



PLANNING COMMISSION MEETING
Monday, April 13, 2026 – 7:00 p.m.
Farmington Community Library
Meeting Room
23600 Liberty Street
Farmington, MI 48335

AGENDA

- 1. ROLL CALL**

- 2. APPROVAL OF ITEMS ON CONSENT AGENDA**
 - A. March 09, 2026 Minutes**

- 3. APPROVAL OF REGULAR AGENDA**

- 4. UNFINISHED BUSINESS**
 - A. CONSIDERATION OF APPROVAL OF THE 2025 MASTER PLAN UPDATE**

- 5. NEW BUSINESS**
 - A. SPECIAL LAND USE PUBLIC HEARING – FARMINGTON HEATING AND COOLING, LLC, 23105 POWER ROAD**
 - B. CONSIDERATION TO APPROVE SPECIAL LAND USE – FARMINGTON HEATING AND COOLING, LLC, 23105 POWER ROAD**
 - C. FAÇADE IMPROVEMEMNT FARMINGTON HEATING AND COOLING, LLC, 23105 POWER ROAD**
 - D. SPECIAL LAND USE PUBLIC HEARING – COMFORT KEEPERS IN-HOME CARE BUSINESS OFFICE, 23020 POWER ROAD**
 - E. CONSIDERATION TO APPROVE SPECIAL LAND USE – COMFORT KEEPERS IN-HOME CARE BUSINESS OFFICE, 23020 POWER ROAD**

- 6. UPDATE - CURRENT DEVELOPMENT PROJECTS**

- 7. PUBLIC COMMENT**

- 8. PLANNING COMMISSION COMMENTS**

- 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.

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

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

ROLL CALL

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

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. February 9, 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 Kmetzo, seconded by Crutcher, to approve the items on the Regular Agenda.
MOTION carried, all ayes.

UNFINISHED BUSINESS

A. None

NEW BUSINESS

A. 33338 GRAND RIVER PARKING WAIVER REQUEST

Chairperson Perrot introduced this item and turned it over to staff. Weber stated that the current owner of 33338 Grand River Avenue is considering converting the upper floor of the building to 2 apartments. Parking for the apartments will not be available on the site. The applicant is seeking a parking waiver from the Planning Commission for the proposed new apartments under Sec. 35-104.D.3 - Central Business District—Nonresidential and Mixed-Use Development Requirements. Parking.

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Parking lot design shall conform to the requirements of [Article 14](#), Off-Street Parking and Loading Standards and Access Design. Because the regulations of this section are intended to encourage pedestrian/transit friendly design and compact mixed-use development that requires less reliance on automobiles, on-site parking required under [Article 14](#) may be waived under the following conditions:

- a. The site is located within 500 feet of other parking facilities intended for public use, such as a municipal parking lot, parking structure or on-street parking that provides adequate parking spaces to serve the proposed use.
- b. Failure to provide on-site parking shall be deemed to constitute and acknowledgement and acceptance of a benefit (i.e., the relaxation of on-site parking standards) such that, if the city establishes a special assessment district to fund the construction operation and maintenance of public parking that will serve the property, the property owner agrees to become part of such district and further agrees to payment of the assessment in lieu of providing on-site parking. The city may require a written acknowledgement with respect to the benefit provided.

Weber stated that a site plan review letter from OHM regarding the parking waiver request is included in the staff packet. He then invited the applicants to discuss their project.

Gregory Cowley and Michael Cowley then approached the podium and stated that they were the primary owners of the business, although their parents were still involved through the family trust. They stated that their business had suffered due to covid resulting in a drop in business coupled with an increase in expenses. They stated their proposal is to change the upstairs square footage into two apartments. The square footage is roughly 1,500 for one and the other is almost 1,600. They're two bedroom, two bath for rent. They'll have their own private elevator. Parking will be public. They stated their plan is to start this summer, have it completed in the September timeframe, and rented.

Weber then provided a summary of the planning consultants letter, which stated that converting the second story to residential will reduce the number of seats at the restaurant by 140. Based on the numerical parking requirements in the ordinance, 140 seats would require 47 parking spaces. By contrast, the multi-family residential use only requires 4 parking spaces, a pretty large reduction of what the parking requirements would be. Weber also noted that the planning commission is currently considering reducing the number of parking space requirements for multi-family residential and that the four required spaces may be reduced down to a smaller number if that ordinance passes. The proposed use indicates a significant reduction in parking demand generated by the second story of the structure, and additionally, the multifamily residential land use would likely not share the same peak hours that a restaurant would. He then stated that the recommendation from the planning consultant is to approve the parking waiver request

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so long as the planning commission believes that off street parking for the proposed use can be adequately supported by public parking.

Perrot then asked if there were any external building modifications. Michael Cowley responded that there were not. Perrot then asked if there was anything being done to the roof, walls, windows. Michael Cowley responded there was not.

