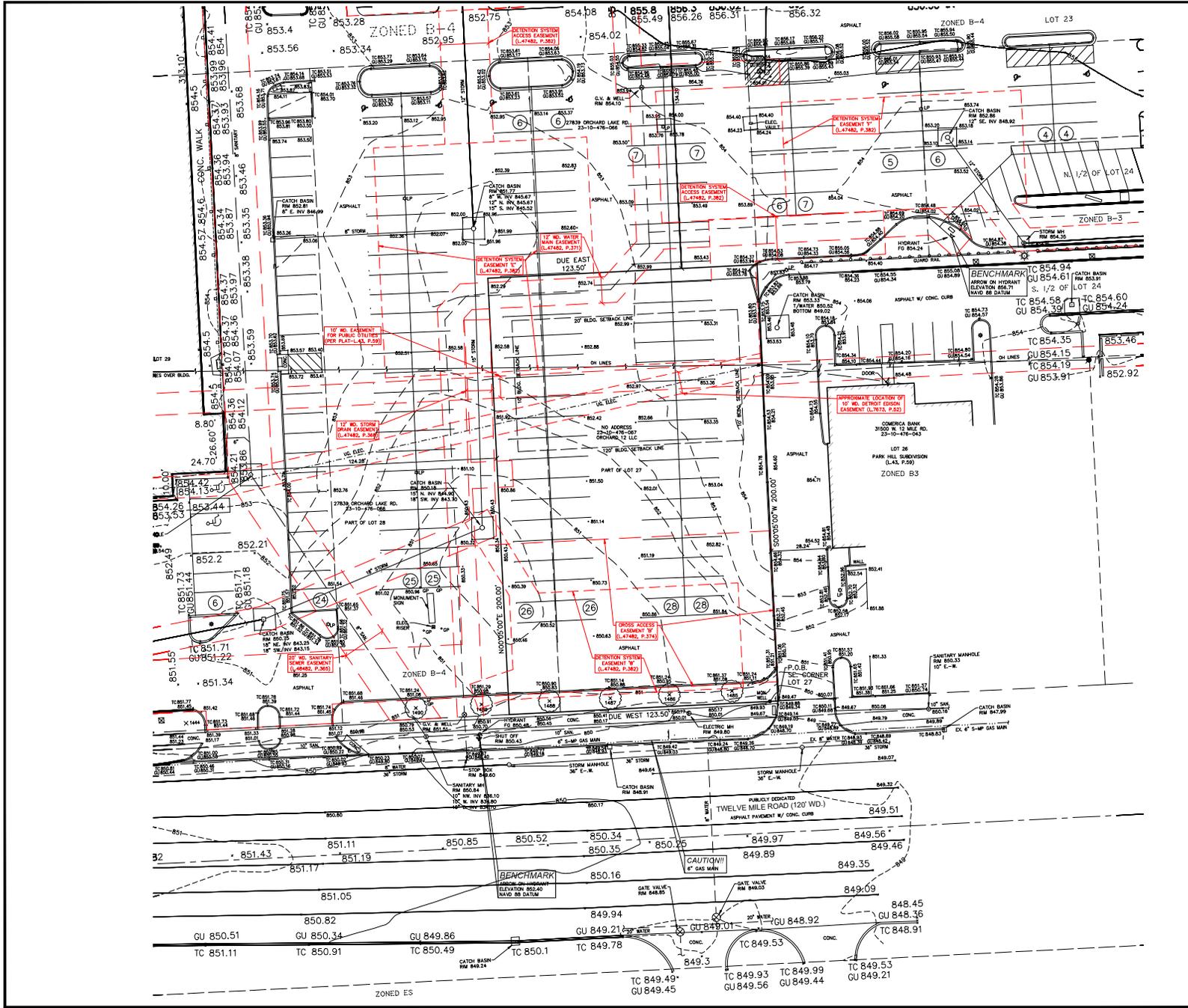
Project Name

# Culver's - Orchard Plaza



CIVIL ENGINEERS  
LAND SURVEYORS  
LAND PLANNERS

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



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PROJECT  
 Culver's - Orchard Plaza  
 Farmington Hills, MI

CLIENT  
 SFFHC Real Estate LLC  
 2240 Oakwood Drive  
 Troy, MI 48065

Contact:  
 Mr. Ronald J. Sesi  
 Ph: 248-245-2852

PROJECT LOCATION  
 Part of the SE 1/4  
 of Section 10  
 T1N, R1E,  
 City of Farmington Hills,  
 Oakland County, Michigan

SHEET  
 Boundary and  
 Topographic Survey



**LEGEND**

MANHOLE(S)	EXISTING SANITARY SEWER
HYDRANT(S)	EXISTING SAN. CLEAN OUT
MANHOLE(S) GATE VALVE(S)	EXISTING WATER MAIN
MANHOLE(S) CATCH BASIN(S)	EXISTING STORM SEWER
UTILITY POLE	EXISTING UNDERGROUND (UG) CABLE
UTILITY POLE	OVERHEAD (OH) LINES
UTILITY POLE	EXISTING GAS MAIN
ASPH.	ASPHALT
CONC.	CONCRETE
FD. / FND.	FOUND
RET. WALL	RETAINING WALL
R.O.W.	RIGHT-OF-WAY
SPK	SET P.C. NAIL
(TP)	TYPICAL
(R)	RECORD
(M)	MEASURED
C/A	CENTERLINE
P/L	PROPERTY LINE
GM	GAS METER
EM	ELECTRIC METER
LS	LANDSCAPE
DS	DOWNSPOUT
GP	GROUND POST
MR	MAIL BOX

DATE ISSUED/REVISED  
 06-09-25 ISSUED FOR SITE PLAN REVIEW  
 06-26-25 REVISED PER CITY COMMENTS  
 07-29-25 RE-REVISIONAL  
 08-20-25 REVISED PER CITY  
 08-26-25 REVISED PER CITY MEETING  
 09-22-25 REVISED PER CITY ENGINEER  
 09-22-25 REVISED PER CITY COUNCIL

DRAWN BY:  
 M. Carnighi

DESIGNED BY:  
 K. Nawaroli

APPROVED BY:  
 K. Nawaroli

DATE:  
 May 16, 2025

SCALE: 1" = 20'

NFE JOB NO. SHEET NO.  
 E859-09 SP01

**LEGAL DESCRIPTION - PER RECORD**

SITUATED IN THE CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS:  
 PART OF LOTS 27 AND 28, PARK HILL SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWN 1 NORTH, RANGE 9 EAST, FARMINGTON TOWNSHIP, HOW CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LINES 43, PAGE 90, OF PLATS, OAKLAND COUNTY, ALL BEING BEING PARTICULARLY REFERRED TO BEING AS THE SOUTHWEST CORNER OF SAID LOT 27; THENCE SUE WEST 123.00 FEET ALONG THE SOUTHWEST CORNER OF SAID LOT 27; THENCE SUE NORTH 88 DEGREES 00 MINUTES 00 SECONDS WEST, 200.00 FEET ALONG SAID EAST LINE OF LOT 27 TO A POINT OF BEGINNING.

TAX ID NUMBER: 23-10-478-087  
 CONTAINING 24,700 SQUARE FEET OR 0.567 ACRES

**DTE DISCLAIMER NOTE**

PLEASE NOTE THAT DTE HAS NEW REGULATIONS THAT MAY IMPACT DEVELOPMENT THAT OTE HAS ENTERED INTO THE PUBLIC RIGHT OF WAY. CLIENT SHALL CONTACT DTE TO DETERMINE THE NEW STRUCTURES AND POWER LINE REQUIREMENTS AS THEY MAY APPLY TO ANY FUTURE BUILDING OR RENOVATION OF A STRUCTURE. DTE ENERGY CAN BE CONTACTED AT 800-477-4747

**BASIS OF BEARING NOTE**

ALL BEARINGS ARE IN REFERENCE TO THE PREVIOUSLY ESTABLISHED S&L LINE OF SECTION 10 OF PARK HILL SUBDIVISION AS RECORDED IN LINES 43 OF PLATS, PAGE 90, OAKLAND COUNTY RECORDS. (50020700'N)

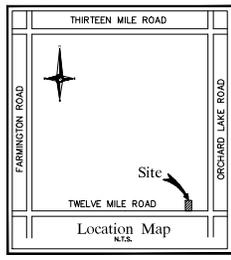
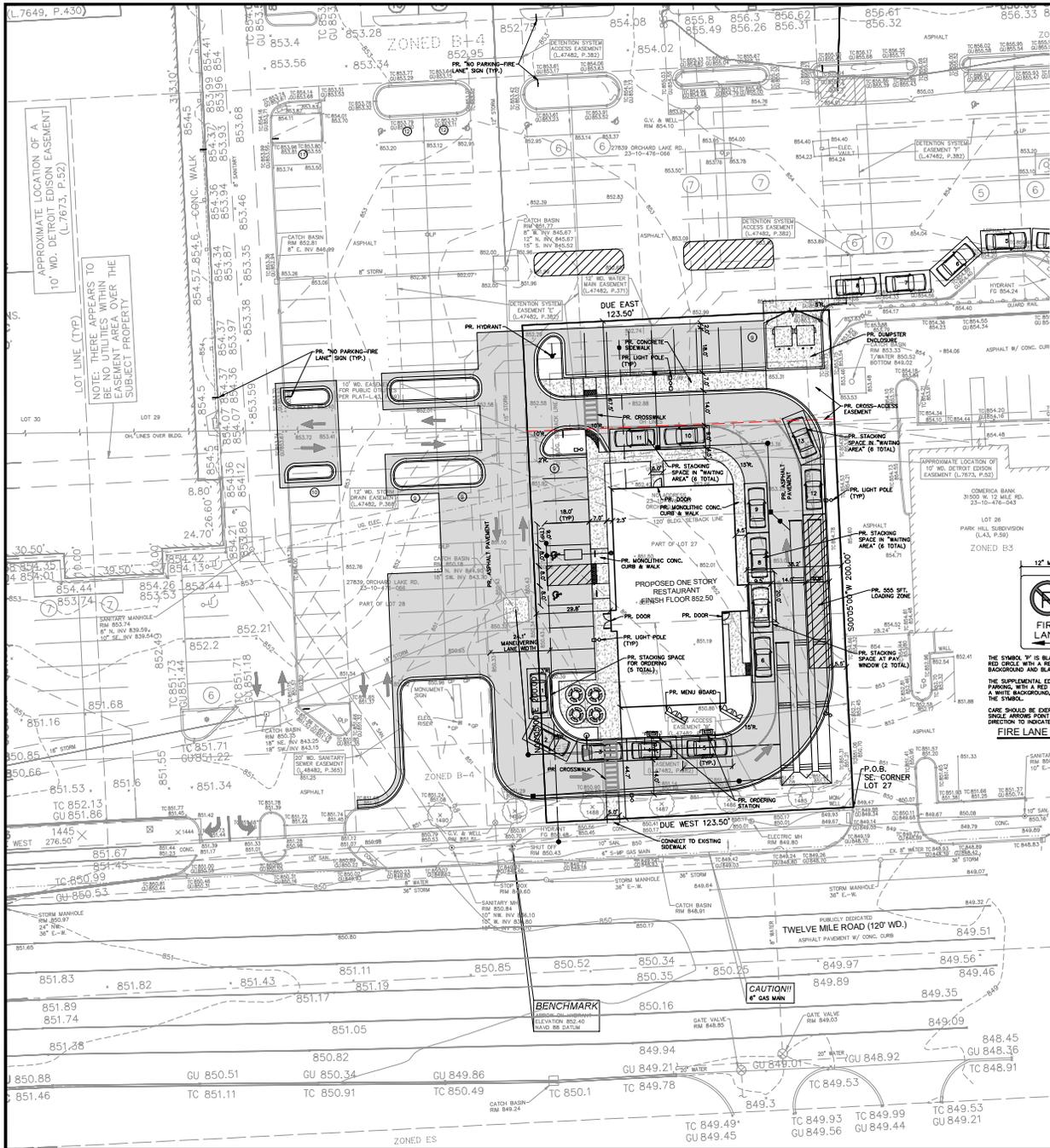
**FLOOD HAZARD NOTE**

THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE 1 OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. 2612020181 & 2612020182, BOTH BEARING AN EFFECTIVE DATE OF SEPTEMBER 26, 2006.

**TOPOGRAPHIC SURVEY NOTES**

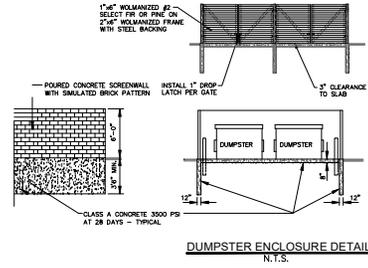
ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.  
 UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS OR EXACTNESS OF LOCATION.  
 THIS SURVEY MAY NOT SHOW ALL EXISTING RECORDS UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER.



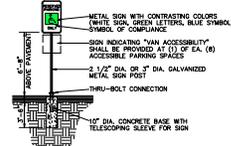


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**STACKING SPACE NOTES**  
 DUE TO CLIENT'S OPERATIONS, STACKING SPACES ARE SHOWN ATYPICAL OF A QUICK-SERVICE RESTAURANT. CUSTOMER PLACE ORDER, PAY, THEN WAIT IN THE "WAITING AREA" FOR FOOD DELIVERY.  
 5 SPACES ARE SHOWN PRIOR TO THE ORDERING STATIONS PER ORDINANCE.  
 8 ADDITIONAL STACKING SPACES ARE SHOWN BEYOND THE ORDERING STATIONS (2 AT PAY WINDOW AND 6 IN "WAITING AREA").



Provide (1) for each accessible parking space

**SITE DATA**

NET AREA	24,700 SFT. OR 0.567 ACRES
PLANNED GENERAL BUSINESS DISTRICT	
RECORDING	1 SPACED / 30 SFT. OF USABLE BUILDING AREA 1,588 SFT. SQUARE / 30 SFT. = 53 SPACES
	1 SPACED / 75 SFT. OF PATIO AREA 485.7 SFT. SQUARE / 75 SFT. = 6 SPACES
TOTAL PARKING REQUIRED	= 60 SPACES
PROVIDED:	18 SPACES PROVIDED INCLUDING 2 BARRIER FREE SPACES

**PAVING LEGEND**

[Symbol]	PROPOSED CONCRETE PAVEMENT
[Symbol]	PROPOSED ASPHALT PAVEMENT

**LEGEND**

[Symbol]	EXISTING SANITARY SEWER
[Symbol]	SANITARY CLEAN OUT
[Symbol]	EXISTING WATER MAIN
[Symbol]	EXISTING STORM SEWER
[Symbol]	EXISTING R.Y. CATCH BASIN
[Symbol]	EXISTING BURIED CABLES
[Symbol]	OVERHEAD LINES
[Symbol]	LIGHT POLE
[Symbol]	SON
[Symbol]	EXISTING GAS MAIN
[Symbol]	PR. SANITARY SEWER
[Symbol]	PR. WATER MAIN
[Symbol]	PR. STORM SEWER
[Symbol]	PR. R.Y. CATCH BASIN
[Symbol]	PROPOSED LIGHT POLE

**FIRE DEPARTMENT NOTES**  
 PROPER HYDRANT COVERAGE SHALL BE PROVIDED.  
 A PROPOSED ACCESS GRAPHIC MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL.  
 THE BUILDING SHALL NOT BE USED FOR FLAMMABLE LIQUID OR HAZARDOUS MATERIALS STORAGE. THE LEASE SHALL SPECIFICALLY STATE PROHIBITING FLAMMABLE, RADIOACTIVE, CORROSIVE, AND OTHER REGULATED HAZARDOUS MATERIALS.  
 THE BUILDING SHALL BE PROPERLY MAINTAINED.

**ENGINEERING SITE PLAN NOTES**  
 ALL PROPOSED GRADES WILL MATCH EXISTING ELEVATIONS AT THE PROPERTY LINES. ADDITIONAL DETAILS SHALL BE PROVIDED ON DETAILED ENGINEERING DRAWINGS TO BE PREPARED UPON APPROVAL ON THE SITE PLAN DOCUMENT.  
 THE PROPOSED GRADING CONTOURS SHALL BE TIED INTO EXISTING CONTOURS AT ALL LOCATIONS. ADDITIONAL DETAILS SHALL BE PROVIDED ON DETAILED ENGINEERING DRAWINGS TO BE PREPARED UPON APPROVAL OF THE SITE PLAN DOCUMENTS.  
 ALL ACCESS DRIVES INTO THE SITE AND AROUND THE BUILDING WILL BE DESIGNED TO ACCOMMODATE THE APPROPRIATE.  
 ALL ESTABLISHED FIRE LANES WILL BE POSTED PER THE CITY OF FARMINGTON HILLS FIRE DEPARTMENT REQUIREMENTS.

**LEGAL DESCRIPTION - PER RECORD**  
 SITUATED IN THE CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS:  
 PART OF LOTS 27 AND 28, PARK HILL SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 9 EAST, FARMINGTON TOWNSHIP, NOW CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN, ACCORDING TO THE PLAT HEREBY AS RECORDED IN LINES 43, PAGE 28, OF PUBLIC RECORDS. BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 27; THENCE SUE WEST 123.00 FEET ALONG THE NORTHERLY LINE OF TWELVE MILE (120 FEET) WEST THENCE SUE NORTH 59.00 FEET; THENCE SUE EAST 123.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 27; THENCE SUE SOUTH 84.00 FEET ALONG SAID LOT 27 TO THE POINT OF BEGINNING.  
 TAX ID NUMBER: 20-10-176-007  
 CONTAINING: 24,700 SQUARE FEET OR 0.567 ACRES



PROJECT  
 Culver's - Orchard Plaza  
 Farmington Hills, MI

CLIENT  
 SSFFHC Real Estate LLC  
 2221 Oakwood Drive  
 Troy, MI 48065

Contact:  
 Mr. Ronald J. Sesi  
 Ph: 248-245-2852

PROJECT LOCATION  
 Part of the SE 1/4  
 of Section 10  
 T.1N.9E.1E  
 City of Farmington Hills,  
 Oakland County, Michigan

SHEET  
 Dimensional Site Plan



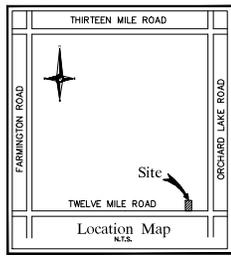
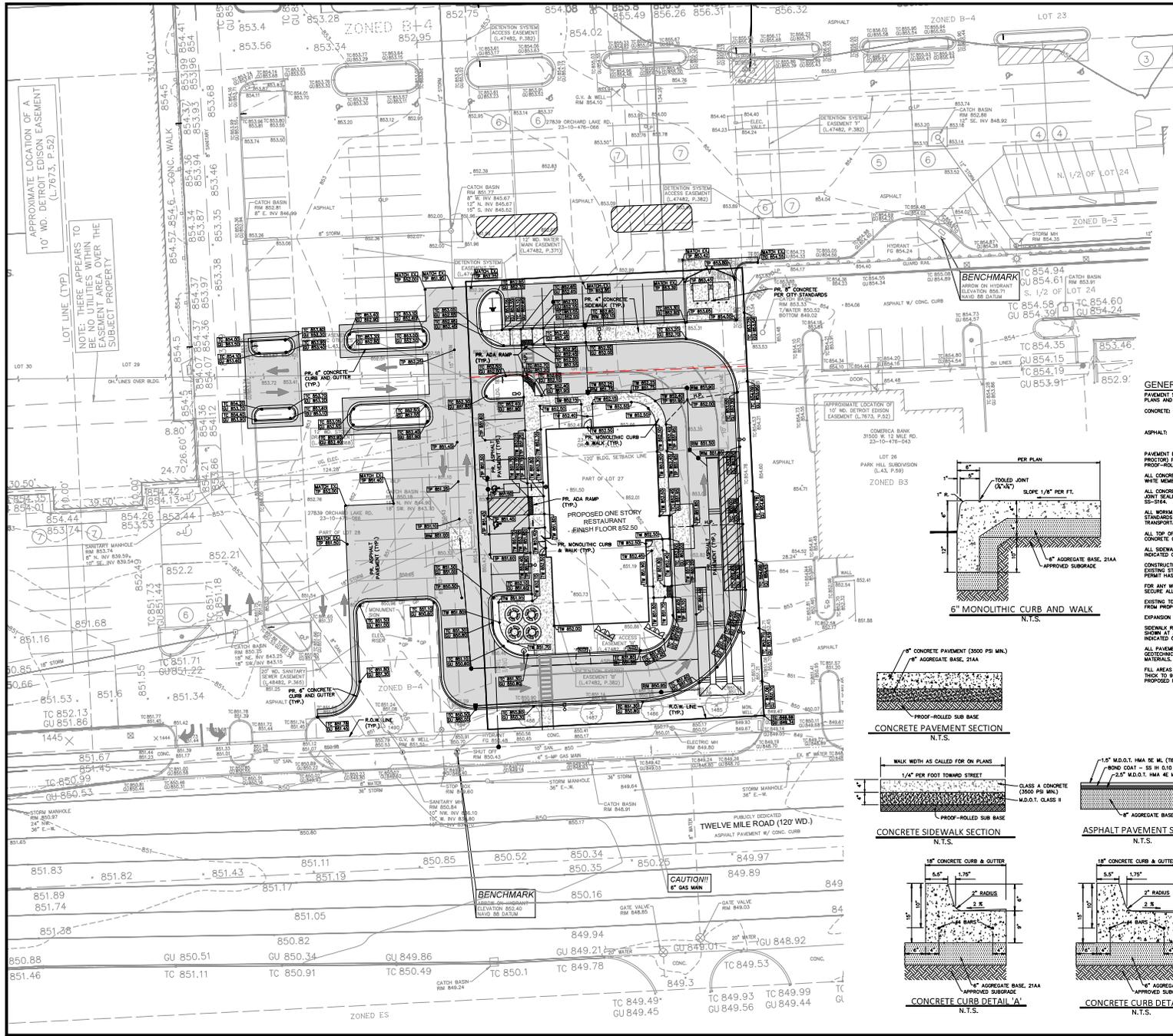
**DATE ISSUED/REVISED**

06-29-20	ISSUED FOR SITE PLAN REVIEW
08-29-20	REVISED PER CITY COMMENTS
10-29-20	REVISED PER CITY COMMENTS
12-02-20	REVISED PER CITY COMMENTS
01-29-21	REVISED PER CITY MEETING
02-09-21	REVISED PER CITY COUNCIL
02-26-21	REVISED PER CITY ENGINEER
02-26-21	REVISED PER CITY COUNCIL

DRAWN BY:  
 J. LAWRENCE  
 DESIGNED BY:  
 A. EIZENBER  
 APPROVED BY:  
 A. EIZENBER  
 DATE:  
 May 16, 2025

SCALE: 1" = 20'  
 SHEET NO. SP02.1  
 SHEET JOB NO. E859-09





**NFE ENGINEERS**  
 CIVIL ENGINEERS  
 LAND SURVEYORS  
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PROJECT  
 Culver's - Orchard Plaza  
 Farmington Hills, MI

CLIENT  
 SRFHC Real Estate LLC  
 2201 Oakwood Drive  
 Troy, MI 48065

Contact:  
 Mr. Ronald J. Sesi  
 Ph: 248-245-2852

PROJECT LOCATION  
 Part of the SE 1/4  
 of Section 10  
 T.1N. R.3E.  
 City of Farmington Hills,  
 Oakland County, Michigan

SHEET  
 Preliminary Paving and  
 Grading Plan



DATE ISSUED/REVISED  
 06-09-25 ISSUED FOR SITE PLAN REVIEW  
 06-24-25 REVISED PER CITY COMMENTS  
 07-29-25 PERMANENT  
 02-20-26 REVISED PER CITY  
 01-09-26 REVISED PER CITY MEETING  
 01-09-26 REVISED PER CITY COUNCIL  
 01-29-26 REVISED PER CITY ENGINEER  
 01-27-26 REVISED PER CITY COUNCIL

DRAWN BY:  
 J. Lawry  
 CHECKED BY:  
 A. Eizenber  
 APPROVED BY:  
 A. Eizenber  
 DATE:  
 May 16, 2025

SCALE: 1" = 20'  
 SHEET NO. SP03

**GENERAL PAVING NOTES**

PAVEMENT SHALL BE OF THE TYPE, THICKNESS AND CROSS SECTION AS INDICATED ON THE PLANS AND AS FOLLOWS:

CONCRETE: PORTLAND CEMENT TYPE II (OR EQUIVALENT) WITH A MINIMUM CEMENT CONTENT OF 362 SACKS PER CUBIC YARD, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI AND A SLAB THICKNESS OF 4 INCHES.

ASPHALT: BASE COURSE - 100% BITUMINOUS MORTAR, HMA, 4% BINDER SURFACE COURSE - 100% BITUMINOUS MORTAR, HMA, 2% BINDER BOND COAT - 100% BITUMINOUS MORTAR AT 0.10 GALLON PER SQUARE YARD.

PAVEMENT SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT. EXISTING SUB-BASE SHALL BE PROOF-ROLLED IN THE PRESENCE OF THE ENGINEER TO DETERMINE STABILITY.

ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT POURED RUBBERIZED ASPHALT JOINT SEALING COMPOUND IMMEDIATELY AFTER SAWCUT OPERATION. FEDERAL SPECIFICATION SP-516A.

ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION.

ALL TOP OF CURB ELEVATIONS AS SHOWN ON THE PLANS, ARE CALCULATED FOR A 4" CONCRETE CURB UNLESS OTHERWISE NOTED.

ALL SIDEWALK RAMP, CONFORMING TO PUBLIC ACT NO. 8, 1993, SHALL BE INSTALLED AS INDICATED ON THE PLANS.

CONSTRUCTION OF A NEW OR RECONSTRUCTED DRIVE APPROACH CONNECTING TO AN EXISTING STREET OR COUNTY ROADWAY SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE AGENCIES HAVING JURISDICTION OVER SAID ROADWAY. FOR ANY WORK WHERE THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL PAY FOR AND SECURE ALL NECESSARY PERMITS AND LICENSES AHEAD OF ALL INSPECTION.

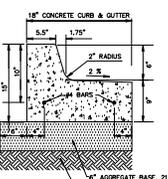
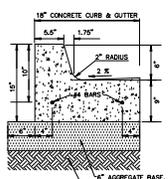
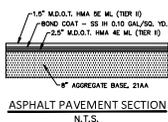
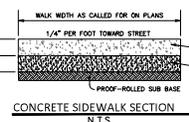
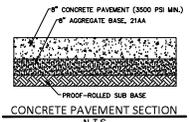
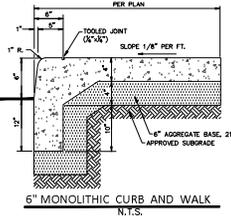
EXISTING TOPSOIL, VEGETATION AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED FROM PROPOSED PAVEMENT AREA PRIOR TO PLACEMENT OF BASE MATERIALS.

EXPANSION JOINTS SHOULD BE INSTALLED AT THE END OF ALL INTERSECTION RAILS.

SIDEWALK RAMP, CONFORMING TO PUBLIC ACT NO. 8, 1993, SHALL BE INSTALLED AS SHOWN AT ALL STREET INTERSECTIONS AND AT ALL BARRIER FREE PARKING AREAS AS INDICATED ON THE PLANS.

ALL PAVEMENT AREAS SHALL BE PROOF-ROLLED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF BASE MATERIALS AND PAVING MATERIALS.

FILL AREAS SHALL BE MACHINE COMPACTED IN UNIFORM LIFTS NOT EXCEEDING 9 INCHES THICK TO 95% OF THE MAXIMUM DENSITY (UNMODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT.



**PAVING LEGEND**

	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

LEGEND	
	EXISTING SANITARY SEWER
	SAN. CLEAN OUT
	EXISTING WATER MAIN
	EXISTING STORM SEWER
	EX. R. Y. CATCH BASIN
	EXISTING BURRED CABLES
	OVERHEAD LINES
	LIGHT POLE
	SIGN
	EXISTING GAS MAIN
	PR. SANITARY SEWER
	PR. WATER MAIN
	PR. STORM SEWER
	PR. R. Y. CATCH BASIN
	PROPOSED LIGHT POLE
	PR. TOP OF CURB ELEVATION
	PR. GUTTER ELEVATION
	PR. TOP OF WALK ELEVATION
	FINISH GRADE ELEVATION
	EXISTING SPOT
	WALL TOP/BOTTOM ELEVATION

NOTE: THERE APPEARS TO BE NO UTILITIES WITHIN THE EASEMENT WITHIN THE SUBJECT PROPERTY.

APPROXIMATE LOCATION OF A 10' W.D. DETROIT EDISON EASEMENT (L-7673, P.52)

LOT LINE (TYP.)

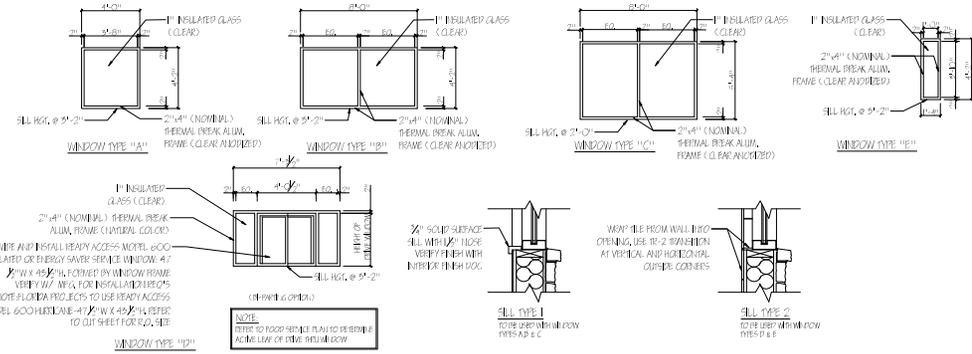








# WINDOW TYPES



# DOOR SCHEDULE

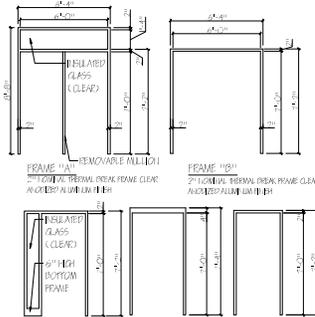
DOOR:	LOC.	UNIT/PR.	HGT.	WIDTH	TYPE	FRAME:	FINISH:	NOTES
1	2 @ 20"	04"	ALUM.	A	ALUM.	A	1	
2	2 @ 30"	04"	ALUM.	A	ALUM.	D	2	
3	5 @ 30"	04"	ALUM.	A	ALUM.	C	3	
4	42"	04"	ALUM.	B	ALUM.	D	4	
5	30"	04"	FRS.	C	ALUM.	E	5	OPTIONAL AIR FILL
6	30"	04"	FRS.	C	ALUM.	E	6	OPTIONAL AIR FILL
7	30"	00"	FRS.	E	ALUM.	E, 2" x 4"	7	
8	20"	60"	FRS.	E	ALUM.	E, 2" x 4"	8	
9	30"	04"	FRS.	D	ALUM.	E	9	GLASS FOR DOOR PROVIDED BY GC
10	30"	04"	FRS.	C	ALUM.	E	10	
11	30"	04"	ALUM.	A	ALUM.	D, 2" x 4"	11	

NOTE: SEE PROTOTYPE SHEET #1 FOR MATERIAL ACCENT INFORMATION

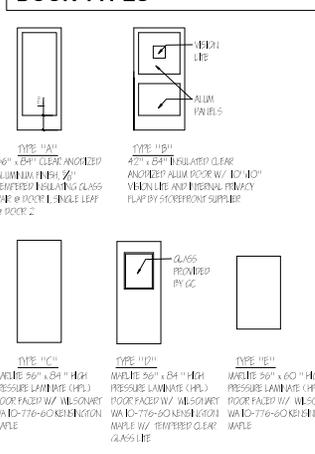
# HARDWARE GROUPS

GROUP #	DOOR	LOC.	DESCRIPTION	CATALOG #	FIN.	NEG.
EXT. DOUBLE DOOR	1	1	HANDLE	828P	028P	028P
	2	1	REMOVABLE MULLION	565R4	028P	028P
	3	1	PAUL HANDLE	554AL-CP-508-209P	028P	028P
	4	1	NO. 1000	200001	028P	028P
	5	1	NO. 1000 OFFSET PULL	200001-0	028P	028P
	6	1	CHOP STOP	1100S	028P	028P
	7	1	SURFACE CLOSER	HIB-80A	028P	028P
	8	1	ROCKER PLATE	HIB-80A	028P	028P
	9	1	SLASH STOP SPACER	HIB-80A	028P	028P
	10	1	WEED BUSH	HIB-80A	028P	028P
INT. DOUBLE DOOR	1	1	HANDLE	828P	028P	028P
	2	1	REMOVABLE MULLION	565R4	028P	028P
	3	1	PAUL HANDLE	554AL-CP-508-209P	028P	028P
	4	1	NO. 1000	200001	028P	028P
	5	1	NO. 1000 OFFSET PULL	200001-0	028P	028P
	6	1	CHOP STOP	1100S	028P	028P
	7	1	SURFACE CLOSER	HIB-80A	028P	028P
	8	1	ROCKER PLATE	HIB-80A	028P	028P
	9	1	SLASH STOP SPACER	HIB-80A	028P	028P
	10	1	WEED BUSH	HIB-80A	028P	028P
REAR ENTRY & HALLWAY DOOR	1	1	HANDLE	828P	028P	028P
	2	1	REMOVABLE MULLION	565R4	028P	028P
	3	1	PAUL HANDLE	554AL-CP-508-209P	028P	028P
	4	1	NO. 1000	200001	028P	028P
	5	1	NO. 1000 OFFSET PULL	200001-0	028P	028P
	6	1	CHOP STOP	1100S	028P	028P
	7	1	SURFACE CLOSER	HIB-80A	028P	028P
	8	1	ROCKER PLATE	HIB-80A	028P	028P
	9	1	SLASH STOP SPACER	HIB-80A	028P	028P
	10	1	WEED BUSH	HIB-80A	028P	028P

# FRAME TYPES



# DOOR TYPES

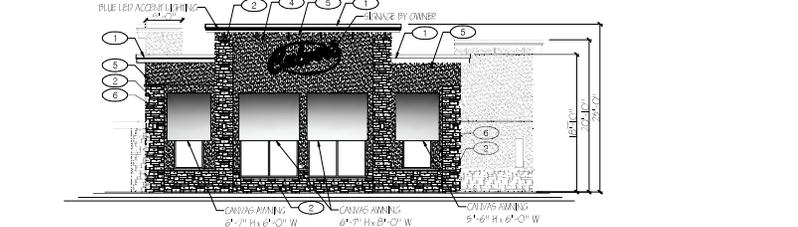


- GENERAL NOTES:**
- DO NOT PRESS AGAINST STONE
  - MATERIAL OPTIONS:
    - METAL ROOF EDGE AND FINISH: CANOPY FLASHING.
    - EXCEPTIONAL METALS, COLOR: HARBOR BLUE
    - EXCEPTIONAL CANOPY ALTERNATIVE COLOR: POWER COAT RAL 6002 (GREEN BLUE)
  - STONE:
    - ENVIRONMENTAL STONEWORKS, SINGLE-TONAL LEAGE, COLOR: ASPEN MODEL CREEK
    - COORDINATE PRODUCT WITH FINISH, MATCH COLOR TO ASPEN MODEL CREEK, FLAT LIGHT STONES TO BE USED AT SCIENCE BUILDING
    - TONES AND FINISH: HARBOR BLUE
    - MEDIUM SAND FINISH, COLORS: SHERWIN WILLIAMS SW7005 (POPULAR GRAY)
    - HORIZONTAL ACCENT BAND:
    - MEDIUM SAND FINISH, COLORS: SHERWIN WILLIAMS SW7005 (POPULAR GRAY)
    - MAINTAINED MATERIALS:
    - MEDIUM SAND FINISH, COLORS: SHERWIN WILLIAMS SW7005 (POPULAR GRAY)

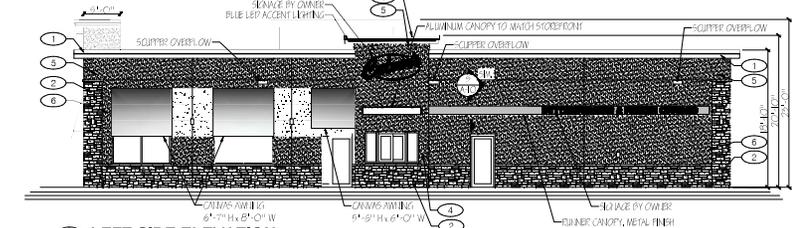
- STANDARD PROTOTYPE FINISHES:**
- LOWER SURFACES (VENDOR IS CALLED)
- DOOR FINISHES:**
- CANVAS AWNING @ 8'-7" H. x 8'-0" W. x 2'-0" D
  - CANVAS AWNING @ 8'-7" H. x 8'-0" W. x 2'-0" D
  - TOTAL
- AWNING COLOR SPECIFICATIONS:**
- SHARP ROOF & AWNING: CANVAS COLOR: SHERWIN WILLIAMS SW7005 (POPULAR GRAY)
  - SHARP ROOF & AWNING: CANVAS COLOR: SHERWIN WILLIAMS SW7005 (POPULAR GRAY)
- SCENE 1: 100% CONCERNED FINISH:**
- LEAF FINISHING: CALVALLOTTI HOLDING CO. COLOR: DRY BRUCE (SLIP GUM) FOR DOWN LIGHT ONLY (OPTION FOR DRY SKY CONTINUED)



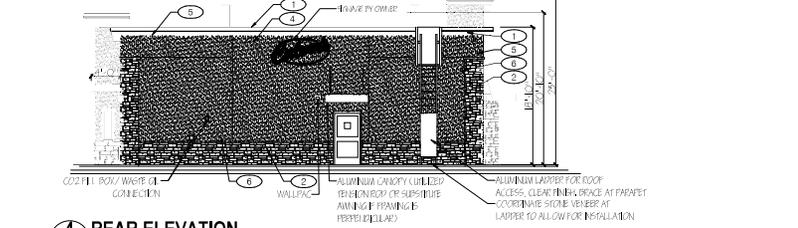
**1 RIGHT SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"



**2 FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"



**3 LEFT SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"



**4 REAR ELEVATION**  
SCALE: 1/8" = 1'-0"

ARCHITECT OF RECORD:

THOMAS E. MORGAN, JR.  
ARCHITECT

423 FISCHER TRAIL  
ELLIJAY, GEORGIA 30540

SCALE:

**PRELIMINARY**  
NOT RELEASED FOR  
CONSTRUCTION

ISSUES RESOLVED:  
DATE: 10/28/2019

DRAWN BY: JB  
CHECKED BY: TM  
PROJECT DESCRIPTION:  
NEW CONSTRUCTION OF A  
CULVER'S RESTAURANT

PROJECT TITLE:

