



**Regular City Council Meeting  
7:00 p.m., Monday, April 7, 2025  
City Council Chambers  
23600 Liberty Street  
Farmington, MI 48335**

## **REGULAR MEETING AGENDA**

- 1. ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. PUBLIC COMMENT**
- 4. APPROVAL OF ITEMS ON CONSENT AGENDA**
  - A. Event Application: Memorial Day Parade**
  - B. Consideration of resolution extending the moratorium on the creation of private murals on the exterior of buildings within the downtown district**
- 5. APPROVAL OF REGULAR AGENDA**
- 6. PRESENTATION/PUBLIC HEARINGS**
  - A. Discussion on deer overpopulation - Bryan Farmer, Farmington Hills**
- 7. NEW BUSINESS**
  - A. Consideration to award the Shiawassee Park Tennis/Pickleball Court improvements**
  - B. Revised ACT 51 Recertifications**
  - C. Resolution to Amend Chapter 7 of the City of Farmington Traffic Code to provide for southbound one-way traffic at 33425 Grand River Ave.**
  - D. First Reading: Ordinance to amend the City of Farmington City Code of Ordinances, related to banquet and event centers, outdoor tables and chairs for carryout service, weather-resistant enclosed outdoor seating areas, and outdoor seating restricted by season**
- 9. PUBLIC COMMENT**
- 10. CITY COUNCIL COMMENTS**
- 11. 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.*

<b>Farmington City Council Staff Report</b>	<b>Council Meeting Date:</b> April 7, 2025	<b>Item Number 4A</b>
<b>Submitted by:</b> Melissa Andrade, Assistant to the City Manager		
<b>Agenda Topic:</b> Special Event Application – Memorial Day Parade		
<b>Proposed Motion:</b> Move to approve the annual Memorial Day Parade Special Event Permit.		
<p><b>Background:</b> Grover Walker Post 346 and the Farmington Xemplar Club organize the annual Memorial Day Parade on Grand River through the City of Farmington. This year’s parade is scheduled to be on May 26, 2025. Parade step-off is 10 a.m.</p> <p>The parade will run as it has every year in the past.</p>		
<b>Materials:</b> Application		

**CITY USE ONLY**

Approval Needed:

☐ City Manager☐ City Council☐ Approved☐ Denied

## City of Farmington Special Event Application

This application is for all events in Riley Park and any other city event that will bring in more than 100 people. Complete this application in accordance with the city of Farmington's Special Events Policy and return it to the City Manager's Office at least 60 days prior to the starting date of the event.

Sponsoring Organization's Name \_\_\_\_\_

Organization Phone: \_\_\_\_\_

Organization Address \_\_\_\_\_

Organization's Agent: \_\_\_\_\_ Phone: \_\_\_\_\_

Agent's Title: \_\_\_\_\_ E-mail: \_\_\_\_\_

Agent's Address: \_\_\_\_\_

Event Name: \_\_\_\_\_

Event Purpose: \_\_\_\_\_

Event Dates: \_\_\_\_\_

Event Times: \_\_\_\_\_

Event Location: \_\_\_\_\_

Number of People Expected: \_\_\_\_\_

1. **Type of Event:** Based on policy section 2, this event it:

( ) City Operated Event

( ) Co-sponsored Event

( ) Private Event

*Prohibited in Riley Park*

( ) Non-Profit Event

( ) For-Profit Event

2. **An Event Map [is] [is not] attached.** If your event will use streets and/or sidewalks (for a parade, run, etc.) or will use multiple locations, please attach a complete map showing the assembly and dispersal locations and the route plan. Also show any streets or parking lot that you are requesting to be blocked off.

3. **Vendors:** Food Concessions (YES) (No) Other vendors (YES) (No)

If yes, refer to Policy Section 13 for license and insurance requirements.

If yes, please list all of the vendors by vendor name:

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4. **For events in Riley Park: Invitation to Civic Organizations and Merchants in the Event Vicinity.**  
Non-profit organizations and local merchants in the vicinity of Riley Park – the Central Business District -- should be given the opportunity to participate in the special event to the greatest extent practical; e.g., a local Deli might come out and sell bratwurst. You must demonstrate that reasonable efforts have been made with regard to such inclusion and participation. The City Manager's office shall be responsible for determining whether this requirement has been met.

( ) I have invited local businesses to participate.

Those invited include:

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5. **Exempt Parking:** Are you requesting exempt Parking? (See Policy Section 5)  
(YES) (NO)

If yes, list the lots or locations where exempt parking is requested:

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6. **Other Requests:**

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7. **Event Signs:** Will this event include the use of signs (YES) (NO)

If yes, refer to Policy Section 8 for requirements and describe the size and location of your proposed signs: Please complete sign illustrations below.

Signs or banners approved by the city of Farmington for special events shall be designed and made in an artistic and workman-like manner. THE CITY MANAGER MUST APPROVE ALL SIGNS. SIGNS CANNOT BE ERECTED UNTIL APPROVAL IS GIVEN.

Total square footage of the banner cannot exceed 32 square feet.

Banner Length

Width

Write copy of banner in the box.

Total Square Footage of the sign cannot exceed eight square feet

Height

Write copy of sign in the box.

Width

8. CERTIFICATION AND SIGNATURE: I understand and agree on behalf of the sponsoring organization that:
- a. For public events, a certificate of insurance must be provided which names the city of Farmington as an additional named insured party on the policy. (see Policy Section 10 for insurance requirements)
  - b. Event sponsors and participants will be required to sign Indemnification Agreement forms. (refer to Policy Section 12)
  - c. If the event includes solicitation by workers standing in street intersections, the required safety precautions will be maintained at all times in accordance with the Department of Public Safety. (see Policy Section 11)
  - d. All food vendors must be approved by the Oakland County Health Department, and each food and/or other vendor must provide the city with a certificate of insurance which names the city of Farmington as an additional named insured party on the policy. (see Policy Section 13)
  - e. The approval of this special event may include additional requirements and/or limitations based on the city's review of this application, in accordance with the city's special event policy. The event will be operated in conformance with the written confirmation of approval. (see Policy Sections 11 and 16)
  - f. The sponsoring organization will provide a security deposit for the estimated fees as may be required by the city and will promptly pay any billing for city services which may be rendered, pursuant to Policy Sections 3 and 4.

As the duly authorized agent of the sponsoring organization, thereby apply for approval of this special event, affirm the above understandings, and agree that my sponsoring organization will comply with the city's Special Event Policy, the terms of the Written Confirmation of Approval and all other city requirements, ordinances and other laws which apply to this special event.

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Date



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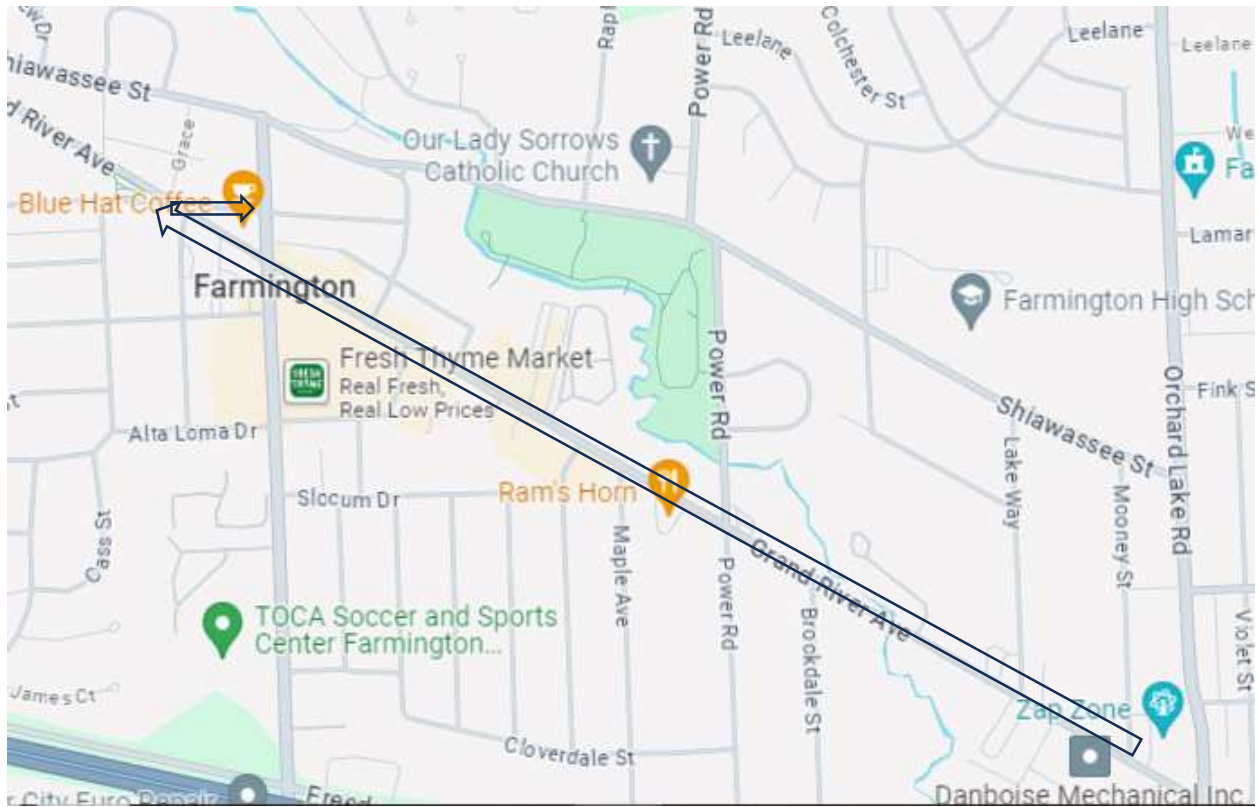
Signature of Sponsoring Organization's Agent

