

FARMINGTON PLANNING COMMISSION PROCEEDINGS  
23600 Liberty Street  
Farmington, Michigan  
November 10, 2025

Chairperson Perrot called the meeting to order in Council Chambers, 23600 Liberty Street, Farmington, Michigan, at 7:00 p.m. on Monday, November 10, 2025.

**ROLL CALL**

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

A quorum of the Commission was present.

**OTHER OFFICIALS PRESENT:** Chris Weber, Assistant City Manager; Jeffrey Bowdell, Building Official, Beth Saarella, City Attorney Brian Belesky, Director of Media, Brian Golden, Director of Media, Audrianna Jordan, OHM Advisors, Adam Kummer, OHM Advisors, Austin Downe, OHM Advisors, Bonnie Murphy, Recording Secretary.

**APPROVAL OF ITEMS ON CONSENT AGENDA**

**A. October 13, 2025 Minutes**

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

MOTION carried, all ayes.

**APPROVAL OF ITEMS ON REGULAR AGENDA**

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

**UNFINISHED BUSINESS**

None heard.

**NEW BUSINESS**

**A. Proposed Dental Office Project at 31030 and 31036 Grand River**

Chairperson Perrot introduced this item and turned it over to staff.

Weber stated the proposed dental office project requires review and recommendations from Grand River Corridor Improvement Authority and approval by the Planning Commission. The plan proposes a full interior renovation and exterior façade improvements,, along with the mill and overlay of the existing adjacent parking lot. The plans have been reviewed by OHM for both planning and engineering and their review letters are included in the packet and which document what is required by City Ordinance consideration 35-208 Zoning Ordinance. He stated the intent of the ordinance is to permit improvements and minor modifications to a conforming use and/or building which do not meet all of the various site improvements related regulations with the following conditions:

Reasonable site improvements on overall site  
Safety related site issues shall be met  
Parking access points shall comply with access standards  
Landscaping shall be brought in conformance with Article 15  
Signs brought in conformance with ordinance  
Improvements shall not increase noncompliance with site requirements  
Site plan submitted pursuant to Article 13

The plans were reviewed by the Grand River Corridor Improvement Authority and a motion was made to recommend approval of the site plan for the dental office project at 31030 and 31036 Grand River to the Planning Commission as presented with all waivers requested except with respect to the following:

1. Two trees to be added to interior of parking lot
2. A 36-inch screening wall will be added in front of the spaces on Grand River and Lilac

Perrot thanked Weber and called the Petitioners to the podium.

Dr. Angelina Salem and Tom Pustulka, architect, came to the podium. Pustulka stated this building has been vacant for 15, 16 years and he was hired to see how to reuse structure to accommodate Dr. Salem's practice.

He stated the GRCIA asked them to add two trees to the interior parking and moved the bike rack and modified handicap spaces. He said they are looking to merge the patient and staff flow to work between the two buildings. There will be seven additional treatment rooms, waiting room, they will keep existing structures but introduce nicer window material and veneer stone to demark the entrance. They will redo all asphalt and coordinate with MDOT for all changes, and create screening through landscape along Grand River and Lilac.

Weber stated the authors of the two letters from OHM are in attendance, Audrianna Jordan and Austin Downe, for questions which set a level of standards that bring the project closer in compliance without making all the changes.

Perrot commends the Petitioner and asks how long he expects the duration of the project will be and Pustulka replied four months.

Commissioner Kmetzo asked for OHM to go over their letters. Adriannna Jordan, OHM Advisors, went over the fifteen recommendations that were made as conditions for approval and stated that five waivers would be needed for that recommendation and further discussion was held.

Austin Downe, OHM Advisors, went over the details of his engineering review letter. Discussion was held concerning the grading, drainage and parking spaces and other topics addressed in the letter.

Commissioner Kmetzo asked for clarification on the waivers requested.

Ms. Jordan explained the four waivers requested.

1. Street light waiver
2. 7-foot high screening wall presence on alley and fence on residential
3. New wall required along Grand River – applicant proposing vegetative screen wall
4. Off street parking requirement

Weber asked for clarification on redo of parking lot from Building Official Bowdell and Bowdell replied the only jurisdiction the City has on parking lots is the number of handicap parking spaces.

Further discussion was held concerning existing wall and future maintenance.

MOTION by Crutcher, supported by Kmetzo, to move to approve the site plan with the four waivers for the property at 31030 and 31036 Grand River Avenue.  
Motion carried, all ayes.

## **B. Proposed Change to Parking Requirements**

Perrot introduced this item and turned it over to staff.

Weber stated this is a discussion and potential scheduling of a public hearing for Proposed Zoning Ordinance Text Amendments for Off-Street Parking and Loading

Standards and Access Design and Central Business District – Nonresidential and Mixed-Use Development Requirements.

He stated the City contracted with OHM to conduct a Parking Best Practices Analysis and Downtown Farmington Parking Study. This analysis included reviewing parking industry best practices and regional minimum and maximum requirements and comparing those with the City of Farmington's parking requirements for multi-family developments, typical downtown commercial land uses, and mixed-use shared parking.

After further discussion, the following changes were made to the analysis:

1. General Office, decrease requirement from 1 per 250 square feet to 1 space per 300 square feet.
2. For multi-family residential, decrease requirement from 2 spaces per dwelling unit (1.5 per dwelling unit where on-street parking is provided for) to 1 space for efficiency and 1 bedroom ) becomes .5 space per dwelling unit for efficiency and 1 bedroom where public parking is available) and 1.5 spaces for 2 or more bedrooms (becomes 1 space per dwelling unit for 2 or more bedrooms where public parking is available.)
3. change Gross Floor Area to Gross Leasable Area.

MOTION by Kmetzo , seconded by Crutcher, to move to schedule a Public Hearing for the Proposed Zoning Ordinance Text Amendments for Off-Street Parking and Loading Standards and Access Design and Central Business District – Nonresidential and Mixed-Use Development Requirements for the December 8, 2025 Planning Commission meeting.  
Motion carried, all ayes.

**UPDATE CURRENT DEVELOPMENT PROJECTS**

Legion Square is looking to kick off soon. Austin Downe stated the water main and storm sewer took a long time.

**PUBLIC COMMENT**

None heard.

**UPDATE – CURRENT DEVELOPMENT PROJECTS**

Westendorf asked for an update on Promenade Park.

Crutcher asked about the Tuesday Morning location and Bowdell replied it was split into three parcels, and also that the music store has applied for a physical therapy facility to go in there and Hillside Townes has issued five C of O's.

Commissioner Gray asked about Big Boy and Bodell responded

**PUBLIC COMMENT**

None heard.

**PLANNING COMMISSION COMMENT**

Gray congratulated the three successful city council candidates.

**ADJOURNMENT**

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

The meeting was adjourned at 8:22 p.m.

Respectfully submitted,

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Secretary