



PLANNING COMMISSION MEETING
Monday, March 09, 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. February 09, 2026 Minutes**
- 3. APPROVAL OF REGULAR AGENDA**
- 4. UNFINISHED BUSINESS**
NONE
- 5. NEW BUSINESS**
 - A. 33338 GRAND RIVER PARKING WAIVER REQUEST**
 - B. PUBLIC HEARING - 2025 MASTER PLAN UPDATE**
 - C. CONSIDERATION OF APPROVAL OF THE 2025 MASTER PLAN UPDATE**
 - D. PUBLIC HEARING – 2027-2032 CAPITAL IMPROVEMENT PROGRAM**
 - E. CONSIDERATION OF APPROVAL OF 2027-2032 CAPITAL IMPROVEMENT PROGRAM**
- 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
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

Farmington Planning Commission Staff Report	Meeting Date: March 9, 2026	Reference Number
Submitted by: Chris Weber, Assistant City Manager		
Agenda Item: 33338 Grand River Parking Waiver Request		
<p><u>Requested Action</u></p> <p>Move to approve the parking waiver request for 33338 Grand River Avenue subject to the first floor being used for a bar/restaurant use because the proposed uses can be adequately supported by public parking.</p> <p>OR</p> <p>Move to deny the parking waiver request for 33338 Grand River Avenue subject to the first floor being used for bar/restaurant use because the proposed uses can not be adequately supported by public parking.</p>		
<p><u>Background</u></p> <p>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.</p> <p>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:</p> <ol style="list-style-type: none"> 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. <p>Attached is a site plan review letter from OHM regarding the parking waiver request.</p>		
Agenda Review		

Department Head	Finance/Treasurer	City Attorney	City Manager
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City of Farmington Site Plan Review

Date: February 27, 2026

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

Re: 33338 Grand River Avenue (John Cowley & Sons Irish Pub)

Subject: Parking Waiver Request
Location: 33338 Grand River Avenue
Parcel ID: 20-23-27-153-003
Zoning: CBD, Central Business District
Applicant(s)/Owner(s): Cowley Investments, LLC

The City of Farmington’s Planning Consultant has performed a review of the above-referenced request for a parking waiver and offers the following comments and findings for your consideration. This review is based on the applicant’s letter dated January 21, 2026.

SITE DESCRIPTION

The rectangular site consists of one (1) parcel and is located on the north side of Grand River Avenue, east of Farmington Road and west of Warner Street. A two (2) story, 6,696 SF structure occupies the site, which has been built from lot line to lot line; as a result, there is no parking available on site. Assessing records indicate that 33338 Grand River Avenue is approximately 0.082 acres with 43’ of frontage and 83’ deep at its widest point. The ground level of the site is currently in operation as John Cowley & Sons Irish Pub, a bar and restaurant. In a letter dated January 21, 2026, the applicant stated that they intend to convert the second story of the building from bar/restaurant to residential use, with a total of 2 (two), (2) two bed/bath apartments; the ground floor will continue to be the existing bar/restaurant use.

The following chart provides information on existing land use, current zoning, and future land use.

	Land Use	Current Zoning	Future Land Use Designation
Subject Site	Bar/Restaurant	CBD, Central Business District	Downtown Mixed Use
North	Funeral Home	CBD, Central Business District	Downtown Mixed Use
South	Retail/Service	CBD, Central Business District	Downtown Mixed Use
East	Brewery/Restaurant	CBD, Central Business District	Downtown Mixed Use
West	Barber Shop	CBD, Central Business District	Downtown Mixed Use



EXHIBIT A: AERIAL VIEW OF SITE

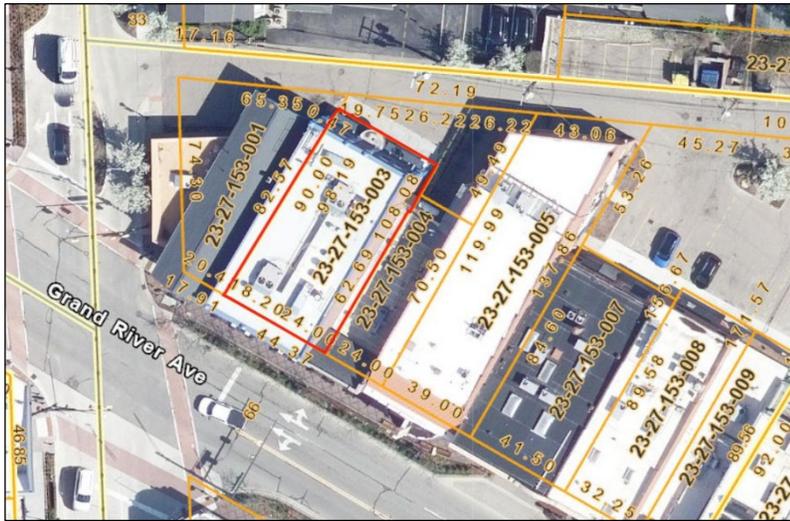


EXHIBIT B: ONLINE PARCEL MAP



REVIEW COMMENTS

1. **Zoning and Use (§35-102).** The site is in the CBD, Central Business District. Residential dwellings in the upper stories of mixed-use buildings are a use permitted by right, as are restaurants, bars, taverns and lounges.
2. **Off-Street Parking and Loading Standards and Access Design (§35-171).** The parking requirement for the current and proposed land uses are detailed in the table below:

Land Use	Numerical Parking Requirements
Restaurant/Tavern, with Lounges, Bars and Entertainment Facilities	1 space per 3 seats
Multi-Family Residential	2 spaces per dwelling unit



We note that the City of Farmington is currently considering reducing the numerical parking requirements for multi-family residential. This table represents the current numerical parking requirements.