MOTION by Crutcher, seconded by Westendorf, to approve the parking waiver request for 33338 Grand River Avenue, subject to the first floor being used for a restaurant use, because the proposed uses can be adequately supported by the public parking.

Motion carried, all ayes.

B. PUBLIC HEARING - 2025 MASTER PLAN UPDATE

Perrot introduced this item and called for a motion to open the public hearing.

MOTION by Kmetzo, seconded by Crutcher, to open the public hearing.

Motion carried, all ayes.

Weber provided an introduction stating that the City is required to update its master plan every five years. The Master Plan Steering Committee and its consultant OHM Advisors have been working diligently to create the updated master plan based on data collection and analysis and public engagement. At its January 12, 2026 meeting, the Commission heard a presentation by Jennifer Morris, Rachel bush and Justin Sprague of OHM Advisors on the 2025 Master Plan update. The Planning Commission then scheduled a public hearing for March 9, 2026, to review any public comment on the plan. Administration published the required notice, and the plans have been available for review since that time on the City website and in printed form in the City Manager's office. The plan was circulated to all of the neighboring communities and other various agencies. The City heard back from one, which was the Oakland County Planning and Local Business Development Division. The Division submitted some comments which could be added or modified in our plan. Their letter was included in the packet. The City also received written comments, which would be read into the record. Weber then invited the public to speak.

Dan Blugerman made the following comment: He stated he worked at PA Commercial and does a lot of selling and leasing. He stated the viability of a small downtown like Farmington is dependent on having enough variety, synergy and activity to keep the shoppers and visitors engaged at a sustained level. Farmington Central Business District has a limited inventory of commercial spaces and no room for growth except vertically. Unfortunately, the central business district is steadily losing many valuable retail storefronts due to the continuing problem of non-retail uses. He stated in his estimation,

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this problem has ballooned to between 10% and 20% of the storefronts we see financial services, lawyers, insurance agencies, doctors, accountants and other professionals owning and or occupying some of the best retail spaces. While the occupants and owners are proud of their locations and see their prime business spots as a nice reflection of their prominence, we as stewards of downtown Farmington know that pretty buildings are not adding to the downtown retail experience. We don't fault the current owners and occupants with professional services as they all work to be good community members by supporting the Downtown Development Authority initiatives, the Chamber of Commerce events and local charities. He then stated that they are the same as vacant storefronts in the downtown Farmington retail shopping lifestyle experience. So the landlords, sellers, brokers, and other real estate professionals are unable to say no to this continued loss of good storefronts, as these uses are allowed. So, until the zoning code is changed regarding these uses, it's going to continue. We all recognize the changes are hard, but strongly urge the leadership of the City of Farmington to begin the process to update the city zoning ordinance.

Bill Munson, 32900 Grand River Avenue, made the following comment: I wanted to mainly find out what they're doing with the Shiawassee Park. I was told they're going to put in the ADA bridge. Are they going to remove the stairs and put in an ADA bridge there?

Weber responded that public comment was not a two-way dialogue, it is meant to be a chance for the public to state their comments. He then stated that the questions could be answered by staff after the meeting.

Kimberly Campbell, 31622 Shaw Avenue, made the following comment: I live at 31622 Shaw. It's a small neighborhood by the Winery, and I noticed on the master plan that you have it as green space. For the future, the houses would be gone. So, when do you think the master plan would go in effect, putting in a green space? Because me and my neighbors have no intention of moving or raising the building or anything like that. So, that's the problem I have with the master plan. It should be left to be residential. Don't plan on taking all the buildings. Well, okay, by attrition, it could happen, and if you keep encouraging and only improving buildings that would somehow infringe on us living there, which are happening right now. That's my issue, and you're just going to keep making it difficult for us to maintain our residence, because we plan on all living there for many decades. So, with this green space, I don't know how you guys plan on putting that into place, without removing us? So, I think it should just stay residential. It's a nice two streets. Works great and we get along with each other. I think it should stay that way.

Justin Sprague from OHM Advisors then stated that this item would be researched to determine if it was a mistake or was a product of steering committee engagement.

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Kimberly Campbell then stated that she agreed with Dan Blugerman's comment when he stated that the downtown shouldn't be reserved for places that are not heavily trafficked, like, you know, going to an insurance company or data. She agreed that those building units should be used, probably for people that are going to be walking and probably using it more often than some of the other uses.

Bill Munson, 32900 Grand River Avenue, then stated that he just wanted to say, is there a way that you guys can get a hawk signal right there at that crosswalk in front of or near CVS Pharmacy. They had a flashy yellow before they redid Farmington R, but they never put it back. Being seen at that crosswalk is very dangerous because, with the height of a mobility scooter versus parked cars, the driver's view is blocked. I mean, they don't see you until they're right up on top of you. But there's a median in between the two lanes on Farmington Road that has plants. The plants are so high, that people would not be able to see people crossing at that crosswalk. He stated he would like a hawk signal to go there with a flashing red to let the drivers know to stop, so people can cross here safely. He stated the current sign, that is not far off the ground, says to stop for pedestrians, and no one is going to see it, especially at night, until you're right on top of it. So, I'm just asking that something be done about that.

