

FARMINGTON PLANNING COMMISSION PROCEEDINGS
23600 Liberty Street
Farmington, Michigan
August 10, 2026

Chairperson Perot called the meeting to order in Council Chambers, 23600 Liberty Street, Farmington, Michigan, at 7:15 p.m. on Thursday, May 28, 2026.

ROLL CALL

Present: Crutcher, Kmetzo, Majoros, Mantey, Perrot, Westendorf

Absent: Gray

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: David Murphy, City Manager, Jeff Bowdell, Building Official; Beth Saarella, City Attorney; Kristen Hatfield, Planning Consultant OHM, Brian Belesky, Director of Media, Brian Golden, Director of Media.

APPROVAL OF ITEMS ON CONSENT AGENDA

A. May 28, 2026 and July 13, 2026 Minutes

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

MOTION carried, all ayes.

APPROVAL OF ITEMS ON REGULAR AGENDA

MOTION by Majoros, seconded by Crutcher, to approve the agenda to move Item 5, New Business to Item 8 to allow petitioner time to appear.

MOTION carried, all ayes.

MOTION by Majoros, seconded by Crutcher, to approve the Regular Agenda.

MOTION carried, all ayes.

UNFINISHED BUSINESS

A. None

UPDATE - CURRENT DEVELOPMENT PROJECTS

Chairperson Perrot asked for an update on current development projects. Jeff Bowdell provided an update on current projects including Hillside Towns, Legion Square and the New York Bagels and Bowls that will open in the former Panera Bread. He also noted that a nonconforming pylon sign was recently removed. He went on to discuss the potential request to locate a drive-through at the bagel shop that may come before the Planning Commission in the future.

NEW BUSINESS

A. ARCHITECTURAL PLAN REVIEW – 31506 GRAND RIVER AVENUE (ZAP ZONE)

Chairperson Perrot asked the applicant to give an overview of the project. Owner Ghazwan Ismail introduced himself, noting that Zap Zone has been in the City of Farmington since 1998. They moved to the building where they are currently located in 2008. He stated that he is trying to offer more games and family-friendly offerings to expand their customer base. He noted that they have rebranded and improved the interior. He noted that the company BIG (Best in Games) owns Zap Zone, which is also part of his rebrand, stating that he would like to improve the exterior like he improved in the interior. Ismail noted that the vestibule would improve the look of the building but also help with having cold wind and snow blow into the building in the winter. Ismail went on to describe other improvements inside the building.

Commissioner Westendorf asked for clarification about which part of the building would be painted blue. Ismail stated that 10-15 feet beyond the vestibule would be covered with stucco and painted blue. He stated that the rest of the building would be painted grey. Westendorf noted an inconsistency regarding which part of the building would be painted grey and which part of the building would be painted blue, on the architectural site plan.

Commissioner Crutcher questioned whether the vestibule is big enough. Ismail said it would just be a doorway; no one would be waiting there. There was a conversation regarding wind and if the size of the addition is large enough to prevent wind from blowing into the building.

Westendorf asked about the location of the bollards and whether they would infringe on the drive aisle. Ismail said they would not, and that he would be open to putting large

planters there instead. He noted that the bollards were for aesthetics and safety.

Commissioner Majoros noted items brought up in the OHM review letter including the color and nonconforming window signs. Ismail confirmed that he had spoken with Bowdell and would make the signs more conforming. Majoros asked the applicant if he was open to any other colors. He stated that it was a very noticeable blue. Ismail stated that it would be a shade lighter than a Meijer's or Best Buy blue. Majoros indicated that he appreciated that the applicant was improving the building, but that color was important and it should be discussed more. Ismail stated that this blue color is a brand color. Majoros asked about the BIG branding and the proposed sign shown on the renderings noting that "BIG" was vague. Ismail agreed and said it should say "Best in Games" underneath it. Majoros asked about the typeface for the new sign, stating that using uniform typeface style would bring some harmony to the look of the building. Ismail said he was unsure about the typeface, but existing signs were going to remain the same.

Crutcher said he agreed with Majoros, it's a lot of blue that is being proposed. Would the applicant consider reducing the width of the blue on the building? Ismail responded that the blue would only extend 20 feet to the column line on both sides of the vestibule. He said that the rendering may not be accurate. There was further discussion about signage and the logo.

Ismail suggested that the Planning Commission look at images of their Zap Zone in Ypsilanti, stating that the logo/signage and color would be the same.

Crutcher asked if the applicant had brought samples. Ismail stated that he did not bring any samples. He stated that the color he's proposing is "Royal Blue" from Sherwin Williams and that is what was used on their Ypsilanti location. He went on to say that the rest of the building will be neutral gray. Majoros stated that he was much more comfortable with the image on Google maps of their other Zap Zone than he was with color shown on the rendering. Majoros asked about some other options, rather than the red bollards. Ismail said he was open, whatever goes there just needs to be big enough. Crutcher stated that the bollards, in his opinion, were colorful and fit with the theme.

Crutcher stated that he would like to see the actual paint color in sample form and have the rendering more accurately reflect how much of the building would be painted.

Hatfield briefly reviewed the OHM review letter dated August 3, 2026. She noted that per Sec. 35-53, Building Design, bright colors are permitted by the Planning Commission as

accent or as trim and perhaps a compromise could be made. She also discussed the nonconforming signs and some landscape issues.

MOTION by Majoros, seconded by Crutcher, to approve the proposed façade modifications for Zap Zone located at 31506 Grand River Avenue subject to the conditions listed in the August 3, 2026, OHM review letter as well as the following conditions for Building Official administrative review and approval:

Applicant provides the Building Official with a PMS color and true to life color sample.

Applicant confirms the width of the blue paint/EIFS to the north and south of the vestibule and that it be no more than 20' on either side of the vestibule.

Applicant confirms that the BIG logo is consistent with the logo shown on the Ypsilanti Zap Zone location.

MOTION carried, all ayes.

The applicant thanked the Planning Commission and staff for getting him onto an agenda in a timely manner.

PUBLIC COMMENT

None heard.

PLANNING COMMISSION COMMENTS

None heard.

ADJOURNMENT

MOTION by Crutcher, seconded by Kmetzo, to adjourn the meeting.

MOTION carried, all ayes.

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The meeting was adjourned at 8:05 p.m.

Respectfully submitted,

Secretary