RETURN THIS APPLICATION at least sixty (60) days prior to the first day of the event to:

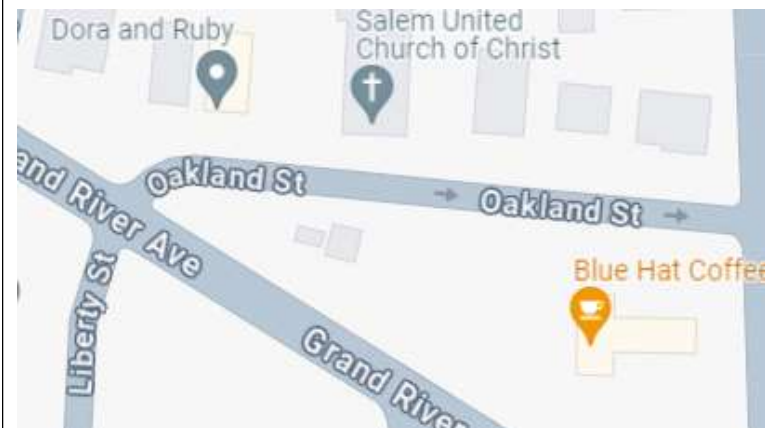
City Manager's Office  
23600 Liberty Street  
Farmington, MI 48336

Phone: 248-474-5500, ext. 2221

MAY 26<sup>TH</sup> MEMORIAL DAY PARADE ROUTE-GRAND RIVER AVE FROM MOONEY ST TO OAKLAND ST



RESERVED PARKING ALONG OAKLAND STREET FOR WAGON, OTHER CARS FOR VETERANS, AND EXIT OF SOME PARTICIPANTS



STAGING OF PARADE PARTICIPANTS ALONG MOONEY STREET



CEREMONY @MEMORIAL PARK IMMEDIATELY FOLLOWING PARADE



<b>Farmington City Council Staff Report</b>	<b>Council Meeting Date:</b> April 7, 2025	<b>Reference Number 4B</b>
<b>Submitted by:</b> City Manager		
<b>Description:</b> Consideration of resolution extending the moratorium on the creation of private murals on the exterior of buildings within the downtown district in the city that was enacted on September 3, 2024.		
<b>Requested Action:</b> Move to approve the resolution extending the moratorium on the creation of private murals on the exterior of buildings within the downtown district in the city for 90 days.		
<p><b>Background:</b></p> <p>The City established a moratorium on the creation of private murals on the exterior of buildings within the downtown district last September 3, 2024. The city put the moratorium in place because the city had received requests to consider the installation of private murals. The city did not have an ordinance or policy in place regarding the process for review and implementation of standards for the display of private murals in the downtown district. City staff and consultants started reviewing the public art policies and ordinances of other Michigan communities. While publicly displayed art is desirable and the city seeks to consider implementation on a larger scale in the downtown district, the creation of private murals or other artistic displays on panels on the exterior walls of buildings without established standards and a designated public body for review of each proposal may result in the proliferation of blight and unregulated graffiti within the downtown district. City staff and consultants will continue to consider and study possible regulations and legislation to address issues related to the display of private murals on exterior private building walls over the 90-day moratorium extension period to get standards and a review procedure in place.</p>		
<b>Agenda Review</b>		
<b>Department Head</b>	<b>Finance/Treasurer</b>	<b>City Attorney</b>
		<b>City Manager</b>

**STATE OF MICHIGAN  
COUNTY OF OAKLAND  
CITY OF FARMINGTON**

**RESOLUTION ESTABLISHING EXTENDING A MORATORIUM ON THE  
CREATION OF PRIVATE MURALS ON THE EXTERIOR OF BUILDINGS WITHIN THE  
DOWNTOWN DISTRICT IN THE CITY**

RESOLUTION NO. \_\_\_\_\_

At a regular meeting of the City Council of the City of Farmington, County of Oakland, State of Michigan, held on the \_\_\_\_ day of \_\_\_\_\_, 2025, at \_\_\_\_ o'clock p.m., with those present and absent being,

PRESENT:

ABSENT:

the following preamble and resolution were offered by Councilperson \_\_\_\_\_ and supported by Councilperson \_\_\_\_\_:

**WHEREAS**, the Home Rule City Act, MCL 117.1, *et seq.*, authorizes a city to adopt reasonable ordinances, resolutions, or regulations relating to its property, affairs, and the health, safety, and welfare of its citizens; and

**WHEREAS**, the Charter of the City of Farmington grants to the City all powers possible for a city to have under the Constitution and laws of this State as fully and completely as though they were specifically enumerated in the Charter; and

**WHEREAS**, the City Council of the City of Farmington desires to exercise this authority in adopting this Resolution; and

**WHEREAS**, the City Council finds that while publically displayed art is desirable and may be implemented on a larger scale in the Downtown District, the creation of private murals or other artistic displays on panels on the exterior walls of buildings within the Downtown District of the City without established standards and a designated public body for review of each proposal is likely to result in a the proliferation of blight and unregulated graffiti within the Downtown District and requires the City to review and study possible regulations and legislation to address issues related to the display of private murals on exterior private building walls; and

WHEREAS, the City established a moratorium on the creation of private murals on the exterior of buildings within the downtown district in the City on September 3, 2024 for 120-days. The City now seeks to extend the moratorium to continue the consideration of regulations relating to the authorization for, and creation, maintenance and removal of murals on the exterior walls of buildings within the City.

**WHEREAS**, the City's Sign Ordinance currently permits the display of public signage in the form of public art in the City; and

**WHEREAS**, the City Council finds that it is in the public interest to impose a temporary moratorium on applications for permits by private entities to create murals or artistic displays on large panels on exterior building walls in order to review and consider the necessary regulations.

**NOW, THEREFORE, IT IS HEREBY RESOLVED** by the City Council of the City of Farmington that a moratorium be imposed barring the acceptance of permit applications for businesses to install murals or artistic displays on the exterior building walls on businesses within the Downtown District the City of Farmington for an additional period of ninety (90) days, or the date that the City Council repeals this Resolution, whichever occurs first.

**IT IS FURTHER RESOLVED** for the purposes of this Resolution, "murals" shall mean an artistic painting, drawing or other display, painted on, or otherwise attached to the exterior wall or walls of a building for the purpose of creating visual interest, commemorating an event, or providing a message in an area open to viewing by the general public.

**IT IS FURTHER RESOLVED** that during the aforementioned 90-day moratorium, or any extension thereof, the City Council, along with the Planning Commission and appropriate staff and consultants, shall attend to reviewing and making recommendations on amendments to the Zoning Ordinance and/or Sign Ordinance, considering the public health, safety, and welfare of its residents, and if amendments are determined to be necessary, preparing and processing such amendments.