Weber then read the following three comments:

Comment one: Please consider improving the walkability of old Farmington road.

Comment two: I'm absolutely opposed to the concepts shown in the downtown Focus Area renderings. Multifamily dwellings is the last thing our city as a whole, needs, but especially downtown. Doing any part of college project would ruin the small town feel that draws so many people to Farmington

Comment three: From Oakland County, there are a couple of different suggestions, which are in their letter. I won't go and read through all of them right now, but there was a list of five of them, upon review, that we thought we would make an adjustment for in the plan. Those are also in your packet, which I'll just read as follows. One is updating all the maps to accurately reflect the city limits at the Nine Mile Road pump station that was excluded from the maps. The second is recognizing the smart bus service routes and incorporating transit stop improvements and transit oriented development principles into the plan's recommendations. Third will be recognizing the Michigan Natural Features Inventory data regarding the upper Rouge River Plain and the Oakland County Cooperative Invasive Species Management Area System. Fourth, add links to the 2023 Oakland County Hazard Mitigation Plan as it relates to the city's infrastructure. And fifth adding the text to acknowledge that the City of Livonia is an adjacent bordering community.

MOTION by Crutcher, seconded by Westendorf, to close the public hearing.

Motion carried, all ayes.

C. CONSIDERATION OF APPROVAL OF THE 2025 MASTER PLAN UPDATE

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Perrot introduced this item and turned it over to staff. Weber and Saarela discussed that, due to the uncertainty regarding the future land use on Shaw Street, this item should be tabled.

MOTION by Crutcher, seconded by Westendorf, to table approval of the 2025 Master Plan Update.

Motion carried, all ayes.

D. PUBLIC HEARING – 2027-2032 CAPITAL IMPROVEMENT PROGRAM

Perrot introduced this item and turned it over to staff. Weber stated that, as discussed at prior meetings, Michigan P.A. 33 of 2008 and Farmington City Code section 23-39 state that a Capital Improvement Program (CIP) shall be created each year for the ensuing six years. The plan has been available for review on the City's website at:

<https://www.farmgov.com/media/s4rjhbio/capital-improvements-program-2027-2032-draft-watermark-reduced.pdf> and in printed format in the City Manager's Office. At the Planning Commission's February 9, 2026 meeting, a public hearing was scheduled to hear comments from the public on the 2027-2032 Capital Improvement Program. This public hearing was advertised as required.

MOTION by Crutcher, seconded by Kmetzo, to open the public hearing.

Motion carried, all ayes.

No public comment was made.

MOTION by Kmetzo, seconded by Crutcher, to close the public hearing.

Motion carried, all ayes.

E. CONSIDERATION OF APPROVAL OF 2027-2032 CAPITAL IMPROVEMENT PROGRAM

Perrot introduced this item and turned it over to staff. Weber stated that now that public comment has been held, the next step is to consider approval of the 2027-2032 Capital Improvement Plan. Perrot mentioned that the plan was based on Steering Committee review and the subject matter expertise of the Department Heads who do a fantastic job.

MOTION by Westendorf, seconded by Crutcher, to approve the 2027-2032 Capital Improvement Plan Resolution.

Motion carried, all ayes.

UPDATE CURRENT DEVELOPMENT PROJECTS

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Weber provided an update of the proposed pathway from Riley Park to Shiawassee Park.

PUBLIC COMMENT

None heard.

PLANNING COMMISSION COMMENTS

Crutcher stated that, following up on Dan Blugerman's comments, Northville was just in the news passing a similar ordinance. He wondered if Blugerman was proposing something similar. Crutcher stated that, while not that familiar with Northville, he guessed that they had more multi-level buildings than Farmington and had space to move office and professional-type uses to an upper floor. Farmington does not currently have that space for office and professional businesses to move to.

ADJOURNMENT

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

The meeting was adjourned at 7:44 p.m.

Respectfully submitted,

Secretary

**Farmington Planning Commission
Staff Report**

**Planning Commission
Date:** April 13, 2026

**Reference
Number**

Submitted by: Chris Weber, Assistant City Manager

Description Public Hearing - 2025 Master Plan Update

Proposed Motion

Move to adopt a Resolution Approving the 2025 Master Plan Update.

Background

At the Planning Commission's March 9, 2026 meeting, a public hearing was held on the 2025 Master Plan Update. Based on feedback from the public, several changes were made to the Plan, as described in the attached Amendment Summary, prepared by the City's Consultant. Administration is recommending approval of the Master Plan Update with the incorporated amendments.

