



PLANNING COMMISSION MEETING

October 13, 2025 – 7:00 p.m.

City Council Chambers

23600 Liberty Street

Farmington, MI 48335

AGENDA

- 1. ROLL CALL**
- 2. APPROVAL OF ITEMS ON CONSENT AGENDA**
 - A. JUNE 9, 2025 MINUTES**
- 3. APPROVAL OF REGULAR AGENDA**
- 4. UNFINISHED BUSINESS**
- 5. NEW BUSINESS**
 - A. MASTER PLAN UPDATE**
 - B. APPOINTMENT TO CAPITAL IMPROVEMENT STEERING COMMITTEE**
- 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
June 9, 2025

Chairperson Perrot called the meeting to order in Council Chambers, 23600 Liberty Street, Farmington, Michigan, at 7:00 p.m. on Monday, June 9, 2025.

ROLL CALL

Present: Crutcher, Gray, Kmetzo, Majoros, Mantey, Perrot and Westendorf
Absent: None

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Chris Weber, Assistant City Manager; Jeff Bowdell, Building Inspector, Beth Saarela, City Attorney; Brian Belesky, Director of Media, Brian Golden, Director of Media, Bonnie Murphy, Recording Secretary.

APPROVAL OF ITEMS ON CONSENT AGENDA

- A. April 3, 2025 Minutes
- B. April 14, 2025 Minutes

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

APPROVAL OF ITEMS ON REGULAR AGENDA

Motion by Majoros, supported by Crutcher, to modify the agenda and approve it with the following changes: Under Item No. 5, New Business, that the proposed outdoor seating for Blueberry Brunch be moved from Item No. 5(A) to 5(C), that Item 5(B), Sante, be moved up to the 5(A) position, and the current concept plan be moved from Item 5(C) to 5(B).

MOTION carried, all ayes.

UNFINISHED BUSINESS

None heard.

NEW BUSINESS

- A. **SITE PLAN REVIEW – PROPOSED OUTDOOR SEATING,**

SANTE, 33314 GRAND RIVER AVENUE

Chairperson Perrott introduced this item and called the Petitioner to the podium.

Casey Fetzer, co-owner of Sante, a wine tasting room soon to open in downtown Farmington on Grand River on the previous Brown Dog property. We are here today seeking approval from the Commission for an outdoor seating area. This is to be utilized in the same manner as the previous owners were utilizing the seating in the area. We are proposing four tables with eight chairs. This is an example of what the area looks like, shared with neighbors Basement Burger Bar in the same manner again as it was shared by the previous owners. And this is an example of the table and chairs we are seeking to purchase which we believe do fit well with the look and feel of the downtown area already. With that, that is all I have to present but I'm happy to take any questions.

Perrott thanked the Petitioner and opened the floor for questions from the Commissioners.

Crutcher asked if the seating arrangement is identical to what it was before and Fetzer replied that the arrangement is the same as well as the number.

MOTION by Majoros, seconded by Crutcher, to approve outdoor seating for Sante, located at 33314 Grand River, for the proposed outdoor seating proposal because the plans meet the standards of Section 35-102(b) of the Zoning Ordinance, Central Business District, contingent upon proof of insurance naming the City as an additional insured in a form and amount deemed acceptable by the City Attorney's office, a license agreement in a form deemed acceptable by the City Attorney's office and MDOT's approved outdoor seating permit.

Motion carried, all ayes.

B. CONCEPT PLAN REVIEW – ART PARK PROMENADE

Claire Perko, Chair of the Design Committee and on the DDA Board, came to the podium. She stated this connects the new Hillside Townes to Riley Park, the two houses that were on the property have been demolished and is being staged for construction and what they're proposing is the new Promenade Art Park that connects these two pivotal areas. She presented a rendering of the proposed plans and stated it be including chalk art, with kids' games, turf grass, plantings. She went through the graphics on the screen and stated that they would be repurposing picnic tables from Memorial Park, re-using the boulders that were on the corner of Grand River and Farmington. There will be lighting, there will be paving, there will be trash receptacles, it will be a park setting with trees and plantings. There is open lawn for playing, artificial turf, room for tents for festivals, there will be power and water.

Chairperson Perrot asked if there were going to be removable bollards as depicted in one of the graphics that could be moved if you needed to bring vehicles down there to load and unload and Perko replied that there are cost restraints involved in paving and the ground cannot handle the weight of a full-sized vehicle but that doesn't mean that we can't put up tents and have power. He then opened the floor for comments and/or questions from the Commission.