LOCATION:  
PART OF THE 30' x 60' SECTION  
100 TOWN OF HILLS, MI  
CITY OF TOWN OF HILLS, MI  
PARCEL #  
#22-23-10-01-07-007



Culver's Franchising  
System, Inc.  
1240 Water Street  
Plymouth, MI 48150  
616-835-3880

MIR, METRO M

SHEET TITLE

EXTERIOR ELEVATIONS,  
DOOR & WINDOW  
SCHEDULE

PROJECT NO: 25034

**A-3.0**

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ARCHITECT OF RECORD:  
THOMAS E. MORGAN, JR.  
ARCHITECT

423 FISCHER TRAIL  
ELLIHAY, GEORGIA 30540

SEAL:

**AMP DESIGN GROUP**  
3450 Acworth Due West Road  
Building 100, Suite 100  
Kennesaw, Georgia 30144  
P: 770-417-9172  
F: 770-417-9170  
www.ampdesign.com

BUILDING PERMIT  
DRAWING SET

ISSUES: PER ISSUES  
DATE: 03/28/20  
SCALE: AS SHOWN

DRAWN BY: JB  
CHECKED BY: TM

PROJECT DESCRIPTION:  
NEW CONSTRUCTION OF A  
CULVER'S RESTAURANT

PROJECT TITLE:

LOCATION:  
PART OF THE BE TOP SECTION  
10111 N. I-85E,  
CITY OF FORT MOUNTAIN HILLS, MI  
PARCEL # 22-23-10-01-06-07



Culver's Franchising  
System, Inc.  
1240 Water Street  
Plymouth, Michigan, MI  
48150  
608-545-3980  
MIR - METRO MI

SHEET TITLE:

EXTERIOR ELEVATIONS,  
DOOR & WINDOW  
SCHEDULE

PROJECT NO.: 25034

A-3.0

**RIGHT SIDE ELEVATION**

SCALE: 1/4" = 1'-0"

**FRONT ELEVATION**

SCALE: 1/4" = 1'-0"

**LEFT SIDE ELEVATION**

SCALE: 1/4" = 1'-0"

**REAR ELEVATION**

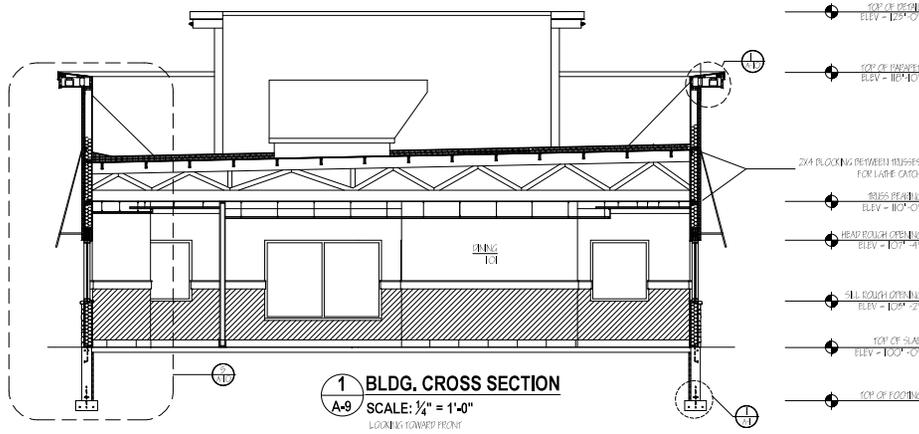
SCALE: 1/4" = 1'-0"

- GENERAL NOTES:**
- 1 - DO NOT REPRODUCE CULTURED STONE
  - MATERIAL OPTIONS:**
    - 1 - METAL ROOF EDGE AND RUNNER CANOPY FLASHING
    - EXTERIOR METALS, COLOR: HERSHORN BLUE
    - CANOPY ALUMINUM COLOR: POWDER COAT (GREEN BLUE)
  - 2 - STONE:
    - BIMENSIONAL STONEWORKS, STYLE: TUSCAN LEVEE, COLOR: ASPEN/NICKEL ORE
  - 3 - ALL ACCESSORIES:
    - COORDINATE PRODUCT WITH MFG. MATCH COLOR TO ASPEN/NICKEL CREEK, FLAT
  - 4 - LIGHT FIXTURES TO BE USED AT SCIENCE FIXTURES
    - TOMBS A-10 (18" x 18" x 10" PLUMP CLR)
  - 5 - HORIZONTAL ACCENT FINISH:
    - EPS: MEDIUM SAND FINISH, COLORS: SHERWIN WILLIAMS SW7050 TON (TAPE)
  - 6 - HORIZONTAL ACCENT FINISH:
    - EPS: MEDIUM SAND FINISH, COLORS: SHERWIN WILLIAMS SW607 PORTLAND GRAY
    - MULTIFIELD MATERIAL: EPS: MEDIUM SAND FINISH, COLORS: SHERWIN WILLIAMS SW607 PORTLAND GRAY

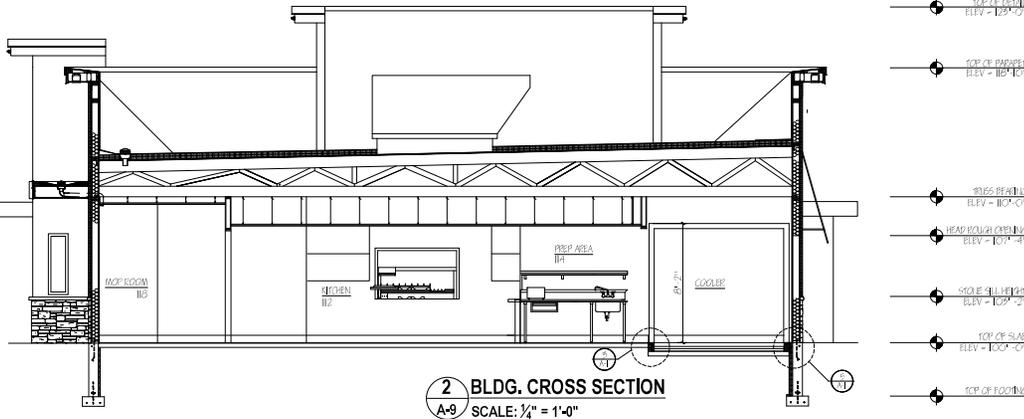
- STANDARD PRODUCT AWNING:**
- 1 - CANOPY SUPPORT (VENDOR SUPPLIED)
- AWNING:**
- 10 - CANVAS AWNINGS @ 6'-7" H. x 6'-0" W. x 2'-0" D
  - 12 - CANVAS AWNINGS @ 6'-7" H. x 6'-0" W. x 2'-0" D
  - 12 - TOTAL
- AWNING COLOR SPECIFICATIONS:**
- SHARPORED-YELLOW AWNING, CANVAS COLOR: SUBSTITUTIONAL BLUE (MATCH AWAIT STRENGTH PROFILE)



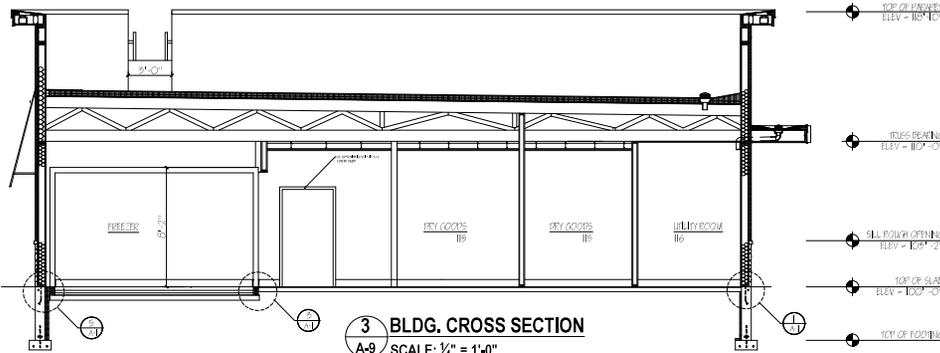
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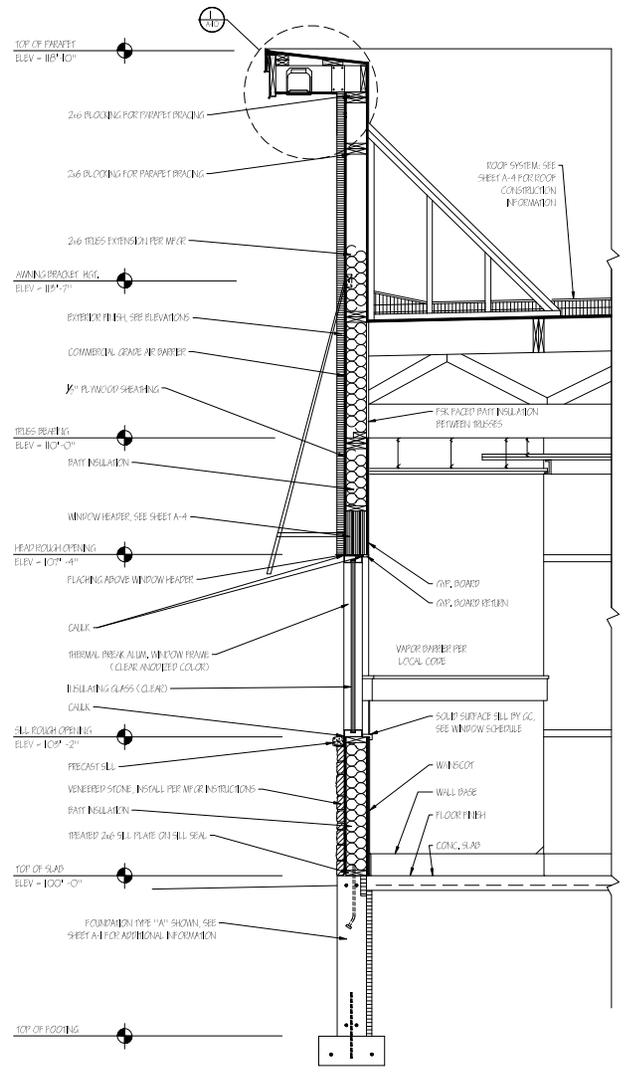
**1 BLDG. CROSS SECTION**  
A-9 SCALE: 1/4" = 1'-0"  
LOOKING TOWARD FRONT



**2 BLDG. CROSS SECTION**  
A-9 SCALE: 1/4" = 1'-0"



**3 BLDG. CROSS SECTION**  
A-9 SCALE: 1/4" = 1'-0"  
LOOKING TOWARD BACK



**4 TYP. DINING ROOM WALL SECTION**  
A-9 SCALE: 3/4" = 1'-0"

ARCHITECT OF RECORD:

THOMAS E. MORGAN, JR.  
ARCHITECT

423 FISCHER TRAIL  
ELLIHAY, GEORGIA 30540

SEAL:

**WMP DESIGN GROUP**  
3450 Acworth Drive West Road  
Building 100, Suite 100  
Kennesaw, Georgia 30144  
P. 770-417-9172  
F. 770-417-9180  
www.wmpdesign.com

PRELIMINARY  
NOT RELEASED FOR  
CONSTRUCTION

ISSUES/REVISIONS

DRAWN BY: JB  
CHKD BY: TM

PROJECT DESCRIPTION  
NEW CONSTRUCTION OF A  
CALVEY'S RESTAURANT

PROJECT TITLE

LOCATION:  
PART OF THE SITE OF  
10 THIRTY-NINE  
CITY OF  
ROCKY HILLS, MI  
#22-23-10-16-007



Calvey Franchising  
System, Inc.  
1240 Water Street  
Princeton, MA  
01061-5133  
MIR - METRO MI

SHEET TITLE

SECTIONS &  
DETAILS

PROJECT NO: 25034

**A-9.0**

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**D-Series Size 1**  
LED Area Luminaire



**Specifications:**  
 Length: 1.00 ft  
 Width: 0.50 ft  
 Height: 0.05 ft  
 Weight: 1.50 lbs

**Notes:**  
 The luminaire is designed for use in areas where a high level of uniformity is required. It is suitable for use in areas where a high level of uniformity is required. It is suitable for use in areas where a high level of uniformity is required.

**Example: 10' x 10' SPACE ILLUSTRATION FOR VISUALIZATION**

Item	Qty	Description
1	1	D-Series Size 1 LED Area Luminaire

**AVST LED**  
LED Area Luminaire



**Specifications:**  
 Length: 1.00 ft  
 Width: 0.50 ft  
 Height: 0.05 ft  
 Weight: 1.50 lbs

**Notes:**  
 The luminaire is designed for use in areas where a high level of uniformity is required. It is suitable for use in areas where a high level of uniformity is required. It is suitable for use in areas where a high level of uniformity is required.

**Example: 10' x 10' SPACE ILLUSTRATION FOR VISUALIZATION**

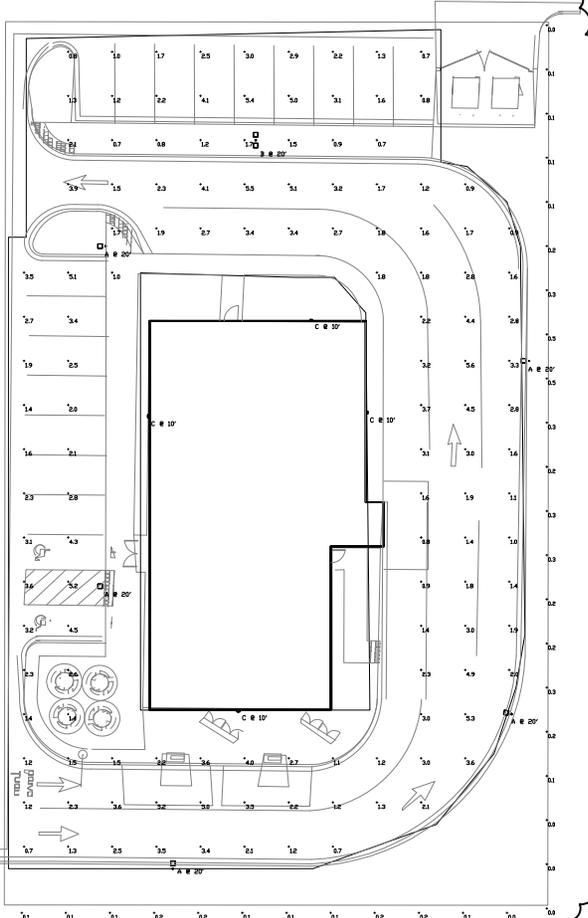
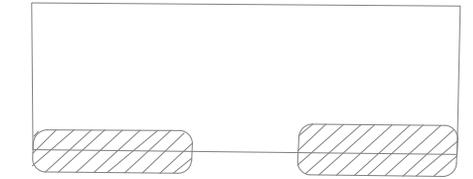
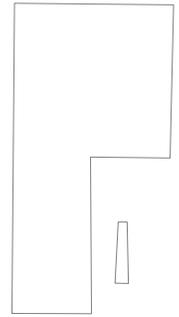
Item	Qty	Description
1	1	AVST LED LED Area Luminaire

**Statistics**

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
property line	+	0.2 fc	0.5 fc	0.0 fc	N/A	N/A
Calc Zone #1	+	2.4 fc	5.6 fc	0.7 fc	8.0:1	3.4:1

**Schedule**

Symbol	Label	Qty	Manufacturer	Listing	Description	Number	Length	LLF	Spots
A	1	1	Lithonia Lighting	5201 LED P5 40K R2	5201 LED Area Luminaire Size 1 P5 Luminaire Package 4000 CCT Type R2 Distribution with R2 lens	5201	8.90	100%	31.81
B	1	1	Lithonia Lighting	5201 LED P5 40K R2	5201 LED Area Luminaire Size 1 P5 Luminaire Package 4000 CCT Type R2 Distribution with R2 lens	5201	8.90	100%	31.81
C	4	4	Lithonia Lighting	5201 LED P5 40K R2	5201 LED Area Luminaire Size 1 P5 Luminaire Package 4000 CCT Type R2 Distribution with R2 lens	5201	8.90	100%	31.81



Floor View  
Scale - 1" = 10'-0"

ARCHITECT OF RECORD:  
THOMAS E. MORGAN, JR.  
ARCHITECT

423 FISCHER TRAIL  
ELLIJAY, GEORGIA 30540



**MRP DESIGN GROUP**  
3450 Acworth Drive West Road  
Building 100, Suite 120  
Kennesaw, Georgia 30144  
P. 770-417-9172  
F. 770-417-9475  
www.mrpdesigngroup.com

RELEASED FOR CONSTRUCTION

ISSUES/REVISIONS:  
DATE: 1/23/24  
1/23/24 REV 1: CIV. COMMENTS

DRAWN BY: B  
CHKD BY: M

PROJECT DESCRIPTION:  
NEW CONSTRUCTION OF A  
CULVER'S RESTAURANT.

PROJECT TITLE:  
LOCATION:  
PART OF THE SITE OF SECTION  
10 T. 1 N., R. 2 E.,  
CITY OF FARMINGTON HILLS, MI  
PARCEL ID:  
#22-23-10-17-15017

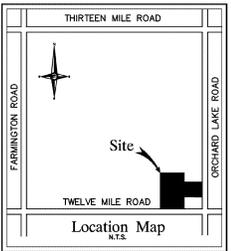
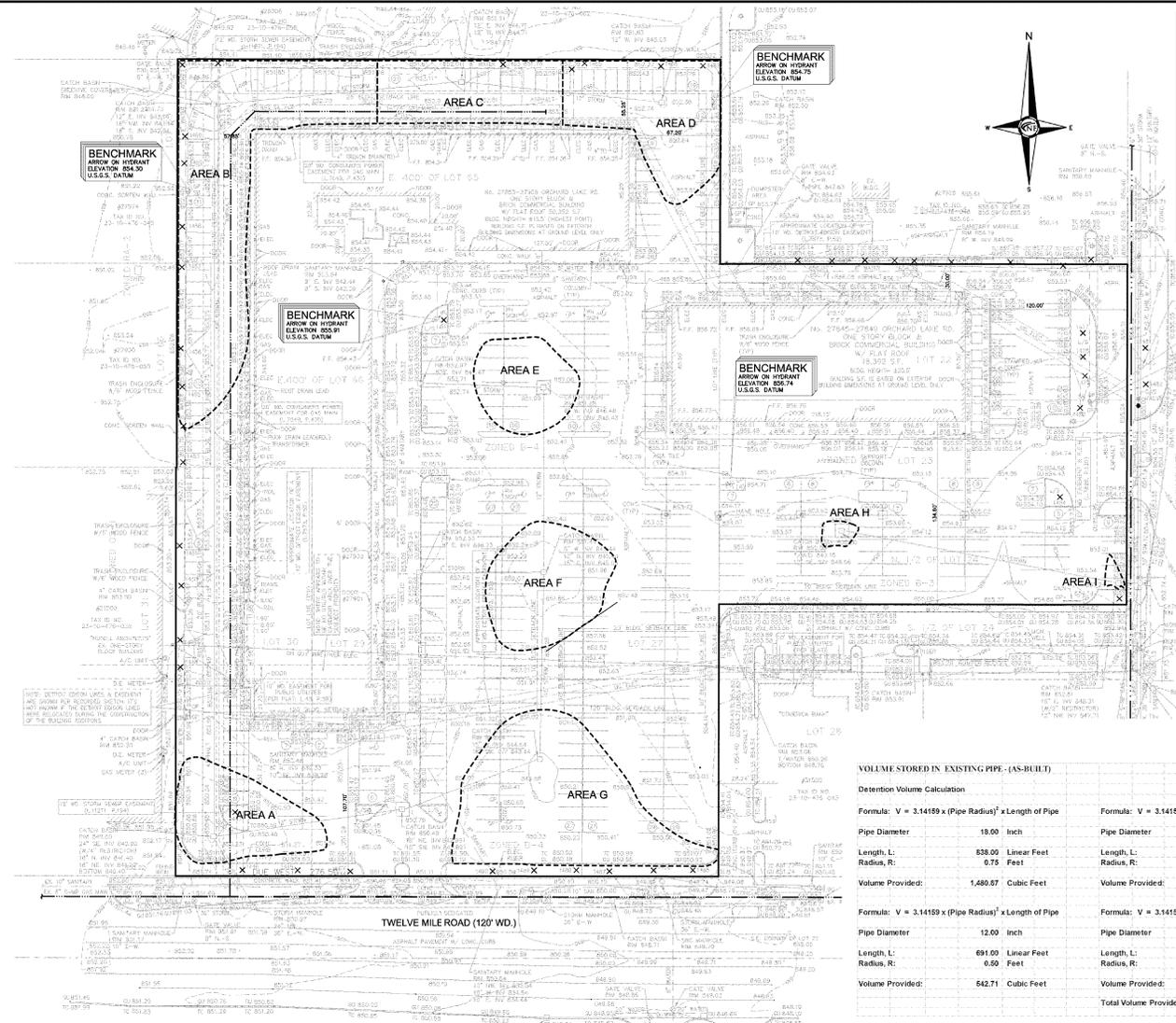


SHEET TITLE:

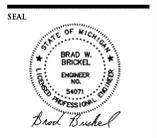
**ELECTRICAL  
PHOTOMETRIC  
PLAN**

PROJECT NO: 25034

**E301**



**NOWAK & FRAUS ENGINEERS**  
 4677 WOODWARD AVE.  
 PONTIAC, MI 48342-5032  
 TEL. (248) 332-7931  
 FAX. (248) 332-8237



**PROJECT**  
 Orchard Plaza  
 12 Mile Road and  
 Orchard Lake Road  
 Farmington Hills, MI 48334

**CLIENT**  
 Orchard 12, LLC  
 c/o Gordon Realty, LLC  
 766 Riverside Drive  
 Coral Springs, FL 33071

**Contact:** Todd Gordon  
 (954) 346-9494 - Tel.  
 (888) 465-3394 - Fax

**PROJECT LOCATION**  
 Part of the SE 1/4  
 of Section 10  
 T.1N., R.9E.  
 City of Farmington Hills,  
 Oakland County, Michigan

**SHEET**  
 Parking Lot / Existing  
 Underground Detention  
 (Existing)



**REVISIONS**

04-15-14	REVISED PER ENGINEERING REVIEW
06-23-14	REVISED PER ENGINEERING REVIEW
07-17-14	REVISED PER ENGINEERING REVIEW
07-24-14	FINAL APPROVED

**DRAWN BY:**  
 R. Johnson  
**DESIGNED BY:**  
 B. Brickett  
**APPROVED BY:**  
 B. Brickett  
**DATE:**  
 May 30, 2013

**SCALE:** 1" = 40'  
 SHEET NO. **E859-03** SHEET NO. **C12**

**Parking Lot Volume Calculation - As-Built Area A (5-18-79)**  
 Formula: Conical Frustum

Formula:  $V = 1/3 \times h \times (A_1 + (A_1 \times A_2)^{0.5} + A_2)$

Area, A<sub>1</sub>: 5,848.00 Square Feet  
 Area, A<sub>2</sub>: 4.00 Square Feet

Storage Elevation: 851.34 Feet  
 Outlet Elevation: 849.80 Feet

Depth of Storage, h: 1.74 Feet

Volume Provided: 3,482.87 Cubic Feet

**Parking Lot Volume Calculation - As-Built Area B (5-18-79)**  
 Formula: Conical Frustum

Formula:  $V = 1/3 \times h \times (A_1 + (A_1 \times A_2)^{0.5} + A_2)$

Area, A<sub>1</sub>: 17,429.00 Square Feet  
 Area, A<sub>2</sub>: 4.00 Square Feet

Storage Elevation: 853.79 Feet  
 Outlet Elevation: 851.24 Feet

Depth of Storage, h: 2.55 Feet

Volume Provided: 15,061.05 Cubic Feet

**Parking Lot Volume Calculation - As-Built Area C (5-18-79)**  
 Formula: Conical Frustum

Formula:  $V = 1/3 \times h \times (A_1 + (A_1 \times A_2)^{0.5} + A_2)$

Area, A<sub>1</sub>: 6,314.00 Square Feet  
 Area, A<sub>2</sub>: 4.00 Square Feet

Storage Elevation: 853.79 Feet  
 Outlet Elevation: 851.91 Feet

Depth of Storage, h: 1.58 Feet

Volume Provided: 4,058.87 Cubic Feet

**Parking Lot Volume Calculation - As-Built Area D (5-18-79)**  
 Formula: Conical Frustum

Formula:  $V = 1/3 \times h \times (A_1 + (A_1 \times A_2)^{0.5} + A_2)$

Area, A<sub>1</sub>: 8,261.00 Square Feet  
 Area, A<sub>2</sub>: 4.00 Square Feet

Storage Elevation: 853.79 Feet  
 Outlet Elevation: 851.83 Feet

Depth of Storage, h: 1.96 Feet

Volume Provided: 5,818.56 Cubic Feet

**Parking Lot Volume Calculation - As-Built Area E (5-18-79)**  
 Formula: Conical Frustum

Formula:  $V = 1/3 \times h \times (A_1 + (A_1 \times A_2)^{0.5} + A_2)$

Area, A<sub>1</sub>: 4,286.00 Square Feet  
 Area, A<sub>2</sub>: 4.00 Square Feet

Storage Elevation: 852.30 Feet  
 Outlet Elevation: 851.88 Feet

Depth of Storage, h: 0.42 Feet

Volume Provided: 620.64 Cubic Feet

**Parking Lot Volume Calculation - As-Built Area F (5-18-79)**  
 Formula: Conical Frustum

Formula:  $V = 1/3 \times h \times (A_1 + (A_1 \times A_2)^{0.5} + A_2)$

Area, A<sub>1</sub>: 6,652.00 Square Feet  
 Area, A<sub>2</sub>: 4.00 Square Feet

Storage Elevation: 852.30 Feet  
 Outlet Elevation: 851.44 Feet

Depth of Storage, h: 0.86 Feet

Volume Provided: 1,964.91 Cubic Feet

**Parking Lot Volume Calculation - As-Built Area G (5-18-79)**  
 Formula: Conical Frustum

Formula:  $V = 1/3 \times h \times (A_1 + (A_1 \times A_2)^{0.5} + A_2)$

Area, A<sub>1</sub>: 13,881.00 Square Feet  
 Area, A<sub>2</sub>: 4.00 Square Feet

Storage Elevation: 851.10 Feet  
 Outlet Elevation: 849.84 Feet

Depth of Storage, h: 1.26 Feet

Volume Provided: 8,930.67 Cubic Feet

**Parking Lot Volume Calculation - As-Built Area H (5-18-79)**  
 Formula: Conical Frustum

Formula:  $V = 1/3 \times h \times (A_1 + (A_1 \times A_2)^{0.5} + A_2)$

Area, A<sub>1</sub>: 413.00 Square Feet  
 Area, A<sub>2</sub>: 4.00 Square Feet

Storage Elevation: 852.96 Feet  
 Outlet Elevation: 852.56 Feet

Depth of Storage, h: 0.40 Feet

Volume Provided: 61.02 Cubic Feet

**Parking Lot Volume Calculation - As-Built Area I (5-18-79)**  
 Formula: Conical Frustum

Formula:  $V = 1/3 \times h \times (A_1 + (A_1 \times A_2)^{0.5} + A_2)$

Area, A<sub>1</sub>: 217.00 Square Feet  
 Area, A<sub>2</sub>: 4.00 Square Feet

Storage Elevation: 852.96 Feet  
 Outlet Elevation: 852.51 Feet

Depth of Storage, h: 0.35 Feet

Volume Provided: 28.22 Cubic Feet

Total Combined Storage Volume (Pond): 36,707.71 Cubic Feet

**VOLUME STORED IN EXISTING PIPE - (AS-BUILT)**

**Detention Volume Calculation**

Formula:  $V = 3.14159 \times (\text{Pipe Radius})^2 \times \text{Length of Pipe}$

Pipe Diameter: 18.00 Inch	Pipe Diameter: 15.00 Inch
Length, L: 838.00 Linear Feet	Length, L: 137.00 Linear Feet
Radius, R: 0.75 Feet	Radius, R: 0.63 Feet
Volume Provided: 1,480.87 Cubic Feet	Volume Provided: 166.12 Cubic Feet

Formula:  $V = 3.14159 \times (\text{Pipe Radius})^2 \times \text{Length of Pipe}$

Pipe Diameter: 12.00 Inch	Pipe Diameter: 8.00 Inch
Length, L: 691.00 Linear Feet	Length, L: 195.00 Linear Feet
Radius, R: 0.50 Feet	Radius, R: 0.33 Feet
Volume Provided: 642.71 Cubic Feet	Volume Provided: 64.58 Cubic Feet
Total Volume Provided: 2,266.28 Cubic Feet	

**Detention Basin Volume Calculation - Farmington Hills As-Built (05/18/79)**

Proposed Use: Overall Commercial  
 Required Detention: 2,000 Inches / Entire Site

Contributing Acreage: 7.230 Acres

Volume Required: 52,489.50 Cubic Feet  
 Volume Provided (Ponding): 36,707.71 Cubic Feet (Min)  
 Volume Provided (Pipe): 2,266.28 Cubic Feet (Min)  
 Total Volume Provided: 38,963.99 Cubic Feet (Min)



DEPARTMENT OF PLANNING AND  
COMMUNITY DEVELOPMENT

## *Interoffice Correspondence*

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**DATE:** March 17, 2026

**TO:** Charmaine Kettler-Schmult, Dir. of Planning & Community Development

**FROM:** Planning Office

**SUBJECT:** Amend PUD 12 Plan, 2014 incl. SP 60-7-2025 – 12 Mile and Orchard Lake  
23-10-476-067 – Culver’s – Revised Site Plan dated 3-17-2026

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The Planning Office has the following comments regarding the revised site plan dated March 17, 2026 for the project noted in the subject line of this memorandum.

1. Items identified in the Giffels Webster review dated November 12, 2025:
  - a. Access easement permitting blanket access across the two parcels, including to parking spaces and the proposed dumpster enclosure to be executed prior to construction. This is still outstanding.
  - b. The front yard open space requirement is met where 10% is required and 45.2% is provided.
  - c. Pedestrian access-ways are required between public sidewalks and principal building entrances, principal building entrances and off-street parking lots, and between uses on abutting parcels. Pedestrian access-ways are shown connecting to the public sidewalk on 12 Mile Road and to the parking spaces on the north parcel lot line.
  - d. Drive-thru stacking spaces are clearly labeled as to their contribution to site operations. Ordinance requires ten stacking spaces with five in advance of the ordering station. The revised plans show thirteen vehicles stacking: three ahead of ordering, two vehicles at ordering stations, two vehicles at pay window, and six vehicles in waiting areas.
  - e. The off-street parking calculation for the parcel is calculated to be 60 spaces with only 18 spaces provided on the parcel. The access agreement to share parking spaces between the parcels is required to meet the required 60 spaces.
  - f. Off-street parking requirement for the shopping center is calculated based on use as “planned commercial or shopping center” resulting in 329 required spaces. Removal of the spaces from the Culver’s site and adding the 18 new spaces results in 340 spaces on the site meeting the “shopping center” parking requirements. The applicant’s parking study identified 415 existing parking spaces. However, the 63 spaces in “Area J” are not striped. The Traffic Study identified a need for additional ADA spaces, as all of them were occupied during peak usage. As well as some of the existing ADA spaces are not compliant with current standards (lacking the striped access aisle). The applicant needs to provide a parking striping plan for “Area J” to confirm the existing parking count, (excerpt of the traffic study showing area attached.)



DEPARTMENT OF PLANNING AND  
COMMUNITY DEVELOPMENT

## *Interoffice Correspondence*

- 
- g. Landscaping and Screening requirement is met where five large deciduous parking lot trees are required and five are provided. The plan also shows preservation of six trees along the 12 Mile property line with protective fencing shown on the landscaping plan.
  - h. Lighting at the southern property line maximum allowed is 0.3fc, which is provided.
  - i. The uniformity ratio of average to minimum allowed is 4:1, which was updated to 3.4:1.
  - j. The maximum illumination levels for hardscapes is 2.5 lumens per sq. ft., this was unable to be reviewed as the calculation was not provided on the plans.
  - k. The lighting compliance notes (Sec. 34-5.16.3.B.v) need to be added to the plans.
  - l. Lighting cut sheets were provided, and cut-off requirements are met.
  - m. The façade elevations need to be updated with cardinal directions for accuracy.
- 2. The updated plans still require the following zoning deviations from City Council as part of the PUD plan agreement:**
- a. Drive-in restaurants including drive-through windows are not permitted in B-4.
  - b. Fast food or carry-out restaurant standard in B-4 cannot be in a stand-alone building.
  - c. The front yard setback is still deficient where 120 ft. is required and 44.7 ft. is provided.
  - d. Drive-in restaurants standard requires vehicular access drives to be located at least 60 ft. from the right-of-way of any intersecting street, where 10 ft. is provided.
  - e. Drive-thru stacking standard requires 10 stacking spaces, including five before the ordering station. The plan shows five, but two are at the order confirmation boards.
  - f. Drive-thru stacking standard states vehicle stacking and waiting shall not be in the front yard. The plan proposes four stacking spaces in the front yard.
  - g. Design Standards require all walls facing a public right-of-way to be less than 40% accent material and buildings facing a major thoroughfare require 60% window coverage on the ground floor. The proposed plans show more than 40% of façade as an accent material (EIFS) and less than 60% window coverage on the south façade.
- 3. Items identified by the Planning Office in the updated documents submitted February 5, 2026:**
- a. The applicant is proposing as a solution to the parking requirement to stripe parking spaces and install lighting along the west and north property lines of parcel A that abut OS-1 and RA-2 zoning districts. These areas were identified in the original PUD 12, 2014 as parking spaces. Any updates to these areas will need to shown on the site plan since these areas were identified on the original PUD plan as parking spaces, dumpster enclosures, and trees inside the property line. The lighting will need to comply with the current Zoning Ordinance, which requires a photometric plan showing less than 0.3 fc at the property line and shields installed on the fixtures to prevent glare onto residential property. There are also several trees missing along the west and north property lines that were shown on the original PUD plan.
  - b. Signs are shown on the submitted plans and are reviewed as separate permits. However, due to the nature of a PUD plan, it should be noted that wall signs are only permitted on up to two facades of a building with a maximum of two per façade (Sec. 34-5.5.3.B.ii). There are also directional signs for traffic flow around the building, which are closer than 35 ft. to a right-of-way or property line (Sec. 34-5.5.3.A.iii.f).

## 2. Shared Parking Analysis

This section of the report will analyze the parking conditions of the study area. The first section will review the existing parking conditions at Orchard 12 Plaza. The next section will review the parking requirements for the proposed Culver’s. The final section will review the shared parking within the Plaza and the current existing businesses.

### 2.1 Existing Parking Conditions

To evaluate the current parking conditions, the shared parking lot was split into sections. **Figure 4** illustrates the sections.

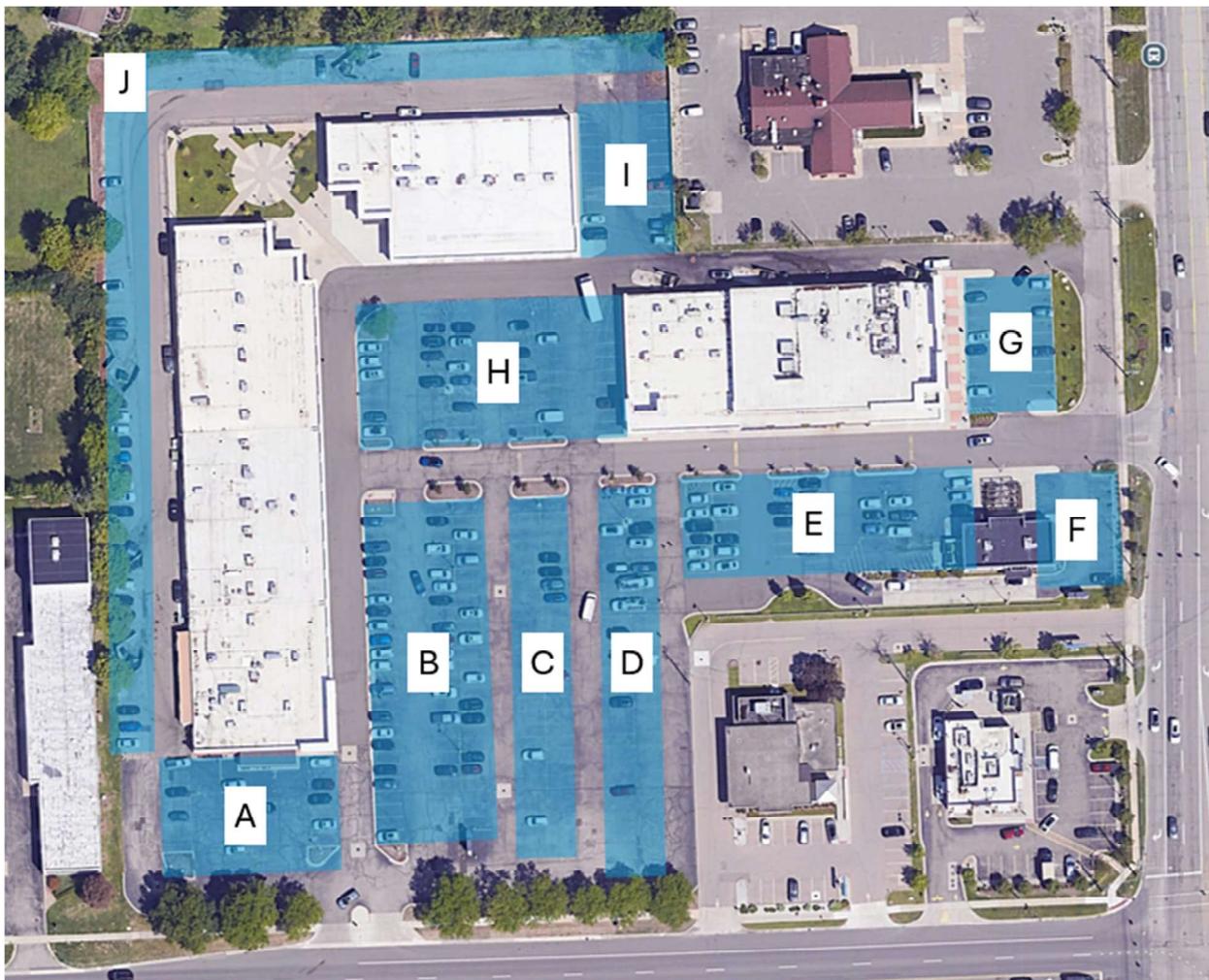


Figure 4. Parking Lot Evaluation Sections

The existing parking spots were counted to obtain and evaluate the current parking conditions. **Table 1** below displays the parking inventory by section.