Attachments:

Amendment Summary for the 2025 Master Plan Update
Adoption Resolution for the 2025 Master Plan Update



City of Farmington

Amendment Summary

Farmington Forward 2025 Master Plan

Adoption Meeting March 9, 2026

The Planning Commission delayed action on the master plan until after the incorporation of the technical amendments and recommendations provided by the Oakland County Coordinating Zoning Committee (CZC) in their review dated March 4, 2026. Additionally, the Planning Commission asked that the future land use map be modified to address the residents' concern (one land use category instead of two). The requested amendments have been addressed as follows:

1. Updating all maps to accurately reflect the city limits at the Nine Mile Road pump station property and removing the specific property and right-of-way at 32401 W. 9 Mile Road that falls within Farmington Hills' jurisdiction.
 - a. Changes made to basemap. New map boundaries applied throughout the document, but specifically in Chapter 2, Chapter 4, and Chapter 5.
2. Recognizing SMART bus service routes and incorporating transit stop improvements and Transit-Oriented Development (TOD) principles into the plan's recommendations.
 - a. Added a summary of the Oakland County Community Transit Plan to page 171.
 - b. Added transit stop improvement and TOD language to page 177.
3. Recognizing Michigan Natural Features Inventory (MNFI) data regarding the Upper Rouge River floodplain and the Oakland County Cooperative Invasive Species Management Area (CISMA).
 - a. MNFI reference added to implementation on page 107.
 - b. CISMA reference added to page 187.
4. Including relevant links to the 2023 Oakland County Hazard Mitigation Plan as it relates to the city's infrastructure.
 - a. Reference added to page 64.
5. Amending the text to acknowledge the City of Livonia as an adjacent bordering community.
 - a. Reference added to page 16.
6. A parks and open space overlay has been applied over legacy residential and mixed-use corridor areas south of Shaw Street (page 67). The definition for the Parks and Open Space land use category has been updated to clarify what the overlay means (page 69).

CITY OF FARMINGTON

COUNTY OF OAKLAND, MICHIGAN

RESOLUTION APPROVING 2025 MASTER PLAN

Minutes of a Meeting of the Planning Commission of the City of Farmington, County of Oakland, Michigan, held in the City Hall of said City on _____, at ____ o'clock P.M. Prevailing Eastern Time.

PRESENT: Commissionmembers_____

ABSENT: Commissionmembers_____

The following Preamble and Resolution were offered by Commission member _____ and supported by Commission member _____.

WHEREAS, the City of Farmington ("City") has a duly-constituted Planning Commission ("Planning Commission") pursuant to the provisions of Public Act 33 of 2008, MCL 125.3801 *et seq.*, known as the Michigan Planning Enabling Act ("Act"); and

WHEREAS, the Planning Commission is required by Section 31 of the Act to make and approve a Master Plan as a guide for current and future land use and development, including, but not limited to, physical improvement, transportation and circulation, community facilities, infrastructure, environmental features, and open space; and

WHEREAS, the Planning Commission, in accordance with Section 39(2) of the Act, notified the adjacent communities and Oakland County of the intent to develop a master plan; and

WHEREAS, the Planning Commission worked with the City's Planning consultants, OHM Advisors ("OHM"), to oversee a planning process that included significant resident and other input, as well as investigations and surveys of existing resources, to develop a final draft of a proposed Master Plan for the City of Farmington; and

WHEREAS, in accordance with Section 41(2) of the Act, with City Council approval, the final draft of the proposed Plan was provided to adjacent communities and Oakland County for review and comment; and

WHEREAS, on March 9, 2026, the Planning Commission held a duly noticed public hearing to consider approval of the proposed Master Plan in accordance with Section 43(1) of the Act; and

WHEREAS, the Planning Commission now desires to approve the proposed 2025 Master Plan for the City of Farmington, Michigan.

NOW THEREFORE BE IT RESOLVED, the City of Farmington Planning Commission hereby approves the 2025 Master Plan for the City of Farmington, Michigan, as presented together with all maps and drawings contained therein or attached thereto.

AYES:

NAYES:

ABSTENTIONS:

Resolution declared adopted.

STATE OF MICHIGAN)

COUNTY OF OAKLAND) ss.

I hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the Planning Commission of the City of Farmington at the regular meeting held on April 13, 2026.

Daniel Westendorf, Planning Commission Secretary

**Farmington Planning Commission
Staff Report**

**Planning Commission
Date:** April 13, 2026

**Item
Number**

Submitted by: Chris Weber, Assistant City Manager

Agenda Topic: Public Hearing – Farmington Heating and Cooling, LLC, 23105 Power Road

Proposed Motion:

Move to open the Public Hearing on Farmington Heating and Cooling, LLC, 23020 Power Road

Move to close the Public Hearing on Farmington Heating and Cooling, LLC, 23020 Power Road

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.

