

FARMINGTON PLANNING COMMISSION PROCEEDINGS
23600 Liberty Street
Farmington, Michigan
February 9, 2026

Chairperson Perrot called the meeting to order in Council Chambers, 23600 Liberty Street, Farmington, Michigan, at 7:00 p.m. on Monday, February 9, 2026.

ROLL CALL

Present: Crutcher, Gray, Majoros, Mantey, Perrot and Westendorf
Absent: Kmetzo

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Chris Weber, Assistant City Manager; Beth Saarella, City Attorney; Brian Belesky, Director of Media, Brian Golden, Director of Media.

APPROVAL OF ITEMS ON CONSENT AGENDA

A. January 12, 2026 Minutes

MOTION by Crutcher, seconded by Westendorf, to approve the items on the Consent Agenda.

MOTION carried, all ayes.

APPROVAL OF ITEMS ON REGULAR AGENDA

MOTION by Crutcher, seconded by Gray, to approve the items on the Regular Agenda.

MOTION carried, all ayes.

ELECTION OF OFFICERS

Chairperson Perrot introduced this item.

MOTION by Westendorf, supported by Crutcher, to nominate Geoff Perrot as Chairperson.

Motion carried, all ayes.

MOTION by Westendorf, supported by Crutcher, to nominate Miriam Kmetzo as Vice Chairperson.

Motion carried, all ayes.

MOTION by Majoros, supported by Mantey, to nominate Daniel Westendorf as Secretary.

Motion carried, all ayes.

UNFINISHED BUSINESS

A. Façade Review – Downtown Offices, 33211 (33215) Grand River

Chairperson Perrot introduced this item and turned it over to staff. Weber stated that at the Planning Commission's January 12, 2026 meeting a façade modification for 33211 (33215) Grand River was presented. The Commission made a motion to table the item pending review of materials. Weber then stated that the applicant was here tonight to review the building materials and that, included in the staff report, was the information from the January 12 staff report. He then introduced the applicant, Patrick Donnelly and Dave Przygoda. The applicant presented samples of the building materials, including painted bricks, Drivet, and metal trim. They expressed their intent to improve the look of the City and willingness to change the look within certain parameters, if necessary. Majoros stated that the DDA Design Committee was supportive of the project and that it looks good and seems consistent and harmonious with the buildings around them. Donnelly stated that the correct building address was 33215 Grand River. 33211 Grand River was the address of one of the businesses within the building.

MOTION by Westendorf, supported by Crutcher, to approve the proposed facade modification for Downtown Offices at 33211 (33215) Grand River because they meet the requirements of section 35-104 of the Zoning Ordinance subject to the conditions described in the facade review letter from OHM date January 6, 2026.
Motion carried, all ayes.

NEW BUSINESS

A. Planning Commission 2025 Annual Report

Chairperson Perrot introduced this item and turned it over to staff. Weber stated that Section 23-37 – Annual Report of the City's Code of Ordinances states that the Planning Commission shall make an annual written report to the City Council concerning its operations and the status of the planning activities, including recommendations regarding actions by the City Council related to planning and development. Attached to this staff report is the 2025 Annual Report.

MOTION by Majoros, seconded by Crutcher, to approve the 2025 Annual Report and forward to City Council.
Motion carried, all ayes.

B. Discussion of the 2027-2032 Capital Improvement Program and request to schedule public hearing

Perrot introduced this item. Majoros stated that, from a Planning Commission standpoint, a set of criteria is used to look at things. One, since we are not the expert in every department, we trust that smart people are making recommendations and coming forward with what needs to be done. Two, we've always talked about funding initiatives that have core foundational things at the heart of it, public safety and infrastructure and those sorts of things. Third, we always look at opportunities for projects that have co-funding initiatives or other ways that costs can be offset. Fourth, is consistency with master plan. Majoros then expressed his satisfaction with all of the projects that have been completed, and stated that it's a testament to the strength of the leadership we have here at the city and the solid, foundational planning structure and a go-get-it-done attitude. He stated he felt very comfortable with the process and the way it's worked, and appreciated all the work that was done to spearhead this. He then turned it back over to Weber. Weber presented an overview of the capital improvement program, stating that the plan is required by the Michigan P.A. 33 of 2008 and Farmington City Code section 23-39. The law and ordinance state that a Capital Improvement Program (CIP) shall be created each year for the ensuing six years. The goal of the CIP is to provide a road map for future funding and planning of capital improvement projects and is based on a number of plans. He reviewed the members of the Steering Committee and gave an overview of the plan, stating that there are 121 different projects in the plan totaling just under \$50,000,000. This is a decrease of about \$10,000,000 from the prior year. Weber also described the major additions, and major projects that have been, or will be completed before June 30, 2026

MOTION by Majoros, seconded by Westendorf, to hold a public hearing on Monday, March 9 at 7:00 p.m. regarding the proposed 2027-2032 Capital Improvement Program Motion carried, all ayes.

UPDATE CURRENT DEVELOPMENT PROJECTS

Weber provided an update of various developments in the City.

PUBLIC COMMENT

None heard.

ADJOURNMENT

MOTION by Crutcher, supported by Majoros, to adjourn the meeting.
Motion carried, all ayes.

The meeting was adjourned at 7:28 p.m.

Respectfully submitted,

Secretary