**IT IS FURTHER RESOLVED** that an aggrieved property owner or business petitioner may request and be entitled to a hearing before the City Council for the purpose of attempting to demonstrate that the moratorium will preclude all viable economic use of their property or otherwise violate applicable provisions of state or federal law. Said petitioner shall, in writing and directed to the City Clerk, request a hearing that describes the grounds for the request. The hearing shall be held at a City Council meeting within forty-five (45) days of receipt of the request. Upon concluding the hearing, the City Council shall determine whether the petitioner has made the required demonstration and if so, shall grant relief from the moratorium.

**IT IS FURTHER RESOLVED** that notice of the Resolution shall be posted at the City Hall throughout the 90-day period, or any extension granted herein.

AYES:

NAYS:

ABSENT:

ABSTENTIONS:

RESOLUTION DECLARED ADOPTED \_\_\_\_\_, 2025.

\_\_\_\_\_  
Meaghan Bachman, City Clerk

**CERTIFICATION**

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Farmington at a regular meeting held this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Meaghan Bachman, City Clerk  
City of Farmington

<b>Farmington City Council Staff Report</b>	<b>Council Meeting Date:</b> April 7, 2025	<b>Item Number 7A</b>										
<b>Submitted by:</b> Charles Eudy, Superintendent <b>Presented by:</b> Joshua Leach, Assistant Superintendent												
<b><u>Agenda Topic:</u></b> Consideration to award the Shiawassee Park Tennis/Pickleball Improvements												
<b><u>Proposed Motion:</u></b> Move to award the Shiawassee Park Tennis/Pickleball Improvement Project to Laser Striping and Sport Surfacing in the amount of \$9,6500.00, which includes a 10 percent contingency subject to any minor amendments from the City Manager's office or the City Attorney's office.												
<b><u>Background:</u></b> City administration prepared a RFP (request for proposals) for the repurposing of the Shiawassee Park tennis courts to include two (2) Pickleball courts and one (1) Tennis Court. The current Tennis Courts are underused and with the recent interest of Pickleball, a decision was made to convert one Tennis Court into two Pickleball Courts.  The RFP was posted to Bidnet Direct on 3/4/2025 and drew immediate attention from several vendors. Improvements will include installation of new tennis and pickleball nets, installation of fence to separate pickleball courts and tennis courts. New east and west side access locations to the courts. Crack sealing and sealcoating of existing asphalt and painted court with new lines. <table><tr><td></td><td>Base RFP</td><td>Windscreen</td><td>Paint fence</td><td>Total</td></tr><tr><td>Laser Striping and Sport Surfacing</td><td>\$72,700</td><td>\$5,200</td><td>\$9,800</td><td>\$87,700</td></tr></table> Public Works Administration recommends awarding the Shiawassee Park Tennis/Pickleball court Improvement Project to Laser Striping and Sport Surface located at 9965 Lapham Way, Plymouth MI 48170 in the amount of \$87,700 and a 10 % contingency of \$8,800 totaling \$96,500.				Base RFP	Windscreen	Paint fence	Total	Laser Striping and Sport Surfacing	\$72,700	\$5,200	\$9,800	\$87,700
	Base RFP	Windscreen	Paint fence	Total								
Laser Striping and Sport Surfacing	\$72,700	\$5,200	\$9,800	\$87,700								
<b><u>Materials:</u></b> Laser Striping and Sport Surface quote												



## CITY OF FARMINGTON

March 24, 2025 - 3:00 PM

		BID OPENING			
		SHIAWASSEE PARK PICKLEBALL AND TENNIS			
		COURT RESTORATION AND IMPROVEMENTS			
Bid No.	Contractor/Vendor	Time Received	Addendum No. 1	Addendum No. 2	Total Bid Amount
1	Laser Sport Surfacing	3-24-25 2:30 PM	Wind Screen	Paint fence	Not including Addendums \$72,700.00
2					
3					
4					
5					
6					
7					
8					
9					
10					



Plymouth-Canton, MI \* 313-779-8415 \* [info@laserstriping.com](mailto:info@laserstriping.com) \* [www.laserstriping.com](http://www.laserstriping.com)

Laser Sport Surfacing has been completing projects of this scope for five years under our current company name. Our ownership has been in this industry for 31 years, in a manufacturing capacity. Along with 11 years of physical work experience. We have conducted such projects for the City of Dearborn, Highland Township, City of St. Clair Shores and many more.

Project Lead will be Sterling Brooks

Email: [laserstriping@gmail.com](mailto:laserstriping@gmail.com)

Project Timeline: the project will take approximately 14 working days and can be completed between July 15 and September 30, 2025.

# SHIAWASSEE PARK PICKLEBALL AND TENNIS COURT RESTORATION AND IMPROVEMENTS

Name of Firm: LASER SPORT SURFACING

Address: 9965 LAPHAM WAY

City/State/Zip Code: Plymouth, MI 48170

Phone: 313-779-8415


E-Mail Address: mike\_seelmeier@live.com

## Bid Amounts

	Unit Cost	Total
1. Crack Sealing (Est. 1,500 linear feet)	\$ <u>12.00</u> lf	\$ <u>18,000.00</u>
2. Court Resurfacing and Striping	Lump Sum	\$ <u>24,800.00</u>
* Wind Screens \$5200.00 Addition		
3. Fencing Installation	Lump Sum	\$ <u>29,000.00</u>
* Paint Fence \$9800 Addition		
4. Pickleball Courts Posts and Netting	Lump Sum	\$ <u>6400.00</u>
5. Tennis Court Post and Netting (Lump Sum)	Lump Sum	\$ <u>3500.00</u>
6. Total		\$ <u>72700.00</u>

Written Total Seventy-two thousand seven hundred

Name of Authorized Representative Michael Laser

Signature/Date  3-20-25

<b>Farmington City Council Staff Report</b>	<b>Council Meeting Date:</b> April 7, 2025	<b>Item Number 7B</b>
<b>Submitted by:</b> Charles Eudy, Superintendent <b>Presented by:</b> Joshua Leach, Assistant Superintendent		
<b>Agenda Topic:</b> Thomas Street, and Oakland Avenue Decertification from Act 51 Major Street to Certification as Local Streets		
<b>Proposed Motion:</b> Move to approve: <ol style="list-style-type: none"> <li>1) Decertification resolution for segments of Thomas Street, and Oakland Avenue, as a major street; and,</li> <li>2) Approve certifying those streets as local streets; and,</li> <li>3) Provide Michigan Department of Transportation (MDOT) the required documentation for the decertification/recertification.</li> </ol>		
<b>Background:</b> <p>Following last month's Council meeting, where a resolution was approved by City Council decertifying several streets from major to local streets, I contacted Kelly Bolt at MDOT to confirm which streets do not meet the ACT 51 major street criteria. Kelly agreed there are several City of Farmington streets which an exception will apply to retain those streets as major streets. Michigan Department of Transportation (MDOT) requires Cities and Villages to verify streets classified as "major" streets meet the Uniform Criteria for Major Streets. If a street does not meet the requirements of a major street, the street shall be reclassified as a local street or establish a plan to improve those streets within 5 years to meet the major street requirements. Streets reclassified as local street, will result in a reduction of MDOT Act 51 funding in the amount of \$3,659 to the City of Farmington. If a street is designated as a major street, and it does not meet the major street criteria, MDOT could suspend distribution of Act 51 funding to that community.</p> <p>Due to changes of design (on street parking), and MDOT providing the description of major street requirements, two streets do not meet the major street requirements, and the City of Farmington is not considering a redesign of those streets to meet the major street requirements within 5 years.</p> <p><u>Streets to be recertified as Local Streets:</u>  Thomas Street from Warner to School Street  Oakland Ave from Grand River Ave to Farmington Road</p> <p>MDOT requires the Act 51 street mileage certification to be completed by April 19, 2025.</p>		
<b>Materials:</b> Resolution to decertify major streets and recertify a local street Street Map Revised Form 2008A Revised Form 2008B Revised		

**CITY OF FARMINGTON**  
**COUNTY OF OAKLAND, MICHIGAN**

**RESOLUTION NO. \_\_\_\_\_**

**MAJOR STREET DECERTIFICATION**

**OAKLAND AVE, THOMAS STREET, WARNER STREET, GROVE STREET**

Minutes of a meeting of the City Council of the City of Farmington, County of Oakland, Michigan,  
held in the City Hall of said City on \_\_\_\_\_, at 7:00 o'clock P.M.