This property is zoned Office Service. Business office and service establishments are a special land use in this district, requiring Planning Commission approval. The special land use was noticed to the public in the Oakland Press as required.

Planned changes to the site include painting of the building and updated landscaping.

The applicant will present their project to the Commission during this agenda item.

After the applicant presents their project, OHM will provide their special land use report.

Finally, the Commission will open the public hearing, and once all comments have been received, close the public hearing.

Materials:

**Farmington Planning Commission
Staff Report**

Meeting Date:
April 13, 2026

**Reference
Number**

Submitted by: Chris Weber, Assistant City Manager

Agenda Item: Special Land Use Review for Farmington Heating and Cooling, LLC, 23105 Power Road

Requested Action

Move to approve the Special Land Use for 23105 Power, Farmington Heating and Cooling, for the use of a business office and service establishment because it meets the Standards for Approval for a Special Land Use, Sec. 35-152 as follows:

1. The proposed use will be compatible and in accordance with the goals, objectives and policies of the City of Farmington Master Plan because this special land use request is compatible with the objective of increasing commercial opportunities and promoting economic growth in the City of Farmington.
2. The proposed use will promote the intent of the zoning district in which the use is proposed, because 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.
3. The proposed use will 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, because improvements will make the site compatible with the intended character of the area.
4. The proposed use will 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, because all of these facilities are existing.
5. The proposed use will 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, because this property will be used solely for administration of the business, with 1 to 2 employees working on site per day.

Or

Move to deny the Special Land Use for 23105 Power, Farmington Heating and Cooling, for the use of a business office and service establishment because it does not meet the Standards for Approval for a Special Land Use, Sec. 35-152 as follows:

1. The proposed use will not be compatible and in accordance with the goals, objectives and policies of the City of Farmington Master Plan because

2. The proposed use will not promote the intent of the zoning district in which the use is proposed, because_____.
3. The proposed use will not 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, because_____.
4. The proposed use will not 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, because all of these facilities are existing.
5. The proposed use will 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, because_____.

Background

The Farmington Heating and Cooling Special Land Use will have been introduced during the public hearing and any comments from the public presented. For this agenda item, the Commission will decide whether to approve or deny the request.

This property is located in the Grand River Corridor Improvement Authority (GRCIA). The Special Land Use was approved by the GRCIA at their March 12, 2026 meeting and is recommended for approval.

Attachments:

- Planning Consultant Review Letter for 23105 Power Road dated February 27, 2026
- Application Excerpt
- Standards for Approval for a Special Land Use, Sec. 35-152

Agenda Review			
Department Head	Finance/Treasurer	City Attorney	City Manager



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

- a. The proposed special land use shall be compatible with and in accordance with the general goals, objectives and policies of the City of Farmington Master Plan.

We Are a Small Business
with very low impact on
Surrounding Area, and a Essential
Business for Farmington.

- b. The special land use shall promote the intent of the zoning district in which the use is proposed.

Building will be used for
office & training purposes with
1 to 2 people Daily working

- c. The special land use shall be compatible with the existing or intended character of the general vicinity and shall not change the essential character of the area in which it is proposed.

Our use will Bring Property
more into compliance with the
city's Plan than previous use.
no Retail

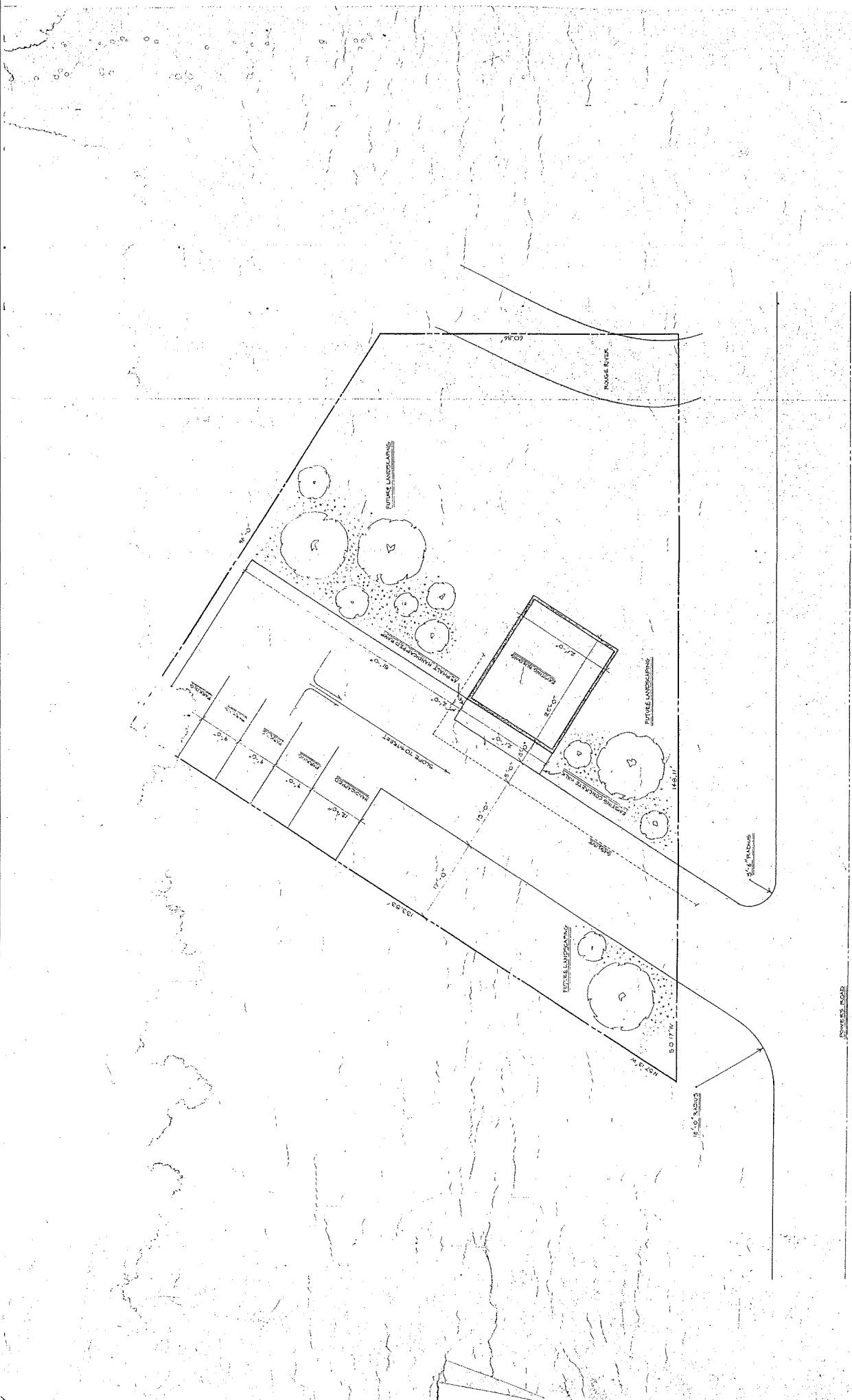
- d. The special land use shall be served adequately by public facilities and services such as traffic operations, police and fire protection, drainage structures, water and sewer facilities and schools.

All IS currently existing
and with 5 parking ~~spots~~ spots
all will be same.

- e. The proposed special land use shall not involve uses, activities, processes, materials, equipment or conditions of operation that in comparison to the uses permitted in the district, will be detrimental to the natural environment, public health, safety or welfare.

Any and All operations
of Business will have no
no negative impact on Area
of Environment.

* The special land use criteria included above is not the only requirement for special land use applications. For additional information please refer to ARTICLE 12 SPECIAL LAND USES of the City of Farmington Zoning Ordinance.





 ROOSE BLVD

 SCALE 1/8" = 1'-0"

 SITE PLAN - FOR BRUCE CAMPBELL

Sight Plan addendum

23105 Power Rd Spring 2026 improvements

1. Sealcoat and restripe parking lot
2. Paint outside of building(Iron Mtn. Grey) and trim (winter white) samples attached
3. Additional landscaping, Plant shrubs and flowers
4. New exterior lighted sign
- 5.



Sec. 35-152. Standards for Approval.

- A. Prior to approving a special land use application the planning commission shall require that the following general standards, in addition to the specific standards noted for individual uses in section 35-158, special land use specific requirements, 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.
 2. Promote the intent of the zoning district in which the use is proposed.
 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.
 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.
 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.
- B. Properties for which application for special land use approval is made shall also be subject to site plan review in accordance with the requirements of Article 13, Site Plan Review. Failure to obtain site plan approval will constitute denial of the approved special land use.

(Ord. No. C-746-2010, § 1, 4-19-10)

**Farmington Planning Commission
Staff Report**

**Planning Commission
Date:** April 13, 2026

**Reference
Number**

Submitted by: Chris Weber, Assistant City Manager

Description Proposed Building Façade Modification – 23105 Power Road, Farmington Heating and Cooling

Motion:

Motion to approve the proposed façade modifications for 23105 Power Road, Farmington Heating and Cooling because they meet the requirements of Section 35-104 of the Zoning Ordinance subject to administrative approval of a landscape plan to bring the landscaping into conformity along Power Road.