MOTION by Majoros, seconded by Crutcher, to approve the Concept Plan for the Art Park Promenade located at 33104 Grand River and 33107 Thomas Street, because the location, character and extent of the improvements are consistent with the requirements of the Hillside Townes Planned Unit Development approval and PUD Agreement and with the City's Master Plan for the Downtown Area.
Motion carried, all ayes.

**C. SITE PLAN REVIEW – PROPOSED OUTDOOR SEATING,
BLUEBERRY BRUNCH, 23336 FARMINGTON ROAD**

Chairperson Perrot called the Petitioner to the podium.

Anton Zima, owner, came to the podium. He stated they are looking open up, expand the patio a little bit.

Perrot asked for an overview of the project, stating from his understanding there's seating in the front, there's seating on the side of Grove Street, so walk us through the space and what you have proposed for tonight.

Zima stated we are proposing to add four tables to the front facing the park if you will, the downtown area, to have a little bit of a better view, obviously extend the seating a little bit, get people a little more comfortable. As far as the rest, we already have these ones that are approved for on the side facing Groves Street and eventually we would like to be part of the Syndicate, adding alcohol, all that good stuff.

Perrot opened the floor for questions from the Commissioners.

Majoros asked if there is existing fencing there or is fencing getting added to kind of cordon off the seating from the sidewalk and Zima replied adding, yes.

Crutcher asked for a sample of the fencing and Zima replied it is the black fencing that they have behind Mimosa, it will be fixed, very plain black fencing.

Perrot stated like a permanent metal connected to the columns that support the canopies and Zima replied yes.

Majoros asked if there is existing fencing there or is fencing getting added to kind of cordon off the seating from the sidewalk and Zima replied adding, yes.

Crutcher asked if the tables and chairs will be similar to the ones you have on side and Zima replied they should be exact same.

Majoros asked staff from where the proposed fencing location is, the Applicants meeting all with the sidewalk to make sure there is ability to move forward and there's also outdoor seating at the Mexican restaurant, but are we aligned with sidewalk width separation, from where the fence is to where the sidewalk is, I assume that we're good there and Weber replied we did make sure there was 5 feet side clearance.

Westendorf asked if the trash can will be moved to accommodate the additional seating and Crutcher replied it's not in their seating area, it's on the other side of the columns and the Petitioner stated it's already been moved because of the bee problem so they moved it all the way to the corner.

Building Official Jeff Bowdell stated I can respond to that. This particular business, different Maza is table service, nobody cleaning the tables, the trash can is the Center's responsibility, not theirs. Maza, who is under the old set of rules will eventually be notified and as a group all of those, a few of those businesses that have tables and chairs, we're going to bring them to you as a group so they have the same approval spots as the people with the permanent seating which we've done in the past. Naturally, the side was approved previously and stayed with the restaurant, the front is new and that's why they're in front of you.

Majoros asked if the chairs were plastic or metal and the Petitioner replied they are faux marble, the tables are metal with the faux marble look.

Perrot explained to the Petitioner that oftentimes the Commission is provided with samples of the products intended to be used to make sure they're consistent with the other businesses and quality-wise.

Zima said if he was going to change it over he liked the Spruce & Ash feel and look but right now he is seeking approval and they can move on from there.

Crutcher indicated that the owner of Spruce & Ash made them.

Kmetzo asked if there is going to be a waiting area, with the sitting area going in now, where are people expected to wait for their seats and the Petitioner replied they are going to see how it goes, that perhaps they can utilize a space on the side, but people have been good about waiting, going to TJ Maxx while they wait, but there is honestly no space to it. Kmetzo stated without the additional seating there is an area but it is good for businesses in the downtown area.

MOTION by Majoros, supported by Kmetzo, to approve the outdoor seating for Blueberry Brunch located at 23336 Farmington Road, that the plans as submitted meet the standards of Section 35-102 (b) of the Zoning Ordinance of the Central Business District.

Majoros asked if there is existing fencing there or is fencing getting added to kind of cordon off the seating from the sidewalk and Zima replied adding, yes.

UPDATE – CURRENT DEVELOPMENT PROJECTS

Weber stated there are no current updates.

PUBLIC COMMENT

None heard.

PLANNING COMMISSION COMMENT

None heard.

ADJOURNMENT

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

Motion carried, all ayes.

The meeting was adjourned at 7:27 p.m.