PRESENT:

ABSENT:

The following preamble and Resolution were offered by Councilmember \_\_\_\_\_ and supported  
by Councilmember \_\_\_\_\_.

WHEREAS; the City's Act 51 Program Manager is requesting formal acceptance of change  
of major street classification, and,

WHEREAS; that said streets are located within a City right-of-way that is under the control  
of the City of Farmington, and,

WHEREAS; that Oakland Avenue from Grand River Avenue to Farmington Road,  
Thomas Street from Warner Street to School Street,  
do not meet the Michigan Department of Transportation Uniform Criteria  
for Major Streets.

NOW THEREFORE, IT IS THEREFORE RESOLVED that the Mayor and City of Farmington City  
Council hereby accept the streets listed be reclassified as local streets and direct such be included  
in the City's local street system.

AYES:

NAYS: None

RESOLUTION DECLARED ADOPTED.

\_\_\_\_\_  
Meaghan Bachman, City Clerk

**CERTIFICATION**

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Farmington, County of Oakland, and State of Michigan, at a regular meeting held this \_\_\_\_\_ and that public notice of said meeting was given pursuant to and in full compliance with Act No. 267, Public Acts of Michigan, 1976, and that the minutes of said meeting have been kept and made available to the public as required by said Act.

\_\_\_\_\_  
Meaghan Bachman, City Clerk  
City of Farmington





**REQUEST FOR CHANGE IN THE MAJOR STREET SYSTEM  
ACT 51, PUBLIC ACT OF 1951, AS AMENDED  
DURING CALENDAR YEAR 2024**

MAIL TO: Michigan Department of Transportation, Bureau of Transportation Planning, P.O. Box 30050, Lansing, MI 48909.

NOTE: Refer to the "UNIFORM CRITERIA for MAJOR STREETS."

[illegible]



[illegible]

<b>Farmington City Council Agenda Item</b>		<b>Council Meeting Date: April 7, 2025</b>	<b>Item Number 7C</b>
<b><u>Submitted by:</u></b> Bob Houhanisin, Public Safety Director			
<b><u>Agenda Topic</u></b> Resolution to Amend Chapter 7 of the City of Farmington Traffic Code to provide for southbound one-way traffic at 33425 Grand River Ave.			
<b><u>Proposed Motion</u></b> Motion to Approve Resolution amending Chapter 7 of Farmington City Traffic Control Order to add a new Section 7.6 to limit the entrance/exit from 33425 Grand River Avenue to southbound one-way traffic.			
<b><u>Background</u></b> The Traffic Improvement Association (TIA) conducted a review of the driveway on the west side of 33245 Grant River Avenue due to concerns over pedestrian safety the City received from residents. The TIA recommended that restricting traffic flow of the driveway to the southbound direction only (in-bound) had the highest potential for improving the safety of pedestrians.			
<b><u>Materials Attached</u></b>  <b>Proposed resolution</b> <b>Location map</b> <b>Traffic Improvement Association Evaluation</b>			

**STATE OF MICHIGAN  
COUNTY OF OAKLAND  
CITY OF FARMINGTON**

**RESOLUTION OF THE FARMINGTON CITY COUNCIL TO AMEND TRAFFIC  
CONTROL ORDERS**

RESOLUTION NO. \_\_\_\_\_

The Farmington City Council resolves that the Traffic Control Order issued by the Director of Public Safety of the City of Farmington, dated February 1972, is hereby amended as follows: as provided for in Section 28-1153 of the Uniform Traffic Code, as adopted in Section 31-51 of the City Code of the City of Farmington, and Section 31-60 of the City Code of the City of Farmington.

Chapter 7 – One Way Traffic

**ADD:**

Section 7.6 –33425 Grand River Avenue

- (a) The entrance/exit from this property shall be limited to southbound one-way traffic.

AYES:

NAYS:

ABSENT:

ABSTENTIONS:

RESOLUTION DECLARED ADOPTED \_\_\_\_\_, 2025.

\_\_\_\_\_  
Meaghan Bachman, City Clerk

**CERTIFICATION**

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Farmington at a regular meeting held this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Meaghan Bachman, City Clerk  
City of Farmington



# City of Farmington

The Vines Flowers, 33245 Grand River Ave  
West Side Driveway

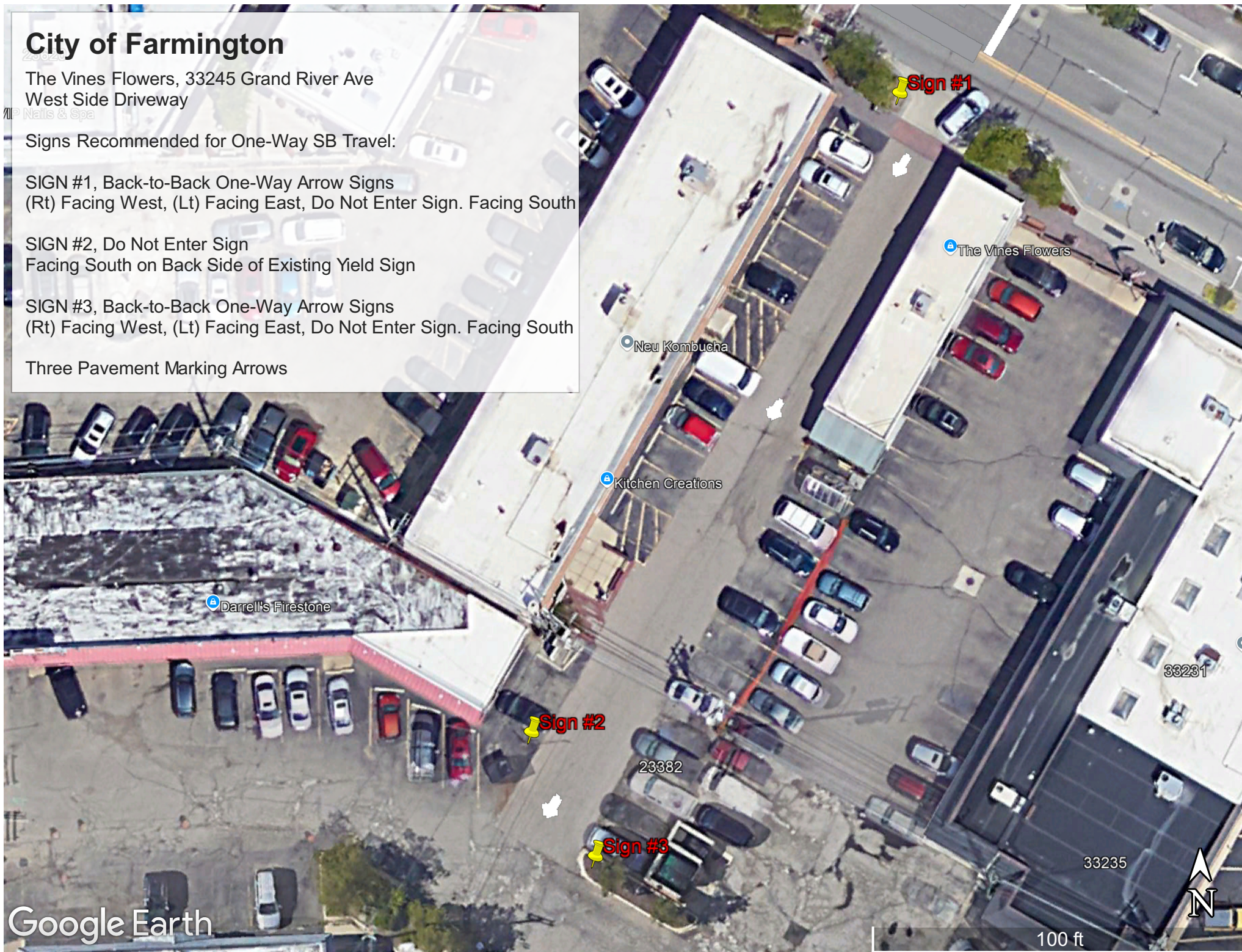
Signs Recommended for One-Way SB Travel:

SIGN #1, Back-to-Back One-Way Arrow Signs  
(Rt) Facing West, (Lt) Facing East, Do Not Enter Sign. Facing South

SIGN #2, Do Not Enter Sign  
Facing South on Back Side of Existing Yield Sign

SIGN #3, Back-to-Back One-Way Arrow Signs  
(Rt) Facing West, (Lt) Facing East, Do Not Enter Sign. Facing South

Three Pavement Marking Arrows



Google Earth





# TRANSPORTATION IMPROVEMENT ASSOCIATION

100 E. Big Beaver Rd., Suite 910, Troy, Michigan 48083

Office (248) 334-4971 • Fax (248) 475-3434

www.tiasafety.us

## BOARD OF DIRECTORS

### EXECUTIVE COMMITTEE

#### Chairman

DENNIS G. KOLAR, P.E.