OR

Move to deny the proposed façade modifications for 23105 Power Road, Farmington Heating and Cooling because they do not meet the requirements of Section 35-104 of the Zoning Ordinance, because _____

Background

This item is a review of a proposed Building Façade Modification to the existing building located at 23105 Power Road. The proposed modifications include sealcoating and restriping of the parking lot, painting of the outside of the building (Iron Mtn. Grey) and trim (winter white), additional landscaping, and a new exterior sign.

Site Plan Review is required under Section 35-162 Building renovations, modifications to building facade or other architectural features that do not result in additions to floor area or increased building height.

The applicant will be at the meeting to review the proposed Building Façade Modification with the Commission.

Attachments:

- Building View



Google Maps

**Farmington Planning Commission
Staff Report**

**Planning Commission
Date:** April 13, 2026

**Item
Number**

Submitted by: Chris Weber, Assistant City Manager

Agenda Topic: Public Hearing – Comfort Keepers In-Home Care Business Office, 23020 Power Road

Proposed Motion:

Move to open the Public Hearing on Comfort Keepers In-Home Care Business Office, 23020 Power Road

Move to close the Public Hearing on Comfort Keepers In-Home Care Business Office, 23020 Power Road

Background:

Erin R. White on behalf of Tula Grace Holdings, LLC has applied for a special land use for 23020 Power Road for Comfort Keepers In-Home Care Business Office, an in-home senior caregiving service, to occupy the main floor. The nature of the business is provision of services to support clients' health and well-being, often providing support for clients with medical conditions and complex health needs. The existing dental practice on the lower level will be maintained.

This property is zoned Office Service. Business office and service establishments are a special land use in this district, requiring Planning Commission approval. The special land use was noticed to the public in the Oakland Press as required.

There are no planned changes to the exterior of the site

The applicant will present their project to the Commission during this agenda item.

After the applicant presents their project, OHM will provide their special land use report.

Finally, the Commission will open the public hearing, and once all comments have been received, close the public hearing.

Materials:

Farmington Planning Commission Staff Report	Meeting Date: April 13, 2026	Reference Number
Submitted by: Chris Weber, Assistant City Manager		
Agenda Item: Special Land Use Review for Comfort Keepers In-Home Care Business Office, 23020 Power Road		
<p><u>Requested Action</u></p> <p>Move to approve the Special Land Use for Comfort Keepers In-Home Care Business Office, 23020 Power Road for the use of a business office and service establishment because it meets the Standards for Approval for a Special Land Use, Sec. 35-152 as follows:</p> <ol style="list-style-type: none"> 1. The proposed use will be compatible and in accordance with the goals, objectives and policies of the City of Farmington Master Plan because this special land use request is compatible with the objective of increasing commercial opportunities and promoting economic growth in the City of Farmington. Additionally, the proposed business offers services that improve quality of life for older residents. 2. The proposed use will promote the intent of the zoning district in which the use is proposed, because 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. 3. The proposed use will 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, because development of the site has been limited to the building located along the frontage on Power Road and a parking lot along the southern property line. The northern and eastern portions of the parcel have been left undeveloped with a substantial number of trees and brush, which provides a buffer for the residential properties to the north. 4. The proposed use will 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, because all of these facilities are existing. 5. The proposed use will 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, because we find no evidence that the proposed professional office for Comfort Keepers will involve any uses, activities, processes, materials and equipment or conditions of operation that would be detrimental to the surrounding area or generate excessive production of traffic, noise or other nuisances.. <p>Or</p>		

Move to deny the Special Land Use for Comfort Keepers In-Home Care Business Office, 23020 Power Road for the use of a business office and service establishment because it does not meet the Standards for Approval for a Special Land Use, Sec. 35-152 as follows:

1. The proposed use will not be compatible and in accordance with the goals, objectives and policies of the City of Farmington Master Plan because_____.
2. The proposed use will not promote the intent of the zoning district in which the use is proposed, because_____.
3. The proposed use will not 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, because_____.
4. The proposed use will not 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, because all of these facilities are existing.
5. The proposed use will 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, because_____.

Background

The Comfort Keepers In-Home Care Business Office, 23020 Power Road Special Land Use will have been introduced during the public hearing and any comments from the public presented. For this agenda item, the Commission will decide whether to approve or deny the request.

This property is located in the Grand River Corridor Improvement Authority (GRCIA). The Special Land Use was approved by the GRCIA at their April 9, 2026 meeting and is recommended for approval.

Attachments:

- Planning Consultant Review Letter for 23105 Power Road dated March 25, 2026
- Application Excerpt
- Standards for Approval for a Special Land Use, Sec. 35-152

Agenda Review			
Department Head	Finance/Treasurer	City Attorney	City Manager



City of Farmington Special Land Use Review

Date: March 25, 2026

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

Re: 23020 Power Road, Farmington, MI 48336

Subject: Comfort Keepers In-Home Care Business Office (Special Land Use Review)
Location: 23020 Power Road
Parcel ID: 20-23-27-404-012
Zoning: OS, Office Services District
Applicant(s) and Owner(s): 23020 Power Road, LLC

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 March 12, 2026.