Table 1. Existing Parking Inventory

Section	Standard Parking Spaces	Handicap Parking Spaces	Total Parking Spaces
A	25	2	27
B	72	2	74
C	52	2	54
D	56	0	56
E	32	3	35
F	11	0	11
G	17	1	18
H	51	5	56
I	21	0	21
J	63	0	63
<b>Total</b>	<b>400</b>	<b>15</b>	<b>415</b>

Currently the parking lot of the Orchard 12 Plaza contains 400 standard parking spaces and 15 handicap parking spaces.

## 2.2 Proposed Parking Conditions

**Table 2** summarizes the proposed parking spaces based on the site plan shown in **Figure 3**. The only parking areas that change are areas C and D, which would be reduced to accommodate the proposed Culvers. The total number of parking spaces would decrease from 415 spaces to 351 spaces to accommodate the proposed Culvers.

Table 2. Proposed Parking

Section	Standard Parking Spaces	Handicap Parking Spaces	Total Parking Spaces
A	25	2	26
B	72	2	74
C	10	2	12
D	16	0	16
Culver's	16	2	18
E	32	3	35
F	11	0	11
G	17	1	18
H	51	5	56
I	21	0	21
J	63	0	63
<b>Total</b>	<b>334</b>	<b>17</b>	<b>351</b>

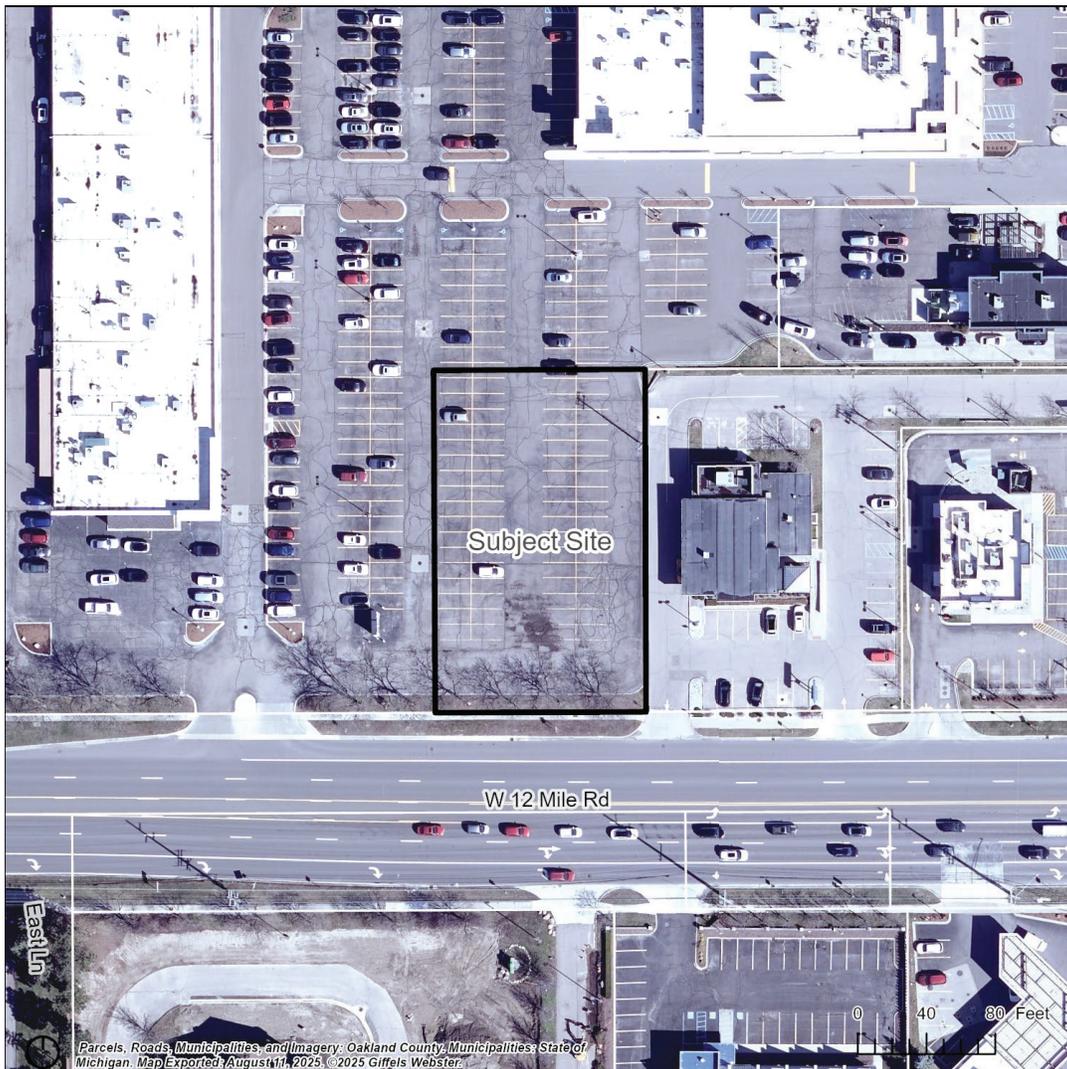
November 12, 2025

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

# PUD Amendment

Case: PUD 12, 2014/60-7-2025  
Site: 12 Mile, west of Orchard Lake Rd (Parcel ID 22-23-10-476-067)  
Applicant: Ronald J. Sesi  
Plan Date: revised 10/28/2025  
Zoning: B-4 Planned General Business

We have completed a review of the application for PUD, site plan, and landscape plan approval referenced above and a summary of our findings is below. Items in **bold** require specific action by the Applicant. Items in *italics* can be addressed administratively.



**Project Summary – Changes to Approved PUD**

The applicant proposes to build a Culver's with a drive-thru on an outlot within an approved PUD known as Orchard 12 Center. The affected portion of the site is a separate lot and is 0.567 acres/24,700 square feet (this was referred to as "Parcel B" in the PUD agreement). Though modifications are not proposed to the rest of the PUD except for the removal of several parking spaces, this project will affect circulation through the site as well as the parking available for the larger Orchard 12 shopping center.

**Existing Conditions**

- Zoning.** The site is currently zoned B-4 Planned General Business.
- Existing site.** The site is currently occupied by a parking lot. The site has no wetlands or other notable natural features. Four existing street trees are proposed to remain.
- Adjacent Properties.**

Direction	Zoning	Land Use
North	B-4	Commercial (Orchard 12 main center)
East	B-3	Commercial
South	ES	Commercial
West	B-4	Commercial (Orchard 12 main center)

- Site configuration and access.** The site is accessed from the larger Orchard 12 shopping center; the nearest driveway is located at the southeast corner of Parcel B, though not on the parcel itself. An access easement permitting blanket access across the two parcels, including to parking spaces and the proposed dumpster enclosure should be executed prior to construction. *The easement will be addressed administratively.*

**PUD Amendment:**

This is a major amendment to an existing planned unit development. The proposed use is a stand-alone drive-thru restaurant. The existing PUD agreement permits a drive-thru restaurant on Parcel A, but not on Parcel B; per Section 34-4.27.2, fast-food and carryout restaurants are permitted in the B-4 district only when located in a building with at least one other use, and not with a drive-thru. The PUD agreement must be amended to permit the proposed use as proposed.

**Site Plan & Use:**

- Summary of Proposed Use.** As noted above, the applicant proposes a stand-alone fast-food restaurant with a drive-thru. Per Section 34-4.27, fast-food restaurants are permitted without drive-thrus in the underlying B-4 district if they are located in a building with at least one other use. The proposed stand-alone building is 4,123.93 square feet.
- Master Plan.** The 2024 Future Land Use Map in the City of Farmington Hills Master Plan designated this site as Commercial, consistent with existing development and the proposed site plan and use.
- Dimensional Standards of the B-4 District (34-3.1.26.E).**

Standard	B-4 Requirement	Proposed
Lot Size	Not Specified	0.567 acres/24,700 sq ft
Lot width	Not Specified	123.5 ft
Lot coverage	Not Specified	
Front setback	120 ft	<b>44.7 ft</b>

Rear setback	20 ft	67.5 ft
Side setback (east)	10 ft	38. ft
Side setback (west)	10 ft	29.8 ft
Building height	50 ft/ 3 stories	23 ft
Front Yard Open Space	10% of required front yard	<b>Not provided, appears to be met<sup>1</sup></b>

1. Based on scaled measurements of the plan.

**4. Notes to Schedule of Regulations (34-35)**

- a. Landscaping for all yards abutting a street shall be provided. *See comments below on landscaping.*
- j. Parking in the front yard setback. Parking may be permitted in the front yard setback provided that the parking is set back not less than 10 feet and an area within the front yard, including that 10', remains as lawn or landscaped area which is equal to the specified percentage of the area of the required front yard setback. *This standard is met.*
- n. See the loading/unloading requirements of Section 34-5.4. *See comments below on loading/unloading.*
- o. Rooftop equipment shall be screened in accordance with Section 34-5.17. *See comments below on rooftop equipment.*
- v. Required landscaped area. In any yard abutting a street or freeway, a landscaped area not less than 10 feet deep and abutting the street or freeway shall be provided in the setback. *This area is provided. See landscaping comments below for more information.*

5. **B-2 and B-4 District Required Conditions (34-3.10).** The uses in the B-4 District shall require review and approval of the site plan by the planning commission. Uses are required to be conducted within a building and deal directly with the public. The proposed use largely meets this standard, though drive-thru activity does occur outdoors.

6. **Pedestrian Access. (34-3.24).** Pedestrian access-ways are required between public sidewalks and principal building entrances, principal building entrances and off-street parking lots, and between uses on abutting parcels. **This is not shown on the plans.**

7. **Fast food or Carry-out Restaurants (34-4.27).** The ordinance requires that all fast food or carry out restaurants in the B-2 District are located in a building which includes at least one other principal use. **The structure for the drive-in restaurant is stand-alone and does not meet this standard.**

8. **Drive-in Restaurants (34-4.35).** The use standards for drive-in restaurants are specific to the B-3 and LI-1 district, where drive-in restaurants are allowed to be located. *However, since the applicant has included a drive-in as a part of a PUD application, the planning commission and City Council should consider these standards as part of this PUD review.*

The drive-in standards include the following requirements. (The plans do not comply with the regulations listed under a. and d.).

- a. Drive-in restaurants shall provide a building setback of at least 60 feet from any street right-of-way. Signs and other structures shall provide setbacks required in Section 34-3.1.

***The plans propose the drive-in restaurant to be located 44.7 feet from the right-of-way, within the front yard setback and less than 60' from the right-of-way.***

- b. No space set aside for the stacking of vehicles waiting to be served from a drive-in window shall be closer than thirty-five (35) feet to any adjacent residential zoning lot, except when such lot is occupied by use other than residential.

*The proposed drive-in restaurant is not within 35' of adjacent residential.*

- c. The zoning lot occupied by such use shall not abut an RA District unless the district is separated from the lot by a major or secondary thoroughfare.

*The subject site is not abutting any property zoned RA.*

- d. Vehicular access drives to a drive-in restaurant shall be located at least sixty (60) feet from the Right-of-Way of any intersecting street.

*Vehicular access drives are less than 60' from the right-of-way.*

*We further note that the order confirmations boards labeled on the plans are on the south side of the building, directed toward 12 Mile Road, while the pick-up window is on the east side. As much of the drive-through lane comes after the pick-up window as before it as a result. See items 9 and 10 below, which discusses standards for drive-thru lanes.*

- 9. **Drive-thru stacking (34-5.2.12).** Drive-thru restaurants require 10 stacking spaces, including 5 before the ordering station. **The plans show 5 stacking spaces before the order confirmation board, though not before the ordering board; two of these spaces are partially on Parcel A. 8 other spaces are shown, though it is not quite clear how they will be used, as they are not located before the pass-through window; if these spaces are meant to be for waiting for orders that will be brought out, a note on the plans would help clarify that aspect of operations.**
- 10. **Drive-thru Design Standards (34-5.2.12).** Drive-thrus are required to meet the following design standards:
  - A. Drive-through lanes shall be separate from the circulation roads and lanes necessary for ingress to and egress from the property. *This standard is met.*
  - B. Drive-through lanes shall not use any space that is necessary for adequate access to parking spaces. *This standard is met.*
  - C. Drive-through lanes where vehicle stacking and waiting occur shall not be permitted in the front yard. **This standard is not met. Vehicle stacking spaces are in the front yard, as are the order confirmation and menu boards.**
  - D. Drive-through lanes and associated bypass lanes shall be set back at least 10 feet from the side and rear lot lines. *This standard is met.*
  - E. Drive-through lanes located adjacent to a street shall be buffered by a minimum 10 foot wide landscaped planting adjacent to the right-of-way as specified in 34-5.14. *This standard is met with a 10-foot buffer area.*
  - F. Drive-through lanes shall provide one (1) by-pass lane to allow unobstructed travel for vehicles to pass those waiting to be served. *This standard is met.*
  - G. All designated pedestrian areas which pass through a stacking space/by-pass lane area shall be clearly marked through pavement striping, alternative paving material or a stamped pattern or texture in the pavement. **No pedestrian areas pass through the lanes; however, the required**

pedestrian connection to the 12 Mile sidewalk is not shown on the plan. A crosswalk should also be shown on the north side of the building where a sidewalk leading toward the rest of the shopping center is shown.

- H. Drive-through lanes shall have a minimum width of nine (9) feet. *The drive-thru lane is 10.5 feet wide and the bypass lane is 12.5 feet wide.*
- I. Drive-through lanes shall have a minimum length of twenty (20) feet per vehicle. **These dimensions are met, though as noted above, the function of some of these spaces is not clear.**
- J. Drive-through lanes shall have a minimum centerline turning radius of twenty-five (25) feet. This standard appears to be met.
- K. Drive-through lanes shall be striped, marked or otherwise distinctly delineated. *It appears this standard will be met.*

11. **Off Street Parking (34-5.2).** The addition of this use will reduce the overall parking available for the 12 Orchard shopping center.

- **Parking Study Observations.** The applicant's traffic study included a parking study. The applicant's parking traffic consultant observed occupancy on Friday, August 15, from 5:00pm to 7:00pm and Saturday, August 16, from 12:00pm to 2:00pm. Peak observed occupancy was 186 spaces between 12:30pm and 1:00pm on Friday, August 16.
- **Parking Study Calculations vs Ordinance Requirements for Shopping Centers.** The applicant's parking study calculated required parking for each individual use in the shopping center, including the proposed drive-through restaurant, arriving at a figure of 543. The shared parking analysis reduces that figure to 444 spaces. However, the same parking study observed far less actual usage than this requirement, as noted above.

Section 34-5.2 of the zoning ordinance provides a parking requirement for shopping centers, which is designed to account for the fact that multiple users have different peak business hours, and that individual tenants will come and go. This standard requires 1 space per 150 square feet of usable floor area for the first 15,000 square feet, and 1 space per 175 square feet of usable floor area for the next 85,000 square feet. With Culver's, this shopping center will total 73,411 square feet of gross floor area. The table below calculates the shopping center requirement based on this square footage:

Gross Floor Area	Usable Floor Area (est)	Spaces Required	Spaces Provided
73,411	1 <sup>st</sup> 15,000 sq ft: 15,000 x 0.75* = 11,250	11,250/150 = 75	
	15,001 – 100,000 sq ft: 58,411 x 0.75 = 43,808.25	43,808.25/175 = 250	
<b>Total</b>		325	361 (see below)

\*75% of gross floor area is an industry-standard estimate of usable floor area.

- **Overall Parking Count.** Per the applicant's plans, 428 spaces are present on the existing shopping center site. The overall shopping center will have 362 spaces after the proposed development, a net reduction of 66 spaces. **Counting spaces, we found 425 spaces on the site, with a net reduction of 64, for a final count of 361. Either the depiction of spaces must be updated, or the applicant's numbers should be revised. These numbers are also different in**

the AECOM Parking and Traffic Study, which states that there will be 351 spaces on the site. The study also says there are 415 spaces on the overall site, which is not consistent with the observed number of spaces.

- Culver's Parking Requirement.** A parking calculation for the Culver's as though it were a stand-alone use was provided by the applicant. The applicant estimated usable floor area as 80% of the total floor area of the building. Based on this calculation, and using the 1 space per 30 square feet of usable floor area standard for fast-food, carryout, and drive-thru restaurants, the applicant arrives at a requirement of 110 parking spaces, plus 7 spaces for the patio for a total of 117 spaces. **18 spaces are provided on the site. Based on the floor plans, the actual customer-accessible area of the store appears to be around 1,596 square feet, which would yield a requirement of 53 spaces. Floor plans included in the parking and traffic study show 92 seats.**
- Conclusion.** When the observations of the parking study are considered in tandem with the ordinance requirement for a shopping center, we believe that the 361 parking spaces provided on the site will be adequate to accommodate all users of the center. We do not find that any relief for parking is required, based on the fact that the new restaurant functions as part of the overall center, and the total parking count exceeds the requirement for a shopping center.

12. **Off-Street Parking Space Layout, Standards, Construction, and Maintenance (34-5.3).** The applicant included the following minimum parking space layout dimensions.

34-5.3.3.A Minimum Off Street Parking Dimensions		
	Required	Provided
Maneuvering Lane Width	20 ft	24 ft**
Parking Space Width	9 ft	9 ft
Parking Space Length	20 ft*	18 ft w/ 2-ft overhang
*May include a maximum 2' unobstructed vehicle overhand area at the front of the parking space		

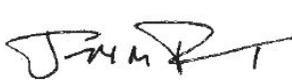
\*\*Maneuvering lanes are located primarily on Parcel A.

- Off-Street Loading and Unloading (34-5.4).** Loading space is required in the ratio of 10 square feet per front foot of building. *Compliant space provided in side yard.*
- Outdoor Seating (34-4.32).** An outdoor seating area with four tables is proposed. This area appears to meet the requirements of Section 34-4.32.
- Landscaping (34-5.14) and Screening (34-5.15).** Parcel A is not required to be screened from any neighboring properties. Per Section 34-5.14.4.C., five (5) large deciduous 5 parking lot trees are required, and these are provided. The plan also proposes to keep all four existing street trees; *protective fencing for these trees should be shown on the plans.*
- Exterior Lighting (34-5.16).** A photometric plan was provided showing numerous values in excess of 0.3 footcandles at the property line, though given that the site functions as part of a larger shopping center, these could be considered values internal to the site. However, these values should be observed at the south property line. Additionally:
  - Proposed lighting exceeds the required 4:1 uniformity ratio.**

- **We were unable to review whether the site meets the maximum illumination of 2.5 lumens per sf of pavement area.**
  - **Various notes related to lighting compliance should be added to this sheet.**
  - **Lighting cut sheets were not provided, and compliance with cut-off requirements cannot be verified.**
17. **Rooftop Screening (34-5.17).** Screening of rooftop equipment is required where any is provided. Mechanical equipment on the ground shall be screened per Section 34-5.1.4.D. Sheet A-8.0 clearly shows that the parapet will screen all rooftop equipment.
18. **Tree Removal (34-5.18).** No trees will be removed from the site.
19. **Dumpster Enclosures. (34-5.1.3).** Proposed dumpster enclosures, which are accessed from Parcel A, appear to meet the requirements of Section 34-5.1.3.
20. **Design Standards (34-5.20).** *Elevations appear to be mislabeled—the “left” and “right” elevations are switched; it would clearer to label these as “east” and “west” to reduce ambiguity.* The design standards of Section 34-5.20 were adopted after initial plans were submitted; these standards apply to all walls facing a public right-of-way.
- a. **Building Materials. EIFS is limited to an accent material (less than 40% of façade) located not less than 8 feet above grade; this standard is not met; multiple fields of this material are located below 8 feet; percentage not known. Separate from relief granted under a PUD, the planning commission may grant relief from building material requirements when it finds that the materials are consistent with surrounding development and the waiver will achieve a specific architectural objective.**
  - b. Architectural scaling requirements are met.
  - c. Roof/parapet standards are met; this building will have a flat roof.
  - d. Buildings facing a major thoroughfare are required to have 60% window coverage on the ground floor. This standard appears not to be met on the southern façade. **Separate from relief granted under a PUD, the planning commission may grant relief from building material requirements when it finds that the materials are consistent with surrounding development and the waiver will achieve a specific architectural objective, and that compliance with the standard will result in a practical difficulty.**
  - e. Entranceway standards are met
21. **Requested Relief from Ordinance Standards.**
- a. 34-3.1.26- Permit a drive-in restaurant that is not permitted in the B-4 district:
  - b. 34-4.27.2- Permit fast-food in a stand-alone building
  - c. 34-3.1.24.E- Setback relief for front setback (reduction from 120' to 44.7').
22. **Other Issues. Unless the applicant plans to seek relief from ordinance requirements as part of an amendment to the PUD agreement, the drive-thru requires significant redesign.**

We are available to answer questions.

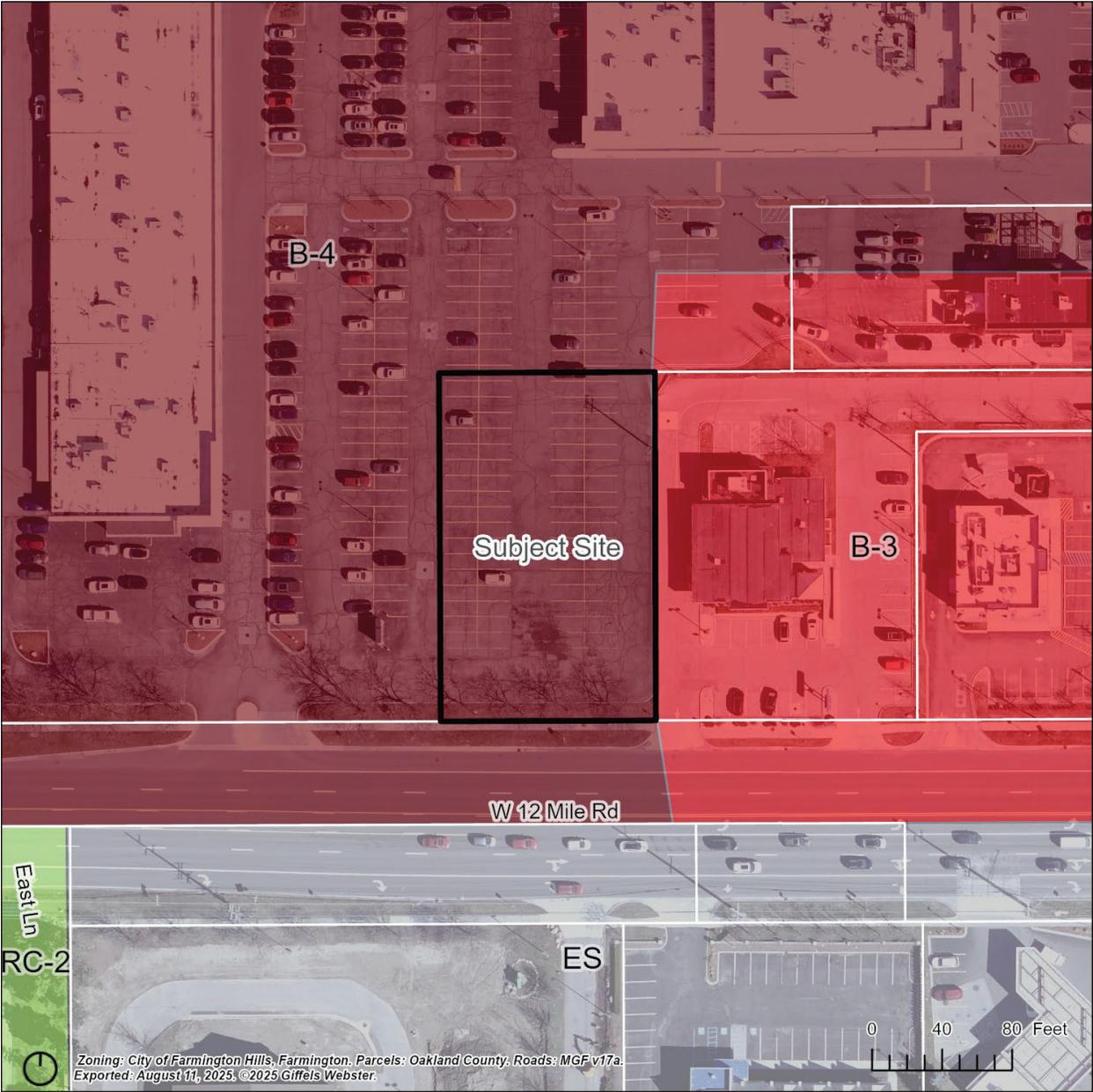
Respectfully,  
**Giffels Webster**



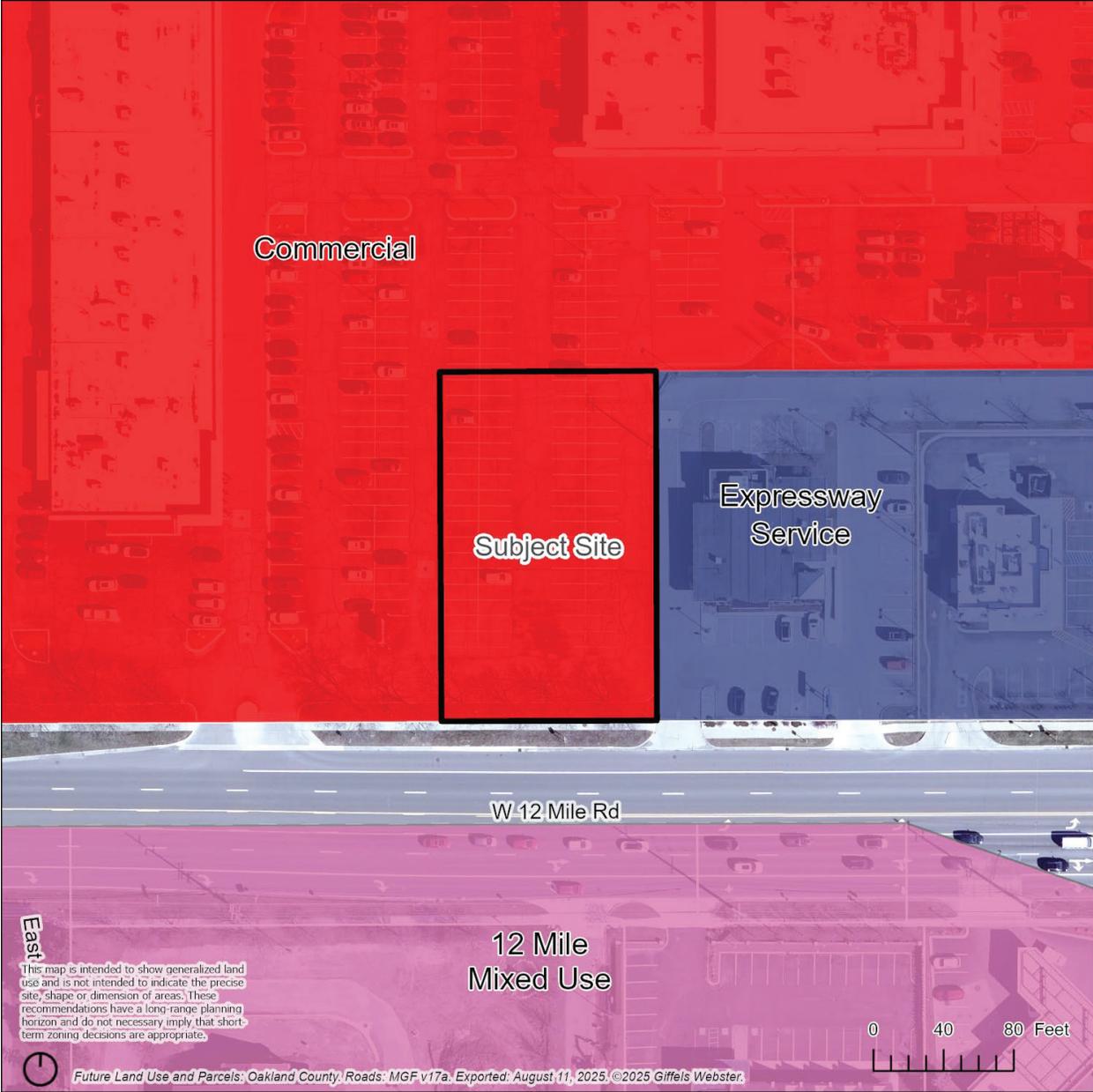
Joe Tangari, AICP  
Principal Planner



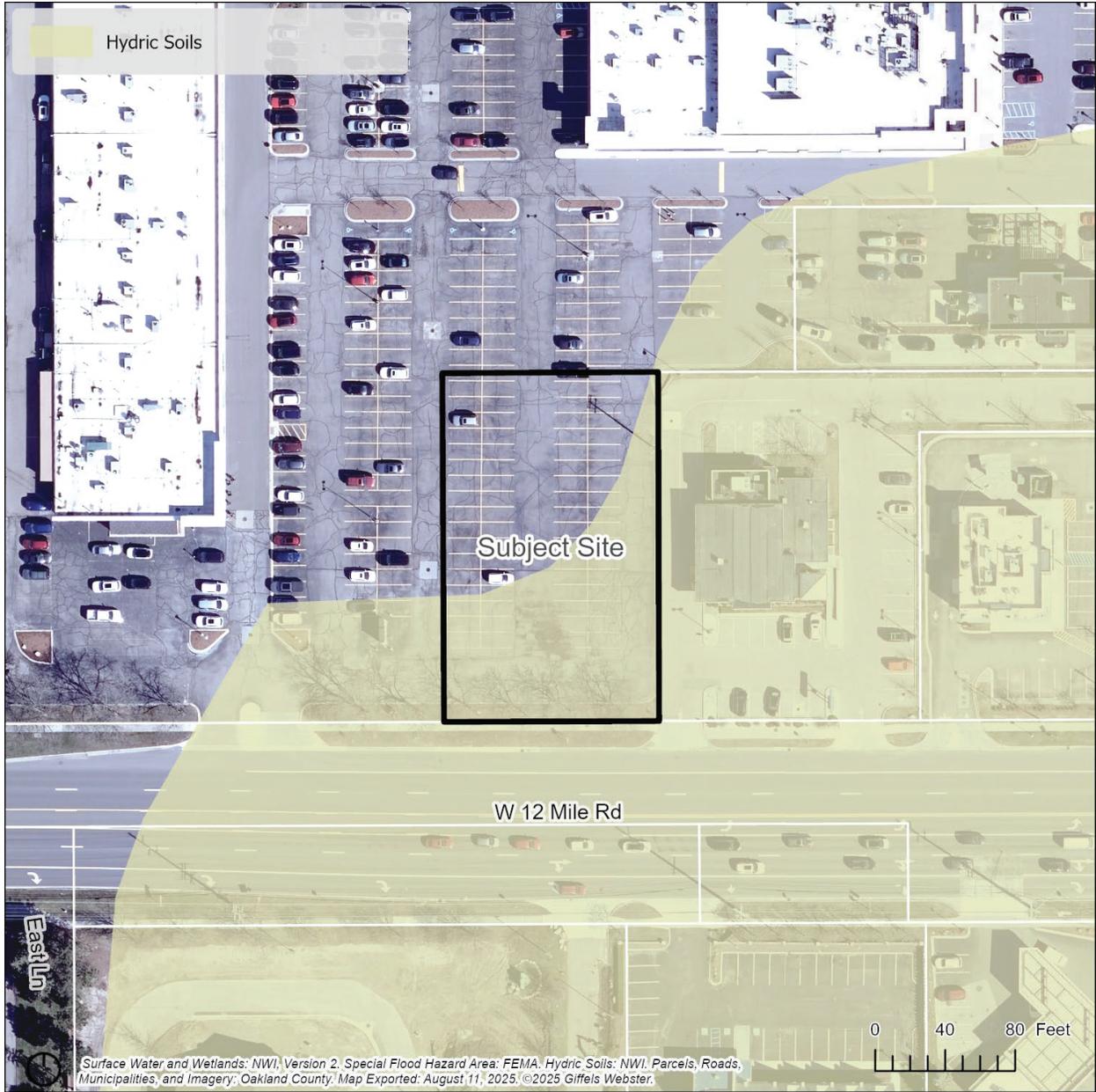
Julia Upfal, AICP  
Senior Planner



Current zoning



Master Plan designations for this area. See discussion above.



Wetland map



# Memorandum

March 05, 2026

<b>To</b>	Mr. Mark Saksewski, P.E. City of Farmington Hills, MI	<b>Tel</b>	248-479-0226
<b>Copy to</b>	Eric J. Tripi, P.E., PTOE, GHD	<b>Email</b>	Matthew.kolis@ghd.com
<b>From</b>	Matthew Kolis, P.E., PTOE, GHD	<b>Ref. No.</b>	12596389
<b>Subject</b>	<b>Orchard 12 Plaza (Culvers Development) - Traffic Study Summary City of Farmington Hills, Oakland County, Michigan</b>		

GHD Engineering PC (GHD) has completed a review of the revised *Orchard 12 Plaza Parking and Traffic Study (dated February 19, 2026)* submitted by AECOM. The study evaluated the traffic impact of a new 4,125 square foot (SF) Culver’s fast-food restaurant with drive-through and the resulting impact on parking within the existing Orchard 12 Plaza. Site access is provided via three existing access drives to the Orchard 12 Plaza. One drive is located on 12 Mile Road and two drives are located on Orchard Lake Road.

The purpose of the traffic study was to conduct a shared parking analysis and driveway operations analysis for the proposed Culvers development. Below is a summary of the most significant impacts associated with the potential construction of the Culver’s development. This is the 4<sup>th</sup> traffic study submittal for this project. The previous three reports were dated 8/18/25 (initial submittal), 1/30/26 (Revision 1), and 2/16/26 (Revision 2).

The following is a summary of the revised *Orchard 12 Plaza Parking and Traffic Study (dated February 19, 2026)*.

## 1. Traffic Analysis

Traffic turning movement counts were collected at each site driveway (two drives on Orchard Lake Road and one drive on 12 Mile Road) on Wednesday, May 14, 2025. The P.M. peak hour of traffic was evaluated and analyzed at each site driveway. Under existing conditions, the driveway operational analysis concluded that the Orchard Lake Road driveways currently operate at acceptable levels of service (LOS B) and the 12 Mile Road driveway currently operates at an acceptable level of service (LOS D). It should be noted that the previous version of the study (dated 2/16/26) reported the 12 Mile Road driveway currently operates at a failing level of service (LOS F) using Synchro results. As stated in the comment response memo (dated 2/19/26), the current study reported LOS based on SimTraffic results rather than Synchro results since the Synchro model does not fully consider the large gaps in westbound traffic flow on 12 Mile Road, as traffic flows are metered by the signalized intersection.

Based on the Institute of Transportation Engineer’s *Trip Generation Manual, 11<sup>th</sup> Edition*, the proposed development is estimated to generate 136 new trips (71 in / 65 out) during the P.M. peak hour. Pass-by and internal capture trip reductions were not considered in the study. The trips were distributed and assigned to the site driveways based on existing traffic patterns and turning movement distributions.

Under build conditions, the driveway operational analysis concluded that the Orchard Lake Road driveways are projected to continue operating at acceptable levels of service (LOS B) and the 12 Mile Road driveway is projected to operate at a failing level of service (LOS E). The study concludes that the proposed development is estimated to have a minimal impact on the Orchard 12 Plaza driveways. The 12 Mile Road driveway is estimated to experience less than 10 seconds of additional delay due to the site generated traffic. It should be noted that the previous version of the study (dated 2/16/26) reported the delay was projected to increase from 52.3 seconds under existing conditions to 123.6 seconds under build conditions. The delay and level of service reported in the latest revised study shows improvement over prior versions of the traffic study since AECOM decided to utilize a different methodology to report the capacity analysis results.

## **2. Queueing Analysis**

The City requested AECOM make field observations to verify the queueing results contained in their initial study (dated 8/18/2025) in order to determine in more detail any traffic queueing issues at the site driveways on 12 Mile Road and Orchard Lake Road. It was not documented in the report what day or what the exact times were observed; however, it is believed to be toward the end of January 2026 between 4:00-6:00 PM on a weekday.

### **12 Mile Road and Site Driveway**

#### *Queue Observation – Existing Conditions*

- On the driveway approach to 12 Mile Road, a maximum of 3 vehicles were observed waiting to exit the site during the observation period.
- A maximum of 3 eastbound vehicles were observed to be queued in the center two-way left turn lane (TWLTL) on 12 Mile Road waiting to turn into the site. These vehicles waited for the westbound platoon on 12 Mile Road to clear before completing their turn into the Orchard 12 Plaza.
- The study states that vehicles exiting the site onto 12 Mile Road occasionally turned into the center left turn lane before merging into the eastbound through lanes. The two-stage exit typically occurred when the queue on eastbound 12 Mile Road extended to the location of the driveway. The study should identify how many times this was observed to occur, how many of the 16 site vehicles turning left out of the site could be expected to perform the two-stage exit, and if the increased number of vehicles performing the two-stage exit could be expected to worsen crash patterns at this location.
  - In AECOM's comment response memo (dated 2/19/26), it was stated that there was no exact recording of the number of left-turning vehicles directly turning into the eastbound through lane. The study estimates that approximately 4 peak hour site vehicles may first turn into the TWLTL on 12 Mile Road and then merge into the eastbound lanes. The study concludes that crash exposure can be expected to slightly increase due to the addition of site traffic, however, there is not expected to be a significant increase in crashes.

#### *Queue Modeling – Build Conditions*

- On the driveway approach to 12 Mile Road, the exiting queue is projected to be extended by one vehicle over the existing model results. It should be noted that in a previous iteration of the study (dated January 30, 2026) the exiting queue is projected to be extended by two vehicles over the existing model results. The report does not state if the inbound eastbound left turn queue is projected to increase.

## **Orchard Lake Road and North Site Driveway**

### *Queue Observation – Existing Conditions*

- On the north site driveway approach to Orchard Lake Road, no vehicles were observed waiting to exit onto Orchard Lake Road.
- The study states that left turning vehicles exiting the north drive onto Orchard Lake Road were observed to turn directly into the northbound through lanes.
- No observations were recorded about the northbound left turning vehicles into the driveway.

### *Queue Modeling – Build Conditions*

- On the north site driveway approach to Orchard Lake Road, the exiting queue is projected to be extended by one vehicle over the existing model results. It should be noted that in the previous study (dated January 30, 2026) the exiting queue is projected to be extended by two vehicles over the existing model results. The report does not state if the inbound queue is projected to increase.
- The report states that southbound Orchard Lake drivers are expected to continue leaving sufficient gaps at the site driveways to allow vehicles to enter/exit the north driveway.

## **Orchard Lake Road and South Site Driveway**

### *Queue Observation – Existing Conditions*

- On the south site driveway approach to Orchard Lake Road, a maximum of 4 vehicles were observed waiting to exit the site.
- The study states that left turning vehicles exiting the site onto Orchard Lake Road were observed to turn directly into the northbound through lanes.
- It was observed that when a northbound vehicle was making a left turn into the south driveway, southbound vehicles left gaps at the driveway to allow northbound vehicles to enter the drive. If a gap was not available, northbound vehicles would travel to the north site driveway to enter the Plaza.