Managing Director

Road Commission for Oakland County

#### Vice Chairman

KIRK MORRIS

Executive Vice President

Chief Strategy Officer

Joyson Safety Systems

#### Secretary

JENNIFER L. WHITEAKER

Regional Manager

Corporate & Government Affairs

DTE Energy Company

#### Treasurer

MARTIN J. OLEJNIK, CPA

Partner

Plante Moran

DON BROWN

Chairman

Board of Commissioners

Macomb County

NANCY M.D. FAUGHT, P.E.

Executive Vice President

Hubbell, Roth & Clark, Inc.

RON FOWKES

Commissioner (Ret.)

Road Commission for Oakland County

J. DAVID VANDERVEEN

Vice Chairman

Oakland County Parks Commission

Member

Oakland County Airport Committee

## CHIEF EXECUTIVE OFFICER

JIM SANTILLI

## TRUSTEES

BRADLEY C. WIEFERICH, P.E.

Director

Michigan Department of Transportation

MICHAEL J. BOUCHARD

Sheriff

Oakland County

DAVID COULTER

County Executive

Oakland County

COL. JOSEPH M. GASPER

Director

Michigan State Police

BARBARA ROSSMANN

President and Chief Executive Officer

Henry Ford Macomb Hospitals

RAPHAEL WASHINGTON

Sheriff

Wayne County

ANTHONY M. WICKERSHAM

Sheriff

Macomb County

February 3, 2025

Bob Houhanisin

Director of Public Safety

City of Farmington

23600 Liberty Street

Farmington, MI, 48335

## RE: Grand River Avenue & Vines Flowers Driveway Study

Dear Director Houhanisin:

At your request, the Traffic Improvement Association (TIA) conducted a review of the driveway on the west side of the Vines Flowers business at 33245 Grand River Avenue due to concerns over pedestrian safety the city received from residents.

For this evaluation, TIA reviewed crash history at the driveway location and conducted a site visit to observe the existing conditions.

## CRASH HISTORY

A review of the 5-Year crash history at the location of the driveway found no reported crashes. However, it has been reported by residents that near miss incidents have occurred.

## EXISTING CONDITIONS

A site visit was conducted on Tuesday, January 28, 2025, with you to observe the location and discuss the proposed options for improving the safety of pedestrians on the sidewalk as they cross the driveway walking in the westbound direction.

The current operation of the driveway allows for two-way traffic in the north-south direction. The building on the east side of the driveway is directly adjacent to the driveway on its west side and the sidewalk in front on the north side. This situation blocks sight distance for both the motorist and pedestrian in observation of each other.

## PROPOSED OPTIONS

The following are options that were proposed for improving the safety of Pedestrians:

- Installation of a concave mirror.
- Installation of warning sign(s) for traffic exiting the driveway.
- Installation of warning sign(s) for pedestrians travelling westbound on the sidewalk.
- Installation of a Stop sign for traffic exiting the driveway.
- Installation of a Stop Bar pavement marking on the driveway in advance of the sidewalk.
- Installation of a "PED X-ING" message pavement marking on the driveway in advance of the sidewalk.
- Restrict traffic flow of the driveway to the southbound direction only (in-bound).

## RECOMMENDATIONS

The option with the highest potential for improving safety for pedestrians is restricting the traffic flow of the driveway to the southbound direction only (in-bound).

If restricting the driveway to the southbound direction only is not a viable option, the installation of several signs and pavement markings is recommended as follows:

- Special warning signs, "Watch for Pedestrians" installed, facing south on both sides of the driveway in the landscaped areas, for motorists exiting onto Grand River Avenue.
- Special warning sign "Watch for Vehicles Exiting Driveway" installed facing east, for pedestrians travelling westbound on the sidewalk.
- Installation of a "Stop Bar" pavement marking in the driveway at a location 4-feet in advance of the sidewalk.
- Installation of a "PED X-ING" message pavement marking on the driveway in advance of the Stop Bar location.

The installation of a Stop sign was not recommended due to the concern for proper placement in advance of the sidewalk would encroach upon the width of the driveway or require attachment to the building where it would be susceptible to damage from high profile vehicles.

The installation of a concave mirror was not recommended because it is not an approved traffic control device as recognized in the Michigan Manual on Uniform Traffic Control Devices (MMUTCD).

Please do not hesitate to contact me if you have any questions or comments.

Respectfully,



**Chuck Keller, P.E.**  
Director of Engineering  
Chief Traffic Engineer  
Transportation Improvement Association

Attachment



# City of Farmington

The Vines Flowers, 33245 Grand River Ave  
West Side Driveway Location of Concern





<b>Farmington City Council Staff Report</b>	<b>Council Meeting Date: April 7, 2025</b>	<b>Item Number 7D</b>
<b>Submitted by: Chris Weber, Assistant City Manager</b>		
<b>Agenda Topic:</b> First Reading of Ordinance to Amend Chapter 35, Article 7, Section 35-102 and 35-158 - Zoning		
<b>Proposed Motion:</b> Move to approve First Reading of an ordinance to amend the City of Farmington City Code of Ordinances, Chapter 35, Article 7, Section 35-102 and 35-158, related to banquet and event centers, outdoor tables and chairs for carryout service, weather-resistant enclosed outdoor seating areas, and outdoor seating restricted by season.		
<b>Background:</b> Administration has reviewed several areas of Chapter 35, Article 7, Section 35-102 and 35-158 and is recommending changes. Those changes were brought to the Planning Commission meeting held April 3, 2025. The Planning Commission moved to approve these changes and forward to City Council for review and approval. These changes include:  Banquet Facilities and Event Center – currently the ordinance specifies that banquet facilities are permitted by right. Event Centers are not mentioned. Administration recommends adding Event Centers and treating them identically to Banquet Centers. It is also recommended to change Banquet Facilities (and therefore Event Centers) to a special land use, which would require Planning Commission approval.  Outdoor Tables and Chairs for Carryout Service - currently, this item is not included in the ordinance. This would be added as permitted by right and would require site plan approval by the Planning Commission. Minimum standards are added for tables and chairs.  Weather-resistant Enclosed Accessory Outdoor Seating Area – currently, this item is not included in the ordinance. This would be added as a special land use, subject to approval by the Planning Commission and the DDA Design Committee if located in the DDA. Design standards are added.  Outdoor Seating Restricted by Season – currently outdoor seating is allowed April 15 <sup>th</sup> - October 31 <sup>st</sup> . This would be changed to allow outdoor seating to be used year-round.  City administration is recommending approval of the Ordinance amendment.		
<b>MATERIALS:</b> Proposed Chapter 35, Article 7, Section 35-102 and Section 35-158 with changes. Red-line version of Chapter 35, Article 7, Section 35-102 and Section 35-158.		



STATE OF MICHIGAN  
COUNTY OF OAKLAND  
CITY OF FARMINGTON  
ORDINANCE NO. \_\_\_\_

AN ORDINANCE TO AMEND CHAPTER 35, ZONING, OF THE CITY OF FARMINGTON CODE OF ORDINANCES, IN ORDER TO AMEND ARTICLE 7 "CBD CENTRAL BUSINESS DISTRICT, C2 COMMUNITY COMMERCIAL DISTRICT, C3 GENERAL COMMERCIAL DISTRICT, AND RO REDEVELOPMENT OVERLAY DISTRICT," SECTION 35-102, "TABLE OF USES," TO AMEND THE REQUIREMENTS OF THE ACCESSORY OUTDOOR SEATING PROVISIONS TO REQUIRE SITE PLAN APPROVAL; TO ALLOW WEATHER-RESISTANT OUTDOOR SEATING ENCLOSURES AS A SPECIAL LAND USE; TO ELIMINATE SEASONAL LIMITATIONS ON OUTDOOR SEATING; AND, TO MAKE BANQUET FACILITIES AND EVENTS CENTERS SPECIAL LAND USES.