Based on the current use as a bar/restaurant on the second story, converting the second story to residential will reduce the number of seats for the bar/restaurant use by one hundred forty (140) seats. Based on the numerical parking requirements in the ordinance, one hundred forty (140) seats would require forty-seven (47) parking spaces. By contrast, the multi-family residential use requires four (4) parking spaces.

Therefore, the proposed use indicates a significant reduction in parking demand generated by the second story of the structure. Additionally, the multi-family residential land use would likely not share the same peak parking hours of the bar/restaurant use.

3. **Comments from Other Departments.** All applicable City departments and consultants should review the site plan and identify any remaining issues.

RECOMMENDATION

Planning recommends approval of the parking waiver request subject to the following conditions:

1. **Off-Street Parking and Loading Standards and Access Design (§35-171).** The Planning Commission believes that off-street parking for the proposed uses can be adequately supported by public parking adjacent to the site.
2. **Review and Approval of All Other 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
OHM Advisors Senior Planner

Farmington Planning Commission Staff Report	Planning Commission Date: March 9, 2026	Reference Number
Submitted by: Chris Weber, Assistant City Manager		
Description Public Hearing - 2025 Master Plan Update		
Proposed Motion Planning Commission Opens the Public Hearing to accept comments Planning Commission Closes the Public Hearing		
Background The City is required to update its Master Plan every 5 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 & 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 and Administration published the required notice. The plan has been available for review on the City’s website at www.farmgov.com , on the project website at www.farmingtonforward2025.com , and in printed format in the City Manager’s Office. The Oakland County Planning & Local Business Development Division has submitted comments to the plan, which are included in this staff report. Additionally, the Oakland County Coordinating Zoning Committee has reviewed the plan and has recommended approval of the Plan to the City of Farmington Planning Commission at their March 4, 2026 meeting. This recommendation is also included in this staff report. Administration will read into the record any other comments received in written format during the March 9 meeting. Administration is requesting the Planning Commission to hold the public hearing. After the public hearing, later in the agenda, the Planning Commission will determine whether to approve the Plan Update. Attachments: Oakland County Planning & Local Business Development Division Review Letter Oakland County Coordinating Zoning Committee Recommendation Letter		

February 25, 2026

Commissioner Gwen Markham, Chairperson
Oakland County Coordinating Zoning Committee
1200 North Telegraph Road
Pontiac, MI 48341

SUBJECT: County Code No. MP 26-01, Oakland County Department of Economic Development, Division of Planning & Local Business Development's staff review of the draft City of Farmington Master Plan Amendment.

Dear Chairperson Markham and Committee Members:

The Oakland County Department of Economic Development (OCED), Division of Planning & Local Business Development (PLBD) received an emailed notice from the City of Farmington on January 14, 2026, informing the *Oakland County Planning, Zoning, and Land Use (PZLU)* office of the 43-day review and comment period for the amended Master Plan. The deadline for comments is identified in the letter as March 9, 2026.

This review of the Draft Master Plan will go before the Oakland County Coordinating Zoning Committee (CZC) on Wednesday, March 4, 2026, which falls within the community's comment period for the document. It is assumed that adjacent communities were notified about the proposed Draft Master Plan and review period by The City of Farmington. The following is a review of the draft **City of Farmington Master Plan Amendment, (County Code Master Plan No. 26-01)**.

Staff Recommendation

Based on the review of the surrounding communities' Master Plans, *The City of Farmington Draft Master Plan* is **not inconsistent** with the plan of any city, village, or township that received notice of the draft plan. Oakland County has not prepared a countywide development plan, so there is no countywide plan with which to compare the draft changes. Following is an analysis and summation of the Draft Master Plan Amendment.

Select Summary Analysis of Content

The information included herein represents a summarized analysis of the proposed draft Master Plan for the City of Farmington. Select sections are highlighted in this review with a focus on borderline conditions, future land uses and other topics. The City of Farmington shares borders with two (2) communities, being the City of Farmington Hills in Oakland County and the City of Livonia in Wayne County. The city last updated their Master Plan in 2019 (County Code 19-03), which was reviewed by the CZC in July of 2019, after which the Master Plan document was adopted later that same year.

As an amendment to the previous 2019 Master Plan, the *City of Farmington Forward 2025 Master Plan* grew in size from 103 pages to 237 pages, including three (3) more sections specifically dedicated to "community engagement", "Parks and Recreation", and "Connections and Walkability". Other sections have been expanded upon such as housing within the "land use" section and the inclusion of sections with references to the "Downtown Plan" and "Parks and Recreation Plan" providing a cross-plan discipline within the document.