### *Queue Modeling – Build Conditions*

- On the south site driveway approach to Orchard Lake Road, the exiting queue is projected to be extended by one vehicle over the existing model results. The report does not state if the inbound queue is projected to increase.
- The report states that southbound Orchard Lake drivers are expected to continue leaving sufficient gaps at the site driveways to allow vehicles to enter/exit the south driveway.

## **12 Mile Road and Orchard Lake Road**

### *Queue Observation – Existing Conditions*

#### *12 Mile Road*

- The queue in the eastbound 12 Mile Road left turn lane was not observed to extend to the 12 Mile Road site driveway intersection.
- A total of 26 traffic signal cycles were observed, and in 7 of the 26 traffic signal cycles, the eastbound Orchard Lake Road queue in the through lanes extended to or beyond the site driveway.

### *Orchard Lake Road*

- Out of the 26 observed traffic signal cycles, the southbound Orchard Lake queue blocked the south driveway in 20 cycles and the southbound queue blocked the northern driveway in 17 cycles. The longest queue that was observed was approximately 840 feet (42 vehicles). When the southbound queue extended beyond the driveways, southbound vehicles typically left gaps at the driveways to allow northbound vehicles to enter the site or exiting vehicles to enter the southbound queue.
- In a previous iteration of the study (dated 2/16/26), there is a reported queue in the northbound direction at the south site driveway. In the comment response letter (dated 2/19/26), it was stated that the model was revised to reflect the current striping/configuration of the lanes on Orchard Lake Road. A northbound TWLTL was added to the southern driveway. Therefore, no queue occurs at the northbound through movement at the site drive under the new configuration.

### *Queue Modeling – Build Conditions*

#### *12 Mile Road*

- The eastbound queue is projected to be extended by one vehicle in the left, through and shared through/right turn lanes over the existing model results. It should be noted that in the previous study (dated January 30, 2026) the eastbound queue is projected to be extended by two vehicles in the left, through and shared through/right turn lanes over the existing model results.

#### *Orchard Lake Road*

- The southbound queue is projected to be extended by 3 and 4 vehicles in each of the southbound through lanes over the existing model results. Vehicle queue growth in the southbound left turn lane at the traffic signal is expected to grow by less than one vehicle over existing model results. It should be noted in the previous study (dated February 16, 2026) the southbound queue was projected to be extended by 5 vehicles in each lane. In the comment response memo, it was stated that the southbound queue on Orchard Lake Road is expected to continue to queue to the north site driveway. The SimTraffic model results show a queue growth in the range of 71-75 feet, or between 3 and 4 vehicles.

### **3. Turn Lane Analysis**

- The turn lane analysis results determined a westbound right turn lane on 12 Mile Road is warranted under build conditions at the site driveway. The study should illustrate how a right turn lane can be provided at the site drive or make a recommendation of why a lane should not be constructed. In the comment response memo, AECOM stated that the constructability of the new right turn lane will need to be coordinated with the civil team.

### **4. Site Plan**

- The City had concerns with vehicles exiting the Culvers at the south end of the development as these vehicles will have difficulty entering the outbound queue at the 12 Mile Road driveway. The revised site plan now closes off access to the south. However, parking has been removed to allow vehicles to travel straight out of the drive-through which eliminates approximately 13 parking spaces located directly in front of existing adjacent businesses. AECOM should address if this may cause issues with the nearby business owners.

## **5. Summary and Recommendations**

- No recommendations were provided in the study. As requested, a safety conclusion was added to the report. AECOM provided a conclusion that, in their opinion, the additional traffic generated by the proposed Culvers development can be safely accommodated at this location given the results of their study and their field observations.

Councilmember Knol shared her perspective regarding the special meeting held on January 7. She was one of three Council members who voted against the City Manager's departure. She believes the City is well run, fiscally sound, and provides efficient and effective services due in part to the City Manager's professionalism, experience, and leadership. She believed the City Manager assembled a strong team of department heads and that the organization had been successfully advancing Council goals. Councilmember Knol expressed disappointment with the scheduling of the originally proposed special meeting in December right before the holidays, as she believed a matter of this significance should have been scheduled further in advance. The process to hire a new City Manager may take several months and Councilmember Knol emphasized the importance of productive collaboration with the interim City Manager during the transition period. She suggested that Council consider prioritizing any new goals or projects requiring significant staff time in order to provide clear direction to the City Manager's office during the transition.

Councilmember Aldred agreed with Councilmember Knol's comments. To give context, he explained that under the City Charter, the City Manager serves as the City's chief executive officer, overseeing all department heads and administering City operations, while the City Council functions in a policy-setting role similar to a board. The City Manager position is critical to the effective functioning of the City. Councilmember Aldred stressed the importance of unity, civility, and assuming positive intent during the process, and emphasized that decisions should be focused on moving the City forward rather than personal politics and cautioned against potential future charter amendments related to the role or term of the Mayor.

#### **CITY MANAGER UPDATE**

- At the January 22nd Planning Commission meeting, department directors will provide presentations regarding the proposed five-year capital improvement plan. Anyone interested in learning about projects that are included in this planning-level document is encouraged to attend.
- Cut holiday trees can be placed curbside on regularly scheduled trash collection days during the month of January.

#### **PUBLIC HEARING**

#### **PUBLIC HEARING AND CONSIDERATION OF AMENDMENT TO PLANNED UNIT DEVELOPMENT PLAN 12, 2014 INCLUDING SITE PLAN 60-7-2025 – CULVERS RESTAURANT. CMR 1-26-02**

##### **Introduction**

Director of Planning and Community Development Kettler-Schmult introduced this request for an amendment to Planned Unit Development (PUD) 12-2014 for the Orchard 12 Shopping Center, located at the northwest corner of Orchard Lake Road and 12 Mile Road. The proposal involved development of a drive-through restaurant on a vacant portion of the existing parking lot.

##### **Planning Consultant comments**

Referencing the November 12, 2025 Giffels Webster review, Planning Consultant Tangari provided an overview of the proposal as well as ordinance considerations. The site was previously approved in 2014 for a retail building that was never constructed. The current proposal would replace that approved use with a drive-through restaurant. The property is zoned B-4, Planned General Business, and the request was before Council as a major amendment to the Planned Unit Development.

The proposal seeks relief from the required 120-foot front setback, proposing a setback of approximately 44.7 feet, which is closer to the roadway than the Comerica bank and Burger King to the east, both of which were set back about 60 feet.

The proposal also seeks relief to allow a fast-food drive-through restaurant, which is not typically permitted in the B-4 district, and to allow a stand-alone drive-through restaurant within an existing shopping center.

The reduced building setback also results in access drives and drive-through components being located within 60 feet of the public right-of-way, requiring additional relief from drive-through design standards. The order confirmation boards are proposed to be located on the south side of the building facing 12 Mile Road, with the pickup window on the east side. The Planning Commission did not affirm relief to allow ordering boards within the front yard.

Mr. Tangari reviewed the drive-through stacking configuration, explaining that five stacking spaces are shown prior to the second of two ordering boards, rather than prior to the first board as typically required. Beyond the ordering boards are spaces leading to a payment station, followed by six designated waiting spaces where customers would park and receive their food.

Regarding parking, the shopping center is evaluated collectively for parking purposes and requires 361 parking spaces under ordinance standards. The proposal would reduce the total number of spaces on site by 66, resulting in 362 spaces, which meets the minimum requirement. If the restaurant were evaluated as a standalone use, it would require 53 spaces, but shared parking applies in this case.

The parking and traffic studies were reviewed in coordination with the City's engineering department. Landscaping requirements for tree quantities were met, and the most recent plan revision added a required hedge along the front of the site. Additional screening may be appropriate if the ordering boards are permitted in the front yard.

Lighting plans still require revision to meet ordinance standards. While the proposal does not meet certain building material and window coverage requirements on the front façade, the Planning Commission exercised its waiver authority and indicated support for the proposed design.

Mr. Tangari summarized the ordinance relief requested as follows:

- Permission for a drive-through restaurant use in the B-4 zoning district.
- Permission for a fast-food restaurant in a stand-alone building within a shopping center.
- Relief from front yard setback requirements, including both the 120-foot and 60-foot standards.
- Relief from drive-through design standards requiring lanes and ordering boards to be located outside the front yard.

#### **Board questions**

In response to questions, Planning Consultant Tangari provided the following further information:

- The zoning was B-4. The same ordinance relief had been granted for the Starbucks on Orchard Lake Road, also a part of this PUD. However, prior approvals do not establish automatic precedent, and each Planned Unit Development amendment must independently meet ordinance standards and demonstrate sufficient benefit to the City in return for being granted ordinance relief.

- The nearby Burger King and Arby's properties are zoned B-3 and therefore are not subject to the same standards as the subject site.

Councilmember Aldred found it difficult to reconcile the parking study data with observed parking conditions at the site. Mr. Tangari stated noted that additional parking observation times could be conducted to provide further information.

#### **Applicant presentation**

Allen Eizember, Nowak & Fraus Engineers, and Ronald J. Sesí, applicant, were present on behalf of this proposed development.

Mr. Eizember made the following points:

- Regarding the concerns related to drive-through stacking, traffic, and parking, multiple design iterations were evaluated. The proposed configuration places the majority of stacking, payment, and waiting areas toward the rear of the site to minimize impacts near the roadway. A 30-inch hedge was proposed along the front of the site; the hedge height could be increased if additional screening of the menu boards was desired. Six existing trees along the frontage would remain and a pedestrian sidewalk connection to the public sidewalk would be constructed.
- 361 total parking spaces were required and 362 were proposed. While the site was tight, the restaurant was only expected to utilize approximately 35 spaces, including employee parking. In addition to the 18 on-site spaces, 25 adjacent spaces immediately west of the site would potentially be available for a shared parking agreement.
- The plan includes a cross-access easement to the adjacent Burger King property as recommended by the Planning Commission, allowing shared access should adjacent parcels be redeveloped. Fire access had been improved by widening a drive aisle from 12 feet to 14 feet while maintaining required stacking spaces. A maneuvering plan was provided for Fire Department review.
- Pedestrian access improvements were added, including sidewalks and an ADA-compliant ramp to serve parking spaces north of the building.
- Revised lighting plans were prepared to reduce light levels to zero at the property line.
- The tandem drive-through design utilizes two ordering boards and has been shown in Culver's operations to reduce queuing and service times. Average queuing time before ordering is reduced by approximately 23 seconds and total time from ordering to food delivery is reduced by approximately 33 seconds.

Councilmember Aldred asked for clarification regarding vehicle access to the drive-through stacking area. Mr. Eizember explained that due to the absence of an additional curb cut on 12 Mile Road, vehicles would enter the parking lot and circulate around the building to access the queuing lane. A small traffic island was added at the southwest corner of the site to discourage vehicles from stacking in front of the driveway in order to keep circulation lanes clear.

Councilmember Knol raised concerns regarding parking availability and asked whether the applicant had discussed a potential parking arrangement with the adjacent bank to the east. Mr. Sesí stated that no discussions had occurred, but he was willing to pursue such an arrangement if necessary. He said that employee parking demand is minimal, estimating three to five vehicles at most, as many employees are younger and rely on being driven to the location.

Councilmember Knol asked about the proposed hours of operation. Mr. Sesí stated that the restaurant would operate from 10:30 a.m. to 11:00 p.m.

Councilmember Knol remained concerned about the circulation and congestion at the 12 Mile Road entrance to the shopping center, near Scrambler's Restaurant. She described tight turning movements created by concrete medians and said that large vehicles and delivery trucks already experience difficulty navigating the area. Additional traffic associated with the proposed restaurant could exacerbate circulation challenges, particularly during peak periods and winter conditions.

Mr. Sesí said that he had just this evening conducted an on-site parking observation during peak dinner hours and observed available parking in the area discussed. Councilmember Knol pointed out that today was Monday when parking demand might be light, especially compared to when Craft Brew City has happy hour on Thursday and Friday nights, and the entire lot is parked. She reiterated that redistributing some parking demand east of the site could help alleviate congestion.

Mr. Eizember said that the applicant had recently received an updated traffic review and that further coordination with the City's engineering staff was ongoing.

#### **Public Comment**

*The following individual submitted public comment prior to the meeting:*

Randall Carron

Mayor Rich opened the meeting to public comment.

Randall Carron, co-owner of Scrambler's Restaurant, said that he and his daughter have operated the restaurant for approximately 15 years. While he was not opposed to development within the shopping center, he believed the proposed Culver's restaurant would significantly harm his business and could force its closure. The area proposed for redevelopment currently serves as parking heavily used by Scrambler's patrons, particularly during peak lunch and weekend hours, and parking demand often exceeds capacity. He noted that the applicant's most recent traffic and parking studies were not yet reviewed and that the proposal relies on multiple variances being granted. Access to and from 12 Mile Road is already difficult and additional traffic could cause backups onto the roadway. Alternative locations for the proposed restaurant exist elsewhere within the City. He asked Council to consider the potential impact on existing businesses.

In response to a question, Mr. Carron stated that his restaurant closes at 3:00pm. The primary parking and traffic impacts occur during lunch hours and on weekends.

Ellen Remar, Farmington Hills resident, said that she lived across the street from this proposed development. Traffic at the intersection of Orchard Lake Road and 12 Mile Road is consistently congested throughout the day. The additional traffic generated by the proposed restaurant would worsen conditions both within the shopping center and along surrounding roadways, particularly during peak hours. She urged Council to consider alternative locations for the restaurant and to consider traffic impacts beyond the immediate site.

Pea Gee, Farmington Hills taxpayer, stated that while she has no objection to Culver's as a restaurant, she questioned why additional fast-food uses continue to be concentrated in the same area when other

commercial sites within the City could better accommodate such development. The subject site is already overly congested, and the proposed Culvers would negatively impact existing businesses.

Ken Snodgrass, Farmington Hills resident, stated that prior to the reconstruction of Orchard Lake Road and 12 Mile Road, westbound traffic included three lanes, including a turnout lane, but now there are only two through lanes. The reduced roadway capacity, combined with a single curb cut serving the shopping center, already increased congestion. Adding a drive-through restaurant at this location would further exacerbate traffic issues already present in the area.

As no other public indicated they wished to speak, Mayor Rich closed public comment and brought the matter back to the Council.

#### **Council deliberation**

Councilmember Bridges offered a motion to approve this request, with conditions. Councilmember Starkman supported.

Councilmember Dwyer stated that he opposed the motion due to concerns regarding parking capacity, traffic congestion, pedestrian safety, inadequate drive-through stacking, and the number of variances requested. While he would welcome the restaurant in the City, he did not believe the proposed location was appropriate.

Councilmember Knol stated that while she would like to see a Culver's restaurant in Farmington Hills, she could not support the proposal at this location due to traffic circulation and parking concerns.

Councilmember Aldred stated that he could not support the proposal, noting that the requested variance to allow a drive-through at the location would not work given existing traffic conditions. He would vote against the motion, but would support locating the restaurant elsewhere in the City.

Mayor Pro Tem Boleware stated that although she supports family-friendly dining options such as Culver's, she could not support the proposal at this location due to existing traffic challenges, the difficulty of navigating the site, the single curb cut, and the number of variances requested. She did not believe the public benefit outweighed the requested deviations from ordinance standards.

Mayor Rich stated that she has heard positive reactions from residents about a potential Culver's restaurant, but significant concern regarding the proposed location. She noted that the traffic study had only recently been submitted. She remained conflicted due to unresolved traffic concerns.

Councilmember Bridges withdrew his motion to approve the application. Councilmember Starkman, the motion's second, also agreed to withdraw the motion, and the motion on the floor was withdrawn.

Council discussed postponing this application, and Mr. Sesí affirmed his desire to postpone, in order to allow him time to return with a more robust presentation that would address the concerns brought out in discussion this evening, particularly regarding parking.

Mayor Pro Tem Boleware said that stacking also remained an issue with her, as did the nonconforming setback, and the lighting. She asked if a drive through was absolutely necessary.

Mr. Sesí said that Culvers would not allow a location without a drive through. He also pointed out that Culvers was not a fast food restaurant, and 73% of their customers ate at tables inside the restaurant. Mayor Rich stated that additional information provided by the applicant regarding the operational characteristics of the restaurant would have been helpful earlier in the presentation and encouraged the applicant to provide more comprehensive information when returning to Council.

MOTION by Bridges, support by Starkman, that the City Council of Farmington Hills hereby postpones the application to amend PUD Plan 12, 2014, including Site Plan 60-7-2025, dated revised December 10, 2025, submitted by Ronald J. Sesí, until February 23, 2026.

Roll Call Vote:

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

MOTION CARRIED 6-1.

Mayor Rich called a recess at 9:06pm and reconvened the meeting at 9:16pm.

#### UNFINISHED BUSINESS

#### CONSIDERATION OF A REQUEST TO RECONSIDER CITY COUNCIL'S MOTION TO DENY PLANNED UNIT DEVELOPMENT 2, 2024, INCLUDING SITE PLAN 56-8-2024, MULBERRY PARK AND THE TABERNACLE MULTI-FAMILY HOUSING, LOCATED ON 13 MILE ROAD, WEST OF MIDDLEBELT ROAD. (POSTPONED FROM 9-8-25). CMR 1-26-03

##### **Introduction**

Director of Planning and Community Development Kettler-Schmult explained that this item had previously been before City Council, most recently on September 8, 2025, and that tonight Council was considering a request to reconsider its prior denial of the Planned Unit Development and concurrent Site Plan. The revised PUD and Site Plan were resubmitted on September 27, 2025. The Planning Commission had previously qualified the property for a PUD in April 2024. Multiple iterations of the plan had been reviewed by the Planning Commission and City Council, and this was the eighth time the item had been before Council.

City Attorney Joppich provided procedural clarification, stating that while the item had previously been subject to a public hearing, no new formal public hearing would be held this evening. Public comment would be accepted through blue slips in accordance with Council's rules of procedure.

Councilmember Bridges asked for clarification regarding who may make a motion to reconsider. City Attorney Joppich explained that Council had already voted at a prior meeting to reconsider the denial and that the matter was now before Council as if the original motion to deny had not yet been acted upon. Council was procedurally positioned at the point of deliberation on the original motion to deny and Council could vote again on that motion, withdraw it, amend it, or entertain a different motion.

Director Kettler-Schmult stated that the packet contained information identifying the original motion maker and seconder.

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

MOTION CARRIED 6-0.

#### **CONSENT AGENDA ITEMS FOR DISCUSSION**

There were no consent agenda items for discussion.

#### **COUNCILMEMBERS' COMMENTS AND ANNOUNCEMENTS**

Councilmember Knol announced that the Beautification Commission would host the annual Carol Posby Litter Walk on the last Saturday in April. Interested community members should contact the Community Development Office at 248-871-2545.

Mayor Rich wished Farmington Hills resident A. C. McDaniel a happy 100th birthday.

Mayor Rich noted that the State of the Cities address will be held on March 6 at 7:00 p.m. at Farmington High School. She wished observants a Happy Lunar New Year, and recognized Ramadan, and shared that Councilmembers had the opportunity to attend Iftar dinners at the Dawoodi Bohra mosque and the Tawheed Center.

#### **CITY MANAGER UPDATE**

The City will be hosting a hiring event on March 10 and March 16 at The Hawk at 5:00 pm. Multiple departments are hiring both part-time and full-time positions.

#### **UNFINISHED BUSINESS**

#### **CONSIDERATION OF APPROVAL OF AN AMENDMENT TO THE PLANNED UNIT DEVELOPMENT PLAN 12, 2014 INCLUDING SITE PLAN 60-7-2025 – CULVERS RESTAURANT (POSTPONED FROM JANUARY 12, 2026). CMR 2-26-22**

Director of Planning and Community Development Kettler-Schmult introduced this request to add a drive-through restaurant to the existing Orchard 12 Plaza. City Council held a public hearing and postponed the request on January 12, 2026.

Director Kettler-Schmult referenced the November 12, 2025 Giffels Webster review which had been the basis for the public hearing held before City Council, and noted changes had been made since.

Outstanding issues included:

- Access easements for the shared parking lot still needed to be addressed, including access to the dumpsters.
- Staff determined that there is enough space to meet off-street parking requirements per the Zoning Ordinance. A more detailed parking plan will be required.
- The lighting plan needs to be updated to comply with current shielding standards, particularly along the rear parking area.

Director Kettler-Schmult reviewed the following requests for ordinance deviation, which had not changed since the January meeting:

- Permit a drive-in restaurant where the use is not permitted in the B-4 Zoning District.

- Permit a drive-in restaurant to be located in a stand-alone building where such use is not permitted in the B-4 Zoning District.
- Permit a front yard setback of 44.7' where 120' is required.
- Permit a vehicular access drive to be located within 60' of the road right-of-way of any intersecting street.
- Permit vehicle stacking spaces, order confirmation, and menu boards to be located in a front yard where such lanes and structures are prohibited.

Director Kettler-Schmult said that the applicant had submitted traffic study information and the most recent revision was received by staff on February 19. A detailed response by engineering staff had not yet been completed.

Allen Eizember, Nowak & Fraus Engineers, was present as well as owner Derrick Sesi and Traffic Engineer Luke Liu, AECOM.

Mr. Eizember highlighted the following changes to the proposed plan:

- A parking island was added around the entrance monument sign.
- Directional signs would direct traffic to go around the site to enter the drive-through queue.
- Left turn exits from the Culver site would be prohibited.

Mr. Eizember referenced a letter from Culver's that outlined franchise requirements and a letter of intent from the Orchard 12 Plaza management company stating that plaza tenant employees would be required to park in the back, and lighting would be updated if the request was approved.

Mr. Eizember provided an updated plan showing compliance with current standards. Existing wall packs on the back of the building would be updated to LED light fixtures and light poles would be added on the western property line for light and safety.

The proposed plan would add 65 parking spaces in the back area compared to 64 parking spaces removed as part of the development plan. Mr. Eizember referenced images that showed traffic at other Culver locations with 25-30 parked cars at the locations. The plan provided 17 or 18 parking spaces on the subject site, and only six or seven of the shared parking spaces in the adjacent parking lot would be necessary.

In response to questions from Councilmember Dwyer, Mr. Liu explained that an occupancy study was performed during both weekday and weekend peak times, and based on the data collected, the proposed design provided enough parking for the existing and proposed business uses.

City Engineer Saksewski confirmed that the study was based on real-time traffic counts, and that there was excess parking based on the actual parking lot counts that were provided.

Councilmember Dwyer said his concerns had been addressed, and he would support the proposal.

In response to questions from Council, Mr. Eizember and City Engineer Saksewski described the proposed traffic circulation and the queueing movement. The traffic would be forced to go north and come back around to join the queue.

Council discussed with the applicant various options for directing the traffic flow.

Councilmember Aldred observed that the rear parking area was already used and while the applicant was adding lighting no new spaces were being created. Mr. Sesi responded that the parking behind the buildings was underutilized. Requiring plaza employees to park in the rear parking area would create parking spaces for customers in the front.

Mr. Sesi stated that he has been working with the City to address traffic flow concerns. He explained that Culvers' tandem drive-through configurations are designed to move vehicles quickly and efficiently and, in his experience, do not result in backups. Mr. Sesi added that he is committed to operating in a manner that contributes positively to the Farmington Hills community.

Councilmember Knol said that she had visited the site, and remained concerned about the entrance on 12 Mile Rd. The existing monument sign was not in a good location and bollards around the sign made it dangerous. She acknowledged that the monument sign and end caps were plaza owner issues, and suggested the applicant work with the plaza owner. She noted that not only would cars be driving in from the south, but cars would also be entering the parking lot from the north and driving south. She also pointed out how difficult it is to enforce the rule that employees must park in the back.

Mr. Sesi said that the requirement for employees to park in the back would be reinforced and that businesses had backdoor entrances that made that parking convenient for employees. He said he was open to working with the plaza owner regarding the location of the monument sign, but he could not speak for the plaza owner.

Mr. Eizember acknowledged that the existing monument sign bollards were a hazard and said that the proposed plan added an island around the sign.

Mayor Pro Tem Boleware thanked the Engineering Department for their efforts regarding this project. She raised concerns about cars stacking and turning at the 12 Mile Rd entrance and noted that a turn lane into the plaza had been previously removed. She expressed concerns about left turns at the exit even if there is a No Left Turn sign. She noted that the vision for the 12 Mile Rd corridor included a focus on green space, and raised concern about allowing the menu boards to be closer to 12 Mile Rd.

Mr. Eizember said that landscaping would hide the menu boards from view. The applicants understood the importance of maintaining curb appeal. Mr. Sesi said that renderings of the landscaping could be provided.

Director Kettler-Schmult said that the proposed plan met the requirements of the zoning ordinance after additional striping was completed. The parking calculation was based on a 75% occupancy of the total space. She observed that the site may be busier than a standard shopping plaza.

Councilmember Starkman expressed concern that parts of the plan had not yet been finalized.

Mr. Sesi explained that the location was limited by Culver's franchise location rules, and that Culver's had stopped granting any new franchises in Michigan. He said they had approached every available option in the area allowed by Culver's and that the proposed site was the only available option. He shared his commitment to the site and noted his financial and time investment.

In response to north/south traffic flow concerns, Mr. Eizember clarified the one-way traffic flow and added that the applicant was open to making changes based on feedback from City staff.

Mayor Rich asked the applicant to address the length of time to leave the shopping plaza as shown in the traffic report.

Mr. Liu explained that the traffic report had been updated based on feedback from City staff with more accurate modeling than the previous report. The modeling was updated based on field observations that the exit aisle on 12 Mile Rd was 21 feet wide and wide enough for a left hand turn lane and a right hand turn lane and that there was a metering effect from the traffic signal at 12 Mile and Orchard Lake Rds that created large gaps in the westbound traffic flow. Mr. Liu said that the plan would increase the left turn delay onto 12 Mile Rd by about four seconds per vehicle and the right turn delay by just over one second.

City Engineer Saksewski noted that City staff had received a response to their previous review of the traffic study on Thursday night, with improvements based on field observations. Engineering had not yet had time to go through that response, but it appeared the improvements were significant and more accurate relative to the information gathered.

After discussion, the applicant agreed that they would be ready to submit the requested information for the April City Council meeting.

**Public comment**

Randall Carron, Scramblers, raised concerns that the proposal would eliminate half of Scramblers' parking spaces. He said that all the plaza employees already park in the rear parking area. He pointed out that a traffic light would help traffic flow, but in any event, the planned parking as shown on the plans would not work.

**Motion**

MOTION by Dwyer, support by Starkman, that the City Council of Farmington Hills hereby postpones the application to amend PUD Plan 12, 2014, including Site Plan 60-7-2025, dated revised February 12, 2026, submitted by Ronald J. Sesi, to the City Council meeting to be held on April 13, 2026.

MOTION CARRIED 6-0.

**NEW BUSINESS**

**CONSIDERATION TO APPROVE A TEMPORARY MONTHLY SALARY INCREASE, AS DISCUSSED IN CLOSED SESSION AND PRESENTED TO COUNCIL AT THE REGULAR SESSION, FOR ASSISTANT CITY MANAGER KAREN MONDORA AS ADDITIONAL COMPENSATION FOR PERFORMING THE DUTIES OF ACTING CITY MANAGER, RETROACTIVE TO DECEMBER 19, 2025, AND CONTINUING THROUGH AND UNTIL THE EFFECTIVE DATE OF CITY COUNCIL'S APPOINTMENT TO FILL THE VACANT CITY MANAGER POSITION.**

MOTION by Knol, support by Aldred, that the City Council of Farmington Hills hereby approves a temporary monthly salary increase of \$3,000 for Assistant City Manager Karen Mondora as additional compensation for performing the duties of Acting City Manager retroactive to December 19, 2025, and continuing through and until the effective date of City Council's



*Culver's*

# Proposed Culvers Restaurant

12 Mile and Orchard  
Lake Road

Farmington Hills, MI

# The Culver's Commitment

- Total Development Cost: \$3 Million
- Investment to Date: \$250,000
- Taxable Value: \$700,000
  - Based on Clawson Site (re-assessed this year)

The logo for Culver's, featuring the word "Culver's" in a blue, cursive script font.

# Other Site Options

- Comerica Bank
  - No plans to move/sell property
  - Waiting for merger completion
- Middlebelt and 12 Mile
  - Was offered for \$2.5 Million
  - Original Sheetz proposal
  - Contacted availability and pricing
    - Sheetz Real Estate – no response
    - Developer – SilkenGold – no response
    - Owner of Record – no response

The Culver's logo is written in a blue, cursive script font, slanted upwards from left to right.

# Changes Since Last City Council Meeting

- Parking Islands
  - New Culver's Traffic directed to North
    - Separates stacking from parking
    - Avoids crossover traffic maneuvers
- Culver's Site Renderings
- First-Person Video of On-Site Maneuvering

*Culver's*

# Site Plan



# Culver's Operations

- Peak Hours: 12pm -1 pm and 6pm – 8pm
- Indoor Dining (55%) – Drive-thru (45%)
- Stacking spaces
  - 5 behind ordering station (per ordinance)
  - 2 spaces at pay window
  - 6 “post-payment” spaces
- Average “Dwell Time” for Double Drive-Thru
  - 30 seconds from ordering to cash out

The Culver's logo is written in a blue, cursive script font, slanted upwards to the right.



Site Photos – 3/7/2026 – 10:30am



Site Photos – 3/7/2026 – 10:30am



Site Photos – 3/7/2026 – 10:30am



Site Photos – 3/7/2026 – 10:30am



Site Photos – 3/7/2026 – 12:30pm



Site Photos – 3/7/2026 – 12:30pm



Site Photos – 3/7/2026 – 12:30pm



Site Photos – 3/7/2026 – 12:30pm



Site Photos – 3/7/2026 – 6:00pm



Site Photos – 3/7/2026 – 6:00pm



Site Photos – 3/7/2026 – 6:00pm



Site Photos – 3/7/2026 – 6:00pm

# Overall Development Improvements

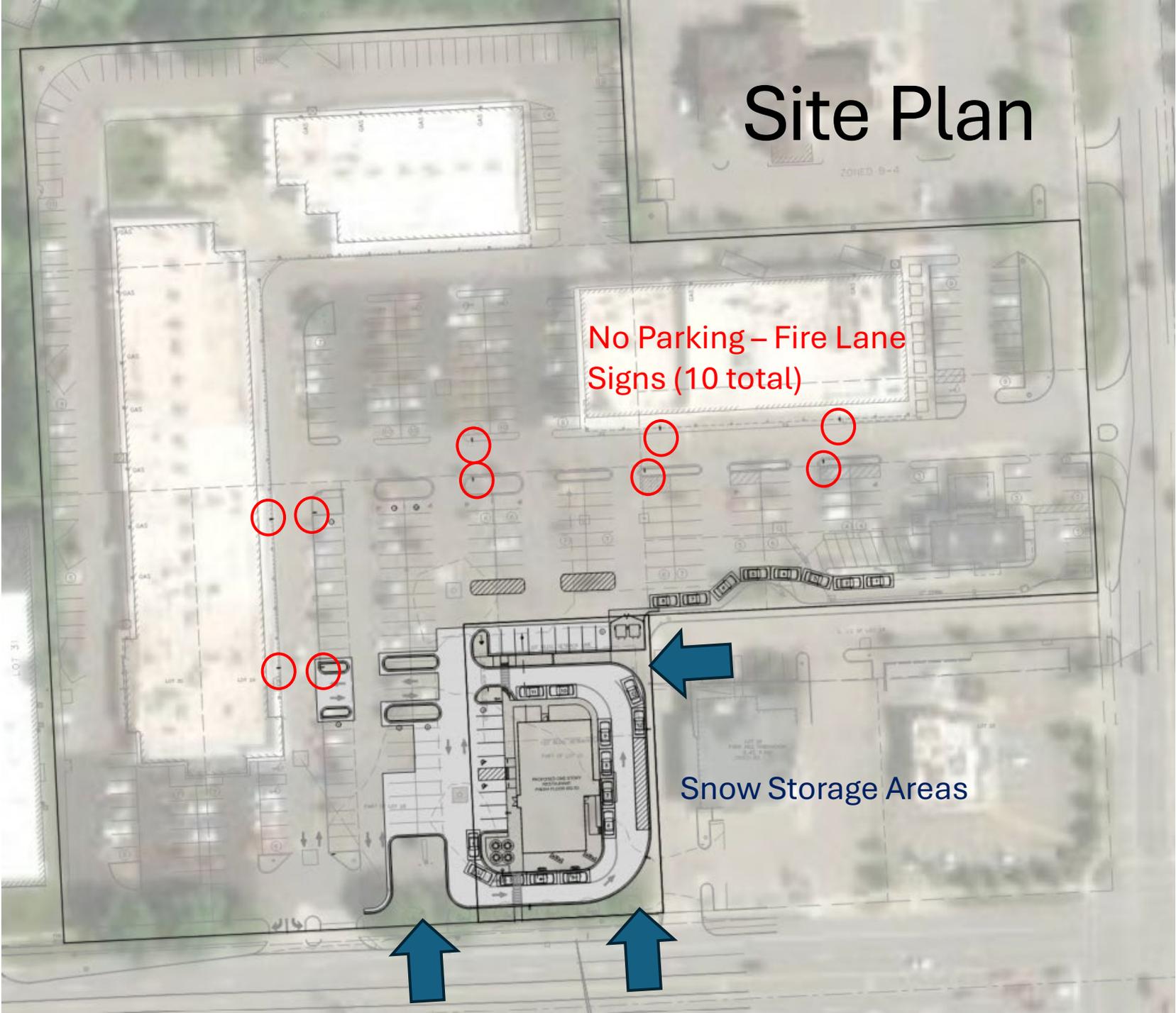
- Central Parking Islands
  - Help traffic flow
- No Parking Signs along main driveways
  - Reduce stopping/parking along front of building
- Snow storage areas
  - New front island
  - NE and SE corners of site

*Culver's*

# Site Plan

No Parking – Fire Lane Signs (10 total)

Snow Storage Areas



# Site Maneuvering Plan



# Site Maneuvering Video





Site Renderings



Site Renderings

**AGENDA**  
**CITY COUNCIL MEETING**  
**MARCH 23, 2026**  
**CITY OF FARMINGTON HILLS**  
**31555 W ELEVEN MILE ROAD**  
**FARMINGTON HILLS, MICHIGAN**  
Telephone: 248-871-2410 Website: [www.fhgov.com](http://www.fhgov.com)  
Cable TV: Spectrum – Channel 203; AT&T – Channel 99  
YouTube Channel: <https://www.youtube.com/user/FHChannel8>

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

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

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

**REGULAR SESSION**

**CALL REGULAR SESSION TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

1. Approval of regular session agenda

**ANNOUNCEMENTS/PRESENTATIONS FROM CITY BOARDS, COMMISSIONS AND PUBLIC OFFICIALS**

2. Mayor's Youth Council update on the Michigan Municipal League's 2026 CapCon
3. Great Lakes Water Authority update

**CORRESPONDENCE**

**CONSENT AGENDA** - (See Items No. 5-19)

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

**CONSENT AGENDA ITEMS FOR DISCUSSION**

**COUNCIL MEMBERS' COMMENTS AND ANNOUNCEMENTS**

**CITY MANAGER UPDATE**

**NEW BUSINESS:**

4. Consideration of approval of [appointments](#) to various Boards and Commissions.

**CONSENT AGENDA:**

5. Recommended approval of a contract amendment with Rosati, Schultz, Joppich and Amtsbuechler, PC to add Employment Law and Labor Relations Services. [CMR 3-26-31](#)
6. Recommended approval of a resolution for the vacation of agreements for Storm Water Retention and Discharge Restriction System for the Tawheed Center, located at 29707 Ten Mile Road. [CMR 3-26-32](#)
7. Recommended approval of amendment #1 to the interlocal agreement between the County of Oakland and the City of Farmington Hills for Heritage Park. [CMR 3-26-33](#)
8. Recommended approval of Amendment No. 6 to the Water Service Contract between the Great Lakes Water Authority and the City of Farmington Hills. [CMR 3-26-34](#)
9. Recommended approval of a resolution supporting the grant application to the Michigan Department of Transportation Local Bridge Program for the Tuck Road Bridge Replacement. [CMR 3-26-35](#)
10. Recommended approval of Single and Tandem Axle Dump Truck, Parts, and Related Equipment and Services to Truck and Trailer Specialties Inc. in the amount of \$45,000. [CMR 3-26-36](#)
11. Recommended approval of award of bid for Roadside Tractor Mowing to S&L Landscape, LLC in an amount not-to-exceed the annual budgeted amount, with approved extensions. [CMR 3-26-37](#)
12. Recommended approval of award of contract for the Farm Meadow and Camelot Court Subdivision Concrete Reconstruction Phase II to Mark Anthony Contracting, Inc. in the amount of \$4,318,770.06. [CMR 3-26-38](#)
13. Recommended approval of award of contract for the Folsom Road Reconstruction from 9 Mile Road to Orchard Lake Road Project to Pro-Line Asphalt Paving Corp. in the amount of \$2,693,999.55. [CMR 3-26-39](#)
14. Recommended approval of award of contract for the Biddestone Woods Subdivision Paving Project to Springline Excavating, LLC in the amount of \$2,164,776.98. [CMR 3-26-40](#)
15. Recommended approval of award of contract for the Richland Gardens Subdivision Phase 1 Road Reconstruction Project to Fonson Company, Inc in the amount of \$4,968,929.14. [CMR 3-26-41](#)
16. Recommended approval of award of contract for the Ridgewood Drive Road Reconstruction Project to Asphalt Specialists, LLC in the amount of \$1,456,246.00. [CMR 3-26-42](#)
17. Recommended approval of a request for employment under Section 10.01A of the City Charter for a Concessions Attendant. [CMR 3-26-43](#)
18. Recommended approval of City Council [study session minutes](#) of March 9, 2026.
19. Recommended approval of City Council [regular session minutes](#) of March 9, 2026.

**ADDITIONS TO AGENDA**

**PUBLIC COMMENTS**

Limited to three (3) minutes.

**ADJOURNMENT**

Respectfully submitted,

Carly Lindahl, City Clerk

Reviewed by:

Karen Mondora, Acting 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.**



**INTEROFFICE CORRESPONDENCE**

**DATE:** March 19, 2026  
**TO:** City Council  
**FROM:** Theresa Rich, Mayor  
**SUBJECT:** Recommendation for appointment.

I would like to recommend the following appointments at the March 23, 2026 City Council meeting.

**Commission on Children, Youth and Families**

Jennifer Day	<b>Length of Term:</b> 3 years	<b>Term ending:</b> February 1, 2029
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Jennifer Day will fill the regular vacancy left by Tammy Luty. Attached, please find Jennifer's resume attached.