**THE CITY OF FARMINGTON ORDAINS:**

**Section 1.** Chapter 35, Zoning, of the Farmington City Code, Article 7, "CBD Central Business District, C2 Community Commercial District, C3 General Commercial District and RO-Redevelopment Overlay District," Section 35-102, "Table of Uses," is hereby amended as follows:

**Sec. 35-102. - Table of Uses.**

**Sec. 35-102. Table of Uses.**

Use	CBD	C2	C3
P: Use is permitted by right in district			
SLU: Special Land Use in accordance with			
Article 12, Special Land Uses			
<i>RETAIL:</i>			
General commercial/retail businesses and shopping centers 50,000 square feet of floor area or less	P	P	P
General commercial/retail business or shopping center exceeding 50,000 square feet of floor area	SLU	SLU	SLU
Drive-through accessory to a retail use, not specified elsewhere		-	SLU (c)
Drive-through accessory to a pharmacy	-	SLU	P
Commercial outdoor display, sales or storage (accessory only)	P (a)	SLU (a)	P (a)

Garden centers and nurseries	P (a)	P (a)	P (a)
Home improvement showrooms and supply stores	SLU	P	P
Smoke shop	-	-	SLU
Wholesale establishments	-	-	P
<i>RESTAURANTS: (see definitions in Article 21, Definitions)</i>			
Standard restaurant	P	P	P
Banquet facilities <a href="#">and Event Centers</a>	<a href="#">SLUP</a>	-	<a href="#">SLUP</a>
Bars, taverns, lounges	P	SLU	SLU
Carry-out	P	P	P
Drive-in	-	-	SLU
Drive-through	-	SLU (c)	SLU (c)
Open front window (when principal or accessory use)	P	P	P
Outdoor seating accessory to a restaurant use	P (b)	P (b)	P (b)
<a href="#">Outdoor Tables and Chairs for Carryout Service</a>	<a href="#">P</a>	<a href="#">P</a>	<a href="#">P</a>
<a href="#">Weather-resistant enclosed accessory outdoor seating area</a>	<a href="#">SLU</a>	<a href="#">SLU</a>	<a href="#">SLU</a>
<i>SERVICES/OFFICE:</i>			
Animal grooming and training establishments (without 24-hour services or boarding)	SLU	SLU	SLU
Banks, credit unions and similar financial institutions	P	P	P
Banks with drive-through facilities		SLU (c)	SLU (c)
Banking centers separate from a financial institution (including ATMs)	P	P	P
Bed and breakfasts and boarding houses	SLU	SLU	SLU
Business offices and service establishments	P	P	P
Dry cleaning establishments and laundromats	P	P	P
Drive-through accessory to a dry cleaning establishment	-	SLU (c)	P (c)
Dry cleaning plants	-	-	SLU
Funeral homes and mortuary establishments	P	P	P
Hotels and motels	P (d)	P	P
Medical and dental offices and clinics	P	P	P
Personal service establishments	P	P	P
Professional offices and service establishments	P	P	P
Repair service establishments	P	P	P
Showrooms for contractors	P	SLU	SLU
Studios for photography, dance, music, art and similar uses	P	P	P
Tattoo establishment	-	-	SLU
Tool and equipment rental	-	-	SLU
Veterinary office and clinics (not 24-hour)	P	P	P
Veterinary clinics and hospitals (24-hour)	SLU	SLU	SLU
<i>AUTOMOBILE USES:</i>			
Automobile gasoline stations	-	SLU	SLU
Automobile service/maintenance facilities	-	-	SLU
Automobile wash establishments	-	-	SLU
Automobile and vehicle dealerships, new and used	-	-	SLU

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Automobile, vehicle and truck rental and leasing establishments	-	-	SLU
<i>ENTERTAINMENT AND RECREATION:</i>			
Fitness centers and health clubs	P	P	P
Golf courses	-	-	P
Indoor entertainment and amusement establishments	P	SLU	P
Instructional entertainment uses	P (i)	P (i)	P (i)
Recreation facilities (municipal)	P	P	P
Recreation facilities (commercial)	P (e)	P (e)	P (e)
Social clubs, halls and similar uses	SLU	P	P
Theaters (indoor), cinemas and auditoriums	SLU	-	P
<i>INSTITUTIONAL:</i>			
Adult and child care facilities	In accordance with Sec. 35-25, Adult and Child Care Facilities		
Churches, temples and similar places of worship and related facilities	SLU	P	P
Municipal buildings and structures	P (f)	P (f)	P (f)
Public or private primary and secondary schools; colleges and universities; business, trade and vocational schools	SLU	SLU	SLU
Public and quasi-public institutional buildings, structures and uses	SLU	P	P
<i>RESIDENTIAL:</i>			
Single-family attached dwellings/townhouses	P	P (g)	PUD
Multiple-family dwelling units	P	P (g)	PUD
Residential dwellings in upper stories of mixed-use buildings	P	P (g)	PUD
Nursing homes and senior assisted living	P	P (g)	P
<i>OTHER:</i>			
Off-street parking as a principal use, including parking decks	P	-	-
Essential public services	P	P	P
Essential public service buildings	P	SLU	SLU
Accessory buildings, structures and uses	In accordance with Sec. 35-43, Accessory Buildings		

### Special Provisions

(a) [Unchanged]

(b) Accessory outdoor seating areas may be permitted by annual license when accessory to a permitted or special land use in the district subject to the following:

1. Whether the seating area is proposed as part of a site plan application or an existing business, it shall require site plan review and approval by the planning commission in accordance with Article 13 Site Plan Review. Insurance in a form and amount deemed acceptable by the City Attorney's office shall be provided with the application. Once initial approval has been granted by the planning commission, an annual license shall be issued by the building official. The license may be renewed annually by the building official, provided that it complies with the original planning commission approval and the requirements of this section. The building official may, at any time, refer an outdoor seating permit to the planning commission for renewal if the Building Official feels additional review is necessary.

2. Outdoor seating shall be permitted subject to an approved site plan between April 15th and October 31st, with all furniture and fixtures removed after October 31st. All tables, chairs, railings and related fixtures shall be removed when not in use. If weather permits, the Building Official may extend this time for outdoor seating on privately owned property only.

Placement of tables and chairs outside carryout restaurants. Tables and chairs may be placed outside the business for the comfort and convenience of customers seeking carryout service subject to approve site plan. An Applicant shall submit a plan with the number of chairs and tables and location to the City for planning commission approval. Materials and placement of tables and chairs shall meet the following minimum standards:

- i. Tables and chairs shall be made of heavyweight, durable, weather-resistant materials
- ii. Tables and chairs shall be placed outside of the traveled portion of a walkway adjacent to a building

3. Outdoor seating shall not be the primary seating of the restaurant, except for carry-out restaurants when approved by the planning commission.

4. Outdoor seating areas shall be located in a manner to maintain a minimum pathway width of 5 feet (clear of structures such as light poles, trees and hydrants) along the sidewalk so as not to interfere with pedestrian traffic. Outdoor seating-dining areas may be either curbside or adjacent to the building front provided that the location change allows an appropriate walking path alignment with neighboring properties as determined by the City.

5. Chairs and tables shall be of quality durable material such as metal or wood.

6. Outdoor seating areas shall be maintained in a clean and sanitary condition. Waste receptacles shall be provided in instances where wait staff does not clear all tables.

7. ~~Outdoor seating areas~~ service areas shall be well-defined, with clearly marked access points, making it obvious to patrons whether they are within or outside of the designated dining seating area. Except in accordance with a Resolution Designating a Social District in accordance with Public Act 124 of 2020, as set forth in MCL 436.1551, as amended, ~~The~~ on-premises licensee shall not sell, or allow the consumption of, alcoholic liquor outdoors, except in the defined area. Outdoor seating areas shall be delineated by outlining the periphery in some manner as to distinguish the public walkway from seating

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dining area. This may be accomplished by the use of planters, railings, or walls reviewed and approved by the Planning Commission.

