



**GRAND RIVER CORRIDOR IMPROVEMENT  
AUTHORITY MEETING**

**Thursday, March 12, 2026 – 8:00 a.m.**

**Conference Room A – City Hall**

**23600 Liberty Street**

**Farmington, MI 48335**

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**AGENDA**

- 1. ROLL CALL**
- 2. APPROVAL OF AGENDA**
- 3. APPROVAL OF MINUTES**
  - A. February 5, 2026, Minutes**
- 4. UNFINISHED BUSINESS**
  - A. None**
- 5. NEW BUSINESS**
  - A. Special Land Use Review and Recommendation for 23105 Power**
  - B. Grand River Corridor Improvement Authority Challenges and Opportunities**
  - C. Fiscal Year 2025-26 Budget Discussion**
- 6. OTHER BUSINESS**
- 7. PUBLIC COMMENT**
- 8. BOARD MEMBER COMMENT**
- 9. ADJOURNMENT**

*The City will follow its normal procedures for accommodation of persons with disabilities. Those individuals needing accommodations for effective participation in this meeting should contact the City Clerk (248) 474-5500, ext. 2218 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.*

**CITY OF FARMINGTON  
GRAND RIVER CORRIDOR IMPROVEMENT AUTHORITY  
MINUTES  
FEBRUARY 5, 2026**

1. ROLL CALL:

The meeting was called to order at 8:07 AM by Chairperson Thomas.

Present: Mark Accenttura, David Carron, Richard Graham, Randy O'Dell, Maria Taylor,  
Patrick Thomas

Absent: Paul King

Staff: Chris Weber – Assistant City Manager

Public Attendee: Dan Blugerman, Cristia Brockway, Karen Mondoram, Theresa Rich,  
John Trafelet, Bill Smith, Rudy Petros

2. APPROVAL OF AGENDA:

Motion to approve the agenda made by Taylor, support by O'Dell. Passed unanimously.

3. APPROVAL OF MINUTES:

A. Minutes from January 8, 2026 meeting.

Motion to approve minutes made by O'Dell, support by Taylor.

Passed unanimously.

4. UNFINISHED BUSINESS - None

5. NEW BUSINESS:

A. Review of 2026 Work Plan.

Weber reviewed work plan.

B. Fiscal Year 2025-26 Budget Report – 6 months ended December 31, 2025.

Weber reviewed budget report.

6. OTHER BUSINESS: None

7. PUBLIC COMMENT: None

8. BOARD MEMBER COMMENT:

Discussed having joint meeting with Farmington Hills CIA two times a year.

9. ADJOURNMENT:

Motion to adjourn the meeting made by O'Dell, support by Taylor.

Passed unanimously.

Adjourned at 9:13 AM.

**Farmington Grand River Corridor  
Improvement Authority  
Staff Report**

**Board Meeting  
Date:** March 12, 2026

**Reference  
Number**

**Submitted by:** Chris Weber, Assistant City Manager

**Agenda Topic:** Special Land Use Review and Approval for 23105 Power

**Proposed Motion:**

Move to recommend approval of the special land use for 23105 Power because it meets the Standards for Approval for a Special Land Use, Sec. 35-152

Or

Move to recommend denial of the special land use for 23105 Power because it does not meet the Standards for Approval for a Special Land Use, Sec. 35-152 (state reasons)

**Background:**

Jon Petrusha has applied for a special land use for 23105 Power Road (formerly Just Jewelers) for Farmington Heating and Cooling. Jon is the current owner of Farmington Heating and Cooling and would like to open up a 1-2 person office. The property is zoned Office Service and this type of business is considered a special land use in this district. The project has been reviewed by our Planning Consultant and their letter is attached.

**Materials:**

Planning Consultant Review Letter for 23105 Power Road dated February 27, 2026



# City of Farmington Special Land Use Review

**Date:** February 27, 2026

**To:** Chris Weber, Assistant City Manager  
**cc:** Jennifer Morris, Principal, OHM  
**From:** Kristen Hatfield, Senior Planner, OHM

**Re:** 23105 Power Road, Farmington, MI 48336

**Subject: Farmington Heating and Cooling (Special Land Use Review)**  
**Location: 23105 Power Road**  
**Parcel ID: 20-23-27-326-014**  
**Zoning: OS, Office Services District**  
**Applicant(s) and Owner(s): Jon Petrusha**

At the City of Farmington's request, OHM Advisors has performed a review of the above-referenced special land use request and offers the following comments and findings for your consideration. This review is based on a special land use application dated February 9, 2026.