**Committee to Increase Voter Participation**

Camiron Andrews	<b>Length of Term:</b> 3 years	<b>Term ending:</b> February 1, 2029
-----------------	-----------------------------------	---

Camiron Andrews will fill the alternate vacancy left by Jim Molnar. Attached, please find Camiron's resume attached.

**Farmington Hills Beautification Commission**

James Colwell	<b>Length of Term:</b> 3 years	<b>Term ending:</b> February 1, 2029
---------------	-----------------------------------	---

James Colwell will fill the regular vacancy left by JoAnn Rowland. Attached, please find James's resume attached.

Evan Rosin	<b>Length of Term:</b> 3 years	<b>Term ending:</b> February 1, 2029
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Evan Rosin will fill the regular vacancy left by James Geisling. Attached, please find Evan's resume attached.

**From:** [postmaster@muniweb.com](mailto:postmaster@muniweb.com)  
**To:** [DistributionList-CityManagerOffice](#)  
**Subject:** The Form "Boards and Commissions Questionnaire" was submitted  
**Date:** Tuesday, March 17, 2026 4:42:26 PM

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

**Your Name**

Jennifer R Day

**Your Address**

[REDACTED]

**Your Phone Number**

[REDACTED]

**Your Email**

[REDACTED]

**Multiple choice**

Commission on Children, Youth and Families

**Brief Resume**

Jennifer Day, IBCLC Executive Director, United States Breastfeeding Committee (USBC)  
Jennifer Day is a national nonprofit executive and maternal-child health leader with over a decade of experience advancing policies and community-rooted strategies that support the health and well-being of children, youth, and families. As Executive Director of the United States Breastfeeding Committee, she leads a national coalition of over 140 organizations working to improve infant nutrition, maternal health outcomes, and equitable access to care across the United States. Jennifer’s leadership is grounded in systems change, cross-sector collaboration, and community-centered approaches. She has extensive experience working with federal agencies, policymakers, healthcare systems, and community-based organizations to strengthen supports for families, particularly during critical early childhood years. Her work focuses on ensuring that all families have the resources, environments, and support needed to thrive. In addition to her national leadership, Jennifer is a committed community member in Farmington Hills, where she is deeply invested in the well-being, safety, and development of children and youth. As a mother of two teenagers, she brings both professional expertise and lived experience to her work, with a strong commitment to fostering environments where young people are supported, empowered, and able to reach their full potential. Jennifer is passionate about building stronger, more responsive systems that uplift families and is eager to contribute her leadership, policy expertise, and community perspective to the Farmington Hills Commission on Children, Youth, and Families.

**References**

Mary Lou Cole Farmington Hills Resident [REDACTED]

Dr. Sekeita Lewis Johnson Farmington Hills Resident [REDACTED]

[REDACTED]

**Barbara Smrtka**

---

**From:** postmaster@muniweb.com  
**Sent:** Saturday, January 17, 2026 12:00 AM  
**To:** DistributionList-CityManagerOffice  
**Subject:** The Form 'Boards and Commissions Questionnaire' was submitted

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

**Your Name**

Camiron Andrews

**Your Address**

[REDACTED]

**Your Phone Number**

[REDACTED]

**Your Email**

[REDACTED]

**Multiple choice**

- Arts Commission
- Beautification Commission
- Commission on Aging
- Commission on Children, Youth and Families
- Commission on Community Health
- Committee to Increase Voter Participation
- Grand River Corridor Improvement Authority
- Housing Rehabilitation Loan Board
- Multicultural/Multiracial Community Council
- Parks Recreation Commission
- Planning Commission

**Brief Resume**

Small business owner in Farmington Hills, MI

**References**

Jacob Barringer [REDACTED]

## Barbara Smrtka

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**From:** postmaster@muniweb.com  
**Sent:** Saturday, January 31, 2026 9:44 PM  
**To:** DistributionList-CityManagerOffice  
**Subject:** The Form 'Boards and Commissions Questionnaire' was submitted

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

### Your Name

James Cowell

### Your Address

[REDACTED]

### Your Phone Number

[REDACTED]

### Your Email

[REDACTED]

### Multiple choice

Beautification Commission  
Planning Commission

### Brief Resume

As a small business owner for more than 15 years, I have experience in managing projects, budgets, direct and indirect employees. In addition my strengths include building consensus, leading teams and managing risk. Additionally I have a bachelors degree in business communications from Central Michigan University and an MBA from the University of Michigan.

### References

Steve Linville, former Tennant - [REDACTED] Janette Cook, Local Real Estate Agent and Business Colleague- [REDACTED] Bill Geseman, friend and Farmington Hills Resident - [REDACTED]

**From:** [postmaster@muniweb.com](mailto:postmaster@muniweb.com)  
**To:** [DistributionList-CityManagerOffice](#)  
**Subject:** The Form "Boards and Commissions Questionnaire" was submitted  
**Date:** Thursday, March 12, 2026 11:50:47 AM

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

**Your Name**

Evan Rosin

**Your Address**

[REDACTED]

**Your Phone Number**

[REDACTED]

**Your Email**

[REDACTED]

**Multiple choice**

Beautification Commission  
Brownfield Redevelopment Authority  
Innovation, Energy and Environmental Sustainability Committee  
Parks Recreation Commission  
Planning Commission

**Brief Resume**

• antitrust and consumer protection attorney that sues companies accused of using their power to cheat consumers (litigated against Google, Amazon, Bayer, and many others); • co-founded Garden Party Collective — a non-profit focused on land stewardship and ecological education through native plant landscaping; • currently serve on the Board of the Wayne County Conservation District (a special-purpose unit of state government that helps citizens voluntarily manage and protect natural resources on their property); • graduate of the MSU Extension Master Gardener program, Master Naturalist program, Conservation Steward program, and inland lakes program. • interested in serving where there is the greatest need and [ideally] the greatest influence.

**References**

• Lloyd L. Banks, III (Chair of the Farmington/Farmington Hills Democratic Club) [REDACTED]  
[REDACTED] • Paul M. Stoychoff (attorney) [REDACTED]  
[REDACTED] • Dr. Connie Boris (Executive Director of the Wayne County Conservation District) [REDACTED]



## CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: MARCH 23, 2026

DEPT: ALL CITY

RE: CONTRACT AMENDMENT FOR ADDITION OF LABOR RELATIONS SERVICES

### ADMINISTRATIVE SUMMARY

- The City has been notified that Rosati, Schultz, Joppich & Amtsbuechler, PC, our contracted City Attorney, has added additional employment law and labor relations professionals. In addition to Carlito Young, whose practice at the firm includes employment law, the City's current labor attorney, Gouri Sashital, and the City of Dearborn's former labor and employment law attorney have joined the City Attorney's office. This additional scope of services and expanded team of employment law attorneys at the City Attorney's office will enhance the firm's capacity and enable it to support the City with labor negotiations, contract administration, grievance handling, and other related employment matters going forward.
- The additional scope of work requires an amendment to the existing scope of services with Rosati, Schultz, Joppich and Amtsbuechler, PC.
- City administration looks forward to working with the expanded legal team and continuing to receive timely and specialized guidance on labor and employment law issues.

### RECOMMENDATION

- In view of the above, it is recommended that City Council authorize the Acting City Manager to execute a contract amendment with Rosati, Schultz, Joppich and Amtsbuechler, PC to add employment law and labor relations services to the scope of services and authorize the Acting City Manager to send a notice of termination and request for the City's legal files to the Ogletree Deakins law firm.

###

Prepared by: Michelle Aranowski, Director of Central Services  
Reviewed by: Lori Brown, Human Resources Director  
Approved by: Karen Mondora, Acting City Manager

CITY OF FARMINGTON HILLS, MICHIGAN  
FIRST AMENDMENT TO ATTORNEY CONTRACT

On March 9, 2012, the CITY OF FARMINGTON HILLS, 31555 Eleven Mile Road, Farmington Hills, Michigan 48336-1135, herein called "City," and ROSATI, SCHULTZ, JOPPICH & AMTSBUECHLER, P.C., 27555 Executive Drive, Farmington Hills, Michigan 48331, herein called "Attorneys" entered into an agreement entitled, "Attorney Contract." City and Attorneys hereby agree to amend portions of the Attorney Contract to expand the scope of legal services to include labor and employment law services as set forth below:

I. Paragraph 1 of the Attorney Contract is hereby amended to now read as follows:

1. In accordance with Section 3.08 of the City Charter, the City Council of the City of Farmington Hills employs the Attorneys to act as general counsel for the City in all legal matters deemed appropriate; to represent the city in all civil matters; to represent the City in employment, personnel, and labor matters; and to represent the City in the prosecution of ordinance and/or code violations of the City. The parties agree that the Attorneys do not represent the City in the area of bonding, which is a specialty that has been or will be assigned to special counsel by the City as needed. Attorneys agree to cooperate with special counsel whenever necessary and/or appropriate.

II. Paragraph 4 of the Attorney Contract is hereby amended to add a new subsection F, to read as follows:

F. Employment, personnel, and labor matters.

City and Attorneys further agree that, except as expressly set forth in this First Amendment to Attorney Contract, all of terms, conditions and obligations contained in the Attorney Contract remain unchanged and in full force and effect.

This First Amendment to Attorney Contract is dated and effective on April 1, 2026, and is executed below by the persons authorized to do so as of said date:

CITY OF FARMINGTON HILLS

ROSATI, SCHULTZ, JOPPICH &  
AMTSBUECHLER, P.C.

BY: \_\_\_\_\_  
Karen Mondora, Its Acting City Manager

BY: \_\_\_\_\_  
Steven P. Joppich, Its Vice President

CITY OF FARMINGTON HILLS, MICHIGAN

ATTORNEY CONTRACT

AN AGREEMENT made this 9<sup>th</sup> day of March, 2012, by and between the CITY OF FARMINGTON HILLS, 31555 Eleven Mile Road, Farmington Hills, Michigan 48336-1135, herein called "City," and JOHNSON, ROSATI, SCHULTZ & JOPPICH, P.C., 34405 W. Twelve Mile Road, Suite 200, Farmington Hills, Michigan 48331-5627, herein called "Attorneys."

1. In accordance with Section 3.08 of the City Charter, the City Council of the City of Farmington Hills employs the Attorneys to act as general counsel for the City in all legal matters deemed appropriate; to represent the city in all civil matters; and to represent the City in the prosecution of ordinance and/or code violations of the City. The parties agree that the Attorneys do not represent the City in the area of labor negotiations and bonding, these specialties having been assigned to special counsel, and attorney Derk Beckerleg will continue to represent the City as special counsel with respect to the presently pending MTT cases that were filed prior to the effective date of this contract. Attorneys agree to cooperate with special counsel whenever necessary and/or appropriate.

2. For and in consideration of the retainer hereinafter mentioned, the parties agree that the Attorneys shall perform the following services:

- A. Attend two regular monthly meetings of the City Council, and one monthly special public hearing meeting of the City Council;
- B. Attend the three regular monthly meetings of the Planning Commission;
- C. Attend one regular monthly meeting of the Zoning Board of Appeals;
- D. Attend meetings of the administration as requested from the various departments' personnel;
- E. Be available by telephone or in person for advice to the administration, employees and staff when necessary and appropriate;
- F. Prepare legal opinions on issues as they arise in the business of the City when requested;

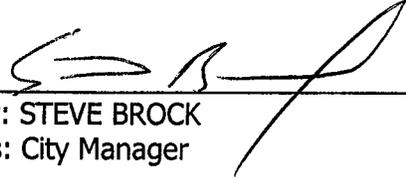
- G. Draft ordinances, code amendments, resolutions, agreements, and other documents and reports requested by the City Council, Planning Commission, Zoning Board of Appeals, and/or City administration; and
  - H. Perform such other legal services deemed necessary or expedient by the City Council or the City administration, except as provided in Section 4.
3. For their services mentioned in Section 2 above, the Attorneys shall be paid a monthly retainer as established annually in the approved City budget, to be paid on or before the 10<sup>th</sup> day of each month for each month's services.
4. The said retainer shall not compensate the Attorneys for the following services rendered for and on behalf of the City:
- A. Litigation in circuit court, federal district court or higher courts and any work associated with it;
  - B. Processing and prosecution of ordinance-code violations and state district court litigation;
  - C. Other formal appearances and representation on behalf of the City before any other municipal, state, county, or federal administrative board, body, or agency, including preparation therefor;
  - D. Special projects or assignments of a non-retainer nature and other extraordinary time-consuming matters; and
  - E. Special meetings commencing at 5:00 p.m. or later.
5. Fees for the services as mentioned in Section 4 above shall be billed and paid monthly by the City at the following rates:
- A. One Hundred Thirty (\$130.00) Dollars per hour for Steve Joppich, Tom Schultz, Beth Kudla Saarela, Stephanie Morita and for partners/shareholders, and One Hundred Ten(\$110.00) Dollars per hour for associates, except that all prosecutions shall be billed at One Hundred and Ten (\$110.00) Dollars per hour.
6. Fees for services as outlined above may be adjusted in accordance with revised schedules and may be approved in conjunction with adoption of the City's budgets.
7. Steve Joppich shall be City Attorney and shall be primarily responsible for the provision of the services listed, and he shall attest to the accuracy of all invoices submitted

pursuant to this agreement. Attorneys agree that a sufficient number of attorneys shall be assigned to the City's work to assure timely delivery of services.

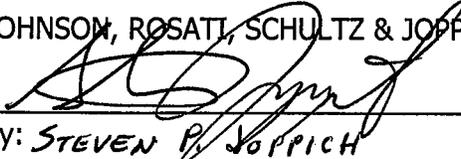
8. This Agreement shall be effective February 16, 2012 and shall continue in effect, unless terminated by either party. Either party may terminate this agreement at any time upon notice to the other for any reason, and in the event of termination by Attorneys at least sixty (60) days prior written notice shall be provided to the City. In the event of termination the parties agree to cooperate in the transition to successor legal counsel in conformance with State Bar of Michigan ethical guidelines to protect the public interest of the City.

IN WITNESS WHEREOF, the parties hereunto have executed this agreement on the date above stated.

CITY OF FARMINGTON HILLS

  
By: STEVE BROCK  
Its: City Manager

JOHNSON, ROSATI, SCHULTZ & JOPPICH, P.C.

  
By: STEVEN P. JOPPICH

Dated: March 9, 2012



**CITY MANAGER'S REPORT TO  
MAYOR AND COUNCIL**

**DATE: 03/23/2026**

**DEPT: Department of Public Services**

**RE: Vacation of Agreements for Storm Water Retention & Discharge Restriction System, located at 29707 Ten Mile Road, in Section 26**

---

**ADMINISTRATIVE SUMMARY**

- The City has received a request to vacate three storm water retention agreements located at 29707 Ten Mile Road, in Section 26.
- The Tawheed Center is proposing to construct a building addition and complete on-site improvements. The construction will be in conflict with portions of the existing storm water detention system, therefore it will need to be replaced and relocated.
- There are three existing Agreements for Storm Water Retention & Discharge Restriction System that were required for previous site improvement projects which will need to be vacated, and one new agreement will be granted as a condition of the Engineering Plan approval. The vacation request will be contingent upon receipt and approval of the new agreement.
- Public Services staff contacted the City Attorney as well as other city departments for comments and there were no objections regarding this vacation request. Based on our review and input from the above agencies, we are recommending approval of the three vacations, subject to the granting of a new Agreement for Storm Water Retention and Discharge Restriction System.
- The legal descriptions of the existing agreements to be vacated are attached.

**RECOMMENDATION**

IT IS RESOLVED, that the Farmington Hills City Council hereby approve the attached resolution to vacate three Agreements for Storm Water Retention & Discharge Restriction System, as legally described therein, copies of which are attached to the resolution, pursuant to the establishment of a new agreement as part of the engineering plan approval process.

###



## CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

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Prepared by: Tammy Gushard, P.E., Assistant Director of Public Services  
Reviewed by: Jacob Rushlow, P.E., Director of Public Services  
Approved by: Karen Mondora, P.E., Acting City Manager

**CITY OF FARMINGTON HILLS  
EASEMENT VACATION  
RESOLUTION NO. \_\_\_\_\_**

At a session of the City Council of the City of Farmington Hills, Oakland County, State of Michigan, held in the City Hall on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, at 7:30 o'clock P.M.

PRESENT:

ABSENT:

The following resolution was offered by Councilmember \_\_\_\_\_ and supported by Councilmember \_\_\_\_\_:

WHEREAS, the Council of the City of Farmington Hills did on the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, determine that it is advisable to vacate, discontinue or abolish the following agreements, located in the City of Farmington Hills, subject to the jurisdiction of the City of Farmington Hills:

Agreement for Storm Water Retention & Discharge Restriction System: Liber 15470, Pages 457-460

Agreement for Storm Water Retention & Discharge Restriction System: Liber 24842, Pages 22-27

Agreement for Storm Water Retention & Discharge Restriction System: Liber 32984, Pages 857-861

WHEREAS, the Council has met and heard any and all objections to such vacation, discontinuance or abolition and having determined to proceed in accordance with the Farmington Hills City Code, Chapter 26, Article I, Section 26.4.

NOW, THEREFORE, BE IT RESOLVED:

1. That the above captioned agreements are hereby vacated, discontinued or abolished because the storm drainage system serving the property will be relocated in connection with a reconstruction project.
2. That the City Clerk is hereby directed to file certified copies of this resolution with the Oakland County Register of Deeds.

AYES:

NAYS:

ABSTENTIONS:

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN )

( SS.

COUNTY OF OAKLAND )

I, City Clerk of the City of Farmington Hills, hereby certify that the foregoing is a true and correct copy of a resolution of the City Council of the City of Farmington Hills, adopted at a regular meeting of said Council held on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the original of which is on file in my office.

\_\_\_\_\_  
Carly Lindahl, City Clerk

Prepared by and when recorded return to:

Carly Lindahl, City Clerk  
City of Farmington Hills  
31555 Eleven Mile Road  
Farmington Hills, MI 48336

APR 26 95 073471

**CITY OF FARMINGTON HILLS  
AGREEMENT FOR STORM WATER RETENTION  
& DISCHARGE RESTRICTION SYSTEM**

\$ 13.00 MISCELLANEOUS RECORDING

\$ 2.00 RE-MONUMENTATION

26 APR 95 11:20 A.M. RECEIPT# 33A  
PAID RECORDED - OAKLAND COUNTY  
LYNN D. ALLEN, CLERK/REGISTER OF DEEDS

THIS AGREEMENT is made this 29th day of July, 1991, by and between North American Islamic Trust, Inc., whose address is 10900 W. Washington, Indianapolis, Indiana 46231, (hereinafter "Owner"), and the City of Farmington Hills, a Municipal Corporation organized and existing under the laws of the State of Michigan, whose address is 31555 Eleven Mile Road, Farmington Hills, Michigan, (hereinafter "City").

WITNESSETH:

23-26-226-003

WHEREAS, Owner owns certain real property located in the City of Farmington Hills, Oakland County, Michigan, as more particularly described in Exhibit <sup>A</sup>, attached hereto and made a part hereof, on which Owner intends to develop the Tawheed Center, a prayer hall and meeting place.

WHEREAS, Owner has received all necessary site approvals for said development from the City, and now seeks to obtain approval of the construction plans from the City; and

WHEREAS, to facilitate approval of the final construction plans, the City and Owner wish to enter into an Agreement for the benefit of said property regarding the construction and maintenance of a storm water retention and discharge system (part of the surface water drainage system necessary to facilitate this development, as indicated on the plan of grading and storm drainage) on the real property particularly described in Exhibit "B", attached hereto and made a part hereof (such property and improvements hereinafter referred to collectively as "Retention System").

NOW, THEREFORE, in consideration of the foregoing and of the final approval of the construction plans by City of Farmington Hills, and of the mutual covenants contained herein, the parties hereto agree as follows:

1. Owner shall construct and continually maintain the Retention System on the real property described in Exhibit <sup>B</sup> B&C in accordance with plans previously submitted to and approved by the City and in compliance with all applicable state and local laws, which System shall be utilized for drainage and/or water retention as approved by the City. Reference is made to the plans for (type of retention) storm water retention basin, prepared Engineering Services, Inc. dated February 9, 1991 and approved by the Farmington Hills Engineering Division on \_\_\_\_\_.

2. All landscaping, planting or other items on the entire site, Exhibit A, shall be placed and continually maintained so as not to interfere, impede, or obstruct the flow of water and/or the purpose of the said System.

3. Owner hereby conveys to the City an easement over, on and in the property described in Exhibit "A", attached hereto and made a part hereof, which easement shall be for the purpose of access to the Retention and Discharge System for the maintenance, renovation, and repair thereof, should the Owner fail to properly maintain same after notice to do so from the City.

4. In the event that the Owner shall at any time fail to maintain the Retention and Discharge System in reasonable order and condition, the City may serve written notice upon the Owner at the address as shown on the City tax rolls setting forth the manner in which the Owner has failed to maintain the Retention and Discharge System in reasonable condition and said notice shall include

*13100  
2100*

**OK - G.K.**

property and to prevent the Retention and Discharge System from becoming a public or private nuisance, may enter upon said System and may repair and maintain the same. Said repair and maintenance by the City shall not constitute a taking of the said System, nor vest in the public any right to use the same. The cost of such repair and/or maintenance by the City, including reasonable administrative costs, shall be assessed against the property described on Exhibit A on the same basis as City taxes are assessed, and shall become a lien on said property. Said costs may be collected in the same manner as City taxes are collected. The City at the time of entering upon said Retention and Discharge System for the purpose of repair and/or maintenance may file a notice of lien in the office of the Register of Deeds of the County of Oakland upon the property affected by the lien. If said costs are not paid by the Owner, the City may pursue the collection of same through appropriate court actions and in such case, the Owner shall pay in addition to said costs all costs of litigation, including attorney fees.

5. Owner agrees that this Agreement shall be recorded and that the land described on Exhibit "B & C" shall be subject to the covenants and obligations contained herein, and the covenants and obligations shall inure to the benefit of and be enforceable by the City, or the Owner and/or their respective legal representatives, heirs, successors, and assigns.

6. Invalidation of any one of these covenants and restrictions by judgment or court order shall in no way affect the validity of any other provisions, which shall remain in full force and effect.

7. The parties whose signatures appear below, hereby represent and warrant that they have the authority and capacity to sign this agreement and bind the respective parties hereto.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals at the City of Farmington Hills, Oakland County, Michigan, on the date above written.

Witnessed By:

OWNER North American Islamic Trust, Inc.

x *Gulamali Kapadia*  
Gulamali Kapadia

x By: *M. Naziruddin Ali*  
M. Naziruddin Ali, General Manager

x *Imtiaz Khan*  
Imtiaz Khan

By: \_\_\_\_\_

CITY OF FARMINGTON HILLS,  
a Michigan Municipal Corporation

*Janet McNab*  
Janet McNab

By: *William M. Costick*  
WILLIAM M. COSTICK,  
City Manager

*Paucia B. Winneur*  
PAUCIA B. WINNEUR

By: *Kathryn A. Dornan*  
KATHRYN A. DORNAN  
City Clerk

STATE OF INDIANA )  
                          ) SS.  
COUNTY OF HENDRICKS )

+ The foregoing instrument was acknowledged before me this 16 day of August, 1991, by M. Naziruddin Ali, General Manager, and \_\_\_\_\_

Gertrude C. Atkinson

Gertrude C. Atkinson Notary Public  
Hendricks County, Indiana  
My Commission Expires: May 29, 1993

STATE OF MICHIGAN )  
                          ) SS.  
COUNTY OF OAKLAND )

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of February, 1995, by William M. Costick, City Manager, and Kathryn A. Dornan, City Clerk, of the City of Farmington Hills, a Michigan Municipal Corporation, on behalf of the City.

Paula B. Winnour

PAULA B. WINNOUR Notary Public  
OAKLAND County, Michigan  
My Commission Expires: 10/14/96

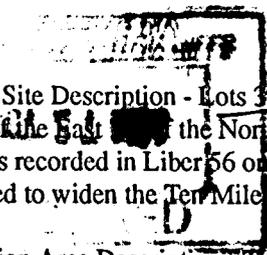
Drafted By:

Wm. C. Otwell, Jr., P.E., City Engineer  
City of Farmington Hills  
31555 Eleven Mile Road  
Farmington Hills, MI 48336

When recorded, return to:

Kathryn A. Dornan, City Clerk  
City of Farmington Hills  
31555 Eleven Mile Road  
Farmington Hills, MI 48336

Tawheed Center



56054

Exhibit "A" - Entire Site Description - Lots 3 and 4 of Supervisor's Middlebelt and Ten Mile Road Plat Number 1, a subdivision of part of the East 1/2 of the Northeast 1/4 of Section 26, T1N, R9E, City of Farmington Hills, Oakland County, Michigan, as recorded in Liber 56 on Page 54 of Oakland County Records, excepting the Northerly 27.00 feet thereof to be used to widen the Ten Mile Road right-of-way.

23-26-226-003

56054

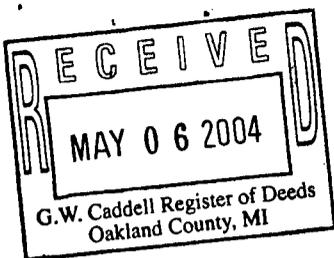
Exhibit "B" - Retention Area Description - The Southerly 130.00 feet of all of Lot 4 and the Easterly 50.00 feet of the Southerly 130.00 feet of Lot 3 of Supervisor's Middlebelt and Ten Mile Road Plat Number 1, a subdivision of part of the East 1/2 of the Northeast 1/4 of Section 26, T1N, R9E, City of Farmington Hills, Oakland County, Michigan, as recorded in Liber 56 on Page 54 of Oakland County Records.

23-26-226-003

Exhibit C - Access to Retention Area, The Westerly 25.00 feet of the Easterly 50.00 feet of Lot 4 of Supervisor's Middlebelt and Ten Mile Road Plat Number 1, a subdivision of part of the East 1/2 of the Northeast 1/4 of Section 26, T1N, R9E, City of Farmington Hills, Oakland County, Michigan, as recorded in Liber 56 on Page 54 of Oakland County Records, excluding the Southerly 130.00 feet thereof and the Northerly 47.00 feet thereof.

23-26-226-003

56054



23-26-226-003

220752  
LIBER 32984 PAGE 857  
\$22.00 MISC RECORDING  
\$4.00 REMONUMENTATION  
05/07/2004 08:54:31 A.M. RECEIPT# 58234  
PAID RECORDED - OAKLAND COUNTY  
G.WILLIAM CADDELL, CLERK/REGISTER OF DEEDS

**CITY OF FARMINGTON HILLS  
AGREEMENT FOR STORM WATER RETENTION & DISCHARGE RESTRICTION SYSTEM**

THIS AGREEMENT is made this 2<sup>nd</sup> day of December 2003, by and between Tawheed Center, whose address is 29707 W. Ten Mile Road, Farmington Hills, MI 48336, (hereinafter "Owner"), and the City of Farmington Hills, a Municipal Corporation organized and existing under the laws of the State of Michigan, whose address is 31555 Eleven Mile Road, Farmington Hills, Michigan, (hereinafter "City").

WITNESSETH:

WHEREAS, Owner owns certain real property located in the City of Farmington Hills, Oakland County, Michigan, commonly known as Sidwell # 22-23-26-226-003, as more particularly described in Exhibit "A", attached hereto and made a part hereof, on which Owner intends to develop an addition to the existing parking lot.

WHEREAS, Owner has received all necessary site approvals for said development from the City, and now seeks to obtain approval of the construction plans from the City; and

WHEREAS, to facilitate approval of the final construction plans, the City and Owner wish to enter into an Agreement for the benefit of said property regarding the construction and maintenance of a Storm Water Retention and Discharge Restriction System (part of the surface water drainage system necessary to facilitate this development, as indicated on the plan of Grading and/or Storm Drainage) on the real property particularly described in Exhibit "B", attached hereto and made a part hereof (such property and improvements hereinafter referred to collectively as the "Retention System").

5P  
R

NOW, THEREFORE, in consideration of the foregoing and of the final approval of the construction plans by City of Farmington Hills, and of the mutual covenants contained herein, the parties hereto agree as follows:

1. Owner shall construct and continually maintain the Retention System on the real property described in Exhibit "B", in accordance with plans previously submitted to and approved by the City and in compliance with all applicable state and local laws, which System shall be utilized for drainage and/or water retention as approved by the City. Reference is made to the plans for (type of retention) detention pond, which were prepared by Landmark Engineering Company, dated November 29, 2001 and approved by the Farmington Hills Engineering Division on December 7, 2001.

2. All landscaping, planting or other items on the entire site, Exhibit "A", shall be placed and continually maintained so as not to interfere, impede, or obstruct the flow of water and/or the purpose of the said System.

3. Owner hereby conveys to the City an easement over, on and in the property described in Exhibit "C", attached hereto and made a part hereof, which easement shall be for the purpose of access to the Retention System for the maintenance, renovation, and repair thereof, should the Owner fail to properly maintain same after notice to do so from the City.

**O.K. - LG**

4. In the event that the Owner shall at any time fail to maintain the Retention System in reasonable order and condition, the City may serve written notice upon the Owner at the address as shown on the City tax rolls setting forth the manner in which the Owner has failed to maintain the Retention System in reasonable condition and said notice shall include a demand that deficiencies of maintenance be cured within a reasonable time as stated therein. If the deficiencies set forth in the original notice or in the modifications thereof shall not be cured within said time limits or any extension thereof, the City, in order to preserve the taxable values of the subject property and to prevent the Retention System from becoming a public or private nuisance, may enter upon said System and may repair and maintain the same. Said repair and maintenance by the City shall not constitute a taking of the said System, nor vest in the public any right to use the same. The cost of such repair and/or maintenance by the City, including reasonable administrative costs, shall be assessed against the property described on Exhibit "A" on the same basis as City taxes are assessed, and shall become a lien on said property. Said costs may be collected in the same manner as City taxes are collected. The City at the time of entering upon said Retention System for the purpose of repair and/or maintenance may file a notice of lien in the office of the Register of Deeds of the County of Oakland upon the property affected by the lien. If said costs are not paid by the Owner, the City may pursue the collection of same through appropriate court actions and in such case, the Owner shall pay in addition to said costs all costs of litigation, including attorney fees.



EXHIBIT A

PROPERTY LEGAL DESCRIPTION:

LOTS 3 AND 4, SUPERVISOR'S MIDDLEBELT AND TEN MILE ROAD PLAT NUMBER 1, OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, T1N, R9E, FARMINGTON TOWNSHIP, NOW THE CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN.

PLAT RECORDED IN LIBER 56, PAGE 54, OAKLAND COUNTY RECORDS, OAKLAND COUNTY, MICHIGAN.

DESCRIPTION OF PARCEL: ID NO. 23-26-226-003 & pt rd  
nw sidwell

56054

## EXHIBIT B

## EASEMENT FOR DETENTION BASIN LEGAL DESCRIPTION:

AN EASEMENT FOR DETENTION BASIN IS BEING DESCRIBED AS: COMMENCING AT THE NORTH EAST CORNER OF LOT 4 OF SUPERVISOR'S MIDDLEBELT AND TEN MILE ROAD PLAT NUMBER 1, OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, T1N, R9E, FARMINGTON TOWNSHIP, NOW THE CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN. PLAT RECORDED IN LIBER 56, PAGE 54, OAKLAND COUNTY RECORDS, OAKLAND COUNTY, MICHIGAN. THENCE S00°21'31"E ALONG THE EAST LINE OF SAID LOT 4 166.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S00°21'31"E ALONG THE EAST LINE OF SAID LOT 4 180.67 FEET; THENCE S89°38'29"W ALONG THE SOUTH LINE OF SAID LOT 4 117.58 FEET; THENCE N00°33'15"E 70.25 FEET; THENCE N35°14'51"E 135.82 FEET; THENCE N89°38'29"E 37.39 FEET TO THE POINT OF BEGINNING

## EXHIBIT C

EASEMENT FOR ACCESS TO DETENTION BASIN LEGAL DESCRIPTION:  
THE CENTER LINE OF A TWENTY (20) FOOT WIDE EASEMENT FOR ACCESS TO  
DETENTION BASIN IS BEING DESCRIBED AS: COMMENCING AT THE NORTH EAST  
CORNER OF LOT 4 OF SUPERVISOR'S MIDDLEBELT AND TEN MILE ROAD PLAT  
NUMBER 1, OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, T1N,  
R9E, FARMINGTON TOWNSHIP, NOW THE CITY OF FARMINGTON HILLS, OAKLAND  
COUNTY, MICHIGAN. PLAT RECORDED IN LIBER 56, PAGE 54, OAKLAND COUNTY  
RECORDS, OAKLAND COUNTY, MICHIGAN. THENCE S00°21'31"E ALONG THE EAST  
LINE OF SAID LOT 4 27.00 FEET; THENCE S89°38'29"W ALONG THE SOUTH 60  
FOOT R.O.W. LINE OF TEN MILE ROAD, 35.11 FEET TO THE POINT OF BEGINNING;  
THENCE S02°20'51"W 161.38 FEET TO THE POINT OF ENDING.

2012 OCT 31 AM 11:29

24842  
LIBER 45250 PAGE 22  
\$25.00 MISC RECORDING  
\$4.00 REMONUMENTATION  
01/24/2013 11:08:08 A.M. RECEIPT# 10911  
PAID RECORDED - OAKLAND COUNTY  
LISA BROWN, CLERK/REGISTER OF DEEDS

CITY OF FARMINGTON HILLS  
AGREEMENT FOR STORM WATER RETENTION & DISCHARGE RESTRICTION SYSTEM

THIS AGREEMENT is made this 5 day of December 20 05 by and between TAWNEEO CENTER, whose address is 29707 W. 10 MILE ROAD, FARMINGTON HILLS, (hereinafter "Owner"), and the City of Farmington Hills, a Municipal Corporation organized and existing under the laws of the State of Michigan, whose address is 31555 Eleven Mile Road, Farmington Hills, Michigan, (hereinafter "City").

WITNESSETH:

WHEREAS, Owner owns certain real property located in the City of Farmington Hills, Oakland County, Michigan, commonly known as Sidwell # 2223-26-226-003, as more particularly described in Exhibit "A", attached hereto and made a part hereof, on which Owner intends to develop A BUILDING ADDITION AND ADDITIONAL PARKING

WHEREAS, Owner has received all necessary site approvals for said development from the City, and now seeks to obtain approval of the construction plans from the City; and

WHEREAS, to facilitate approval of the final construction plans, the City and Owner wish to enter into an Agreement for the benefit of said property regarding the construction and maintenance of a Storm Water Retention and Discharge Restriction System (part of the surface water drainage system necessary to facilitate this development, as indicated on the plan of Grading and/or Storm Drainage) on the real property particularly described in Exhibit "B", attached hereto and made a part hereof (such property and improvements hereinafter referred to collectively as the "Retention System").

NOW, THEREFORE, in consideration of the foregoing and of the final approval of the construction plans by City of Farmington Hills, and of the mutual covenants contained herein, the parties hereto agree as follows:

1. Owner shall construct and continually maintain the Retention System on the real property described in Exhibit "B", in accordance with plans previously submitted to and approved by the City and in compliance with all applicable state and local laws, which System shall be utilized for drainage and/or water retention as approved by the City. Reference is made to the plans for (type of retention) OVERLAND & UNDERGROUND DETENTION, which were prepared by FAZAL KWAN & ASSOCIATES dated DEC. 5, 2005 and approved by the Farmington Hills Engineering Division on MAY 30, 2012.

2. All landscaping, planting or other items on the entire site, Exhibit "A", shall be placed and continually maintained so as not to interfere, impede, or obstruct the flow of water and/or the purpose of the said System.

3. Owner hereby conveys to the City an easement over, on and in the property described in Exhibit "C", attached hereto and made a part hereof, which easement shall be for the purpose of access to the Retention System for the maintenance, renovation, and repair thereof, should the Owner fail to properly maintain same after notice to do so from the City.

4. In the event that the Owner shall at any time fail to maintain the Retention System in reasonable order and condition, the City may serve written notice upon the Owner at the address as shown on the City tax rolls setting forth the manner in which the Owner has failed to maintain the Retention System in reasonable condition and said notice shall include a demand that deficiencies of maintenance be cured within a reasonable time as stated therein. If the deficiencies set forth in the original notice or in the modifications thereof shall not be cured within said time limits or any extension thereof, the City, in order to preserve the taxable values of the subject property and to prevent the Retention System from becoming a public or private nuisance, may enter upon said System and may repair and maintain the same. Said repair and maintenance by the City shall not constitute a taking of the said System, nor vest in the public any right to use the same. The cost of such repair and/or maintenance by the City, including reasonable administrative costs, shall be assessed against the property described on Exhibit "A" on the same basis as City taxes are assessed, and shall become a lien on said property. Said costs may be collected in the same manner as City taxes are collected. The City at the time of entering upon said Retention System for the purpose of repair and/or maintenance may file a notice of lien in the office of the Register of Deeds of the County of Oakland upon the property affected by the lien. If said costs are not paid by the Owner, the City may pursue the collection of same through appropriate court actions and in such case, the Owner shall pay in addition to said costs all costs of litigation, including attorney fees.