Respectfully submitted,

Secretary

Farmington Planning Commission Staff Report	Planning Commission Date: October 13, 2025	Reference Number
Submitted by: Chris Weber, Assistant City Manager		
Agenda Topic: Master Plan Update		
Proposed Motion: None. Information Only		
Background: The Master Plan Steering Committee has been working diligently to update the City's Master Plan, Downtown Master Plan, and Parks and Recreation Master Plan. Three members of the Planning Commission are part of the Committee – Miriam Kmetzo, Kenneth Crutcher and Daniel Westendorf. Administration will give an update of where we are at in the process. Much of the information reviewed and analyzed to date can be found on the City's website at: https://www.farmingtonforward2025.com/		
Materials: None		

Farmington Planning Commission Staff Report	Planning Commission Date: October 13, 2025	Reference Number
Submitted by: Chris Weber, Assistant City Manager		
Agenda Topic: Capital Improvement Plan		
Proposed Motion: Move to appoint _____ to the Capital Improvement Plan Steering Committee		
Background: Each year the Planning Commission updates the City's Capital Improvement Plan. To facilitate the update, a Capital Improvement Plan Steering Committee is formed with representatives from across the City, including the Planning Commission, City Council, Downtown Development Authority, Corridor Improvement Authority, and Administration. The Planning Commission should discuss and appoint one of their members at this meeting to serve on this committee. The Planning Commission should also review the current Capital Improvement Plan before their November 10th meeting and determine if there are any projects included in the plan that should be removed or reprioritized; and, determine if there are any projects that should be included in this plan that are missing. The current plan can be found here: https://www.farmgov.com/media/sljemfgj/capital-improvement-program-2026-2031.pdf This information can be emailed directly to Chris Weber at cweber@farmgov.com or discussed at the November 10th meeting.		
Materials: Capital Improvement Plan Calendar		

Calendar for Fiscal Year 2027-32 Capital Improvement Program Process

Color Key	Planning Commission	DDA	CIA
	Department Heads	City Manager	Administration
October 7	Department Heads meet to discuss CIP Program at Department Head Meeting. Items must be submitted by November 4.		
October 13	Planning Commission meets to discuss CIP Program and appoint a member to serve on the committee. Planning Commission to formalize items for submission to CIP Steering Committee. Items must be submitted by November 10.		
October 20	City Council meets to discuss CIP Program and to appoint representative to CIP Steering Committee. Items must be submitted by November 17.		
October 22	Parking Committee meets to discuss CIP Program. Items must be submitted by November 19.		
November	Meeting with Beautification Committee		
November	Meeting with South Farmington Baseball and Softball		
November 4	Department Heads to formalize items for submission to CIP Steering Committee		
November 5	DDA Meeting to discuss CIP and appoint Kate or a Board member to Steering Committee. DDA to formalize items for submission to CIP Steering Committee. Items must be submitted by December 4.		
November 10	Planning Commission to formalize items for submission to CIP Steering Committee.		
November 12	Pathways Committee Meeting to discuss CIP Program and appoint representative to CIP Steering Committee. Pathways Committee to formalize items for submission to CIP Steering Committee. Items must be submitted by December 10.		
November 13	CIA Meeting to discuss CIP Program and appoint representative to CIP Steering Committee. CIA to formalize items for submission to CIP Steering Committee. Items must be submitted by December 11.		
November 17	Council to formalize items for submission to CIP Steering Committee.		

November 19	Parking Committee to formalize items for submission to CIP Steering Committee.
December 4	DDA to formalize items for submission to CIP Steering Committee.
December 1	City Manager's Office to schedule 3 meetings January 5– January 30 for CIP Steering Committee.
December 10	Pathways Committee to formalize items for submission to CIP Steering Committee.
December 11	CIA to formalize items for submission to CIP Steering Committee.
December 11	All Submittals in
December 19	Draft Schedule of Capital Improvements circulated to CIP Steering Committee.
Jan 5 – Jan 30	CIP Steering Committee meets to create CIP.
Feb 2 – Feb 20	Draft CIP created.
Feb 9	Planning Commission schedules public hearing for March 9.
Feb 9	Planning and Building advertises Public Hearing for FY 2027-32 CIP on February 10 and posts plan on website on February 20.
March 9	Planning Commission meets to hold public hearing regarding CIP and possibly approve plan.
April 13	Planning Commission meets to approve CIP if not already approved on March 10.
April 20	City Manager submits CIP along with proposed budget to City Council.
April 27	City Council Budget Review Session & Review of DDA Budget.
April 27 - May 18	City Council reviews and adjusts proposed budgets.
May 18	City Council schedules budget and millage public hearing for June 16.
June 1	City Clerk advertises Public Hearing for FY 2025-26 Budget.
June 15	City Council holds Public Hearing regarding FY 2025-26 Budget and Millage Rate and considers adoption.
June 16	City Clerk publishes summary of adopted budget.