The opinions in this report are based on a review of the site plan submitted by the applicant and conformance to City site plan and ordinance standards. Please note that the applicant and their design professionals shall be responsible for the accuracy and validity of information presented with the application. In reaching a decision on the application, the Planning Commission should consider our comments along with those from other staff and consultants, additional information provided by the applicant, and your own findings based on ordinance standards as part of your deliberation. Key review items in this letter are underlined for the benefit of the applicant.

## **SITE DESCRIPTION**

The site consists of one (1) parcel and is located on the west side of Power Road, south of Shiawassee Road and north of Grand River Avenue. Online assessing states that 23105 Power Road is approximately 0.306 acres with a frontage on Power Road of 147'. The existing one-story structure is 525 SF; the structure is currently unoccupied. Surrounding zoning districts are C2, Community Commercial to the west and south, R1, Single Family Residential to the north and OS, Office Services District to the east.

## **EXHIBIT A: AERIAL VIEW OF SITE**



### EXHIBIT B: ZONING MAP



### SPECIAL LAND USE REVIEW

Article 12, *Special Land Uses* of the City of Farmington's zoning ordinance, provides standards for the Planning Commission to determine the appropriateness of a given special land use. An application for a special land use must be considered against these standards.



## **General Standards**

Prior to approving a special land use application, the Planning Commission shall require that the following general standards be satisfied. The proposed use or activity shall:

- 1. Be compatible and in accordance with the goals, objectives and policies of the City of Farmington Master Plan.**

**Comment:** This special land use request is compatible with the objective of increasing commercial opportunities and promoting economic growth in the City of Farmington. **Meets the standard.**

- 2. Promote the intent of the zoning district in which the use is proposed.**

**Comment:** The intent of the O, Office and OS, Office Service districts is to encourage office uses of a business and professional nature. The OS, Office Service district in particular serves as a transitional area between residential and commercial districts or as a buffer between residential neighborhoods and arterial roadways. In this case, the subject parcel will provide an office use that is professional in nature while also serving as a transitional area between residential to the north and commercial to the south, and providing a buffer for residential neighborhoods and arterial roadways. **Meets the standard.**

- 3. Be constructed, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and so as not to change the essential character of the area in which it is proposed.**

**Comment:** The applicant included a site plan addendum in the submittal package which details site improvements to be implemented in spring 2026. These improvements include sealcoating and restriping the parking lot, painting the outside of the building, installing landscaping and a new sign. These improvements will make the site compatible with the intended character of the area. **Meets the standard.**

- 4. Be served adequately by public facilities and services, such as traffic operations along streets, police and fire protection, drainage structures, water and sewage facilities and primary and secondary schools.**

**Comment:** This property is served adequately by public facilities and services. **Meets the standard.**

- 5. Not involve uses, activities, processes, materials and equipment or conditions of operation that, in comparison to permitted uses in the district, will be detrimental to the natural environment, public health, safety or welfare by reason of excessive production of traffic, noise, smoke, odors or other such nuisance.**

**Comment:** The applicant stated that this property will be used solely for administration of the business, with 1 to 2 employees working on site per day. As such we find no indication that this special land use would have a negative impact on the above items through the excessive production of traffic, noise, etc. **Meets the standard.**

## **SITE COMMENTS**

As part of our review process, we reviewed aerial imagery of the site from Oakland County GIS. We noted that a portion of the parking lot on the south side of the lot appears to be located on the neighboring property. In discussion with the applicant, he indicated that he was aware of this and if needed could relocate the parking area to the other side of the lot.



The applicant indicated in the site plan addendum that they will install new landscaping on the site. We encourage the applicant to work with City administration to implement a landscape plan that meets the requirements of (§35-184B), *Frontage Landscaping*, to bring the landscaping to conformity along Power Road.

## **RECOMMENDATION**

Planning recommends approval of the special land use application subject to the following condition:

1. Review and approval of all applicable City departments and consultants.

If you have any questions, please don't hesitate to contact me at (810) 215-0993.

Thank you,

A handwritten signature in cursive script that reads "Kristen Hatfield".