Engagement Process

The city used multiple outreach methods to gather information from the public. The process was overseen by a steering committee that was created in January of 2025. Over 20 stakeholders were divided into four focus groups which created the groundwork for an online community survey that was open to the public for 8 weeks. Over 300 responses were gathered with 83% of the participants living in Farmington. Two open houses were held at the Farmington Farmer's Market in the summer and fall of 2025 which attracted over 200 participants. Feedback was gathered and the process is well documented within the Master Plan.

Transportation & Mobility

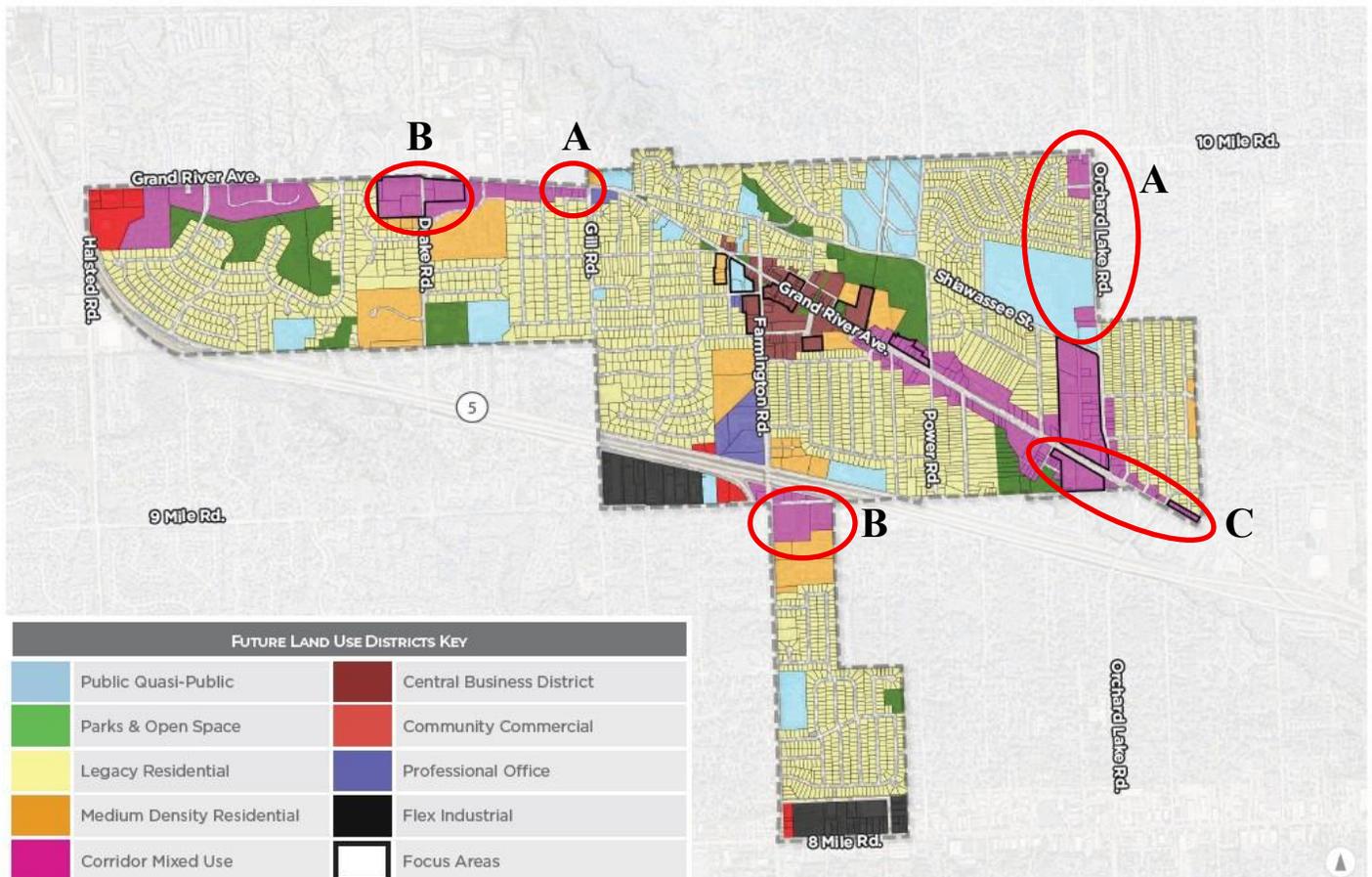
Improving pedestrian and bicycle safety is a priority of the plan as lead by the outcome of the public participation and an active Pathways Committee. There are objectives to address traffic and safety issues at intersections and along transportation corridors while improving sidewalks and multi-use path connections throughout the plan. The city controls most of roads/right-of-way (ROW) within their boundaries. The Road Commission for Oakland County (RCOC) has jurisdiction over main thoroughfares of Eight Mile Road, Farmington Road (south of Grand River Avenue to Eight Mile Road) and the entirety of Orchard Lake Road. The Michigan Department of Transportation (MDOT) has jurisdiction over M-5 and the entirety of Grand River Avenue through the city.

The Oakland County Transit Division reviewed the proposed draft Master Plan and has added some recommendations within this report.

Land Use & Housing

Changes to the Future Land Use (FLU) plan were few and organizational with the plan's amendment. In our review of the borderline changes there were only a few to note, all of which were along a shared border with Farmington Hills. Farmington Hills updated their Master Plan in 2024 (County Code #MP 24-08). There were no changes along the Livonia – Farmington border at Eight Mile Road. The changes that occurred at the borders are as follows:

Future Land Use Map



A. On the eastern border and northern border of the city there are two locations with the same change:

I. Along the Orchard Lake Road corridor (eastern border) that were previously labeled *Neighborhood Centers* have become part of the designation *Corridor Mixed Use*, which is an expansion of the previous *Mixed Use* classification. When compared to the existing zoning districts, the *Corridor Mixed Use* designation allows for office, multiple family residential, and community commercial uses. Farmington Hills has commercial uses adjacent to the area along Orchard Lake Road. Farmington Hills is planning for the continuation of *Commercial* and *Small Office* type uses for the east side of Orchard Lake Road which is consistent with current uses along that corridor.

This remains a compatible border.

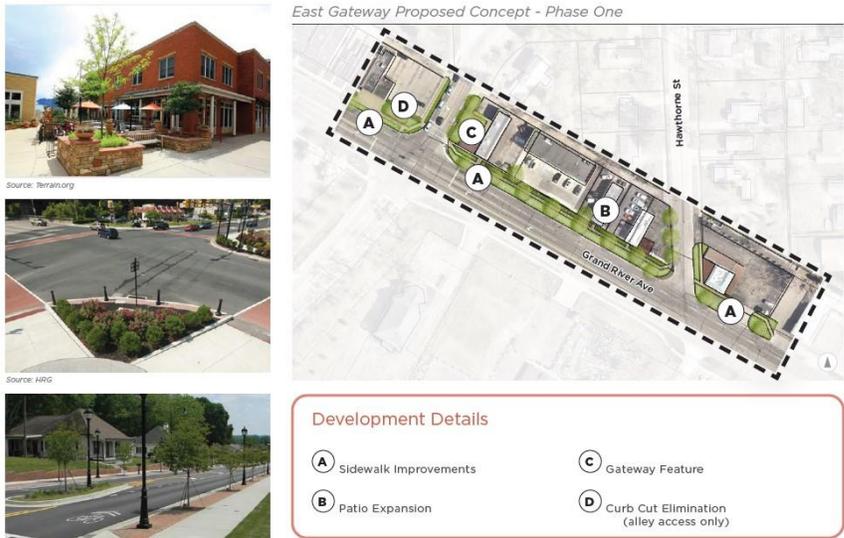
II. Along the Grand River Avenue corridor (northern border) properties that were previously labeled *Neighborhood Centers* have become part of the designation *Corridor Mixed Use*, which is an expansion of the previous *Mixed Use* classification. When compared to the existing zoning districts, the *Corridor Mixed Use* designation allows for office, multiple family residential, and community commercial uses. Farmington Hills has *Industrial* (with office/R&D) uses on the north end of Grand River Avenue. The uses in Farmington Hills have large front yard setbacks off the Grand River corridor and have maintained a less intense site design for many decades. Farmington is planning for the continuation of *Commercial* and similar uses under the *Grand River Corridor* FLU plan. **This remains a compatible border.**

B. Outlined locations designated as "Focus Areas" 1 and 2 in the 2019 Master Plan have been reclassified under *Corridor Mixed Use*:

I. The area at Grand River Avenue and Drake Road has remained a "Focus Area", now labeled as "Drake & Grand River" (highlighted on page 96-99). Farmington Hills has commercial uses adjacent to this area and is planning for the continuation of *Commercial* and similar uses under the *Grand River Corridor* FLU plan. **This remains a compatible border.**

II. Nine Mile and Farmington Road have a mix of uses that was previously (2019 Master Plan) part of a focus area. The area is existing commercial, office and light industrial uses. The classification *Corridor Mixed Uses* has been assigned to this area which matches the description of the classification. Properties in this area that are adjacent in the City of Farmington Hills are commercial, industrial and some single family residential. The land uses in this area have been unchanged for decades. **This remains a compatible border.**

C. Focus Areas along the Grand River Avenue corridor on the southeastern border of the city have been added being the "Winery/Danboise" (highlighted on page 88-91) and the "East Gateway" (highlighted on page 92-95). Adjacent properties in Farmington Hills are designated as *Grand River Corridor* FLU classification which is a mixed-use district complimentary to the *Corridor Mixed Use* FLU that the Farmington Plan is proposing. Properties in both cities are part of a shared *Corridor Improvement Authority* (CIA) that extends from Eight Mile Road in Farmington Hills to Mayfield Avenue in the City of Farmington. **This remains a compatible border.**

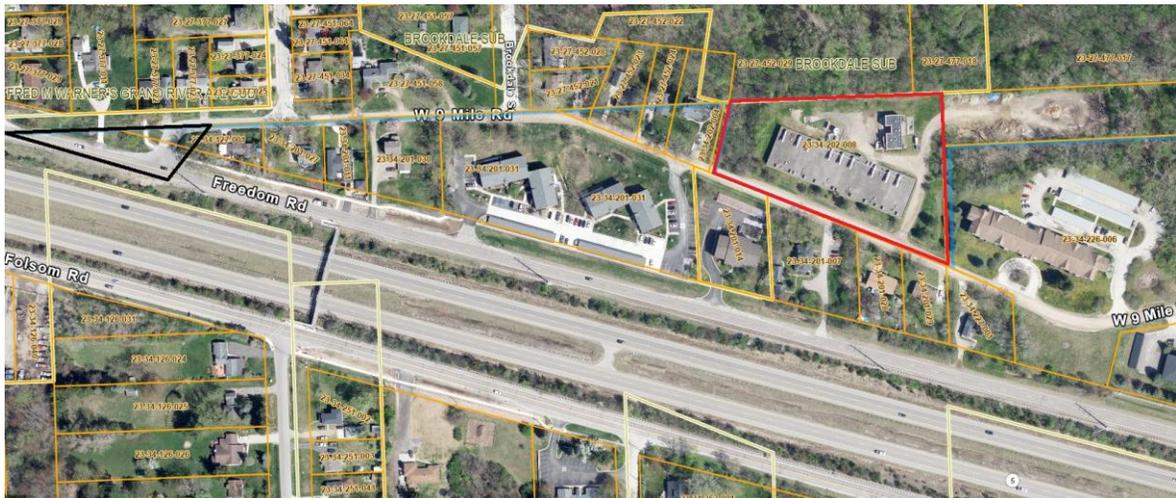


Supporting the future land use is the housing element within this section. The plan expanded its housing information and encouraged diverse stock with efforts to expand affordable housing. Focus group discussions had targeted feedback to include multigenerational housing and supporting all age and income types. Community feedback encourages affordable housing and increased density through mixed use developments that meet the city's small-town charm. Programs such as the Housing Action Plan while working with the Michigan State Housing Development Authority (MSHDA) and U.S. Department of Housing and Urban Development (HUD) are programs the plan will utilize in achieving these objectives.

Recommendations

While beyond the scope of the CZC's review focus, staff have noted the following recommendations the City of Farmington may wish to consider clarifying goals/objectives and/or potentially strengthening the plan. These recommendations are based on Oakland County initiatives and topic-related best practices that can be further utilized as a tool for the community. Please see the following recommendations for the Draft Master Plan listed below:

1. Edit border line inconsistencies along Nine Mile Road for the following areas on all maps:
 - a. Include the Nine Mile Road pump station property on all maps. Per Oakland County's records and the City's zoning map, the Nine Mile Pump Station property at 32000 W. 9 Mile Road (23-34-202-008) is controlled by the City of Farmington, designated with R1, R3 and Industrial zoning classifications, and the entirety of the property is within the city limits of Farmington. All maps currently show only a slim portion of this property. The boundary in this area does not extend to 9 Mile Road as it should. Below an aerial shows the portion in red to be missing from the maps.
 - b. Omit 32401 W. 9 Mile Road (23-34-127-001) portion of property and the Freedom Road/ 9 Mile Road right-of-way from all maps. A portion of the residential property, east of the intersection at W. 9 Mile Road and Freedom Road, including portions of those rights-of-ways, are shown within the city limits of Farmington which is contrary to Oakland County's mapping information which has the subject area as part of the City of Farmington Hills. Below an aerial shows the portion in black that should be removed from the maps.



2. Include the following recommendations for the topic of transportation within the Master Plan:
 - a. Recognize existing transportation options the community has as it pertains to bus services. Oakland County voters approved of a countywide transit millage in November of 2022. Tax dollars are currently being used to provide, expand and/or enhance transportation services. The City of Farmington 2019 Master Plan noted the Suburban Mobility Authority for Regional Transportation (SMART) routes 305 and 805 both having stops along routes within the City of Farmington. This has not changed, per the SMART website <https://www.smartbus.org/Schedules/View-Routes> these routes are still providing service along Farmington Road, Grand River Avenue, and Nine Mile Road in the city limits but such services are not mentioned in the proposed draft Master Plan.
 - b. Consider adding plans and/or goals to improve transit stops, which include amenities (shelters, benches, lighting, etc.) to improve the public transit environment. There appear to be areas in which the city has administered some improvements in this nature, but they are not highlighted in the plan. Further goals can be incorporated by including designated mobility hubs that serve as centralized points where multiple modes of transportation converge—such as SMART bus service, bike facilities, pedestrian pathways, and shared mobility options which match the plans goals and objectives for multimodal opportunities.
 - c. Include opportunities for Transit-Oriented Development (TOD) principles into the plan. The overall elements are located throughout the plan as the city looks to increase density with mixed uses along areas that currently have bus and bike routes, however, density, mixed use developments,

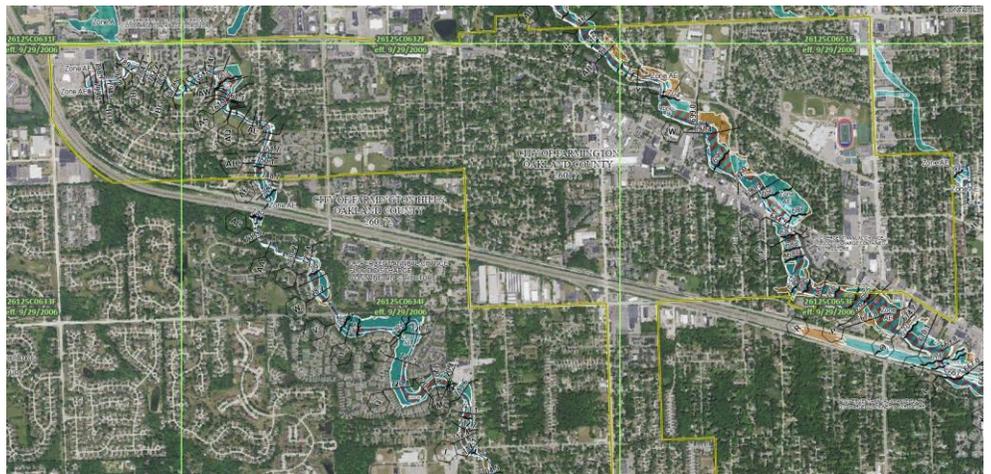
parking requirement reductions, and other such efforts are not particular to the proximity of transportation hubs and/or bus stops. Creating a connection between the development and transportation services could help strengthen the initiatives in the subject of overall better mobility. Contact Oakland County Transit for more information pertaining to this subject <https://www.oakgov.com/community/oakland-transit>

3. Add Michigan Natural Features Inventory (MNFI) information in the draft Master Plan. In 2017, MNFI prepared an update to the county-wide data/maps. The City of Farmington has a designated *Priority II* area within the city limits, along the Farmington Branch of the Upper Rouge River system which is also a FEMA recognized floodplain. Noting such MNFI data could help promote the plan's efforts to preserve and protect the existing natural features in the area. Oakland County has online tools where MNFI data can be obtained and/or MNFI maps can be created at: <https://oakgov.maps.arcgis.com>. Please contact our staff if assistance is required in producing a map or collecting MNFI data for the draft Master Plan.



4. Incorporate information related to the Oakland County Cooperative Invasive Species Management Area (CISMA) <https://oaklandinvasivespecies.org/>. The draft Master Plan promotes the preservation and protection of natural features and resources. CISMA is a source for education/outreach materials, technical assistance, best practices, and funding for protecting and improving natural habitats. Collaboration with CISMA can help expand upon the preservation effort promoted within the plan. This could help assist in the implementation pertaining to Parks and Recreation Objective #4 on page 181 and 224. Additionally, Friends of the Rouge <https://therouge.org/> is a member of CISMA that operates proactively to protect and improve the quality of the Rouge River within the city limits. The City of Farmington is listed as a supporter and partner. Aligning such natural preservation efforts with Friends of the Rouge could improve the strength of the plan in this subject.

5. Consider including hazard mitigation planning or links to the city's (if applicable) or the county's hazard mitigation plan. Oakland County's PLBD staff is making a deliberate effort to help encourage communities to consider the natural and manmade hazards and associated risks to communities and integrate their hazard mitigation priorities and strategies into their Master Plans, when applicable. This is particularly relevant for hazard mitigation related to infrastructure, utilities, natural features, major assets, and historic districts/structures that may be added to the city's Capital Improvement Program/Plan (CIP) if applicable or may represent Federal Emergency Management Agency (FEMA) eligible projects. The City of Farmington has three (3) areas that are designated as flood plains. Through FEMA, communities may be eligible for nationally competitive, annually awarded Building



Resilient Infrastructure and Communities (BRIC) and Flood Mitigation Assistance (FMA) grants for planning and project work. Communities responding to and recovering from major disasters or emergencies declared by the President are also eligible for Public Assistance (PA) Funds for emergency work and permanent infrastructure projects. Mitigation opportunities resulting from declared disasters, specifically through the Hazard Mitigation Grant Program (HMGP), are a source of potential funding following major disaster declarations. For more information, please utilize the 2023 Oakland County Hazard Mitigation Plan which is available at the link: <https://www.oakgov.com/community/emergency-management/need-to-know/disaster-planning/hazard-mitigation-plan>

6. Acknowledge that the City of Farmington is adjacent to the City of Livonia in Wayne County. The document notes only Farmington Hills as a bordering community. Such initiatives that involve connections and walkability across community borders would be applicable to all the borders and adjacent communities. While the City of Farmington has only some *Commercial* and *light Industrial* type land uses along the 8 Mile Road border, both motorized and non-motorized traffic continue to utilize the Farmington Road corridor to access the City of Farmington. In the plan Farmington Road is defined as a "...key commercial corridor..." which supports efforts closer to the downtown business district. The neighboring City of Farmington Hills has the 13th highest population in the state, which is less than the City of Livonia, which is ranked 11th in population. The City of Farmington remains an economic hub and destination for these bordering communities.
7. Define the term "Oakland County Plan" from the implementation portion of the plan. While objectives may meet certain initiatives of Oakland County, the county does not have a Master Plan or Planning Commission to administer a plan. If this is referencing forecasted projects pertaining to the Road Commission for Oakland County (RCOC) or the Oakland County Water Resources Commissioners (WRC) office (or another department not listed here), then the Master Plan should state which departments and/or plans are being used in the evaluation criteria.

Oakland County Technical Assistance

A summary of programs offered by the Oakland County Economic Development Department that are relevant to The City of Farmington has been included on the final page of this review.

Oakland County Technical Resources

Oakland County compiles existing and future land use statistics for the county as a whole and for each community using generalized land use definitions. We provide a snapshot of the City's existing land use and development patterns. These documents are available upon request and/or can be accessed at our website: <https://www.oakgov.com/community/community-development/planning-services/current-and-future-land-use-maps-and-statistics>

Conclusion Summary

Farmington's draft Master Plan is community-driven, rooted in open dialogue with much of the updated information coming from public outreach. The inclusion of plans for downtown and development corridors with examples of density and development styles have grown the plan into a road map for future development. The plan reaffirmed that future growth must respect Farmington's history, celebrate its heritage, protect the environment, and reflect the collective voice of its residents. The draft plan has renewed goals and objectives while increasing awareness of the current issues that the City is trying to plan for. Mobility for all, smart growth, and housing strategies are focal points of the plan that the public engagement supports. The plan looks to improve connections to local resources and services as well to include housing diversity for different age and income groups while providing safe pedestrian connections between communities and neighborhoods. The document remains well organized providing procedures and rationale of many topics which are supported by the goals and objectives and public feedback.

Oakland County does not have a Planning Commission or County Master Plan, so a full comparison and contrast of the information to County-wide Plans is not possible. Our staff review of the proposed Master Plan and a cursory review of adjacent communities' Master Plans have found The City of Farmington 's *Draft Master Plan* to be **not inconsistent** with those plans. Continuation of the city's adoption process for the draft plan is recommended.

The City of Farmington has received a copy of this review. Additional copies have been emailed to adjacent municipalities and other reviewing jurisdictions for their review and/or comments. On March 4, 2026, this review will go before the CZC which will consider a motion on the recommendation of the submitted draft Master Plan. If there are any questions or comments about this review and analysis, please do not hesitate to contact me at (248) 858-0389 or email me at krees@oakgov.com.

Respectfully,



Scott E. Kree | Principal Planner
Oakland County Department of Economic Development
Planning and Local Business Development Division
Office of Planning, Zoning & Land Use

CC: Yolanda Smith Charles, Oakland County Commissioner, District 17 & CZC Vice-Chair
Phil Weipert, Oakland County Commissioner, District 13 & CZC Member
William Miller, Oakland County Commissioner, District 16
City of Farmington
Planning Consultant for Farmington at OHM
City of Farmington Hills
RCOC
WRC
Oakland TSC-MDOT
ITC Area Manager
DTE Regional Manager
Consumers Energy
SEMCOG
SMART

Oakland County Planning Resources

The Oakland County Department of Economic Development (OCED), Division of Planning & Local Business Development (PLBD) offers a variety of programs to support Oakland County communities with innovative programming and assistance to create attractive destinations in which to live, work and raise a family. The chart below details those programs offered by the PLBD (a division of the OCED). Current participation in these programs and opportunities for future involvement are noted on the right side of the chart. Additional information on all OCED programs can be found at www.oakgov.com/advantageoakland.

Program	Mission	The City of Farmington 's Opportunities and Current Participation
Environmental Stewardship	Provide information, plans and options to promote conservation of the natural environment while supporting sustainable economic growth, development, and redevelopment.	The City of Farmington supports development that is cognizant of natural resource protection and management. County staff members are able to act in a supporting capacity with grant application identification, open space protection, and sustainable development practices as requested.
Historic Preservation Assistance	Support local efforts to maintain and enhance architectural and heritage resources through sustainable practices to enrich the quality of life for all.	County staff is able to assist with potential design concepts for adaptive reuse of any historic structures within the community.
Land Use & Zoning Services	Prepare and provide land use, zoning, and Master Plan reviews for communities to enhance coordination of land use decision-making.	The City of Farmington continues to send Master Plan Updates and Amendments to the County for review fulfilling the legislative requirements. Other coordination services are available upon request.
Trail, Water & Land Alliance (TWLA)	Become an informed, coordinated, collaborative body that supports initiatives related to the County's Green Infrastructure Network	The County fully supports the expansion of non-motorized facilities and protection of the natural environment. Oakland County can aid the community in non-motorized planning efforts through education and the identification of potential funding sources.
Main Street Oakland County (MSOC)	Help local governments develop their downtowns as vibrant, successful districts that serve as the heart of their community.	The City of Farmington is currently a member of MSOC at the "Select" level and is eligible to participate in training opportunities and staff support.
Brownfield Redevelopment Authority (OCBRA)	Provide assistance in the County's Brownfield initiative to clean-up and redevelop contaminated properties	The OCBRA can assist and coordinate with the State of Michigan Department of Environment, Great Lakes and Energy (EGLE, formally MDEQ) along with the Michigan Economic Development Corporation (MEDC), as needed, in an effort to prepare designated brownfields for redevelopment with the County's BRA.

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BOARD OF COMMISSIONERS

1200 N. Telegraph Road
Pontiac, MI 48341-0475
Phone: (248) 858-0100
Fax: (248) 858-1572

March 4, 2026

City of Farmington
32600 Liberty Street
Farmington, Michigan 48335

Dear Mr. Weber,

On Wednesday, March 4, 2026, the Oakland County Coordinating Zoning Committee (CZC) held a meeting and considered the following Master Plan Amendment:

**City of Farmington Master Plan Amendment
(County Code Master Plan No. 26-01)**

The Oakland County Coordinating Zoning Committee, by a 3-0 vote, endorses the Oakland County Economic Development, Planning & Local Business Development's staff review of the Master Plan Update. The staff review finds the proposed Master Plan changes to be **not inconsistent** with the surrounding communities of the City of Farmington Hills in Oakland County and the City of Livonia in Wayne County. The changes are viewed as acceptable to recommend approval of the plan to the City of Farmington Planning Commission and/or City Council. A copy of the staff review is enclosed.

The proposed City of Farmington Master Plan is available online through the City of Farmington website at: <https://www.farmingtonforward2025.com/>. The adjacent communities and other reviewing jurisdictions have been copied on this letter. Those listed herein may contact the City of Farmington regarding additional information pertaining to the draft Master Plan and the ongoing adoption process, if deemed necessary.

If further documentation is required regarding the CZC meeting, the official minutes of the March 4, 2026, meeting will be available following the next CZC meeting (TBD). Draft meeting minutes are available upon request. If you have any questions regarding the review and recommended approval of the draft plan, please do not hesitate to contact me directly at (248)858-0389 or email me at krees@oakgov.com.

Respectfully,

Scott E. Kree | Principal Planner
Oakland County Department of Economic Development
Planning & Local Business Development Division
Office of Planning, Zoning & Land Use

(CC'd recipients are listed on the next page)

CC: CZC members/BOC staff
City of Farmington Hills
City of Farmington Planning Consultant at OHM Advisors
City of Livonia
RCOC
WRC
Oakland TSC-MDOT
ITC Area Manager
DTE Regional Manager
Consumers Energy
SEMCOG
SMART

**Farmington Planning Commission
Staff Report**

**Planning Commission
Date:** March 9, 2026

**Reference
Number**

Submitted by: Chris Weber, Assistant City Manager

Description Public Hearing - 2025 Master Plan Update

Proposed Motion

Move to approve the 2025 Master Plan Update as presented subject to the edits recommended by Administration based on public feedback and subject to a resolution prepared by the Assistant City Manager in accordance with all applicable State and City Regulations and Ordinances related to the Master Plan.

Background

Discussed in staff report for public hearing.

Note that a listing of edits to be made based on feedback from Oakland County will be provided at the meeting

Attachments:

Adoption Resolution for the 2025 Master Plan Update

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 March 9, 2026.

Daniel Westendorf, Planning Commission Secretary

Farmington Planning Commission Staff Report	Planning Commission Date: March 9, 2026	Reference Number
Submitted by: Chris Weber, Assistant City Manager		
Description Public Hearing for 2027-2032 Capital Improvement Program		
Proposed Motion Planning Commission Opens the Public Hearing to accept comments Planning Commission Closes the Public Hearing		
Background 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 goal of the CIP is to provide a road map for future funding and planning of capital improvement projects and is based on information from all of the City's planning documents and input from Administration and various Boards and Commissions. 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. Administration is requesting the Planning Commission to hold the public hearing. After the public hearing, later in the agenda, the Planning Commission will determine whether to approve the program. Attachments: None		

**Farmington Planning Commission
Staff Report**

**Planning Commission
Date:** March 9, 2026

**Reference
Number**

Submitted by: Chris Weber, Assistant City Manager

Description Adoption of 2027-2032 Capital Improvement Program

Proposed Motion

Move to Approve the Attached Resolution Adopting the 2027-2032 Capital Improvement Program

Background

Discussed in staff report for public hearing.

Attachments:

Adoption Resolution for the 2027-2032 Capital Improvement Program

CITY OF FARMINGTON
OAKLAND COUNTY, MICHIGAN

PLANNING COMMISSION RESOLUTION

A regular meeting of the Planning Commission of the City of Farmington, Oakland County Michigan, was held on March 9, 2026 at City Hall, 23600 Liberty Street, Farmington, Michigan 48335: The following resolution was offered by Planning Commission member XXXXX and supported by XXXXX.

WHEREAS, adhering to Michigan P.A. 33 of 2008 and Farmington City Code section 23-39, a Capital Improvement Program (CIP) shall be created for the ensuing six years; and

WHEREAS, the CIP will further the goals of the City to promote the safety, well-being and general welfare of its residents; and

WHEREAS, the CIP is a road map for future funding and planning of capital improvement projects, not an appropriation of funds and;

WHEREAS, the City has created a number of plans to help guide the creation of a CIP, including, the Farmington Master Plan, the Farmington Recreation Master Plan, the Farmington Vision Plan, the Farmington Downtown Area Plan, the Downtown Master Plan, the Grand River Corridor Vision Plan, the Rouge River Nature Trail Project, and the Orchard Lake & 10 Mile Roads Intersection Report, and;

WHEREAS, the Capital Improvement Program Steering Committee was created to evaluate and finalize the CIP, and;

WHEREAS, appropriate stakeholders including the public, the Administration of the City of Farmington, the City Council, the Planning Commission, the Downtown Development Authority, the Grand River Corridor Improvement Authority, the Parking Committee, the Pathways Committee and the Steering Committee have developed a comprehensive list of potential capital improvement projects; and

WHEREAS, the components of the CIP have been subject to public hearing, review and a duly noticed full public hearing on March 9, 2026, therefore;

BE IT RESOLVED, the Capital Improvement Program presented for review on March 9, 2026, is adopted by the City of Farmington Planning Commission.

AYES: XXXXX

NAYS: XXXXX

ABSTENTIONS: XXXXX