8. For outdoor seating areas located within the public-right-of-way, approval by the corresponding jurisdiction (i.e. Farmington DPW, MDOT, or Road Commission for Oakland County) is required. Proof of Insurance naming the City as an additional insured, in a form and amount deemed acceptable by the City Attorney's office, shall be required. A license agreement in a form deemed acceptable to the City Attorney's office shall also be required.

9. If there is not adequate space to allow for outdoor seating dining on the sidewalk adjacent to the site, an elevated, ADA compliant, platform may be erected in a parking lot to create an outdoor seating dining area, but only if the City Engineer determines there is sufficient space available for this purpose given parking and traffic conditions. Specially designated parking spaces (ADA accessible, loading zones etc.) shall only be considered for use if the spaces can be temporarily replaced within a close proximity. Use of a public parking lot for such purpose shall require city council approval.

10. Additional outdoor lighting and/ or amplification is prohibited without approval of the City.

11. Applicants may be asked to demonstrate that additional parking demand can be met before approval.

12. The City retains the right to revoke outdoor seating permits if all sections of this ordinance have not been met, or if the operation of such areas is found by the City to be dangerous or otherwise detrimental to surrounding uses or pedestrian or vehicular traffic.

13. Applicants may seek a special land use approval for a weather-resistant enclosed accessory outdoor seating area in the side or rear of the building not adjacent to the public right-of-way..

i. Removable architectural elements such as awnings, canopies, marquees shall be approved by the Planning Commission with a recommendation from the DDA Design Committee.

ii. Encroachments that create usable space such as cantilevered rooms, dormers, elevated walkways, balconies, bridges and similar projections may be approved by the Planning Commission, with recommendation from the DDA Design Committee when in the CBD Central Business District, provided they comply with the design review standards set forth in Section 35-152.

Section 2. Chapter 35, Zoning, of the Farmington City Code, Article 12, "Special Land Uses," Section 35-158, "Special Land Use Specific Requirements" is hereby amended to add subsection BB as follows:

BB. Outdoor Seating. Weather-resistant and removable architectural features and/or encroachments shall be subject to the following design standards in addition to the special land use standards set forth in Section 35-152:

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- i. Building materials shall possess durability and aesthetic appeal.
- ii. The building design shall include architectural features on the building facade that provide texture, rhythm, and ornament to a wall.
- iii. Colors shall be natural and neutral colors that are harmonious with both the natural and man-made environment. Stronger colors may be used as accents to provide visual interest to the facade, and shall be consistent with and complementary to surrounding architectural design.
- iv. These architectural elements shall be arranged in a harmonious and balanced manner.
- v. All enclosures must comply with applicable Building Code requirements.

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(c) – (h) [Unchanged]

### Section 32. Repealer

All ordinances or parts of ordinances in conflict herewith are repealed.

### Section 3. Severability

Should any section, subsection, paragraph, sentence, clause, or word of this ordinance be held invalid for any reason, such decisions shall not affect the validity of the remaining portions of the ordinance.

### Section 4. Savings

This amendatory ordinance shall not affect violations of this ordinance or any other ordinance existing prior to the effective date of this ordinance and such violation shall be governed and shall continue to be separately punishable to the full extent of the law under the provisions of such ordinance at the time the violation was committed.

### Section 5. Effective Date

Public hearing having been held hereon pursuant to the provisions of Section 1 03 of Act 11 0 of the Public Acts of 2006, as amended, the provisions of this Ordinance shall be published within twenty (20) days of its adoption by publication of a brief notice in a newspaper circulated in the City of Farmington stating the date of enactment and effective date, a brief statement as to its regulatory effect and that a complete copy of the Ordinance is available for public purchase, use and inspection at the office of the City Clerk during the hours of 8:00A.M. to 5:00P.M., Local Time. The provisions of this Ordinance shall become effective seven (7) days after its publication.

### Section 6. Enactment

This Ordinance is declared to have been enacted by the City Council of the City of Farmington at a meeting called and held on the \_\_\_\_ day of \_\_\_\_\_, 2021 and ordered to be given publication in the manner prescribed by law.

Ayes:

Nayes:

Abstentions:

Absent:

STATE OF MICHIGAN    )  
                                  ) ss.  
COUNTY OF OAKLAND   )

I, the undersigned, the qualified and acting City Clerk of the City of Farmington, Oakland County, Michigan, do certify that the foregoing is a true and complete copy of the Ordinance adopted by the City Council of the City of Farmington at a meeting held on the \_\_\_\_ day of \_\_\_\_\_, 2021, the original of which is on file in my office.

\_\_\_\_\_  
Mary Mullison, City Clerk  
City of Farmington

Adopted:  
Published:  
Effective:

STATE OF MICHIGAN  
COUNTY OF OAKLAND  
CITY OF FARMINGTON  
ORDINANCE NO. \_\_\_\_

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**Sec. 35-102. - Table of Uses.**

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SLU: Special Land Use in accordance with			
Article 12, Special Land Uses			
<i>RETAIL:</i>			
General commercial/retail businesses and shopping centers 50,000 square feet of floor area or less	P	P	P
General commercial/retail business or shopping center exceeding 50,000 square feet of floor area	SLU	SLU	SLU
Drive-through accessory to a retail use, not specified elsewhere		-	SLU (c)
Drive-through accessory to a pharmacy	-	SLU	P
Commercial outdoor display, sales or storage (accessory only)	P (a)	SLU (a)	P (a)



Garden centers and nurseries	P (a)	P (a)	P (a)
Home improvement showrooms and supply stores	SLU	P	P
Smoke shop	-	-	SLU
Wholesale establishments	-	-	P
<i>RESTAURANTS: (see definitions in Article 21, Definitions)</i>			
Standard restaurant	P	P	P
Banquet facilities and Event Centers	SLU	-	SLU
Bars, taverns, lounges	P	SLU	SLU
Carry-out	P	P	P
Drive-in	-	-	SLU
Drive-through	-	SLU (c)	SLU (c)
Open front window (when principal or accessory use)	P	P	P
Outdoor seating accessory to a restaurant use	P (b)	P (b)	P (b)
Outdoor Tables and Chairs for Carryout Service	P	P	P
Weather-resistant enclosed accessory outdoor seating area	SLU	SLU	SLU
<i>SERVICES/OFFICE:</i>			
Animal grooming and training establishments (without 24-hour services or boarding)	SLU	SLU	SLU
Banks, credit unions and similar financial institutions	P	P	P
Banks with drive-through facilities		SLU (c)	SLU (c)
Banking centers separate from a financial institution (including ATMs)	P	P	P
Bed and breakfasts and boarding houses	SLU	SLU	SLU
Business offices and service establishments	P	P	P
Dry cleaning establishments and laundromats	P	P	P
Drive-through accessory to a dry cleaning establishment	-	SLU (c)	P (c)
Dry cleaning plants	-	-	SLU
Funeral homes and mortuary establishments	P	P	P
Hotels and motels	P (d)	P	P
Medical and dental offices and clinics	P	P	P
Personal service establishments	P	P	P
Professional offices and service establishments	P	P	P
Repair service establishments	P	P	P
Showrooms for contractors	P	SLU	SLU
Studios for photography, dance, music, art and similar uses	P	P	P
Tattoo establishment	-	-	SLU
Tool and equipment rental	-	-	SLU
Veterinary office and clinics (not 24-hour)	P	P	P
Veterinary clinics and hospitals (24-hour)	SLU	SLU	SLU
<i>AUTOMOBILE USES:</i>			
Automobile gasoline stations	-	SLU	SLU
Automobile service/maintenance facilities	-	-	SLU
Automobile wash establishments	-	-	SLU
Automobile and vehicle dealerships, new and used	-	-	SLU