Kristen Hatfield, AICP  
Senior Planner

<b>Farmington Grand River Corridor Improvement Authority Staff Report</b>	<b>Board Meeting</b> <b>Date:</b> March 12, 2026	<b>Reference Number</b>
<b>Submitted by:</b> Chris Weber, Assistant City Manager		
<b>Agenda Topic:</b> Grand River Corridor Special Land Use Challenges and Opportunities		
<b>Proposed Motion:</b>  None, information only		
<b>Background:</b>  Dan Blugerman, CCIM with P.A. Commercial will discuss challenges and opportunities that exist in the GRCIA.		
<b>Materials:</b> None		

<b>CIA Staff Report</b>	<b>Board Meeting Date:</b> March 12, 2026	<b>Item Number</b>
<b>Submitted by:</b> Chris Weber, Director of Finance and Administration		
<b>Agenda Topic:</b> Fiscal Year 2026-27 Budget Discussion		
<b>Proposed Motion:</b>  Discussion Only		
<b>Background:</b>  The CIA Bylaws require the Board to review the Proposed 26-27 Budget prior to submittal to Council. We will discuss the Budget at this meeting. The budget will be presented to Council on April 20, 2026 and is typically approved at the June 15, 2026 council meeting.  Attached is a draft budget document showing anticipated revenue and expenditures based on our work plan to serve as a starting point.  Significant proposed projects include: <ul style="list-style-type: none"> <li>• Professional Services - \$25,000 (\$15,000 to create a TIF Incentive Program and \$5,000 for Miscellaneous Studies)</li> <li>• Contractual Services - \$50,000 (\$30,000 for 2 crosswalks on Grand River and \$20,000 for one bus stop)</li> </ul> Also attached is the Grand River CIA – TIF Plan Executive Summary, which lists all of the projects in the CIA TIF Plan.		
<b>Materials:</b>  CIA Draft Budget 26-27 with Budget Detail Grand River CIA – TIF Plan Executive Summary		

BUDGET REPORT FOR CITY OF FARMINGTON  
Fund: 244 CORRIDOR IMPROVEMENT AUTHORITY FUND

Calculations as of 02/28/2026

GL NUMBER	DESCRIPTION	2023-24 ACTIVITY	2024-25 ACTIVITY	2025-26 AMENDED BUDGET	2025-26 ACTIVITY THRU 02/28/26	2025-26 PROJECTED ACTIVITY	2026-27 DEPT REQ BUDGET
Dept 000.00							
ESTIMATED REVENUES							
Function: Unclassified							
244-000.00-403.001	PROPERTY TAXES, TIFA, REV	(7,141)	(571)	0	0	0	4,364
244-000.00-403.007	PROPERTY TAXES, TIFA	65,986	77,148	83,000	79,158	82,000	103,000
244-000.00-539.000	GRANTS, OTHER	0	7,300	11,000	0	12,900	0
244-000.00-664.000	INVESTMENT INCOME	9,766	11,673	11,200	7,356	11,200	12,000
Total - Function Unclassified		68,611	95,550	105,200	86,514	106,100	119,364
TOTAL ESTIMATED REVENUES		68,611	95,550	105,200	86,514	106,100	119,364
APPROPRIATIONS							
Function: Unclassified							
244-000.00-801.000	PROFESSIONAL SERVICES	0	19,543	17,200	12,185	17,900	20,000
244-000.00-818.000	CONTRACTUAL SERVICES	16,782	0	0	0	0	50,000
244-000.00-959.709	B6-FARM-2023 LEGION SQUARE (S)	0	0	2,100	0	2,100	2,200
Total - Function Unclassified		16,782	19,543	19,300	12,185	20,000	72,200
TOTAL APPROPRIATIONS		16,782	19,543	19,300	12,185	20,000	72,200
NET OF REVENUES/APPROPRIATIONS - 000.00 -		51,829	76,007	85,900	74,329	86,100	47,164
ESTIMATED REVENUES - FUND 244		68,611	95,550	105,200	86,514	106,100	119,364
APPROPRIATIONS - FUND 244		16,782	19,543	19,300	12,185	20,000	72,200
NET OF REVENUES/APPROPRIATIONS - FUND 244		51,829	76,007	85,900	74,329	86,100	47,164
BEGINNING FUND BALANCE		156,258	208,088	284,094	284,094	284,094	370,194
ENDING FUND BALANCE		208,087	284,095	369,994	358,423	370,194	417,358