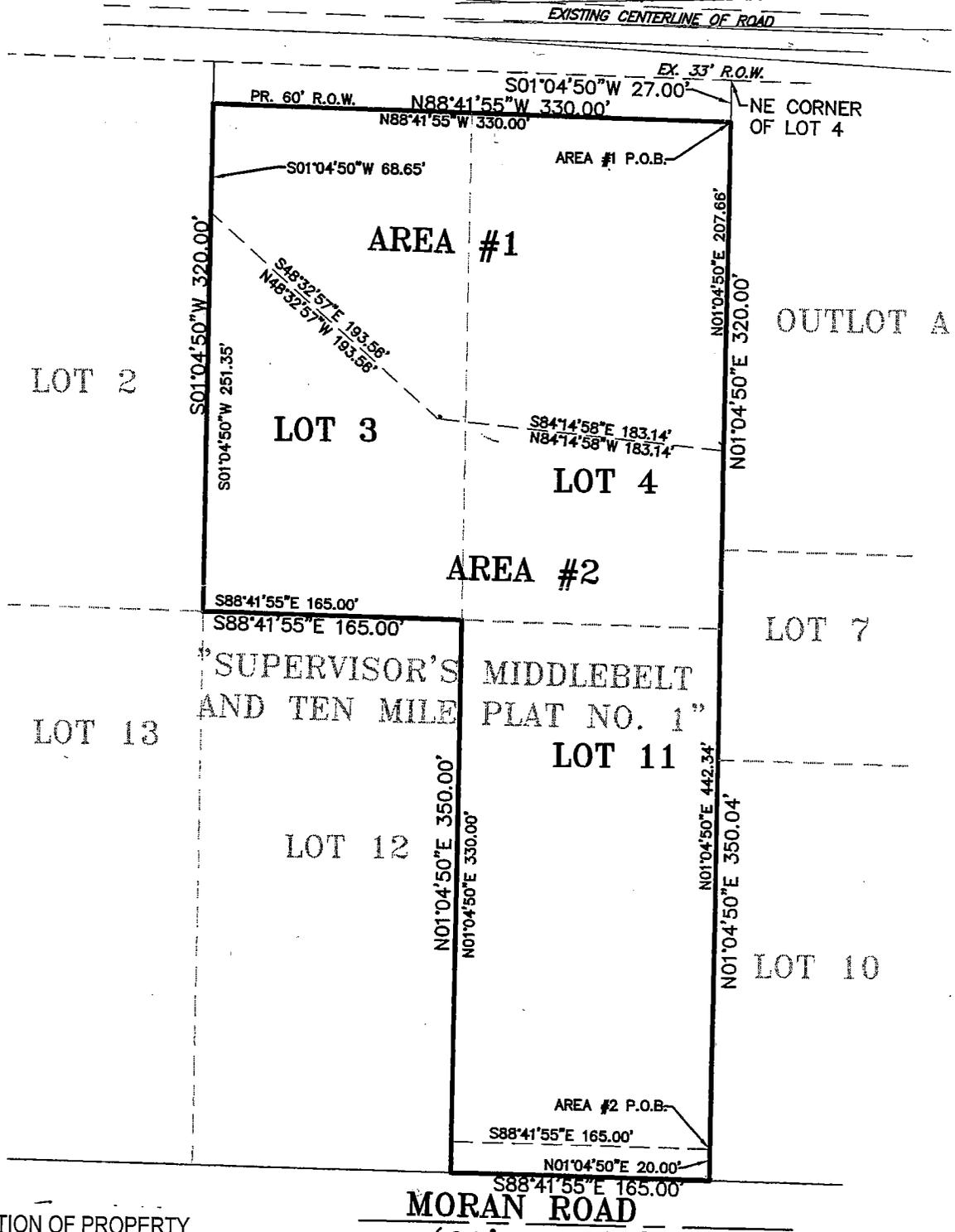
OK - AN

2012 DEC 10 AM 8:56

RECORDED & INDEXED  
OAKLAND COUNTY REGISTER OF DEEDS  
LISA BROWN, CLERK



**EXHIBIT 'A'**  
**TAWHEED CENTER**  
**AREAS SERVED BY DETENTION**  
 TEN MILE ROAD  
 (PR. 60' HALF WIDTH)



**DESCRIPTION OF PROPERTY**

LOT 3, 4 & 11, "SUPERVISORS MIDDLEBELT & TEN MILE ROAD PLAT NO. 1," PART OF THE E1/2 OF THE NE1/4 OF SECTION 26, T1N, R9E, FARMINGTON TOWNSHIP, OAKLAND COUNTY, MICHIGAN, RECORDED IN LIBER 56 OF PLATS, PAGE 54, OAKLAND COUNTY RECORDS. SUBJECT TO RESTRICTIONS, RESERVATIONS AND EASEMENTS, IF ANY.

**DESCRIPTION OF AREA SERVED BY DETENTION AREA #1**

PART OF LOTS 3 & 4, "SUPERVISORS MIDDLEBELT & TEN MILE PLAT NO. 1," AS RECORDED IN LIBER 56 PAGE 54 OF THE OAKLAND COUNTY RECORDS; COMMENCING AT THE NE CORNER OF LOT 4, THENCE S01°04'50" W 27.00 FEET FOR A POINT OF BEGINNING; THENCE N88°41'55" W 330.00 FEET; THENCE S01°04'50" W 68.65 FEET; THENCE S48°32'57" E 193.56 FEET; THENCE S84°14'58" E 183.14 FEET; THENCE N01°04'50" E 207.66 FEET TO THE POINT OF BEGINNING. CONTAINING 55934 SQUARE FEET OR 1.28 ACRES, MORE OR LESS. *pt. 23-36-226-003*

**DESCRIPTION OF AREA SERVED BY DETENTION AREA #2**

BEGINNING AT A POINT 20.00 FEET N01°04'50" E OF THE SE CORNER OF LOT 11, "SUPERVISORS MIDDLEBELT & TEN MILE ROAD PLAT NO. 1 AS RECORDED IN LIBER 56 PAGE 54 OF THE OAKLAND COUNTY RECORDS; THENCE N01°04'50" E 442.34 FEET; THENCE N84°14'58" W 183.14 FEET; THENCE N48°32'57" W 193.56 FEET; THENCE S01°04'50" W 251.35 FEET; THENCE S88°41'55" E 165.00 FEET; THENCE S01°04'50" W 330.00 FEET; THENCE S88°41'55" E 165.00 FEET TO THE POINT OF BEGINNING. CONTAINING 104115 SQUARE FEET OR 2.3900 ACRES MORE OR LESS.

CLIENT TAWHEED CENTER	PROJECT NO.	04-404
	DATE	12-05-05-
SCALE 1"=100'	DRAWN BY K.M.M.	CHECKED BY R.L.H.

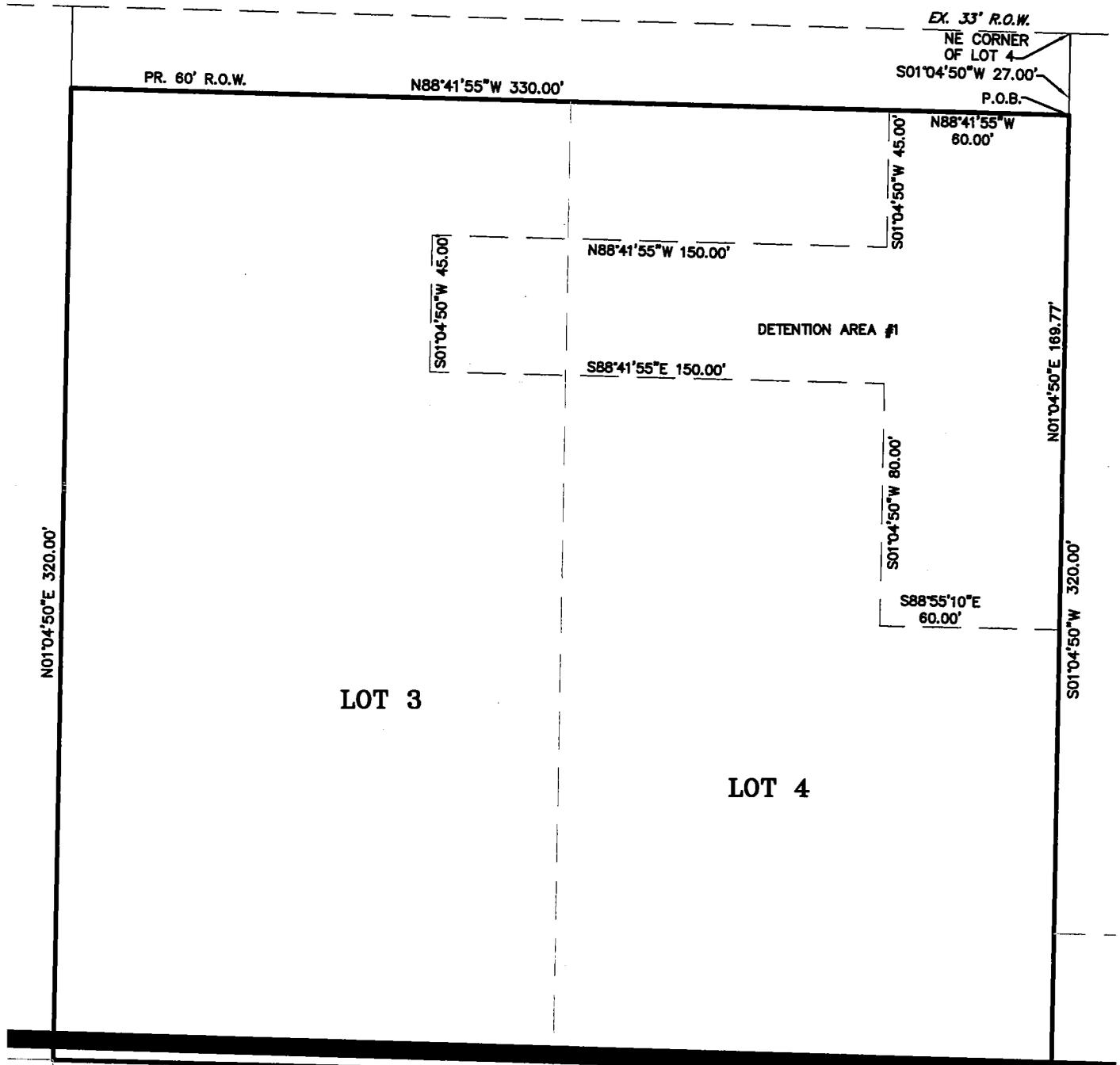

**FAZAL KHAN  
AND ASSOCIATES, INC.**  
 43345 SCHOENHERR ROAD  
 STERLING HEIGHTS • MICHIGAN • 48313  
 PHONE (586) 739-8007  
**CIVIL ENGINEERS • LAND SURVEYORS**

\* Part of lots 3, 4 & 11

*pt. 23-26-226-003 lots 3 & 4 - 009 lot 11*

**EXHIBIT 'B'**  
**TAWHEED CENTER**  
**DETENTION AREAS**  
**TEN MILE ROAD**  
**(PR. 60' HALF WIDTH)**

*EXISTING CENTERLINE OF ROAD*



*Supervisors*

N88°41'55"W 165.00'

**MATCH LINE SEE SHEET 2**

**DESCRIPTION OF PROPERTY**

LOT 3, 4 & 11, "MIDDLE BELT & TEN MILE ROAD PLAT NO. 1", PART OF THE E1/2 OF THE NE1/4 OF SECTION 26, T1N, R9E, FARMINGTON TOWNSHIP, OAKLAND COUNTY, MICHIGAN, RECORDED IN LIBER 56 OF PLATS, PAGE 54, OAKLAND COUNTY RECORDS.

SUBJECT TO RESTRICTIONS, RESERVATIONS AND EASEMENTS, IF ANY.

*23-26-226-003 lots 3+4*  
*23-26-226-009 lot 11*

**DESCRIPTION OF DETENTION AREA #1**

COMMENCING AT THE NE CORNER OF LOT 4, THENCE S01°04'50"W 27.00 FEET FOR A POINT OF BEGINNING; THENCE N88°41'55"W 60.00 FEET; THENCE S01°04'50"W 45.00 FEET; THENCE N88°41'55"W 150.00 FEET; THENCE S01°04'50"W 45.00 FEET; THENCE S88°41'55"E 150.00 FEET; THENCE S01°04'50"W 80.00 FEET; THENCE S88°55'10"E 60.00 FEET; THENCE N01°04'50"E 169.77 FEET TO THE POINT OF BEGINNING. CONTAINING 16943 SQUARE FEET OR 0.3890 ACRES, MORE OR LESS.

*\*Part of lots 3+4 of Supervisors Middle Belt Ten Mile Road Plat No. 1*

*A-23-26-226-003*

SHEET 1 OF 2

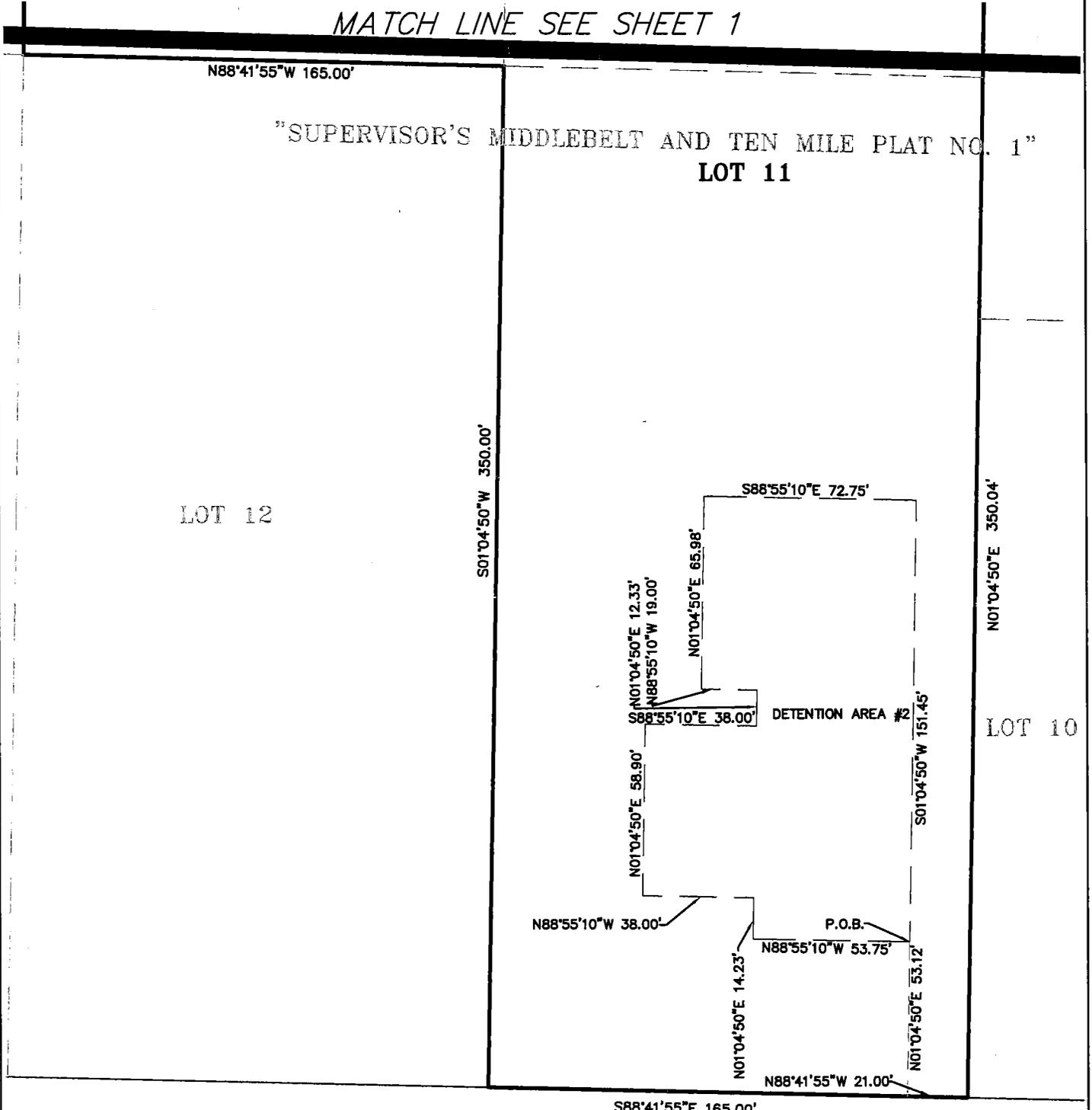
CLIENT TAWHEED CENTER	PROJECT NO. 04-404	
	DATE 12-08-05	
SCALE 1"=50'	DRAWN BY K.M.M.	CHECKED BY R.L.H.

**FAZAL KHAN AND ASSOCIATES, INC.**  
 43345 SCHOENHERR ROAD  
 STERLING HEIGHTS • MICHIGAN • 48313  
 PHONE (586) 739-8007

---

**CIVIL ENGINEERS • LAND SURVEYORS**

EXHIBIT 'B'  
TAWHEED CENTER  
DETENTION AREAS  
MATCH LINE SEE SHEET 1



**MORAN ROAD**  
(60' WIDE)

EXISTING CENTERLINE OF ROAD

**DESCRIPTION OF PROPERTY**

LOT 3, 4 & 11, <sup>Supervisors</sup> MIDDLE BELT & TEN MILE ROAD PLAT NO. 1", PART OF THE E1/2 OF THE NE1/4 OF SECTION 26, T1N, R9E, FARMINGTON TOWNSHIP, OAKLAND COUNTY, MICHIGAN, RECORDED IN LIBER 56 OF PLATS, PAGE 54, OAKLAND COUNTY RECORDS.

SUBJECT TO RESTRICTIONS, RESERVATIONS AND EASEMENTS, IF ANY.

**DESCRIPTION OF DETENTION AREA #2**

*\*Part of lot 11 of Supervisors Middle Belt + 10 Mile Rd Plat No. 1*

\* COMMENCING AT THE SE CORNER OF LOT 11, THENCE N88°41'55"W 21.00; THENCE N01°04'50"E 53.12 FEET FOR A POINT OF BEGINNING; THENCE N88°55'10"W 53.75 FEET; THENCE N01°04'50"E 14.23 FEET; THENCE N88°55'10"W 38.00 FEET; THENCE N01°04'50"E 58.90 FEET; THENCE S88°55'10"E 38.00 FEET; THENCE N01°04'50"E 12.33 FEET; THENCE N88°55'10"W 19.00 FEET; THENCE N01°04'50"E 65.98 FEET; THENCE S88°55'10"E 72.75 FEET; THENCE S01°04'50"W 151.45 FEET TO THE POINT OF BEGINNING. CONTAINING 11632 SQUARE FEET OR 0.2700 ACRES, MORE OR LESS.

*A-23-26-226-009* SHEET 2 OF 2

CLIENT TAWHEED CENTER	PROJECT NO. 04-404	
	DATE 12-08-05	
SCALE 1"=50'	DRAWN BY K.M.M.	CHECKED BY R.L.H.

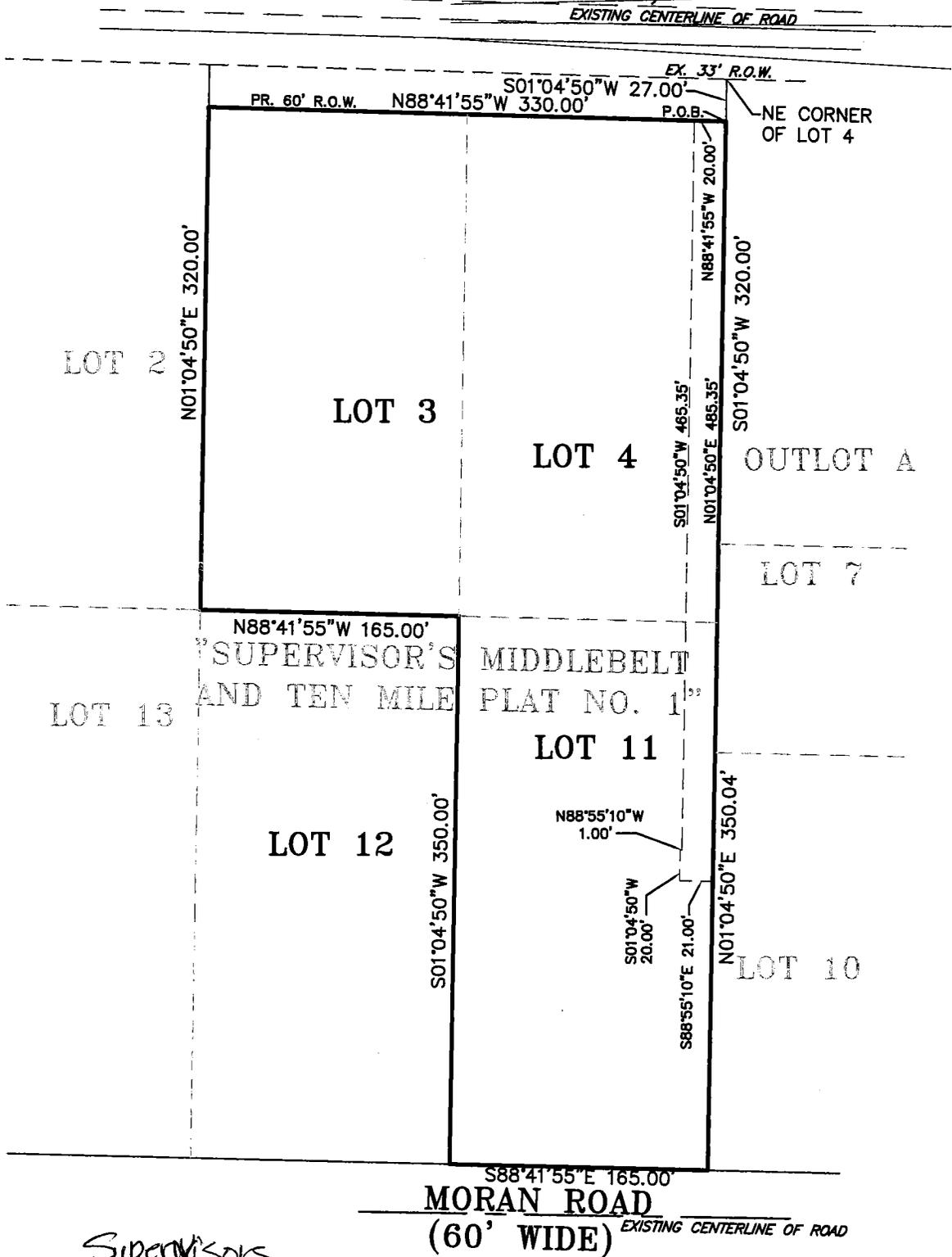
**FAZAL KHAN  
AND ASSOCIATES, INC.**

43345 SCHOENHERR ROAD  
STERLING HEIGHTS • MICHIGAN • 48313  
PHONE (586) 739-8007

---

**CIVIL ENGINEERS • LAND SURVEYORS**

EXHIBIT 'C'  
TAWHEED CENTER  
EASEMENT FOR ACCESS TO DETENTION AREA #2  
TEN MILE ROAD  
(PR. 60' HALF WIDTH)



*Supervisors*  
DESCRIPTION OF PROPERTY

LOT 3, 4 & 11, "MIDDLE BELT & TEN MILE ROAD PLAT NO. 1", PART OF THE E1/2 OF THE NE1/4 OF SECTION 26, T1N, R9E, FARMINGTON TOWNSHIP, OAKLAND COUNTY, MICHIGAN, RECORDED IN LIBER 56 OF PLATS, PAGE 54, OAKLAND COUNTY RECORDS.

SUBJECT TO RESTRICTIONS, RESERVATIONS AND EASEMENTS, IF ANY.

\* Part of lots 4-11 of Supervisors Middle Belt + 10 Mile Rd Plat No 1

DESCRIPTION OF ACCESS TO DETENTION AREA #2

\* COMMENCING AT THE NE CORNER OF LOT 4, THENCE S01°04'50"W 27.00 FEET FOR A POINT OF BEGINNING; THENCE N88°41'55"W 20.00 FEET; THENCE S01°04'50"W 465.35 FEET; THENCE N88°55'10"W 1.00 FEET; THENCE S01°04'50"W 20.00 FEET; THENCE S88°55'10"E 21.00 FEET; THENCE N01°04'50"E 485.35 FEET TO THE POINT OF BEGINNING, CONTAINING 9,728 SQUARE FEET OR 0.2233 ACRES, MORE OR LESS.

*Plat 23-26-26-003 lots 3+4  
-009 lot 11*

MORAN ROAD  
(60' WIDE) EXISTING CENTERLINE OF ROAD

CLIENT TAWHEED CENTER	PROJECT NO.	04-404
	DATE	12-05-05
SCALE 1"=100'	DRAWN BY K.M.M.	CHECKED BY R.L.H.

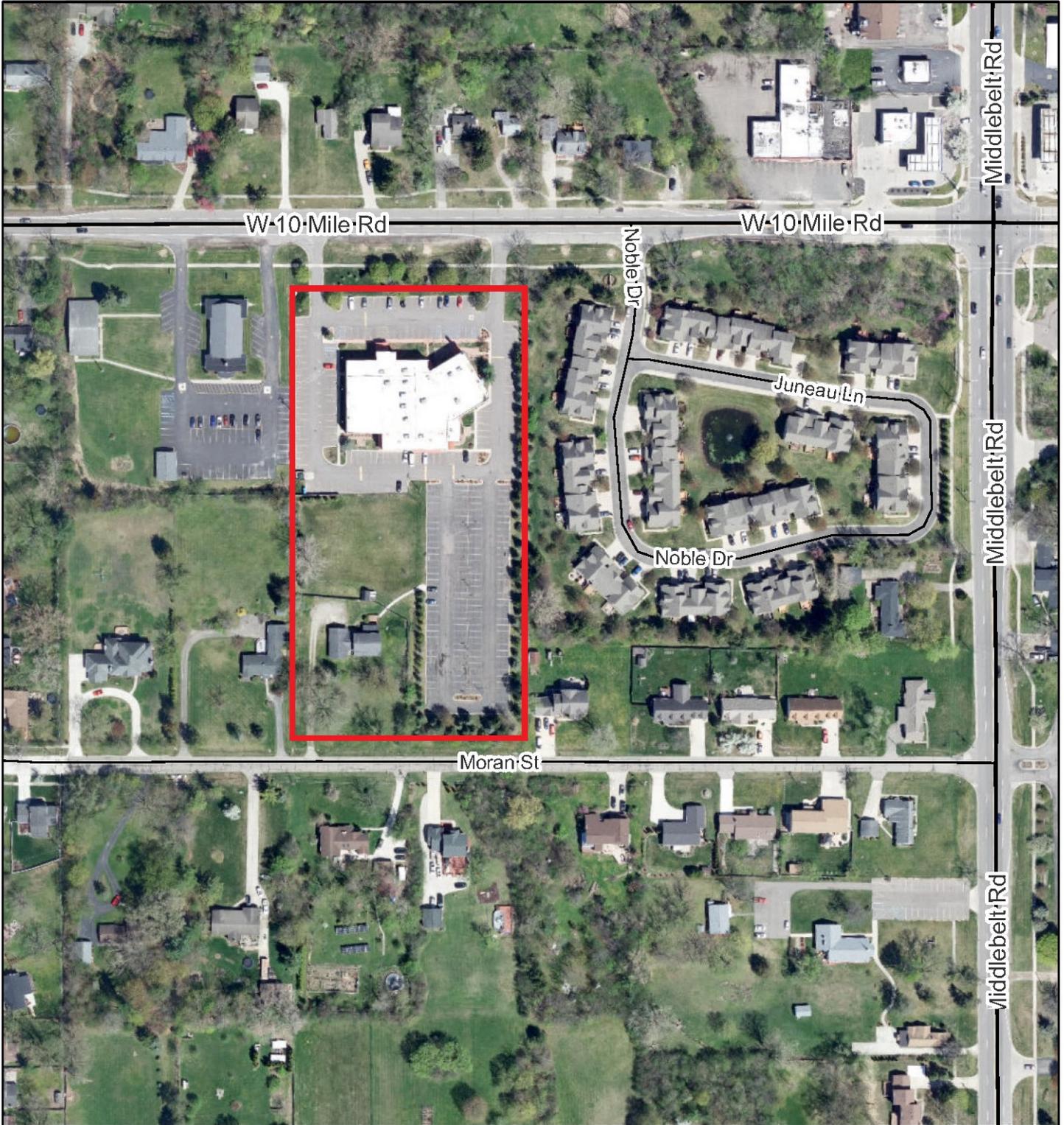


**FAZAL KHAN AND ASSOCIATES, INC.**  
43345 SCHOENHERR ROAD  
STERLING HEIGHTS - MICHIGAN - 48313  
PHONE (586) 739-8007

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CIVIL ENGINEERS • LAND SURVEYORS

# Tawheed Center 29707 Ten Mile Road



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



## CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

---

DATE: 03/23/2026

DEPT: SPECIAL SERVICES

RE: AMENDMENT #1 TO THE INTERLOCAL AGREEMENT BETWEEN THE COUNTY OF OAKLAND AND THE CITY OF FARMINGTON HILLS FOR HERITAGE PARK

---

### ADMINISTRATIVE SUMMARY

- The County of Oakland and the City of Farmington Hills entered into an Interlocal Agreement for Heritage Park on September 5, 2025.
- The Interlocal Agreement was discussed at both the February 9, 2026, and the March 9, 2026, Farmington Hills City Council Study Sessions during which additional questions were raised necessitating an extension of time to the original deadline noted in the Interlocal Agreement.
- The City Attorney and Oakland County Corporation Counsel have drafted amendment #1 of the Interlocal Agreement to extend the Transition Period from March 31, 2026 to June 1, 2026.
- During the time extension, the City and County will address the comments and recommendations of the city staff and City Council regarding the Park Action Plan (PAP), Park Operations and Maintenance Plan (POMP) and Capital Improvement Plan (CIP).

### RECOMMENDATION

It is recommended that City Council authorize the Acting City Manager to approve Amendment #1 to the Interlocal Agreement between the County of Oakland and the City of Farmington Hills for Heritage Park.

Prepared by: Bryan Farmer, Interim Director of Special Services

Reviewed by: Carly Lindahl, City Clerk

Approved by: Karen Mondora, Acting City Manager

**AMENDMENT #1 TO THE INTERLOCAL AGREEMENT**  
**BETWEEN**  
**THE COUNTY OF OAKLAND AND**  
**THE CITY OF FARMINGTON HILLS**  
**FOR HERITAGE PARK**

This First Amendment (“1<sup>st</sup> Amendment”) is entered into between the County of Oakland, located at 1200 North Telegraph Road, Pontiac, MI 48341 (“County”) by and through its statutory agent, the Oakland County Parks and Recreation Commission (“OCPRC”) and the City of Farmington Hills, 31555 West Eleven Mile Road, Farmington Hills, MI 48336 (“City”).

**BACKGROUND**

- A. The Parties entered into an Interlocal Agreement on September 5, 2025 (“Original Agreement”).
- B. The Parties desire to amend the Original Agreement to extend the Transition Period, as defined in the Original Agreement and modify other provisions as provided herein. The Original Agreement and the 1<sup>st</sup> Amendment shall be referred to as the “Agreement.”
- C. In consideration of the mutual covenants contained herein, the Parties agree to amend the Agreement as follows:

**1<sup>st</sup> AMENDMENT**

- 1. **Background.** The Background is incorporated into the Agreement.
- 2. **Transition Period Extension.** The Transition Period, as defined in Section 1.16, is modified so the Transition Period shall end on June 1, 2026 and not March 31, 2026.
- 3. **Park Action Plan.** The parties are continuing their efforts to address the comments and recommendations of the City and its City Representative regarding the PAP and need additional time to complete those efforts. Accordingly, the date of March 31, 2026, stated in Section 4.7 is amended and extended to June 1, 2026.
- 4. **Park Operations and Maintenance Plan.** The parties are continuing their efforts to address the comments and recommendations of the City and its City Representative regarding the POMP and need additional time to complete those efforts. Accordingly, Section 4.8 is amended to extend the City and City Council approval of the POMP and any implementation or adoption of the POMP by OCPRC to June 1, 2026.
- 5. **Park Capital Improvement Plan.** The parties are continuing their efforts to address the comments and recommendations of the City and its City Representative regarding the CIP and need additional time to complete those efforts. Accordingly, Section 4.9 is amended to extend the City Comment Period until May 15, 2026, and to extend the time for the City and City Representative to approve the CIP to June 1, 2026.
- 6. **Continued Effect.** Except as necessary to give effect to the amendments in this 1<sup>st</sup> Amendment, all other terms and conditions of the Agreement shall continue with full force and effect, except as modified herein.
- 7. **Entire Agreement.** This 1<sup>st</sup> Amendment and the Original Agreement constitute the entire agreement and understanding between the County/OCPRC and the City and supersede any and all other prior oral or written understandings, communications or agreements between the Parties.

IN WITNESS WHEREOF, David T. Woodward acknowledges that he is authorized by the County to execute this 1<sup>st</sup> Amendment.

County:

By:

\_\_\_\_\_  
David T. Woodward, Chair  
Oakland County Board of Commissioners

Date: \_\_\_\_\_

**IN WITNESS WHEREOF**, Karen Mondora acknowledges that she is authorized by the City to execute this 1<sup>st</sup> Amendment.

City:

By:

\_\_\_\_\_  
Karen Mondora, Acting City Manager  
City of Farmington Hills

Date: \_\_\_\_\_



## CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

---

**DATE:** 03/23/2026

**DEPT:** Department of Public Services

**RE:** Approval of Amendment No. 6 to Water Service Contract between the Great Lakes Water Authority and the City of Farmington Hills

---

### ADMINISTRATIVE SUMMARY

- The City of Farmington Hills entered into a 30-year water contract with Detroit Water and Sewerage Department (DWSD) in September of 2009. In 2016, the Great Lakes Water Authority (GLWA) was formed and now leases, operates, and maintains the public water supply system owed by DWSD.
- Since 2009, the City has approved five amendments to the water contract based on changing demands and construction of the City's water tower and related system improvements.
- Through the partnership with GLWA, all wholesale customers have been placed on the same periodic contract review schedule. The current contract alignment process results in all wholesale contracts being "reopened" on a four-year schedule. This effort assists in reducing, as much as practical, instability in customer charges.
- Farmington Hills has leveraged most of the available reductions in peak hour demand management with the construction of the water tower and previous contract amendments. However, with continued declines in water sales and enhancements to operations, there is an opportunity to further reduce the City's maximum day and peak hour contract values.
- These changes to contract values will take effect in fiscal year 2027/2028, however, the overall financial impact will not be known until all wholesale contract amendments are finalized.



## CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

- The recommendation is to adjust the following flow-based values as follows:

Contract Flow Based Value Type	Projected Annual Volume (Mcf)	Max. Day (Mcf)	Peak Hour (mgd)
Current GLWA Contract Value	400,000	18.0	21.3
Proposed GLWA Contract Value	400,000	17.1	19.8

- The recommended change reflects the currently demonstrated values while maintaining a contingency for emergency conditions.
- The contract amendment must be approved by City Council and received by GLWA on or before May 7, 2026 in order to be included in the contract reopener process.
- This Amendment has been reviewed as to form and content by the City Attorney.

### RECOMMENDATION

IT IS RESOLVED, that the City Council of Farmington Hills authorizes the City Manager and City Clerk to sign Amendment No. 6 to Water Service Contract Between Great Lakes Water Authority and City of Farmington Hills.

###

Prepared by: Tammy Gushard, P.E., Assistant Director of Public Services  
Reviewed by: Jacob Rushlow, P.E., Director of Public Services  
Approved by: Karen Mondora, P.E., Acting City Manager

**AMENDMENT NO. 6 TO WATER SERVICE CONTRACT  
BETWEEN  
GREAT LAKES WATER AUTHORITY  
AND  
CITY OF FARMINGTON HILLS**

This Amendment No. 6 (“Amendment”) is made between the Great Lakes Water Authority, a municipal authority and public body corporate (“GLWA”), and the City of Farmington Hills, a municipal corporation (“Member Partner”). GLWA and Member Partner are collectively referred to as the “Parties”.

**RECITALS**

- A. GLWA leases, operates, and maintains the public water supply system owned by the City of Detroit (“System”); and
- B. On September 15, 2009, the Parties entered a Water Service Contract (“Contract”) reflecting the terms and conditions governing the delivery and purchase of potable water, as subsequently amended and assigned; and
- C. The Contract provides for periodic reopening on a four-year schedule, of which the Parties wish to avail themselves; and
- D. Article 15 of the Contract permits the Parties to amend the Contract by mutual agreement; and
- E. In consideration of the mutual undertakings of the Parties and for the benefit of the public, it is the mutual desire of the Parties to enter this Amendment to amend the Contract as set forth in detail in the following sections.

**ACCORDINGLY, THE PARTIES AGREE AS FOLLOWS:**

- 1. Exhibit A of the Contract is amended by deleting in its entirety the existing Exhibit A and substituting the attached Exhibit A in its place.
- 2. Exhibit B of the Contract is amended by deleting in its entirety the existing Exhibit B and substituting the attached Exhibit B in its place.
- 3. Except for the provisions of the Contract specifically contained in this Amendment, all other terms, conditions, and covenants contained in the Contract shall remain in full force and effect and as set forth in the Contract.
- 4. This Amendment to the Contract shall be effective and binding upon the Parties when it is signed and acknowledged by the duly authorized representatives of both Parties and is approved by Member Partner’s governing body and the GLWA Board of Directors.

*(Signatures appear on next page)*

Accordingly, GLWA and Member Partner, by and through their duly authorized officers and representatives, have executed this Amendment.

**City of Farmington Hills:**

By: \_\_\_\_\_  
Karen Mondora  
Acting City Manager

By: \_\_\_\_\_  
Carly Lindahl  
City Clerk

APPROVED BY  
FARMINGTON HILLS CITY COUNSEL ON: \_\_\_\_\_  
Date

**Great Lakes Water Authority:**

By: \_\_\_\_\_  
Suzanne R. Coffey, P.E.  
Chief Executive Officer

Dated: \_\_\_\_\_

APPROVED BY  
GLWA BOARD OF DIRECTORS ON: \_\_\_\_\_  
Date

APPROVED AS TO FORM BY  
GLWA GENERAL COUNSEL ON: \_\_\_\_\_  
Signature/Date



## CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

---

**DATE:** 03/23/2026

**DEPT:** Department of Public Services

**RE:** Authorization for Grant Application to the Michigan Department of Transportation (MDOT) Local Bridge Program for the Tuck Road Bridge Replacement

---

### ADMINISTRATIVE SUMMARY

- The City of Farmington Hills maintains jurisdiction of the Tuck Road Bridge over the Upper Rouge River. This bridge is located between Grand River Avenue and Eight Mile Road.
- This bridge was originally constructed around 1925 with modifications in the 1950s. It has a span of twenty-two (22) feet. A 2020 condition assessment performed by the City's as-needed structural engineering consultant indicates that the bridge is nearing the end of its useful life and needs replacement. The City's Capital Improvement Plan also identifies the project as a future need. The preliminary estimate for replacement of the bridge including design and construction engineering is approximately \$3.25 Million.
- Federal funds are potentially available to offset up to ninety-five percent (95%) of the direct construction costs for this bridge. Typically, funds are provided at an 80% match of the consideration cost with the municipality responsible for 20% as well as all the design and construction engineering. For this project, we anticipate a 75-25 grant with approximately \$2,600,000 in federal funds and the local share being approximately \$650,000 plus the design and construction engineering costs.
- The Michigan Department of Transportation (MDOT) has announced the solicitation of applications for candidate projects for the Local Bridge Program. The Tuck Road bridge replacement meets the eligibility criteria for consideration of funding under this program.
- MDOT requires that the City Council submit a resolution of support with each grant application.
- If funded, the grant would be available in fiscal year 2029.



## CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

---

### RECOMMENDATION

IT IS RESOLVED that the Farmington Hills City Council hereby approve the attached resolution supporting the Michigan Department of Transportation (MDOT) Local Bridge Program Grant for the Tuck Road Bridge Replacement.

###

Prepared by: Dayton Emerson, Civil Engineer I  
Reviewed by: Mark Saksewski, P.E., City Engineer  
Reviewed by: Jacob Rushlow, P.E., Director of Public Services  
Approved by: Karen Mondora, P.E., Acting City Manager

**CITY OF FARMINGTON HILLS  
RESOLUTION FOR MICHIGAN DEPARTMENT OF TRANSPORTATION  
LOCAL BRIDGE PROGRAM GRANT FOR TUCK ROAD BRIDGE REPLACEMENT**

**RESOLUTION NO. \_\_\_\_\_**

At a session of the City Council of the City of Farmington Hills, Oakland County, State of Michigan, from the City Council Chambers on March 23, 2026, at 7:30 o'clock P.M, with those present and absent being:

PRESENT:

ABSENT:

The following resolution was offered by Councilmember \_\_\_\_\_ and supported by Councilmember \_\_\_\_\_:

WHEREAS, the City of Farmington Hills is preparing a Local Bridge Program Grant for replacement of the Tuck Road Bridge over the Rouge River,

WHEREAS, Michigan Department of Transportation, Local Bridge funds are available to offset up to 95 of the cost of construction for local agencies bridges,

WHEREAS, the condition of the Tuck Road bridge warrants replacement,

NOW, THEREFORE, BE IT RESOLVED, that the Farmington Hills City Council is hereby in support of the Local Bridge application submittal by the City of Farmington Hills for the purpose of obtaining a Michigan Department of Transportation, Local Bridge Program grant for replacement of the Tuck Road Bridge over the Rouge River for the year 2029.

AYES:

NAYS:

ABSTENTIONS:

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN    )  
  ) SS.  
COUNTY OF OAKLAND )

I, City Clerk of the City of Farmington Hills, hereby certify that the foregoing is a true and correct copy of a resolution of the City Council of the City of Farmington Hills, adopted at a regular meeting of said Council held on March 23, 2026, the original of which is on file in my office.

\_\_\_\_\_  
Carly Lindahl, City Clerk  
City of Farmington Hills  
Oakland County, Michigan



## CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

**DATE:** 3/23/2026

**DEPT:** Department of Public Works

**RE:** SINGLE AND TANDEM AXLE DUMP TRUCK, PARTS, AND RELATED EQUIPMENT AND SERVICES

### ADMINISTRATIVE SUMMARY

- Request for proposals (RFP) was issued through the Michigan Intergovernmental Trade Network (MITN) e-procurement system by the City of Rochester Hills, RFP-RH-20-023, for Tandem and Singel Axle Dump Truck, Related Parts and Service and opened on March 18, 2020. The bid was awarded to Truck and Trailer Specialties, Inc. with an initial term of three (3) years and was extended through September 2025. Rochester Hills recently issued a new RFP through MITN and is currently in process of evaluating the submitted proposal responses. A new award has not yet been made.
- The City anticipates receiving award information from the City of Rochester Hills soon. However, if it becomes apparent that Rochester Hills will not be issuing an award in a timely manner, Farmington Hills will need to pursue its own contract through a competitive bidding process.
- In the interim, the DPW has an ongoing need to purchase dump truck parts to maintain its vehicles for year-round operations. The winter weather events during the 2025-2026 season have increased the demand for dump truck parts and repairs, and inflation has also contributed to higher costs.
- As the total amount exceeds the approved threshold, it is required by policy City Council approves this increase after the fact.

### RECOMMENDATION

- In view of the above, it is recommended that City Council authorize the Acting City Manager to approve an after the fact increase in the purchase order of dump truck parts to Truck and Trailer Specialties Inc. in an amount of \$45,000 for equipment and service.

###

Prepared by: Derrick Schueller, DPW Superintendent

Reviewed by: Jacob Rushlow, P.E., Director of Public Services

Reviewed by: Michelle Aranowski, Director, Department of Central Services

Approved by: Karen Mondora, P.E., Acting City Manager



## CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 3/23/2026

DEPT: DEPARTMENT OF PUBLIC WORKS

RE: AWARD OF BID FOR ROADSIDE TRACTOR MOWING

---

### ADMINISTRATIVE SUMMARY

- The procurement of roadside turf cutting and maintenance was publicly advertised and competitively bid on the Michigan Inter-governmental Trade Network (MITN) e-procurement system and opened on February 24, 2026. Notification was sent to over 400 vendors (including 125 that hold the classification of minority owned, woman owned, veteran owned, disabled, disadvantaged or service disabled).
- This contract service supplements the tractor mowing and trimming operations performed by DPW staff. This program includes corner cutting to ensure unobstructed sight lines at intersections, mowing along undeveloped tracts of land, rights-of-way where subdivisions back up to major streets, and native grasses on Northwestern Highway. Approximately 40 swath miles (5 feet wide) are cut every 3-4 weeks in the growing season.
- The lowest qualified bidder, S&L Landscape, LLC of Almont, Michigan has provided reliable landscape services to MDOT and RCOC with over 10 years of experience (see attached bid tab).
- Funding is provided in the Major Road Account, under Grass/Weed Contractual.

### RECOMMENDATION

- IT IS RESOLVED, that the City Council of Farmington Hills authorizes the contract award to S&L Landscape, LLC of Almont, Michigan for roadside tractor mowing and related activities in an amount not-to-exceed the annual budgeted amount with one or more administration approved extensions not-to-exceed a total of four (4) years.



# CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

City of Farmington Hills  
 Bid tabulation  
 Bid #itb-fl-25-26-2546  
 2026 Roadside Tractor Mowing  
 Opened 02/24/2026

DESCRIPTION	EST. QTY (swath miles)	NUMBER OF CUTS	KBK Landscaping		Xpert Lawn and Snow, Inc.		S&L Landscape, LLC	
			Warren, MI		Warren, MI		Shelby Township, MI	
			Unit Price	Extended	Unit Price	Extended	Unit Price	Extended
Roadside Mowing	37	5	\$195.00	\$36,075.00	\$199.00	\$36,815.00	\$160.00	\$29,600.00
String Trimming	37	5	\$45.00	\$8,325.00	\$39.00	\$7,215.00	\$30.00	\$5,550.00
Northwestern Highway Native Grass Bed Mowing	21	1	\$250.00	\$5,250.00	\$199.00	\$4,179.00	\$160.00	\$3,360.00
Additional Swath Miles Mowing	25	1	\$195.00	\$4,875.00	\$199.00	\$4,975.00	\$160.00	\$4,000.00
Additional Swath Miles Trimming	5	1	\$45.00	\$225.00	\$39.00	\$195.00	\$30.00	\$150.00
		<b>SUBTOTAL PER HOUR MOWING</b>		<b>\$54,750.00</b>		<b>\$53,379.00</b>		<b>\$42,660.00</b>
		<b>EST. QTY (HOURS)</b>			<b>Unit Price</b>	<b>Extended</b>	<b>Unit Price</b>	<b>Extended</b>
Roadside Brush/Woody overgrowth mowing (price per hou		16	\$300.00	\$4,800.00	\$75.00	\$1,200.00	\$105.00	\$1,680.00
		<b>SUBTOTAL PER HOUR MOWING</b>		<b>\$4,800.00</b>		<b>\$1,200.00</b>		<b>\$1,680.00</b>
<b>TOTAL ALL SERVICES</b>				<b>\$59,550.00</b>		<b>\$54,579.00</b>		<b>\$44,340.00</b>
Prices listed will increase percentage each year beginning at the 2nd year of award				3%		2%		3%

Bid notification was sent to 427 vendors. We received 0 "No Bids."

###

Prepared by: Derrick Schueller, DPW Superintendent  
 Reviewed by: Michelle Aranowski, Director, Department of Central Services  
 Reviewed by: Jacob Rushlow, P.E., Director, Department of Public Services  
 Approved by: Karen Mondora, P.E., Acting City Manager



## CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 03/23/2026

DEPT: Department of Public Services

RE: Consideration of Award of Contract for the Farm Meadow and Camelot Court  
Subdivision Concrete Reconstruction Phase II

### ADMINISTRATIVE SUMMARY

- In November 2018, voters approved the City Charter Amendment to Transition to a Local Road Millage. This millage replaced the City's local road special assessment process for funding local road reconstruction.
- The City currently rates the paved public roads utilizing the Pavement Surface Evaluation and Rating (PASER) system which is a widely accepted system used throughout the country. Michigan's Transportation Asset Management Council has adopted the PASER system for measuring statewide pavement conditions in Michigan. The paved roads within the project area have an average PASER rating of 2.15, making this project a candidate for reconstruction.
- This proposal is for the second of a two-year phased project. The roads will be reconstructed to local road standards with removal and replacement of the existing concrete pavement, underlying base, storm sewer improvements and new curb and gutter and edge drain. All the roads in the project area consist of concrete pavement.
- Four (4) bids were received on February 27, 2025 (see Bid Summary Sheet) and the lowest bidder who has demonstrated the ability to complete the work is Mark Anthony Contracting, Inc. Their bid was in the amount of \$4,318,770.06.
- Construction is anticipated to begin May 2026 with completion by November 2026
- Mark Anthony Contracting Inc. successfully completed similar projects for the City of Farmington Hills, and their work has been satisfactory. Most recently they were the prime contractor for Halsted Road Reconstruction project from 8 mile to 9-mile road in 2025. They also completed the paving as a subcontractor for the 11 Mile Road and Heritage Hills Road Reconstruction in 2023. Our consultant, Hubbell Roth & Clark has verified their references with other communities and found them to be positive and supportive of awarding this project. Based on our experience with Mark Anthony Contracting, Inc. it is our opinion they can adequately perform the work as outlined in the contract.



**CITY MANAGER’S REPORT TO  
MAYOR AND COUNCIL**

- A mailing notice will be sent to all resident property owners within the project area that will include the Open House meeting date and time, staff contact information, instructions for signing up for the project-specific Listserv, as well as “Frequently Asked Questions” for the project. The mailing will also provide a contact name and phone number for anyone requesting a one-on-one consultation to address any further questions they may have. This information will also be posted to the City’s website.
- To provide further outreach, a second mailing will be provided to all residents and property owners prior to construction beginning to identify the Construction Inspector assigned to the project, his or her contact information, and to identify the prime contractor that was awarded the contract.

**BID SUMMARY**

<b><u>CONTRACTOR</u></b>	<b><u>TOTAL</u></b>
Mark Anthony Contracting, Inc Milford, MI	\$4,318,770.06
Fonson Company, Inc. Brighton, MI	\$4,557,314.24
OCG Companies, LLC Bloomfield, MI	\$5,009,144.30
Florence Cement Company Shelby Twp, MI	\$5,266,122.30

*Table Description: Summary of bid results for the Farm Meadows and Camelot Courts Subdivision Reconstruction Phase II.*

**RECOMMENDATION**

- IT IS RESOLVED, the Farm Meadows and Camelot Courts Subdivision Reconstruction Phase II be awarded to the lowest competent bidder, Mark Anthony Contracting, Inc of Milford, Michigan, in the amount of \$4,318,770.06.

###

Prepared by: Shon’Quase Dawkins, Civil Engineer I  
 Reviewed by: Mark Saksewski, P.E., City Engineer  
 Reviewed by: Jacob Rushlow, P.E., Director of Public Services  
 Approved by: Karen Mondora, P.E., Acting City Manager



March 6th, 2026

City of Farmington Hills  
31555 W. Eleven Mile Road  
Farmington Hills, Michigan 48336

Attn: Mr. Mark Saksewski, P.E., City Engineer

Re: Recommendation for Award  
Farm Meadows and Camelot Courts Subdivision Rehabilitation Program – Phase II

HRC Job No. 20240419

Dear Mr. Saksewski:

HRC has reviewed the bids received on Friday, February 27, 2026, for the Farm Meadows and Camelot Courts Subdivision Rehabilitation Program – Phase II and found them to be in order. This project was bid as concrete for the roadway material. There were four (4) bids received. The bid calculations and totals have been reviewed and checked by the City. The low bidder was **Mark Anthony Contracting, Inc.**

**Bid Summary List:**

1. <b>Mark Anthony Contracting, Inc., Milford, MI</b>	<b>\$4,318,770.06</b>
2. Fonson Company, Inc., Brighton, MI	\$4,557,314.24
3. OCG Companies, LLC, Bloomfield, MI	\$5,009,144.30
4. Engineer's Estimate	\$5,249,670.00
5. Florence Cement Company, Shelby Township, MI	\$5,266,122.30

**Mark Anthony Contracting, Inc. Low Bid Summary:**

1. Total Base Low Bid was for the amount of **\$4,318,770.06**
2. Mark Anthony Contracting, Inc. Base Bid was 17.7% below the Engineer's Estimate of \$5,249,670.00.

The Farm Meadows and Camelot Courts Subdivision Rehabilitation Program – Phase II is a full pavement section reconstruction of the roadway including the following: removal of the existing pavement section, removal and replacement of the existing Medwid culvert, minor storm sewer improvements, installation of a new pavement section of 7-inch nonreinforced concrete pavement with integral curb, 8-inch 21AA aggregate base course, underdrain, fire hydrant replacements, driveway approaches, and turf restoration.

Mark Anthony Contracting, Inc., the low bidder, has previously worked with the City on various projects including the recent Halsted Road Reconstruction – 8 Mile Rd to 9 Mile Rd. Based on this, HRC would support the selection of Mark Anthony Contracting, Inc. as the lowest responsive bidder for an amount of \$4,318,770.06. The list below details the subcontractors included in Mark Anthony Contracting, Inc.'s bid proposal submitted.

**Subcontractor Summary List:**

1. Dan K's Inc. – Restoration
2. D'Angelo Brothers – Water main and storm sewer

HRC has prior experience with both Mark Anthony Contracting, Inc. and the key subcontractors on previous projects for which they performed similar work to the scope identified above for the Farm Meadows and Camelot Courts Subdivision Rehabilitation Program – Phase II. This includes recent work in the City.



Based on HRC's past experience and information summarized herein, we feel that Mark Anthony Contracting, Inc. is the lowest responsive bidder and recommend that the City consider awarding the Farm Meadows and Camelot Courts Subdivision Rehabilitation Program – Phase II to them. Should the City find that all documents included in the bid proposal are in order, HRC supports the award of the Farm Meadows and Camelot Courts Subdivision Rehabilitation Program – Phase II to Mark Anthony Contracting, Inc. from Milford, MI in the amount of **\$4,318,770.06**, subject to the submission of the necessary bonds and insurance, which comply with the contract specifications.

If you have any questions or require any additional information, please contact the undersigned.

Very truly yours,

HUBBELL, ROTH & CLARK, INC.



Nathan Baxter  
Graduate Engineer II



Andrea L. Pike, P.E.  
Associate

# City of Farmington Hills

## Farm Meadows & Camelot Courts Phase 2

### Road Reconstruction



Legend

 Road Construction Area



## CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

---

**DATE:** 03/23/2026

**DEPT:** Department of Public Services

**RE:** Consideration of Award of Contract for the Folsom Road Reconstruction from 9 Mile Road to Orchard Lake Road Project

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### ADMINISTRATIVE SUMMARY

- This project includes the reconstruction of Folsom Road from 9 Mile Road to Orchard Lake Road.
- The City currently rates the paved public roads utilizing the Pavement Surface Evaluation and Rating (PASER) system which is a widely accepted system used throughout the country. Michigan's Transportation Asset Management Council has adopted the PASER system for measuring statewide pavement conditions in Michigan. This not only includes the residential streets in the City but also major roads and industrial roads.
- Folsom Road in this area has a PASER rating of 3.310, making the project a high priority candidate. Different than residential streets, this project is funded by the City's major road account and the 2024 millage for public roads and streets.
- Folsom Road is a major road. It will be reconstructed to major road standards with removal and replacement of the existing pavement surface and underlying stone base. New curb and gutter and underdrain will also be installed in sections of this project, as well as some storm sewer improvements.
- The project was publicly advertised and competitively bid on the Michigan Intergovernmental Trade Network (MITN) e-procurement system. Notification was sent to over one thousand (1,000) vendors including two hundred fifty-five (255) that hold the classification of minority owned, women owned, veteran owned, disabled, disadvantaged or service disabled.
- Ten (10) bids were received on March 10, 2026 (see Bid Summary Sheet) and the lowest bidder who has demonstrated the ability to complete the work is Pro-Line Asphalt Paving Corp. Their bid was in the amount of \$2,693,999.55.
- The low bid is competitive with current market prices. Pro-Line Asphalt Paving Corp. successfully completed similar projects for the City of Farmington Hills and their

work has been satisfactory. Most recently they completed the paving as a prime contractor for Farmington Road from 12 Mile Road to 13 Mile Road in 2023. They were also the paving subcontractor for Shiawassee Road from Hawthorne Street to 9 Mile Road in 2022. Our consultant, Hubbell Roth & Clark, has verified their references with other communities and found them to be positive and supportive of awarding this project. Based on our experience with Pro-Line Asphalt Paving Corp., it is our opinion they can adequately perform the work as outlined in the contract.

- Construction is anticipated to commence in April 2026 and be substantially completed by November 2026.
- A mailing notice will be sent to all businesses and property owners within the project area that will include staff contact information, instructions for signing up for the project-specific Listserv, as well as “Frequently Asked Questions” for the project. The mailing will also provide a contact name and phone number for anyone requesting an over-the-phone consultation to address any further questions they may have. This information will also be posted to the City’s website.
- In an effort to ensure that businesses and property owners are as informed as possible, an Open House meeting will be held prior to the start of construction.



**CITY MANAGER'S REPORT TO  
MAYOR AND COUNCIL**

**BID SUMMARY**

<b><u>CONTRACTOR</u></b>	<b><u>TOTAL</u></b>
Pro-Line Asphalt Paving Corp. Washington, MI	\$2,693,999.55
Springline Excavating Farmington Hills, MI	\$2,826,154.51
OCG Companies Bloomfield Hills, MI	\$2,919,857.79
Fonson Company Brighton, MI	\$2,959,917.50
Eminent Excavating Dearborn, MI	\$2,963,324.51
Angelo lafrate Construction Warren, MI	\$3,082,004.07
Main Street Contracting Wixom, MI	\$3,092,000.00
FDM Contracting Shelby Twp, MI	\$3,161,966.32
Major Contracting Group Detroit, MI	\$3,650,000.00
HMC, LLC Troy, MI	\$3,652,819.50*

*Table Description: Summary of bid results for the Folsom Road Reconstruction - 9 Mile Road to Orchard Lake Road Project.*

\* Indicates corrected total.

**RECOMMENDATION**

IT IS RESOLVED, the Folsom Road Reconstruction from 9 Mile Road to Orchard Lake Road Project be awarded to the lowest competent bidder, Pro-Line Asphalt Paving Corp. of Washington, Michigan, in the amount of \$2,693,999.55.

Prepared by: Dayton Emerson, Civil Engineer I  
 Reviewed by: Mark Saksewski, P.E., City Engineer  
 Reviewed by: Jacob Rushlow, P.E., Director of Public Services  
 Approved by: Karen Mondora, P.E., Acting City Manager



March 11, 2026

City of Farmington Hills  
31555 W. Eleven Mile Road  
Farmington Hills, Michigan 48336

Attn: Mr. Mark Saksewski, P.E., City Engineer

Re: Recommendation for Award  
Folsom Road Reconstruction Project

HRC Job No. 20250344

Dear Mr. Saksewski:

HRC has reviewed the bids received on Tuesday, March 10, 2026, for the Folsom Road Reconstruction Project and found them to be in order. There were ten (10) bids received and the low bidder was **Pro-Line Asphalt Paving Corporation** of Washington, MI. Please see below for the list of final amounts received from each bidder for this project along with engineering estimate.

**Bid Summary List:**

1. <b>Pro-Line Asphalt Paving Corporation</b>	<b>Washington, MI</b>	<b>\$2,693,999.55</b>
2. Springline Excavating	Farmington Hills, MI	\$2,826,154.51
3. OCG Companies	Bloomfield Hills, MI	\$2,919,857.79
4. Fonson Company, Inc.	Brighton, MI	\$2,959,917.50
5. Eminent Excavating	Dearborn, MI	\$2,963,324.51
6. Angelo lafrate Construction	Warren, MI	\$3,082,004.07
7. Mainstreet Contracting	Wixom, MI	\$3,092,000.00
8. FDM Contracting	Shelby Township, MI	\$3,161,966.32
9. Engineer's Estimate		\$3,440,517.58
10. Major Contracting Group, Inc.	Detroit, MI	\$3,650,000.00
11. HMC, LLC	Troy, MI	\$3,652,819.50

**Pro-Line Asphalt Paving Corporation Bid Summary:**

1. Low Bid was for the amount of **\$2,693,999.55**.
2. Pro-Line Asphalt Paving's bid was below the Engineer's Estimate of Construction Costs of \$3,440,517.58. The low bidder is approximately 21.7% lower than the Engineer's Estimate of Construction Costs.

The Folsom Road Reconstruction Project is a full HMA section reconstruct which includes the following: removal of the existing HMA section, storm sewer improvements, installation of a new section of 6-inch HMA, 8-inch 21AA aggregate base course, remove and replace existing curb along the south side of the project, underdrain, fire hydrants replacement, driveway approaches and turf restoration.

Pro-Line Asphalt & Paving Corporation, the low bidder, had previously worked on similar pavement projects in the cities of Farmington Hills and Rochester Hills. HRC has confirmed the following projects involving Pro-Line Asphalt Paving Corporation. Based on this, HRC would support the selection of Pro-Line Asphalt Paving Corporation as the lowest bidder for an amount of \$2,693,999.55.

1. Farmington Road Reconstruction – 12 Mile Road to 13 Mile Road (2023)
  - Prime contractor
  - \$4,679,759.71 HMA roadway reconstruction



2. Waterview and Leach Road Reconstruction Project – City of Rochester Hills (2023)
  - Prime contractor
  - \$2,168,115.25 HMA roadway reconstruction

The list below is Pro-Line Asphalt Paving's subcontractors which is part of their bid proposal submitted.

**Subcontractor Summary List:**

1. D'Angelo Bros., Inc. – Underground/Utilities
2. Goretski Construction. – Concrete
3. Site Solutions – Restoration/Landscape/Irrigation
4. P.K. Contracting – Pavement Marking
5. Finishing Touch Photo & Video – Audio/Video
6. State Barricades – Traffic Control/Permanent Signs
7. Owen Tree Service – Tree Removal/Clearing

HRC has prior experience with the key subcontractors on previous projects for which they performed similar work to the scope they have been identified for on the Folsom Road Reconstruction Project.

Based on HRC's experience and research into past performance, summarized herein, we feel that Pro-Line Asphalt Paving Corporation is the lowest responsive bidder and recommend that the City consider awarding the Folsom Road Reconstruction Project to them as the prime contractor. Should the City find that all documents included in the bid proposal are in order, HRC supports the award of the Folsom Road Reconstruction Project to Pro-Line Asphalt Paving Corporation of Washington, Michigan in the amount of **\$2,693,999.55**, subject to the submission of the necessary bonds and insurance, which complies with the contract specifications.

If you have any questions or require any additional information, please contact the undersigned.

Very truly yours,

HUBBELL, ROTH & CLARK, INC.



Johnny Elias  
Graduate Engineer II



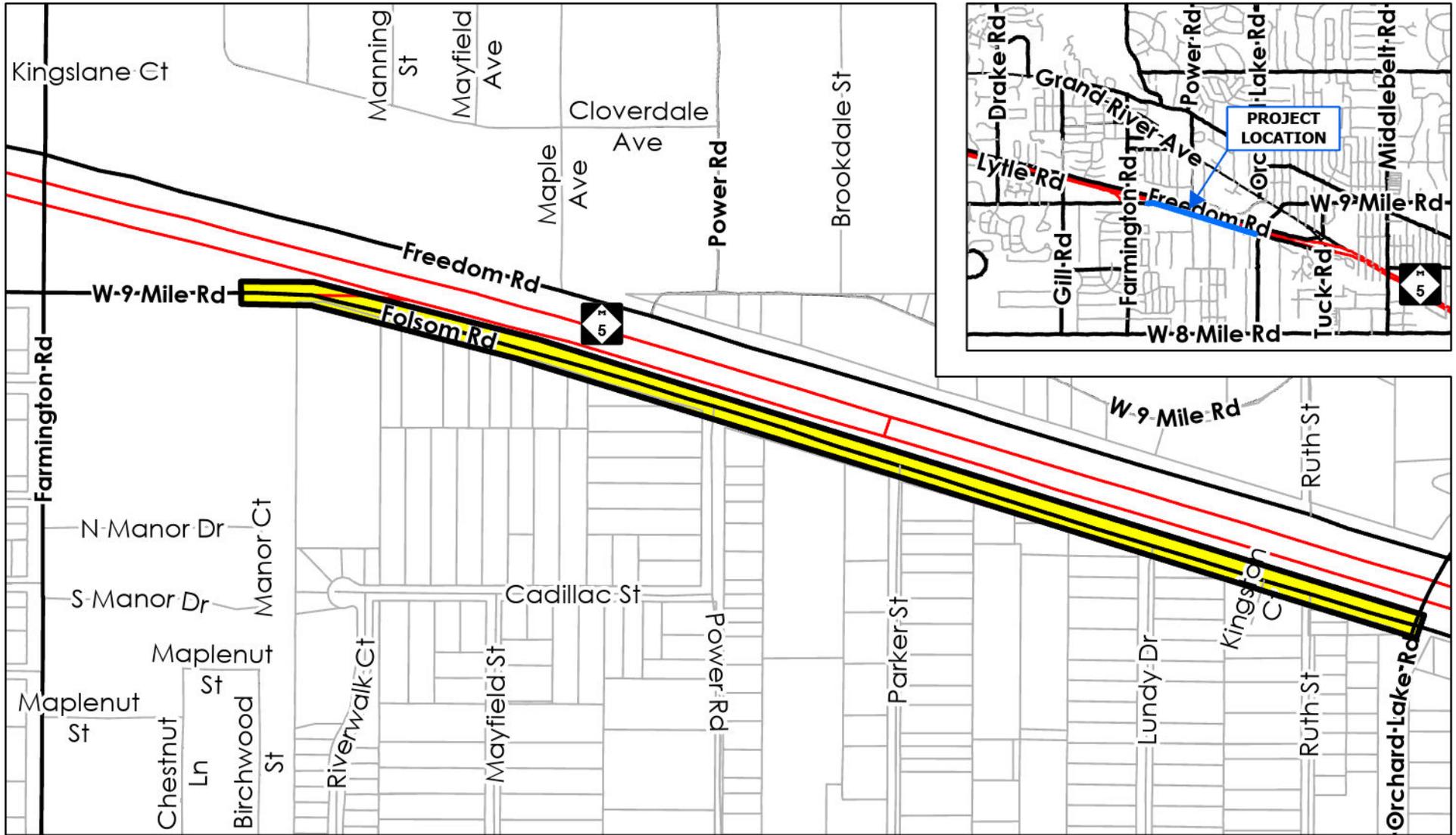
Christopher O. Bauer, P.E.  
Manager

pc: City of Farmington Hills, Dayton Emerson  
HRC; C. Hart, File



# City of Farmington Hills

## Folsom Road Reconstruction - 9 Mile Road to Orchard Lake Road



### Legend

 Project Limits



## CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

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**DATE:** 03/23/2026

**DEPT:** Department of Public Services

**RE:** Consideration of Award of Contract for the Biddestone Woods Subdivision Paving Project

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### ADMINISTRATIVE SUMMARY

- In November 2018, voters approved the City Charter Amendment to transition to a Local Road Millage. This millage replaced the City's local road special assessment process for funding local road reconstruction. A portion of the funding generated from this millage is designated for the conversion of gravel roads to hard surface pavement where it is requested by a majority of the property owners.
- In March 2019, City Council adopted the Policy for Converting Gravel Public Roads to Paved Roads.
- Since that time, several gravel roads have gone through the procedure to convert a gravel road to pavement. Biddestone Lane received its authorization by City Council on October 25, 2021, after an informational meeting, submittal of a majority petition, and a public hearing.
- The existing gravel roadway will be removed, and the road will be paved to public local road standards with a new asphalt surface on a new aggregate stone base. Drainage improvements will also be completed, which include new curb and gutter with underdrain, and new storm sewer.
- The project was publicly advertised and competitively bid on the Michigan Intergovernmental Trade Network (MITN) e-procurement system. Notification was sent to over one thousand (1,000) vendors including two hundred eighteen (218) that hold the classification of minority owned, women owned, veteran owned, disabled, disadvantaged or service disabled.
- Seven (7) bids were received on February 27, 2026 (see Bid Summary Sheet) and the lowest bidder who has demonstrated the ability to complete the work is Springline Excavating. Their bid was in the amount of \$2,164,776.98.

- The low bid is competitive with current market prices. Springline Excavating has previously completed many projects for the City of Farmington Hills. In 2022, they completed the Shiawassee Road reconstruction from Hawthorne to Nine Mile. They also completed storm work for North Industrial Drive in 2025. Based on past experience, it is our opinion they can adequately perform the work as outlined in the contract.
- Construction is anticipated to commence in June 2026 and be substantially completed by November 2026.
- A mailing notice will be sent to all residents and property owners within the project area that will include staff contact information, instructions for signing up for the project-specific Listserv, as well as “Frequently Asked Questions” for the project. The mailing will also provide a contact name and phone number for anyone requesting an over the phone consultation to address any further questions they may have. This information will also be posted to the City’s website.
- In an effort to assure that residents and property owners are as informed as possible, an Open House meeting will be held prior to the start of construction. Residents and property owners will be invited to view the final construction plans and have their questions addressed by staff.
- To provide further outreach, a second mailing will be provided to all residents and property owners prior to construction beginning to identify the Construction Inspector assigned to the project, their contact information, and to identify the prime contractor that was awarded the contract.



**CITY MANAGER'S REPORT TO  
MAYOR AND COUNCIL**

**BID SUMMARY**

<b><u>CONTRACTOR</u></b>	<b><u>TOTAL</u></b>
Springline Excavating, LLC Farmington Hills, MI	\$2,164,776.98
Asphalt Specialists LLC Pontiac, MI	\$2,254,905.00
Mainstreet Wixom, MI	\$2,346,999.58
Al's Asphalt Paving Co. Taylor, MI	\$2,358,041.03
Fonson Company Brighton, MI	\$2,422,849.32
HMC, LLC Troy, MI	*\$2,582,656.60
Major Contracting Group Detroit, MI	\$2,992,100.33

*Table Description: Summary of bid results for the Biddestone Woods Subdivision Paving Project.*

\* Indicates corrected total.

**RECOMMENDATION**

- IT IS RESOLVED, the Biddestone Woods Subdivision Paving Project be awarded to the lowest competent bidder, Springline Excavating of Farmington Hills, Michigan, in the amount of \$2,164,776.98.

Prepared by: Mirandi Alexander, P.E., Civil Engineer II  
 Reviewed by: Mark Saksewski, P.E., City Engineer  
 Reviewed by: Jacob Rushlow, P.E., Director of Public Services  
 Approved by: Karen Mondora, P.E., Acting City Manager



March 4, 2026

City of Farmington Hills  
31555 W. Eleven Mile Road  
Farmington Hills, MI 48336

Attn: Mr. Mark Saksewski, P.E., City Engineer  
Re: Recommendation for Award  
Biddestone Woods Subdivision Paving Project

HRC Job No. 20240420

Dear Mr. Saksewski:

HRC has reviewed the bids received on Friday, February 27, 2026, for the Biddestone Woods Subdivision Paving Project and found them to be in order. There were a total of seven (7) bids received, The bid calculations and totals have been reviewed and checked by the City. The low bidder was Springline Excavating, LLC.

**Bid Summary List:**

1. Springline Excavating, LLC., Farmington Hills, MI	\$2,164,776.98
2. Asphalt Specialists, LLC., Pontiac, MI	\$2,254,905.00
3. Main Street Contracting, Inc., Wixom, MI	\$2,346,999.58
4. Al's Asphalt Paving, Inc., Taylor, MI	\$2,358,041.03
5. Fonson Company, Inc., Brighton, MI	\$2,422,849.32
6. Engineer's Estimate	\$2,477,161.00
7. HMC, LLC., Troy, MI	\$2,582,656.60
8. Major Contracting Group, Inc., Detroit, MI	\$2,992,100.33

**Springline Excavating, LLC. Low Bid:**

1. Total Base Low Bid was for the amount of **\$2,164,776.98**
2. Springline Excavating, LLC. Base Bid was approximately 12.6% below the Engineer's Estimate of \$2,477,161.00

The Biddestone Woods Subdivision Paving Project is a full reconstruction of the roadway including the following: drainage improvements, re-alignment and profile improvements, installation of a new pavement section of 5-inch HMA on 10-inch 21AA aggregate base course on top of geogrid. Portions of the cross-section will contain curb and gutter with underdrain while the other portions will contain ditching.

**Subcontractor Summary List:**

1. Al's Asphalt Paving, Inc. – Asphalt Paving
2. Goretski Construction Company. - Miscellaneous Concrete Work including curb and gutter and driveways
3. Site Solutions – Landscape Restoration

The City asked HRC to check references for Al's Asphalt Paving, Inc, the asphalt paving subcontractor. The City has had limited experience with Al's Asphalt Paving, Inc. performing mainline paving. Al's Asphalt Paving, Inc. has performed paving on a handful of jobs within the City including Farmington Freeway Industrial Park Phase III, Farm Meadows and Camelot Courts Phase I, and Muer Cove Gravel Conversion to Hard Surface. HRC's Geotechnical and Construction Materials expert, Bill West, has had positive experiences with Al's Asphalt Paving, Inc. in recent years including a resurfacing project that spanned from 2022-2023 in Birmingham, MI.

1. Muer Cove Gravel Conversion to Hard Surface
  - \$858,635.15 Gravel Road Conversion Project
  - Paving sub-contractor to Springline Excavating, LLC
  - The City reported no issues with Al's Asphalt Paving, Inc.
2. Farmington Freeway Industrial Park Phase III
  - \$3,977,338.61 Concrete Reconstruction Project
  - Paving sub-contractor to Hard Rock Concrete, Inc.
  - Responsible for HMA driveway approaches and temporary HMA
3. Farm Meadows and Camelot Courts Subdivision Rehabilitation Program – Phase I
  - \$3,516,829.80 Concrete Reconstruction Project
  - Paving sub-contractor to Hard Rock Concrete, Inc.
  - Responsible for HMA Driveway approaches and temporary HMA
4. 2021 HMA Resurfacing Project in Birmingham, MI
  - Paving sub-contractor to Pamar
  - Construction from 2022-2023
  - HRC's Bill West was the Inspector / Project Engineer
  - 2022 work: ±4,100 tons of HMA paving consisting of various mix types; redesigned on the fly with Al's Asphalt Paving, Inc.'s input.
  - 2023 work: ±750 tons of HMA; also redesigned on the fly with Al's Asphalt Paving, Inc.'s input
  - HRC's Bill West reports satisfactory work

HRC has prior experience with both Springline Excavating, LLC. and the key subcontractors on previous projects for which they performed similar work to the scope identified above for the Biddestone Woods Subdivision Paving Project. This includes recent work in the City.

Based on HRC's past experience and information summarized herein, we believe that Springline Excavating, LLC. is the lowest responsive bidder and recommend that the City consider awarding the Biddestone Woods Subdivision Paving Project to them. Should the City find that all documents included in the bid proposal are in order, HRC supports the award of the Biddestone Woods Subdivision Paving Project to Springline Excavating, LLC. of Farmington Hills, Michigan, in the amount of **\$2,164,776.98**, subject to the submission of the necessary bonds and insurance, which comply with the contract specifications.

If you have any questions or require any additional information, please contact the undersigned.

Very truly yours,

HUBBELL, ROTH & CLARK, INC.



Jonathan C. Lobsinger, E.I.T.  
Graduate Engineer II



Andrea L. Pike, P.E.  
Associate

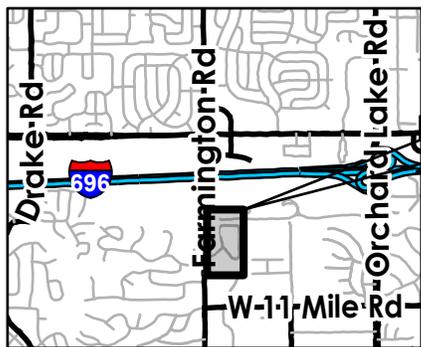
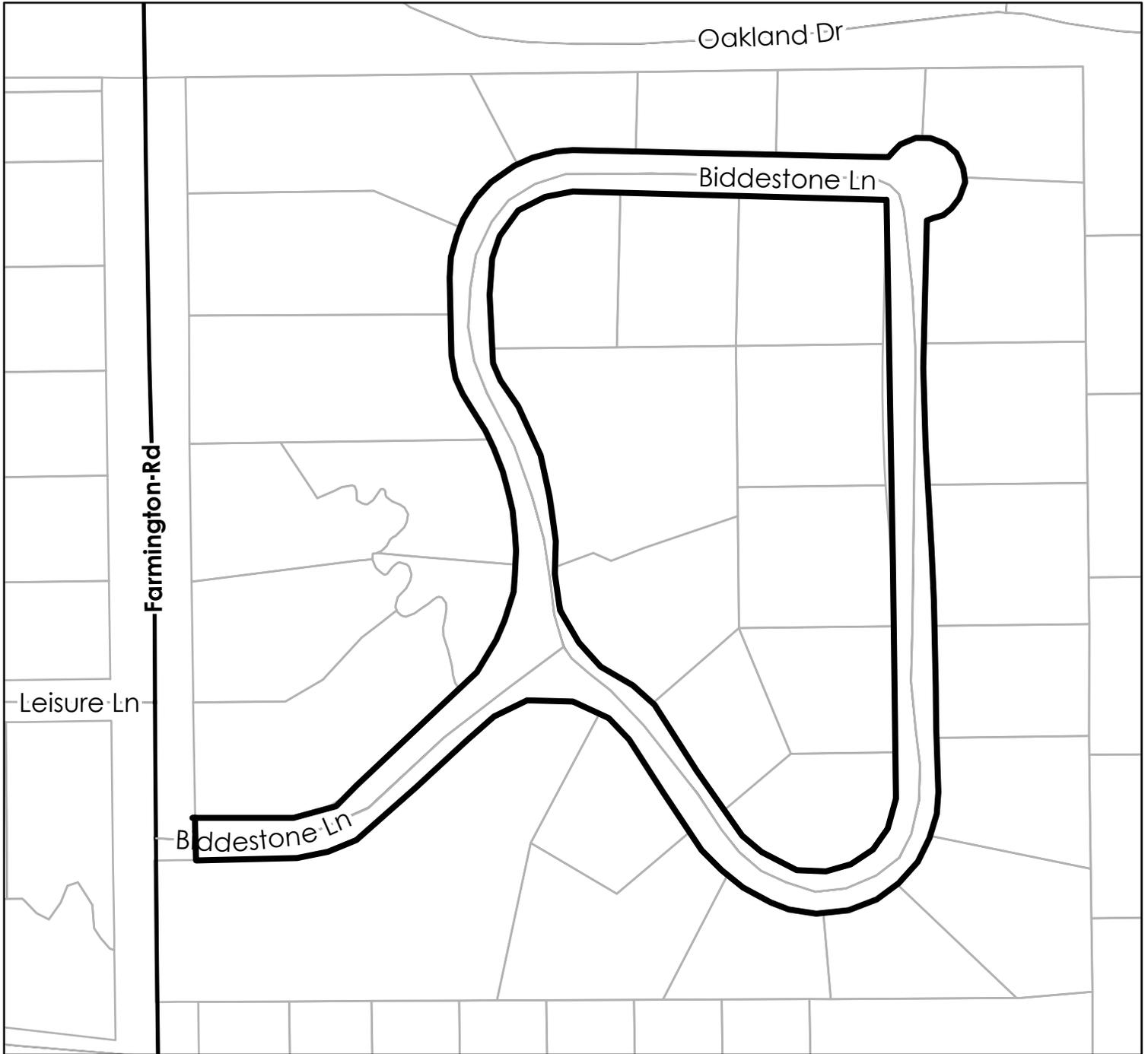
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pc: HRC; File



# City of Farmington Hills

## Biddestone Woods Subdivision Paving Project



PROJECT LOCATION

Legend

 Road Replacement



## CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

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**DATE:** 03/23/2026

**DEPT:** Department of Public Services

**RE:** Consideration of Award of Contract for the Richland Gardens Subdivision  
Phase 1 Road Reconstruction Project

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### ADMINISTRATIVE SUMMARY

- In November 2018, voters approved the City Charter Amendment to Transition to a Local Road Millage. This millage replaced the City's local road special assessment process for funding local road reconstruction.
- The City currently rates the paved public roads utilizing the Pavement Surface Evaluation and Rating (PASER) system which is a widely accepted system used throughout the country. The paved roads within the project area have an average PASER rating of 2.00, which makes them a candidate for reconstruction. Michigan's Transportation Asset Management Council has adopted the PASER system for measuring statewide pavement conditions in Michigan.
- All the roads in the project area consist of asphalt pavement. This proposal is for the first of a three-year phased project. The roads will be reconstructed to local road standards with removal and replacement of the existing asphalt pavement, underlying base, storm sewer and ditching improvements, and limited areas of new curb and gutter and edge drain.
- Three (3) bids were received on March 12, 2026 (see Bid Summary Sheet). The lowest bidder who has demonstrated the ability to complete the work is Fonson Company, Inc. Their bid was in the amount of \$4,968,929.14. This is 20% below the engineer's estimate of \$6,218,900.
- Construction is anticipated to begin May 2026 with completion by November 2026.
- Fonson Company, Inc. has successfully completed similar projects for the City of Farmington Hills, and their work has been satisfactory. Most recently they were the prime contractor for Fairway Hills Drive Road Reconstruction Project in 2024. They also completed the construction for Heritage Hills Subdivision Road Reconstruction Project Phases 2 and 3 as the prime contractor in 2022 and 2023. Our consultant, OHM Advisors has verified their references with other communities and found them to be positive and supportive of awarding this project. Based on our experience with



# CITY MANAGER’S REPORT TO MAYOR AND COUNCIL

Fonson Company, Inc. it is our opinion they can adequately perform the work as outlined in the contract.

- A mailing notice will be sent to all property owners within the project area that will include an open house meeting date and time, staff contact information, instructions for signing up for the project-specific Listserv, as well as “Frequently Asked Questions” for the project. The mailing will also provide a contact name and phone number for anyone requesting a one-on-one consultation to address any further questions they may have. This information will also be posted to the City’s website.
- To provide further outreach, a second mailing will be provided to all property owners prior to construction beginning in order to identify the Construction Inspector assigned to the project, his or her contact information, and to identify the prime contractor that was awarded the contract.

### BID SUMMARY

<u>CONTRACTOR</u>	<u>TOTAL</u>
Fonson Company, Inc. Brighton, MI	\$4,968,929.14
Asphalt Specialists, LLC. Pontiac, MI	\$5,130,927.10
Springline Excavating, LLC Farmington Hills, MI	\$5,199,657.10

*Table Description: Summary of bid results for the Richland Gardens Subdivision Phase 1 Road Reconstruction Project.*

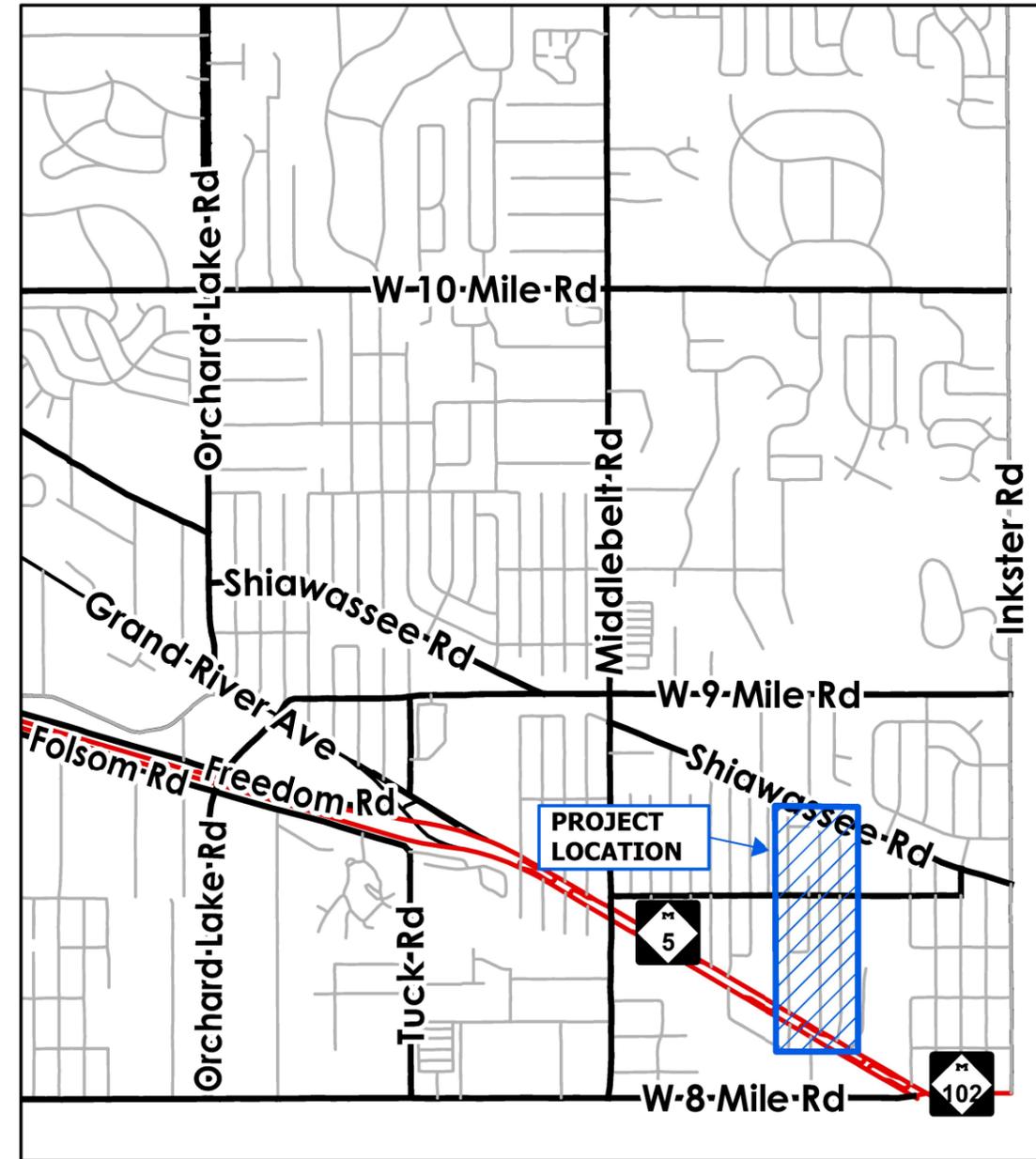
### RECOMMENDATION

- IT IS RESOLVED, the Richland Gardens Subdivision Road Reconstruction Phase I Project be awarded to the lowest competent bidder, Fonson Company, Inc of Brighton, Michigan, in the amount of \$4,968,929.14.

Prepared by: Tyler Sonoga, Civil/Environmental Engineer  
 Reviewed by: Mark Saksewski, P.E., City Engineer  
 Reviewed by: Jacob Rushlow, P.E., Director of Public Services  
 Approved by: Karen Mondora, P.E., Acting City Manager



# City of Farmington Hills Richland Gardens Subdivision Phase 1 Road Reconstruction



Legend

 Road Construction Area



## CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

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**DATE:** 03/23/2026

**DEPT:** Department of Public Services

**RE:** Consideration of Award of Contract for the Ridgewood Drive Road  
Reconstruction Project

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### ADMINISTRATIVE SUMMARY

- In November 2018, voters approved the City Charter Amendment to transition to a Local Road Millage. This millage replaced the City's local road special assessment process for funding local road reconstruction.
- The City currently rates the paved public roads utilizing the Pavement Surface Evaluation and Rating (PASER) system, which is a widely accepted system used throughout the country. Michigan's Transportation Asset Management Council has adopted the PASER system for measuring statewide pavement conditions in Michigan.
- The City utilizes a PASER rating of 2.75 or less to qualify local roads and subdivisions for consideration of reconstruction. During the last City-wide PASER survey conducted in 2023, the paved road had a PASER rating of 3.0. Current observations of the pavement condition indicate that the PASER rating is approaching a 2.0, making the project a high priority candidate for reconstruction.
- The existing asphalt roadway will be removed, and the road will be paved to public local road standards with a new asphalt surface on a new aggregate stone base. Drainage improvements will also be completed, which include new storm culverts under the road.
- The project was publicly advertised and competitively bid on the Michigan Intergovernmental Trade Network (MITN) e-procurement system. Notification was sent to over one thousand (1,000) vendors including two hundred twenty-two (222) that hold the classification of minority owned, women owned, veteran owned, disabled, disadvantaged or service disabled.
- Eight (8) bids were received on March 12, 2026 (see Bid Summary Sheet) and the lowest bidder who has demonstrated the ability to complete the work is Asphalt

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Specialists, LLC. Their bid was in the amount of \$1,456,246.00. This is 22% below the engineer's estimate of \$1,866,000.

- The low bid is competitive with current market prices. Asphalt Specialists, LLC has previously completed projects for the City of Farmington Hills, and their work has been satisfactory. In 2025, they completed the North Industrial Road Reconstruction project. They also completed paving for Quaker Valley in 2024. Based on past experience, it is our opinion they can adequately perform the work as outlined in the contract.
- Construction is anticipated to commence in May 2026 and be substantially completed by September 2026.
- A mailing notice will be sent to all residents and property owners within the project area that will include staff contact information, instructions for signing up for the project-specific Listserv, as well as "Frequently Asked Questions" for the project. The mailing will also provide a contact name and phone number for anyone requesting an over the phone consultation to address any further questions they may have. This information will also be posted to the City's website.
- In an effort to assure that residents and property owners are as informed as possible, an Open House meeting will be held prior to the start of construction. Residents and property owners will be invited to view the final construction plans and have their questions addressed by staff.
- To provide further outreach, a second mailing will be provided to all residents and property owners prior to construction beginning to identify the Construction Inspector assigned to the project, his or her contact information, and to identify the prime contractor that was awarded the contract.



**CITY MANAGER'S REPORT TO  
MAYOR AND COUNCIL**

**BID SUMMARY**

<u>CONTRACTOR</u>	<u>TOTAL</u>
Asphalt Specialists, LLC Pontiac, MI	\$1,456,246.00
Springline Excavating, LLC Farmington Hills, MI	\$1,488,449.56
True North Asphalt Madison Heights, MI	\$1,530,108.35
OCG Companies Wixom, MI	\$1,541,079.24
Mainstreet Contracting Wixom, MI	\$1,583,000.00
Allied Construction Clarkston, MI	\$1,587,599.91
Nagle Paving Company Novi, MI	\$1,613,960.14
Fonson Company Brighton, MI	\$1,634,579.51

*Table Description: Summary of bid results for the Ridgewood Drive Road Reconstruction Project.*

\* Indicates corrected total.

**RECOMMENDATION**

- IT IS RESOLVED, the Ridgewood Drive Road Reconstruction Project be awarded to the lowest competent bidder, Asphalt Specialists, LLC, in the amount of \$1,456,246.00.

Prepared by: Mirandi Alexander, P.E., Civil Engineer II

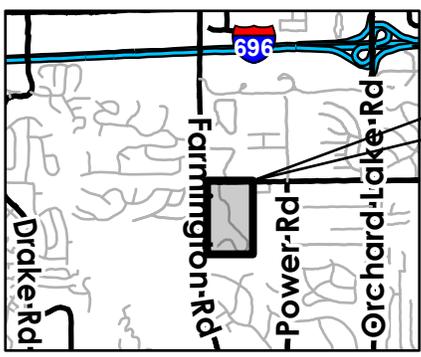
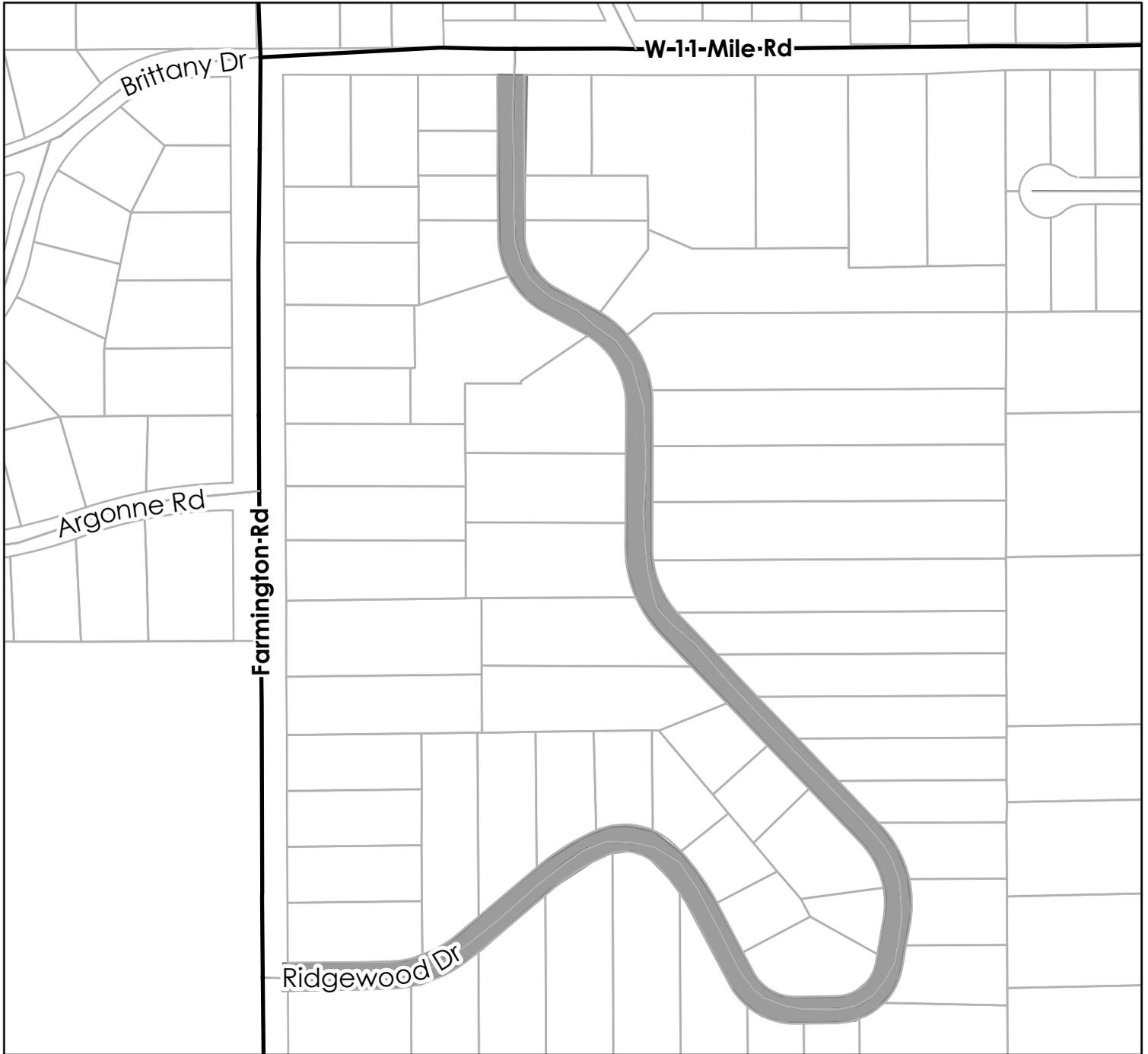
Reviewed by: Mark Saksewski, P.E., City Engineer

Reviewed by: Jacob Rushlow, P.E., Director of Public Services

Approved by: Karen Mondora, P.E., Acting City Manager



# City of Farmington Hills Ridgewood Drive Road Reconstruction Project



Legend

 Road Reconstruction



## CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 03/23/26

DEPT: Special Services

RE: Consideration of Employment for Julian Wilder

### ADMINISTRATIVE SUMMARY

- 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, and 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 Julian Wilder.

Name: Julian Wilder

Position Applied For: Concessions Attendant

Number of Employees Needed in this Position: 10

Date Position Posted: 2/24/26 Open Until: Filled

Number of Applicants for this position: 5

Number of Applicants Interviewed: 5

Salary: \$13.73/hr

Relationship: Julian Wilder is the grandson of Marsha Koet, who is a Senior Division Supervisor.

Justification: Julian Wilder is the most qualified applicant and is available to begin work immediately.

### RECOMMENDATION

IT IS RESOLVED, that the City Council of Farmington Hills hereby approves an employment request per Section 10.01A of the City Charter for Julian Wilder, who is related to an employee of the City, Marsha Koet, who is a Senior Division Supervisor.

Prepared by: Kristen Amolsch, Secretary to the Director of Special Services

Reviewed by: Bryan Farmer, Interim Director of Special Services

Approved by: Karen Mondora, Acting City Manager

**MINUTES  
CITY OF FARMINGTON HILLS  
FARMINGTON HILLS CITY COUNCIL  
STUDY SESSION  
CITY HALL – COMMUNITY ROOM  
MARCH 9, 2026, 2026 – 5:30PM**

The study session of the Farmington Hills City Council was called to order by Mayor Rich at 5:38pm.

Councilmembers Present: Aldred, Boleware, Bridges, Dwyer, Knol, Rich and Starkman

Councilmembers Absent: None

Others Present: Acting City Manager Mondora, City Clerk Lindahl, Directors Brown, Farmer and Skrobola Police Chief Piggott, Fire Chief Unruh and City Attorney Joppich

*The closed session started at 5:39pm*

**CLOSED SESSION ITEM:**

**CONSIDERATION OF APPROVAL TO ENTER INTO A CLOSED SESSION TO DISCUSS STRATEGY AND NEGOTIATION SESSIONS CONNECTED WITH THE NEGOTIATION OF A COLLECTIVE BARGAINING AGREEMENT, AS ALLOWED UNDER SECTION 8(1)(C) OF THE MICHIGAN OPEN MEETINGS ACT.**

MOTION by Aldred, support by Bridges, that the City Council of Farmington Hills hereby enters into a closed session to discuss strategy and negotiation sessions connected with the negotiation of a collective bargaining agreement, as allowed under Section 8(1)(c) of the Michigan Open Meetings Act.

MOTION CARRIED 7-0.

*The open session resumed at 6:41pm*

**STUDY SESSION ITEMS:**

**UPDATE ON THE OAKLAND COUNTY PARKS/CITY OF FARMINGTON HILLS AGREEMENT**

Acting City Manager Mondora provided an update on the Oakland County Parks partnership for Heritage Park, noting that Oakland County had submitted their Parks Action Plan, operations and maintenance plan, and capital improvement plan on February 6th. The city provided feedback following the February 9th study session, and Oakland County prepared an updated presentation.

Chris Ward, Oakland County Parks Director, presented the partnership proposal, emphasizing that Heritage Park would become their most visited park with an estimated 250,000-750,000 annual visits, of which 60% are non-Farmington Hills residents. He acknowledged this was the most complex partnership Oakland County Parks has undertaken due to the park's high usage, extensive programming, and staffing considerations. Ward stressed the importance of shared stewardship, with the city retaining ownership and primary decision-making authority while Oakland County manages day-to-day operations.

Ashley Smith, formerly the city's Nature Center supervisor and now with Oakland County Parks, outlined the park's evolution under her 15-year tenure, highlighting successful programs like Nature Preschool and nature camps. She presented a conceptual vision dividing the park into three zones: discovery gateways for immersive experiences, nature stewardship areas, and community gathering spaces.

A facility condition assessment conducted by JFR Architects revealed significant deferred maintenance needs across multiple structures including the Spicer House, Nature Center, and splash pad. Oakland County increased their financial commitment from \$2.5 million to \$5 million in the first five years, with another \$5 million forecast for the following five years, emphasizing this represents a floor rather than ceiling for investment.

The presentation emphasized benefits including addressing maintenance backlogs, expanding programming capacity, improving accessibility, and bringing Oakland County's natural resources management expertise to the 211-acre natural area.

Acting City Manager Mondora expressed support for the investment opportunity, noting the Spicer House alone would require millions in investment that the city would struggle to provide over 20-30 years. She highlighted the city's receipt of a \$500,000 state grant for parking and playground improvements that would benefit from additional county funding.

Councilmember Michael Bridges asked about the complexity Ward had mentioned several times. Ward explained the complexity stemmed from the park's high visitation numbers, extensive programming throughout the year, staffing transitions, special events, and the level of public care for the facility.

Mayor Rich expressed concerns about feeling rushed in the process, given this is the city's first such partnership and Heritage Park's status as a community jewel. Ward assured council that deadlines could be extended to ensure all parties feel comfortable with the agreement.

Council Member Knol praised the investment opportunity, noting the millions needed for structures like the Spicer House that the city cannot realistically fund long-term.

Council requested a summary document outlining the three required plan components that council needed to review. City Attorney Steve Joppich clarified that extending the March 30th deadline by 60-90 days would allow time for proper review. Staff indicated they were close but needed time for thorough review and red-line changes to the agreement.

Council agreed to extend the March 30<sup>th</sup> deadline by 60 days, with questions compiled within two weeks and another study session scheduled for April 13th to ensure robust processing of all concerns.

### **DISCUSSION ON FLOCK**

Police Chief Piggott addressed questions raised at the previous council meeting regarding FLOCK camera systems and transparency concerns. He acknowledged that while the department had internal policies governing computer access and criminal justice information, a specific FLOCK policy had been drafted but not implemented.

Chief Piggot emphasized that while an active FLOCK-specific policy was missing, the department maintained comprehensive policies governing officer access to criminal justice information through law enforcement code of ethics, CJIS compliance policies, and city internal computer policies. Officers face disciplinary action and potential criminal charges for personal misuse of any law enforcement computer systems.

He emphasized that FLOCK cameras only capture license plate images and vehicle photos, providing no personal information unless there is an active NCIC warrant entry.

Regarding misuse detection, Chief Piggott compared FLOCK to other law enforcement information systems like LEIN, CLEMIS, and NCIC, explaining that monitoring relies primarily on reports of improper use due to the volume of available information. The department investigates any notifications from systems like LEIN or Secretary of State regarding potential misuse and takes appropriate action.

The new policy includes internal audit processes where each division with FLOCK access will be audited to ensure policy compliance. Chief Piggott highlighted FLOCK's effectiveness in identifying felons and violent individuals traveling through the city.

Acting City Manager Mondora requested that the policy be shared with council for transparency purposes.

**ADJOURNMENT**

Mayor Rich closed discussion and adjourned the meeting at 7:28pm.

Respectfully submitted,

Carly Lindahl, City Clerk

**MINUTES  
CITY OF FARMINGTON HILLS  
CITY COUNCIL MEETING  
CITY HALL – COUNCIL CHAMBER  
MARCH 9, 2026 – 7:30 PM**

The regular session of the Farmington Hills City Council was called to order by Mayor Rich at 7:35PM.

Councilmembers Present: Aldred, Boleware, Bridges, Dwyer, Knol, Rich and Starkman

Councilmembers Absent: None

Others Present: Acting City Manager Mondora, City Clerk Lindahl; Directors Aranowski, Farmer and Rushlow, Police Chief Piggott, Fire Chief Unruh and City Attorney Joppich

**PLEDGE OF ALLEGIANCE**

The pledge of allegiance was led by Ellen Schnackel.

**APPROVAL OF REGULAR SESSION MEETING AGENDA**

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

MOTION CARRIED 7-0.

**PROCLAMATION RECOGNIZING GARY MEKJIAN'S RETIREMENT AND YEARS OF SERVICE TO THE CITY**

The following proclamation was read by Councilmember Bridges:

**PROCLAMATION  
City Manager Gary Mekjian  
*On the Occasion of his Retirement*  
March 9, 2026**

**WHEREAS,** Gary Mekjian, who was raised in Farmington Hills, has provided more than 15 years of service to his hometown, including serving in the City's highest administrative role; and,

**WHEREAS,** since joining the City in 2010 as the Director of Public Services, Gary has served in various leadership capacities and has supported the development of City staff and provided mentorship to fellow City teammates.

**WHEREAS,** under Gary's leadership as City Manager, the City achieved numerous successes, including the development of the 2025-2030 Strategic Plan with a mission, vision and values for the City, the securing of numerous major improvement grants, the creation of the Department of Communications and Community Engagement, and more; and,

**WHEREAS,** as Gary embarks on a new chapter, we thank him for his years of service.

**NOW, THEREFORE, BE IT RESOLVED** that I, Theresa Rich, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby thank **City Manager Gary Mekjian** for his service to the City and express our best wishes for his future endeavors.

**PROCLAMATION RECOGNIZING ELLEN SCHNACKEL'S RETIREMENT AND YEARS OF SERVICE TO THE CITY**

The following proclamation was read by Councilmember Starkman:

**PROCLAMATION  
Director of Special Services Ellen Schnackel  
*On the Occasion of her Retirement*  
March 9, 2026**

**WHEREAS,** Ellen Schnackel has dedicated nearly 23 years of exemplary service to the City of Farmington Hills with stalwart dedication and commitment to providing the community with essential services; and,

**WHEREAS,** throughout her career, Ellen has worked diligently to serve the community, building lasting relationships with community members, and fostering a culture of teamwork and accountability; and,

**WHEREAS,** Ellen has seen numerous successes as a department leader and colleague to her fellow City teammates since joining in 2003, including the grand opening of The Hawk in 2021, the City's award-winning cultural arts and recreation programming; and,

**WHEREAS,** Ellen leaves behind a legacy of service through teaching, coaching, and mentoring with compassion and fairness that will continue to inspire future generations of professionals in parks, the arts, recreation, senior services, and more; and,

**WHEREAS,** as Ellen embarks on a new chapter, we express our deepest gratitude for her dedication and contributions to our community, as well as her commitment to excellence.

**NOW, THEREFORE, BE IT RESOLVED** that I, Theresa Rich, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby honor **Director Ellen Schnackel** for her extraordinary service, and express our heartfelt thanks and best wishes for her future endeavors.

Ms. Schnackel shared that it had been a pleasure to serve, and thanked City administration, City Council members, and her staff.

**ANNOUNCEMENTS/PRESENTATIONS FROM CITY BOARDS, COMMISSIONS AND PUBLIC OFFICIALS**

Mayor Rich wished Farmington Hills resident AC Calvin Phelix McDaniel a happy 100th birthday and thanked him for being a valued member of the community, noting his service and leadership with the Exodus Missionary Baptist Church and his contribution to the community.

### **Property tax foreclosure prevention**

Oakland County Treasurer Robert Wittenberg gave a presentation on Property Tax Foreclosure Prevention. Treasurer Wittenberg reviewed the Michigan property tax foreclosure three year process of delinquency, forfeiture, and foreclosure; the goal is to help people prevent foreclosure. Should foreclosure occur, new legislation allowed property owners to submit a claim for the surplus from a foreclosure auction.

Treasurer Wittenberg encouraged taxpayers to pay mandatory state fees to avoid interest, explained ways the Oakland County Treasurer Office worked to prevent foreclosure including confidential taxpayer assistance meetings and working with the Financial Empowerment Center (248-858-0672). He shared 2024 and 2025 foreclosure data. In 2025, out of 500,000 parcels in Oakland County, 251 were foreclosed. In Farmington Hills, in 2025 there were 747 delinquent parcels, 130 forfeited parcels, 2 foreclosed parcels, and 2 land sale parcels.

March 31, 2026 is the deadline for anyone who owes taxes for 2023 and prior to 2023 to pay or make a payment agreement to prevent foreclosure.

Other Oakland County Treasurer's Office programs include the SmartFinance Academy, the Independent Bank Homebuyer Assistance Program, and the Residential Property Owner Education Program. Information about the Oakland County Treasurer's Office can be found at [oakgov.com/treasurer](http://oakgov.com/treasurer). Residents can call the Oakland County Treasurer's Office at 248-858-0611 to schedule a taxpayer assistance meeting.

Councilmember Bridges asked clarifying questions, complimented Treasurer Wittenberg on the programs available for Farmington Hills residents including the Homebuyer Assistance Program, and thanked him for his presentation.

### **Emergency Planning Commission Tip of the Month**

Emergency Planning Commissioner Mike Sweeney referenced a recent water main break and shared tips to address flooding:

- Do not attempt to walk or drive through flooded streets.
- Avoid flooded areas to allow repair work to be done.
- Boil water for cooking during a water boil alert, and use bottled water for drinking.
- Regularly use and replace stored food and medicine items.
- Check sump pumps, hot water heaters, and fuses.

### **Water main break discussion**

Acting City Manager Karen Mondora explained that a water main break occurred in transmission main that runs along 14 Mile Road on March 7. Great Lakes Water Authority (GLWA) crews isolated the damaged section within six hours and were in the process of replacing a 40ft section of damaged pipe. Multiple city departments worked tirelessly to assist; rescuing stranded motorists, evacuating adjacent property owners, managing road closures, monitoring flooding, removing debris, and informing residents and motorists.

Acting City Manager Mondora explained that the City water system has redundancy and resilience built into its design and operation; she credited the City's continued investment in the water system infrastructure for preventing service interruptions or water quality issues during the break and thanked Council and the Oakland County Water Resources Commissioner's Office staff for their support.

Community Engagement Representative Alyssa Taube, Oakland County Water Resources Commissioner's Office, thanked Farmington Hills on behalf of Water Resources Commissioner Nash for their commitment and investment in the water system and for emergency planning and preparation.

Mayor Rich said that she visited the four residences that were evacuated as a result of the water main break, and that resident issues would be addressed.

Councilmember Knol raised concerns that there had been multiple breaks in the water main that runs along 14 Mile Road and asked if pipe replacement was included in the GLWA capital improvements plan.

Community Engagement Representative Taube said that GLWA was aware of recurring breaks in certain types of pipes in the area, but that she was not familiar with GLWA capital improvements plan.

Councilmember Bridges observed that a previous water main break approximately four years ago was very close to the most recent water main break, and echoed concerns about future water main breaks in the area.

Community Engagement Representative Taube stressed the importance of protecting residents from flooding and committed to working with Acting City Manager Mondora and the GLWA to determine next steps and address possible additional water main breaks in the affected area.

#### **Flock camera policy**

Chief of Police Piggott addressed a recent concern about the use of Flock cameras and license plate reader systems. Chief Piggott explained that the City IT policy and police department standards strictly allow computer systems to be used for work purposes only and that additional police department standards governed criminal justice system information. Chief Piggott said that a license plate reader policy had recently been completed. Chief Piggott noted that law enforcement officers have access to a lot of private information, and said that violations of private information policies were strictly enforced through discipline up to termination and criminal charges for misuse of private information.

#### **CORRESPONDENCE**

Mayor Pro Tem Boleware received correspondence from Farmington Hills resident Peter Strickfaden concerning flooding on his property. The correspondence was provided to Acting City Manager Mondora to be addressed by the DPW.

Mayor Pro Tem Boleware received correspondence from Arts Commission President Lindsay stating concerns regarding the September 22nd Sports Facilities presentation. The Arts Commission asked City Council to examine and verify the data in the consultant's report, and to include staff and community members in discussions about major operational or budget changes at The Hawk. Mayor Pro Tem Boleware will work city staff to provide answers at the next commission meeting.

#### **CONSENT AGENDA**

MOTION by Knol, support by Bridges, to approve the consent agenda items 7-9 as published.

Roll Call Vote:

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

MOTION CARRIED 7-0.

MOTION by Aldred, support by Starkman, to approve the consent agenda items 10 and 11 as published.

Roll Call Vote:

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

MOTION CARRIED 6-0-0-1.

#### **CONSENT AGENDA ITEMS FOR DISCUSSION**

There were no consent agenda items for discussion.

#### **COUNCILMEMBERS' COMMENTS AND ANNOUNCEMENTS**

Councilmember Aldred thanked the Fire Department and DPW for their efforts in response to the recent water main break and recognized Gary Mekjian for his years of service, noting his role in the construction of the city water tower that saves the city about \$3 million a year in water costs and maintained water pressure during the recent water main break. He also thanked Ellen Schnackel for her years of service.

Councilmember Bridges thanked Gary Mekjian for his years of service and his role in the construction of the water tower and Ellen Schnackel for her years of service.

Councilmember Knol echoed thanks to Gary Mekjian and Ellen Schnackel for their years of service.

Councilmember Knol reminded residents that the Beautification Commission would host the annual Carol Posby Litter Walk and interested community members should contact the Community Development Office. She congratulated the Farmington United Gymnastics Team for their second place finish at the Michigan State High School Athletic Association state meet.

Mayor Pro Tem Boleware recognized International Women's Day and acknowledged the work women are doing in municipal government.

Mayor Rich congratulated two-time gold medalist Megan Keller from Farmington Hills who scored the "golden goal" in the most recent Olympics and the Greater Farmington Area Chamber of Commerce for the recent State of the Cities event.

Mayor Rich reported that Feed the Need Farmington Hills met today and the following items were discussed:

- Feed the Need is working with Forgotten Harvest and Ward Church to bring a mobile food pantry to Farmington Hills one day a month.
- They heard a presentation from Smart Flex, to find ways to better use Smart Flex for families in need and people with disabilities.
- A pilot hot meal delivery program for unhoused community members staying in various hotels is being sponsored by ISCKON Farmington Hills, with participation from the Dawoodi Bohras USA, Neighborhood House, and Nardin Park United Methodist Church.

#### **CITY MANAGER UPDATE**

Acting City Manager Mondora noted that the city is hosting evening hiring events on March 10th and March 16th at The Hawk.

#### **NEW BUSINESS**

##### **CONSIDERATION OF APPEAL OF A FREEDOM OF INFORMATION ACT REQUEST DATED JANUARY 11, 2026.**

City Attorney Joppich explained that the individual requesting an appeal would like to postpone the appeal hearing until the first meeting in April to provide time to meet with City staff to discuss the matter while preserving his rights to an appeal.

MOTION by Bridges, support by Boleware, that the City Council of Farmington Hills hereby postpones the appeal of a Freedom of Information Act request dated January 11, 2026, until the April 13, 2026, regular meeting.

MOTION CARRIED 7-0.

##### **CONSIDERATION OF APPROVAL OF APPOINTMENTS TO THE FARMINGTON HILLS ACTIVITIES CENTER AD-HOC ADVISORY COMMITTEE.**

MOTION by Knol, support by Boleware, that the City Council of Farmington Hills hereby confirms the Mayor's recommendation to appoint the following individuals to the following committee:

#### **The Farmington Hills Activities Center Ad-Hoc Advisory Committee**

**Length of Term:**  
1 year

**Term ending:**  
February 1, 2027

Steve Stimson – Parks & Recreation member

Daniel Fantore – Commission on Aging member

Cynthia Gottlieb – Senior Community member

Peyton Paymon– Community member

Jon Aldred – Council member

Theresa Rich - Mayor

MOTION CARRIED 7-0.

**CONSENT AGENDA**

**RECOMMENDED APPROVAL OF THE FARMINGTON PUBLIC SCHOOLS/FARMINGTON HILLS POLICE DEPARTMENT SCHOOL LIAISON OFFICER COOPERATIVE AGREEMENT. CMR 3-26-28**

MOTION by Knol, support by Bridges, that the City Council of Farmington Hills hereby authorizes the Acting City Manager to sign the Cooperative Agreement with Farmington Public Schools for School Liaison Officers.

Roll Call Vote:

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

MOTION CARRIED 7-0.

**RECOMMENDED APPROVAL OF PURCHASE OF A BACKUP SERVER TO PEOPLE DRIVEN TECHNOLOGY INC., IN THE AMOUNT OF \$104,475.00. CMR 3-26-29**

MOTION by Knol, support by Bridges, that the City Council of Farmington Hills hereby authorizes the Acting City Manager to issue a purchase order to People Driven Technology Inc, for a backup server, in the amount of \$99,500.00 plus a 5% contingency for a total of \$104,475.00.

Roll Call Vote:

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

MOTION CARRIED 7-0.

**RECOMMENDED APPROVAL OF A REQUEST FOR EMPLOYMENT UNDER SECTION 10.01A OF THE CITY CHARTER FOR A POLICE CADET. CMR 3-26-30**

MOTION by Knol, support by Bridges, that the City Council of Farmington Hills hereby approves an employment request per Section 10.01A of the City Charter for Zach Jordan, who is related to employees of the City, Tracy Jordan (Police Department Administrative Secretary) and Jennifer Jordan (Police Department Dispatcher).

Roll Call Vote:

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

MOTION CARRIED 7-0.

**RECOMMENDED APPROVAL OF CITY COUNCIL STUDY SESSION MINUTES OF FEBRUARY 23, 2026.**

MOTION by Aldred, support by Starkman, that the City Council of Farmington Hills hereby approves the City Council study session minutes of February 23, 2026.

Roll Call Vote:

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

MOTION CARRIED 6-0-0-1.

**RECOMMENDED APPROVAL OF CITY COUNCIL REGULAR SESSION MINUTES OF FEBRUARY 23, 2026.**

MOTION by Aldred, support by Starkman, that the City Council of Farmington Hills hereby approves the regular session minutes of February 23, 2026.

Roll Call Vote:

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

MOTION CARRIED 6-0-0-1.

**ADDITIONS TO AGENDA**

There were no additions to the agenda.

**PUBLIC COMMENTS**

Suzanne Dengiz, Farmington Hills resident, stressed the importance of a one-story senior center for the safety of seniors. The Rochester Hills OPC referenced at the February 23 City Council meeting is a two-story building, but it is unique in that it has fully accessible parking on the first and second floor.

**CITY ATTORNEY REPORT**

The City Attorney Report was received by Council.

**ADJOURNMENT**

The regular session of City Council meeting adjourned at 8:35pm.

Respectfully submitted,

Carly Lindahl, City Clerk