The opinions in this report are based on a review of the application 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) irregularly shaped parcel which is located on the east side of Power Road, south of Valley View Circle and north of Grand River Avenue. Online assessing states that 23020 Power Road is approximately 1.532 acres in size with frontage on Power Road of 145.5'. The existing one-story structure is 5,352 SF, with one unit on the ground level and one unit on the lower level. The ground level unit is currently vacant, and the lower-level unit is occupied by a dental clinic. The surrounding zoning districts are OS, Office Services District to the west (across Power Road), R1, Single Family Residential to the north, OS, Office Services District to the east and C2, Community Commercial District to the south. The applicant is proposing to locate a professional office for Comfort Keepers In-Home Care on the lower-level of the building; professional offices are a special land use in the OS, Office Services District.

EXHIBIT A: AERIAL VIEW OF SITE



EXHIBIT B: PARCEL 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. Additionally, the proposed business offers services that improve quality of life for older residents. **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 use to the north and commercial use to the south and provides 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: As shown on the aerial image, development of the site has been limited to the building located along the frontage on Power Road and a parking lot along the southern property line. The northern and eastern portions of the parcel have been left undeveloped with a substantial number of trees and brush, which provides a buffer for the residential properties to the north. The site appears to be compatible with the existing and intended character of the general vicinity. **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: We find no evidence that the proposed professional office for Comfort Keepers will involve any uses, activities, processes, materials and equipment or conditions of operation that would be detrimental to the surrounding area or generate excessive production of traffic, noise or other nuisances. **Meets the standard.**

SITE COMMENTS

When an applicant applies for a special land use, the Planning Commission may request site improvements to bring some aspects of the development up to the standards of the current ordinance. For example, the Planning Commission could request that the applicant bring the landscaping to conformity along Power Road per (§35-184B), *Frontage Landscaping*. However, based on a site visit, it appears that there is not room for greenbelt plantings due to the location of public utility poles and wires in the front yard. Other aspects of the site, such as the lighting all appear to meet the code, as they are fully shielded and facing downwards. As such, we did not see any aspects of the site that we would recommend improving at this time.

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

- a. The proposed special land use shall be compatible with and in accordance with the general goals, objectives and policies of the City of Farmington Master Plan.

~~The proposed land use will allow for a productive business to occupy a currently vacant space. The business will contribute to the community and offer a service that improves quality of life for aging community residents.~~

- b. The special land use shall promote the intent of the zoning district in which the use is proposed.

~~Per Code of Ordinances, Article 6, the Office Services district is intended to "serve as a transitional area between residential and commercial districts or as a buffer between residential neighborhoods and arterial roadways." The proposed land use will convert vacant space to productive, occupied space, while also respecting proximity to residential properties. The proposed business occupant is a quiet administrative office that will attract minimal traffic since the business's sales and operations activities take place exclusively in clients' residences.~~

- c. The special land use shall be compatible with the existing or intended character of the general vicinity and shall not change the essential character of the area in which it is proposed.

~~The proposed land use is to maintain the existing dental practice on the lower level, and for the administrative offices of Comfort Keepers, an in-home senior caregiving service, to occupy the main floor. The nature of this business is provision of services to support clients' health and well-being, often providing support for clients with medical conditions or complex health needs. The service ultimately enhances quality of life for residents in the community. This type of business is aligned with the general character of the vicinity, which includes the dental office on the lower level of the same building, and other medical and caregiving companies within the general area.~~

- d. The special land use shall be served adequately by public facilities and services such as traffic operations, police and fire protection, drainage structures, water and sewer facilities and schools.

As a standard administrative office with no special resource requirements, the proposed land use will not place unusual demands upon public facilities or services.

- e. The proposed special land use shall not involve uses, activities, processes, materials, equipment or conditions of operation that in comparison to the uses permitted in the district, will be detrimental to the natural environment, public health, safety or welfare.

As a standard administrative office with no special resource requirements and no unusual activities, materials, or equipment, the proposed land use will not place unusual demands upon natural environment, public health, safety, or welfare.

** The special land use criteria included above is not the only requirement for special land use applications. For additional information please refer to ARTICLE 12 SPECIAL LAND USES of the City of Farmington Zoning Ordinance.*

Sec. 35-152. Standards for Approval.

- A. Prior to approving a special land use application the planning commission shall require that the following general standards, in addition to the specific standards noted for individual uses in section 35-158, special land use specific requirements, be satisfied. The proposed use or activity shall:
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- B. Properties for which application for special land use approval is made shall also be subject to site plan review in accordance with the requirements of Article 13, Site Plan Review. Failure to obtain site plan approval will constitute denial of the approved special land use.

(Ord. No. C-746-2010, § 1, 4-19-10)