## GRAND RIVER CORRIDOR IMPROVEMENT DISTRICT SUMMARY

Need:	General Decline in Property Values, aging structures, lack of cohesion and identity. Lack of Pedestrian crossings (5 in a 3-mile length).
Size of District:	99.3 acres of 460 acres total
Length of Corridor:	1.08 miles
Term of TIF Plan:	20 years, 2014-2034
Percent of Capture:	50% of new taxes
Total Estimated Capture over 20 years:	\$1,038,852
Total Estimated County Capture over 20 years:	\$81,000
Annual Growth Assumption:	3% increase per year (2024-2034)
Base Value (2013)	\$15,803,050
Capture Amount (2034)	\$7,316,008

## MEETING SUMMARY

Date	Action	Community
Spring 2009	Joint FH & F City Council Budget Study Session: identifies interest in CIA along Grand River	FH & F
Winter 2009	Awarded grant from Land Information Access Association (LIAA) to lay ground work for Grand River revitalization	FH & F
Feb 2010 – Feb 2011	Community holds six (6) stakeholder meetings	FH & F
Oct 2011	CIA created	F
Dec 2011	Inter-governmental agreement adopted	FH & F
Mar 2012	Joint CIA Board first meeting	FH & F
Oct 2012	Vision Plan kick-off	FH & F
Dec 2012	Joint Planning Commission meeting	FH & F
Jan 2013	Community Visioning Summit	FH & F
Mar 2013	GR Vision Open House	FH & F
May 2013	Joint Planning Commission Meeting	FH & F
Aug 22, 2013	Joint CIA Board adopts Vision Plan	FH & F
Sept 9, 2013	Planning Commission endorses draft Corridor Vision Plan	F
Sept 16, 2013	City Council Accepts Corridor Vision Plan	F
Oct 2013	City kicks off CIA Development and TIF Plan development	F
Mar 2014	CIA Board Adopts Development and TIF Plan	F
May 8, 2014	CIA Board begins refinement of zoning overlay district	F
Sept 8, 2014	Joint meeting with City Council, PC and CIA to discuss overlay	F
Sept 22, 2014	Planning Commission public hearing on overlay district	F
Oct 22, 2014	City Council Public Hearing on Development and TIF Plan	F
Sept 14, 2023	CIA Board approves addendum proposal	F
Oct 26, 2023	CIA Board approves project approach	F
Dec 14, 2023	CIA Board considers initial draft	F
Mar 14, 2024	CIA Board adopts the Development & TIF Plan addendum	F

## GRAND RIVER CORRIDOR VISION PLAN SUMMARY

The Grand River Corridor Vision Plan lays out a broad vision for the redevelopment of the Grand River Corridor. The Grand River CIA Boards needed to better understand the challenges of the area and the Community's aspirations for the Corridor. The document, including its 2022 update, serves as the foundation for the efforts of the two CIAs and will guide the prioritization of resources.

### Elements of the Vision Plan

- Existing Conditions: Describes the nature of the existing Corridor and identifies some of its challenges.
- Public Involvement: Outlines the observations of the community and its wishes.
- Vision: The desired outcome of the corridor expressed in simple terms.
- Development Principles: Statements of purpose that describe the desired direction of future growth.
- Future Land Use/Priority Development Areas: Lays out a preferred land use that helps achieve the Corridor Vision with a focus on four (4) Priority Areas.
- Development Areas. These areas were identified as the best opportunities for catalytic redevelopment along the Corridor.
- Recommendations: Details recommendations for transportation and zoning changes.
- Implementation: Outlines the objectives needed to achieve each development principle.