Automobile, vehicle and truck rental and leasing establishments	-	-	SLU
<i>ENTERTAINMENT AND RECREATION:</i>			
Fitness centers and health clubs	P	P	P
Golf courses	-	-	P
Indoor entertainment and amusement establishments	P	SLU	P
Instructional entertainment uses	P (i)	P (i)	P (i)
Recreation facilities (municipal)	P	P	P
Recreation facilities (commercial)	P (e)	P (e)	P (e)
Social clubs, halls and similar uses	SLU	P	P
Theaters (indoor), cinemas and auditoriums	SLU	-	P
<i>INSTITUTIONAL:</i>			
Adult and child care facilities	In accordance with Sec. 35-25, Adult and Child Care Facilities		
Churches, temples and similar places of worship and related facilities	SLU	P	P
Municipal buildings and structures	P (f)	P (f)	P (f)
Public or private primary and secondary schools; colleges and universities; business, trade and vocational schools	SLU	SLU	SLU
Public and quasi-public institutional buildings, structures and uses	SLU	P	P
<i>RESIDENTIAL:</i>			
Single-family attached dwellings/townhouses	P	P (g)	PUD
Multiple-family dwelling units	P	P (g)	PUD
Residential dwellings in upper stories of mixed-use buildings	P	P (g)	PUD
Nursing homes and senior assisted living	P	P (g)	P
<i>OTHER:</i>			
Off-street parking as a principal use, including parking decks	P	-	-
Essential public services	P	P	P
Essential public service buildings	P	SLU	SLU
Accessory buildings, structures and uses	In accordance with Sec. 35-43, Accessory Buildings		

### Special Provisions

(a) [Unchanged]

(b) Accessory outdoor seating areas may be permitted by annual license when accessory to a permitted or special land use in the district subject to the following:

1. Whether the seating area is proposed as part of a site plan application or an existing business, it shall require site plan review and approval by the planning commission in accordance with Article 13 Site Plan Review. Insurance in a form and amount deemed acceptable by the City Attorney's office shall be provided with the application. Once initial approval has been granted by the planning commission, an annual license shall be issued by the building official. The license may be renewed annually by the building official, provided that it complies with the original planning commission approval and the requirements of this section. The building official may, at any time, refer an outdoor seating permit to the planning commission for renewal if the Building Official feels additional review is necessary.

2. Outdoor seating shall be permitted subject to an approved site plan. All tables, chairs, railings and related fixtures shall be removed when not in use.

Placement of tables and chairs outside carryout restaurants. Tables and chairs may be placed outside the business for the comfort and convenience of customers seeking carryout service subject to approve site plan. An Applicant shall submit a plan with the number of chairs and tables and location to the City for planning commission approval. Materials and placement of tables and chairs shall meet the following minimum standards:

- i. Tables and chairs shall be made of heavyweight, durable, weather-resistant materials
- ii. Tables and chairs shall be placed outside of the traveled portion of a walkway adjacent to a building

3. Outdoor seating shall not be the primary seating of the restaurant, except for carry-out restaurants when approved by the planning commission.

4. Outdoor seating areas shall be located in a manner to maintain a minimum pathway width of 5 feet (clear of structures such as light poles, trees and hydrants) along the sidewalk so as not to interfere with pedestrian traffic. Outdoor seating areas may be either curbside or adjacent to the building front provided that the location change allows an appropriate walking path alignment with neighboring properties as determined by the City.

5. Chairs and tables shall be of quality durable material such as metal or wood.

6. Outdoor seating areas shall be maintained in a clean and sanitary condition. Waste receptacles shall be provided in instances where wait staff does not clear all tables.

7. Outdoor seating areas shall be well-defined, with clearly marked access points, making it obvious to patrons whether they are within or outside of the designated seating area. Except in accordance with a Resolution Designating a Social District in accordance with Public Act 124 of 2020, as set forth in MCL 436.1551, as amended, the on-premises licensee shall not sell, or allow the consumption of, alcoholic liquor outdoors, except in the defined area. Outdoor seating areas shall be delineated by outlining the periphery in some manner as to distinguish the public walkway from seating area. This may be accomplished by the use of planters, railings, or walls reviewed and approved by the Planning Commission.

8. For outdoor seating areas located within the public-right-of-way, approval by the corresponding jurisdiction (i.e. Farmington DPW, MDOT, or Road Commission for Oakland County) is required. Proof of Insurance naming the City as an additional insured, in a form and amount deemed acceptable by the City Attorney's office, shall be required. A license agreement in a form deemed acceptable to the City Attorney's office shall also be required.

9. If there is not adequate space to allow for outdoor seating on the sidewalk adjacent to the site, an elevated, ADA compliant, platform may be erected in a parking lot to create an outdoor seating area, but only if the City Engineer determines there is sufficient space available for this purpose given parking and traffic conditions. Specially designated parking spaces (ADA accessible, loading zones etc.) shall only be considered for use if the spaces can be temporarily replaced within a close proximity. Use of a public parking lot for such purpose shall require city council approval.

10. Additional outdoor lighting and/ or amplification is prohibited without approval of the City.

11. Applicants may be asked to demonstrate that additional parking demand can be met before approval.

12. The City retains the right to revoke outdoor seating permits if all sections of this ordinance have not been met, or if the operation of such areas is found by the City to be dangerous or otherwise detrimental to surrounding uses or pedestrian or vehicular traffic.

13. Applicants may seek a special land use approval for a weather-resistant enclosed accessory outdoor seating area in the side or rear of the building not adjacent to the public right-of-way..

- i. Removable architectural elements such as awnings, canopies, marquees shall be approved by the Planning Commission with a recommendation from the DDA Design Committee.
- ii. Encroachments that create usable space such as cantilevered rooms, dormers, elevated walkways, balconies, bridges and similar projections may be approved by the Planning Commission, with recommendation from the DDA Design Committee when in the CBD Central Business District, provided they comply with the design review standards set forth in Section 35-152.

Section 2. Chapter 35, Zoning, of the Farmington City Code, Article 12, "Special Land Uses," Section 35-158, "Special Land Use Specific Requirements" is hereby amended to add subsection BB as follows:

BB. Outdoor Seating. Weather-resistant and removable architectural features and/or encroachments shall be subject to the following design standards in addition to the special land use standards set forth in Section 35-152:

- i. Building materials shall possess durability and aesthetic appeal.
- ii. The building design shall include architectural features on the building facade that provide texture, rhythm, and ornament to a wall.

- iii. Colors shall be natural and neutral colors that are harmonious with both the natural and man-made environment. Stronger colors may be used as accents to provide visual interest to the façade, and shall be consistent with and complementary to surrounding architectural design.
- iv. These architectural elements shall be arranged in a harmonious and balanced manner.
- v. All enclosures must comply with applicable Building Code requirements.

(c) – (h) [Unchanged]

### **Section 3. Repealer**

All ordinances or parts of ordinances in conflict herewith are repealed.

### **Section 3. Severability**

Should any section, subsection, paragraph, sentence, clause, or word of this ordinance be held invalid for any reason, such decisions shall not affect the validity of the remaining portions of the ordinance.

### **Section 4. Savings**

This amendatory ordinance shall not affect violations of this ordinance or any other ordinance existing prior to the effective date of this ordinance and such violation shall be governed and shall continue to be separately punishable to the full extent of the law under the provisions of such ordinance at the time the violation was committed.

### **Section 5. Effective Date**

Public hearing having been held hereon pursuant to the provisions of Section 1 03 of Act 11 0 of the Public Acts of 2006, as amended, the provisions of this Ordinance shall be published within twenty (20) days of its adoption by publication of a brief notice in a newspaper circulated in the City of Farmington stating the date of enactment and effective date, a brief statement as to its regulatory effect and that a complete copy of the Ordinance is available for public purchase, use and inspection at the office of the City Clerk during the hours of 8:00A.M. to 5:00P.M., Local Time. The provisions of this Ordinance shall become effective seven (7) days after its publication.

### **Section 6. Enactment**

This Ordinance is declared to have been enacted by the City Council of the City of Farmington at a meeting called and held on the \_\_\_\_ day of \_\_\_\_\_, 2021 and ordered to be given publication in the manner prescribed by law.

Ayes:

Nayes:

Abstentions:

Absent:

STATE OF MICHIGAN     )  
  ) ss.

COUNTY OF OAKLAND )

I, the undersigned, the qualified and acting City Clerk of the City of Farmington, Oakland County, Michigan, do certify that the foregoing is a true and complete copy of the Ordinance adopted by the City Council of the City of Farmington at a meeting held on the \_\_\_\_ day of \_\_\_\_\_, 2021, the original of which is on file in my office.

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Mary Mullison, City Clerk  
City of Farmington

Adopted:  
Published:  
Effective: