FARMINGTON PLANNING COMMISSION PROCEEDINGS
23600 Liberty Street
Farmington, Michigan
September 14, 2026

Chairperson Perrot called the meeting to order in Council Chambers, 23600 Liberty Street, Farmington, Michigan, at 7:00 p.m. on Monday, September 14, 2026.

ROLL CALL

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

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Beth Saarella, City Attorney; Brian Belesky, Director of Media; Brian Golden, Director of Media; Kristen Hatfield, OHM Advisors.

APPROVAL OF ITEMS ON CONSENT AGENDA

A. August 10, 2026 minutes

MOTION by Crutcher, seconded by Kmetzo, 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 Regular Agenda as presented.

MOTION carried, all ayes.

UNFINISHED BUSINESS

None heard.

NEW BUSINESS

A. Architectural Plan Review for Façade Modifications to 22849 Orchard Lake Rd (Farmington Car Care)

Chairperson Perrot introduced the agenda item and requested that the applicant describe the planned improvements to the building.

Kal Dagher, Dagher Signs and Graphics
22476 Telegraph Rd, Southfield, MI 48033

Dagher described the improvements as proposed by the owner of the building. He stated that the building needs improvements on all sides and that it is an older structure. Dagher stated that he is trying to focus on a few elements to upgrade the way the building looks. He is proposing metal panels on the east and south elevations and a small amount of red ACH cladding. He noted that the south side of the building does not need the same amount of improvement.

Hatfield from OHM Advisors reviewed the comments from the OHM Advisors review letter dated August 25, 2026. She noted that automobile and truck repair facilities are not permitted under the current Zoning Ordinance and that this is an existing, non-conforming use. The improvements as proposed do not constitute an expansion of the use or the structure.

Hatfield went on to say that she is aware that the applicant is working within the constraints of the existing site while trying to refresh the exterior of the building. She noted that per the Zoning Ordinance, predominant building materials should be materials that are characteristic of Michigan such as brick, architectural panels, wood, native stone and tinted/textured concrete masonry. She observed that the existing structure appears to be primarily constructed of brick and that the Planning Commission should determine if the materials as proposed satisfy the intent of the ordinance.

Hatfield reviewed the proposed colors noting that the cladding as shown was a vibrant red which would not be considered subtle, neutral or earth tone and that the Planning Commission should determine if the colors as presented and used on the structure meet the intent of the ordinance.

Hatfield concluded by stating that she had conducted a site visit as part of her review and noted that there is a small area to the east of the structure that could be brought more into conformance with the current landscape ordinance, a number of weeds and trees that should be removed from the dumpster enclosure area and an obsolete sign on the west side of the building that should be removed.

Mantey asked about the red color proposed for the cladding and was that a brand color? Dagher stated that it was a preference from what the owner used on a car wash. He noted that it would only constitute 10 to 15 percent of the street-facing façade and was an accent color.

Crutcher stated that the ordinance makes an exception for accent/trim color and he would consider this the trim.

Painting the rest of the structure was discussed at length. The applicant noted that he did not think that the owner was planning to paint the entire building. Crutcher stated that the plans indicate that the building would be painted grey. The applicant offered to have the entire building painted Sherwin Williams Peppercorn, a dark grey color, if that was acceptable to the Planning Commission. There was general discussion and the Planning Commission had a consensus that a dark grey color was acceptable, including Sherwin Williams Peppercorn.

The Planning Commission also discussed the existing signs on the site. The applicant stated that he was unsure if the tenant would upgrade the sign at this time.

MOTION by Westendorf, supported by Crutcher to approve the façade improvements at 22849 Orchard Lake Rd (Farmington Car Care) as presented with the following conditions:

> Subject to the conditions on page 4 of the August 25, 2026, OHM Advisors review letter.
> Removal of the pylon sign on the west side of the building.
> Removal of the weeds and vegetation around the dumpster enclosure.

UPDATE CURRENT DEVELOPMENT PROJECTS

Building Official Bowdell provided updates about developments across the city. He noted that there were quite a few things going on including rough inspections for the first building at Legion Square and that Farmington Place had building permits issued for the interior work. Perrot asked about the former Big Boy. Bowdell noted that he had received plans for a coffee shop with a drive-thru and that he will review it after they have been reviewed and approved by the health department.

Westendorf reminded everyone that Harvest Moon was this weekend.

PUBLIC COMMENT

None heard.

PLANNING COMMISSION COMMENT

None heard.

ADJOURNMENT

MOTION by Westendorf, supported by Crutcher to adjourn the meeting.

Motion carried, all ayes.

The meeting was adjourned at 7:25 p.m.

Respectfully submitted,

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Secretary