### Development Principles

1. *COMMUNITY IMAGE AND CHARACTER* High-quality architecture and urban design elements/treatments will create a signature environment along the corridor
2. *MOBILITY* The corridor will allow for a safe and enjoyable environment for walking and biking, public transit, and automobiles for people of all ages and abilities with minimal conflicts among users
3. *CONNECTIONS* The corridor will be well connected with surrounding areas, providing choices for people to move throughout the corridor, adjoining neighborhoods, centers of commerce, and public spaces
4. *REDEVELOPMENT* The economic success of the corridor will be enhanced by supporting a balance of retail, office, institutional, and housing in a vibrant and integrated development pattern
5. *NEIGHBORHOODS AND HOUSING* A variety of housing options will be promoted
6. *NATURAL ENVIRONMENT* Future growth and development will respect, enhance, complement and integrate the river corridor
7. *PUBLIC SPACE* Design of new public spaces will encourage community gathering and outdoor activity
8. *SUSTAINABILITY* Future growth and development in the corridor will follow best management practices in environmentally planning and construction

### Orchard Lake Road Focus Area

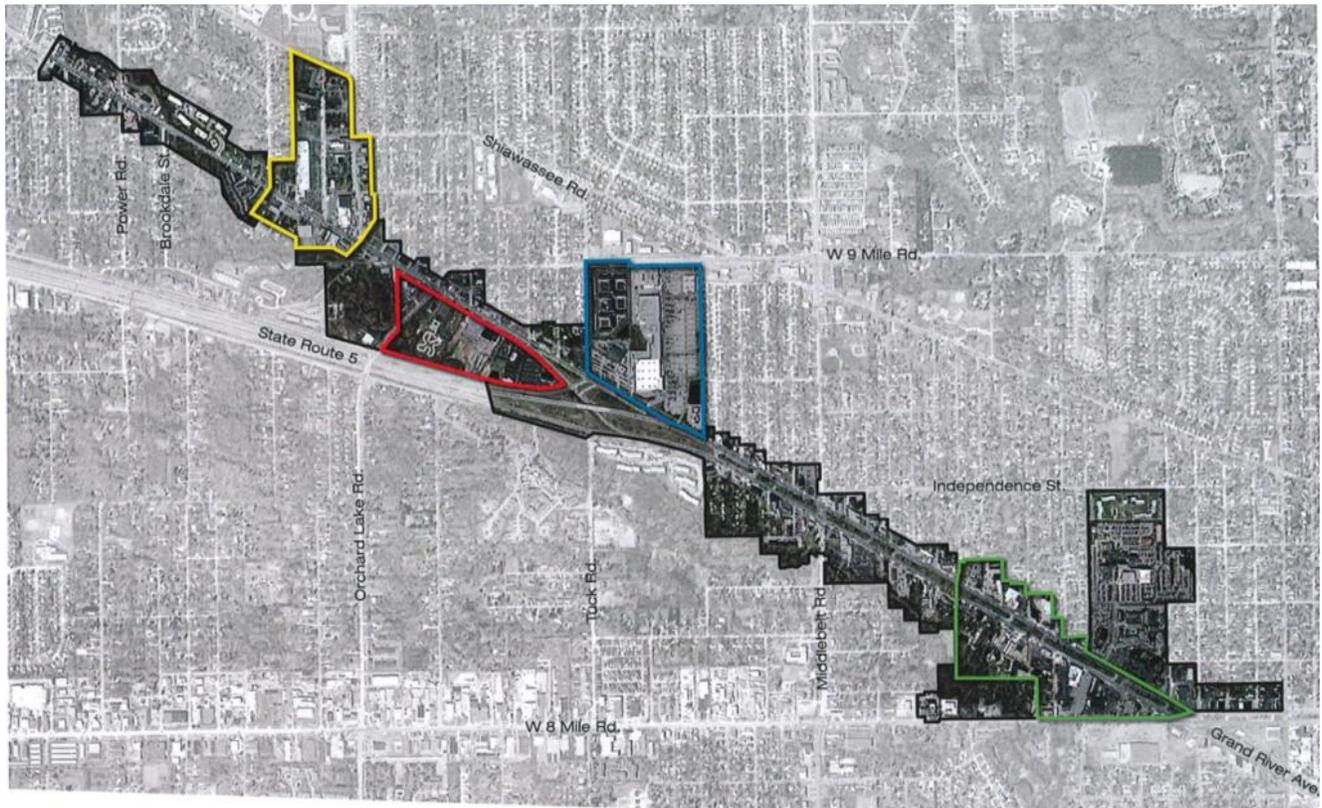
Of the four focus areas identified in the Corridor Vision Plan (below), one is located in the City of Farmington. The concept of this area, Orchard Lake Road (right), originally aimed to create a pedestrian-friendly experience that offered significant public space, a mixture of uses, and celebrated the historic winery. While the intent remains valid today, a slight reconfiguration of the proposed uses was deemed necessary. The road layout shown in the original concept has also been eliminated, reverting to the existing layout (right).

Mixed Use

Residential: Townhouse

Residential: Multi Family

Open/Green Space



Botsford Focus Area  
 Orchard Lake Focus Area

Grand River North Focus Area  
 Grand River South Focus Area



## DEVELOPMENT PLAN SUMMARY

### Development Plan Overview

The City of Farmington plans to use the Grand River Corridor CIA to revitalize the existing business district and create an inviting place for residents, visitors and shoppers in the area. The CIA has established the district and developed a Vision Plan that identifies public and private improvements necessary to prevent or correct deterioration in the corridor and encourage new private investment.

The efforts of the plan will eventually lead to improved economic viability and increased property values throughout the district. This increase in value, and associated tax revenues, will eventually benefit all taxing agencies, including those for which tax increment revenues are planned to be captured through the duration of the TIF Plan. It should be noted that, without the CIA tax capture and resulting reinvestment in the district, the corridor is likely to continue to suffer from economic and property value decline, which can lead to diminishing property value and tax revenues. The efforts of the CIA is therefore intended to reverse this trend and work toward a more stable long-term tax base for all agencies.

### Proposed Improvements

During development of the original Grand River Corridor Vision Plan, a variety of strategies were developed to encapsulate the necessary changes and initiatives that need to be made in order to see the Plan to fruition. While the following list does not include every project that may be needed to achieve success, the updated list summarizes the key aspects under review at the time this addendum was developed. From the following list, the prioritized project list, included in the next section, was updated:

- Redesign the Grand River split to M-5
- Create a streetscape design that complements that of Farmington Road, including landscaped gateways
- Explore Grand River Road Diet
- Develop a detailed transportation plan
- Improve pedestrian road crossings at key locations
- Improve the environment for transit
- Develop a nature trail or multi-use pathway along the river, acknowledging that it will require a multi-phased approach
- Develop public gathering areas, including recreational facilities and parks
- Build on existing sites like the winery site along with those with river views
- Allow mixed use buildings along the Grand River road frontage
- Encourage green design principles via a green development incentive program
- Work with property owners to identify financing/incentive opportunities
- Evaluate, update, and implement the previously created a logo, branding, and marketing package
- Bury utility lines, whenever deemed viable

## Final Project List

As noted above, the list of projects in this Plan was based on the work completed and subsequently updated during the Grand River Corridor Vision Plan development. It is expected that this list will continue to evolve as experience of the CIA grows, conditions change within the development area, and additional opportunities arise.

The estimated costs listed are not based on actual cost proposals, rather are provided to give a general estimate of the costs that may be incurred. Actual costs will be determined by a number of factors including formal consultant proposals, detailed engineering studies, and additional project planning that is part of the list of initial projects. However, a basic estimate of cost is provided so the CIA can effectively budget for these projects in the future.

PROJECT	ESTIMATED COST
Logo & Branding (Evaluate, Update, and Implement the Marketing Package – excludes production)	\$6,000
Catalytic projects (Land acquisition, partnerships, marketing)	TBD
Transportation Study	\$100,000
Streetscape Plan	\$30,000
Pedestrian Crossings (At a minimum Power and Orchard Lake)	TBD
Park Assessment Plan (Updated Orchard Lake Focus Area Open Space)	\$20,000
Gateway Enhancement	\$40,000
Nature Trail	TBD
<b>Total Cost of All Projects:</b>	<b>\$196,000+</b>

## TIF PLAN SUMMARY

The Farmington TIF Plan estimates the revenue that it can expect to receive from tax capture. The City of Farmington plans to leverage tax increment revenue through use of an array of other redevelopment incentives.

- Special assessment districts
- Grants
- Commercial rehabilitation districts
- City staff assistance
- Redevelopment readiness
- Expedited review

2023 TIF SUMMARY	
Base Value (2013)	\$15,803,050
Millage Captured	24.9701
Millage Not Captured	34.1225
2023 CIA Revenue	\$66,000

In addition, recognizing that most taxing agencies are budget-conscious today, the City plans to capture only 50% of potential tax increment revenue. This will allow taxing agencies to reap some increased tax revenue as property values increase, but still provide for meaningful capture that will allow the CIA to accomplish some of the projects in the Development Plan.

