



**GRAND RIVER CORRIDOR IMPROVEMENT  
AUTHORITY MEETING**

**Thursday, August 13, 2026 – 8:00 a.m.**

**Conference Room A – City Hall**

**23600 Liberty Street**

**Farmington, MI 48335**

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**AGENDA**

- 1. ROLL CALL**
- 2. APPROVAL OF AGENDA**
- 3. APPROVAL OF MINUTES**
  - A. July 9, 2026, Minutes**
- 4. UNFINISHED BUSINESS**
- 5. NEW BUSINESS**
  - A. Farmington Hills GRCIA Meeting Update**
  - B. Architectural Plan Review and Recommendation for  
31506 Grand River Avenue (Zap Zone)**
- 6. OTHER BUSINESS**
- 7. PUBLIC COMMENT**
- 8. BOARD MEMBER COMMENT**
- 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.*

**CITY OF FARMINGTON  
GRAND RIVER CORRIDOR IMPROVEMENT AUTHORITY  
MINUTES  
JULY 9, 2026**

**1. ROLL CALL:**

The meeting was called to order at 8:05 AM by Chairperson Thomas.

Present: Mark Accenttura, David Carron, Randy O'Dell, Richard Graham, Maria Taylor,  
Patrick Thomas

Staff: David Murphy City Manager, Kristen Hatfield OHM

**2. APPROVAL OF AGENDA**

Motion by O'Dell , support byTaylor. Passed unanimously.

**3. APPROVAL OF MINUTES**

May 14, 2026 minutes. Motion by Graham, support by Taylor. Passed unanimously.

**4. UNFINISHED BUSTINESS**

**5. NEW BUSINESS**

**A. Informational Meeting in Compliance with Public Act 57 – First One.**

No one in attendance.

**B. Farmington Hills GRCIA Meeting Update**

Patrick attended – gave update. More information on agenda.

**C. Structural Engineering Funding Request**

The Winery current owner are going to put the building up for sale. They need to do engineering study prior to sale. Farmington would like to participate in the study so that we can have access to the final results. We will explore the cost of doing a structural study.

**D. Farmington Hills GRCIA Conceptual Streetscape Plan.**

Pictures in packet. MDOT determines set back and clear zones.

For information only, no action needed.

**E. Bus Stop Enhancements**

5 new bus stops to be added

**F. Appointment of New GRCIA Member**

Interviews of new applicants will be done soon.

6. OTHER BUSINESS

7. PUBLIC COMMENT: None

8. BOARD MEMBER COMMENT:

1) Need Cost Estimate to create developer reimbursement for brownfield projects. Will contact Eric Helper at OHM.

2) Maria said Pathway Committee is working on a new Pedestrian Crossing with island on Grand River at Lakeway.

3) Discussed having a joint meeting with FH GRCIA. Alternative thought was to periodically invite Cristia Brockway to our meetings to give us an update on their projects.

9. ADJOURNMENT:

Motion to adjourn the meeting made by O'Dell, support by Taylor.

Passed unanimously.

Adjourned at 9:07 AM.



August 3, 2026

Planning Commission  
City of Farmington  
23600 Liberty Street  
Farmington, MI 48335

**Subject:** Zap Zone (Architectural Plan Review)  
**Location:** 31506 Grand River Avenue (parcel ID: 23-27-428-033)  
**Zoning:** C3, General Commercial District  
**Plan Date:** July 30, 2026  
**Applicant:** Ghazwan Ismail

Dear Planning Commissioners:

At the City of Farmington's request, OHM Advisors has performed an architectural plan review for an addition to the above-referenced property and offers the following comments and findings for your consideration. This review is based on the revised site plan dated July 30, 2026.

The opinions in this report are based on a review of the site plan submitted by the applicant and conformance to City site plan and ordinance standards. Please note that the applicant and their design professionals shall be responsible for the accuracy and validity of information presented with the application. In reaching a decision on the application, the Planning Commission should consider our comments along with those from other staff and consultants, additional information provided by the applicant, and your own findings based on ordinance standards as part of your deliberation. Key review items in this letter are underlined for the benefit of the applicant.

## **SITE DESCRIPTION**

The site consists of one (1) parcel and is located on the north side of Grand River Avenue, between Mooney Street and Orchard Lake Road. Online assessing states that the parcel is approximately 2.31 acres with frontage on Grand River Avenue of 291'. The parcel also has frontage on Mooney Street and to a lesser extent, on Orchard Lake Road in the northeast corner. The site is home to Zap Zone, an indoor recreation facility. Online assessing records state that the property is owned by Hind Properties, LLC.



## EXHIBIT A: AERIAL VIEW OF SITE



Aerial from Oakland County Gateway.

## EXHIBIT B: STREET VIEW (EXISTING)



Streetview from Grand River Avenue (Google Maps Streetview 2024)



Streetview from Mooney Street (Google Maps Streetview 2024)



Location of proposed addition, taken during a site visit on August 3, 2026.

## REVIEW COMMENTS

1. **Zoning and Use (§35-102).** The site is in the C3, General Commercial District where “indoor entertainment and amusement establishments” are a use permitted by right.
2. **Uses Subject to Site Plan Review (§35-162).** Building renovations, modifications to building façade or other architectural features that do not result in additions to floor are subject to architectural plan review by the Planning Commission. Architectural plans require less detailed



information than a full site plan review. Material samples should be presented to the Planning Commission for their review and approval.

3. **Building Design (§35-53).** The building design must relate to the surrounding environment as it pertains to texture, scale, mass, proportion and color and quality materials should be incorporated into the new development in accordance with the requirements of *Sec. 35-53, Nonresidential Design Requirements*.
  - a. **Building Location and Orientation.** Not applicable as the building is existing.
  - b. **Exterior Building Design.** The applicant proposes to construct a one hundred sixty (160) square foot addition to the west side of the existing structure. The addition will serve as a vestibule and will be twenty (20) feet tall at the top of the roof with an additional six (6) feet of parapet. The proposed addition is within the maximum height allowed in the C3, General Commercial District. While a detailed breakdown of proposed building materials was not provided, the applicant appears to show an addition that is comprised of at least twenty (20) percent windows facing the principal street from which access is gained.
  - c. **Architectural Features.** We note that the applicant is working within the constraints of the existing site design while incorporating architectural enhancements to improve the overall appearance of the building from Mooney Street. The design incorporates a metal awning to help define the entrance as well as decorative bollards in front of the entryway.
  - d. **Building Materials.** Proposed façade materials are detailed on Sheet SD-03 and include metal framing, EIFS and (clear) glazing. Per the ordinance, the predominant building materials should be materials that are characteristic of Michigan such as brick, decorative tilt-up panels, wood, native stone and tinted/textured concrete masonry units and/or glass products. The Planning Commission should determine that the building materials as presented meet the intent of the ordinance.
  - e. **Signs.** The applicant noted on the architectural plans that the existing wall sign will be relocated when the addition is constructed. The applicant must apply to the Building Department for any new or relocated signs. During the site visit, we also noted several signs that do not conform with the Zoning Ordinance, including window signs that cover more than twenty-five (25) percent of the surface of the window. We recommend that the Planning Commission make it a condition of approval that the applicant work with the Building Official to bring signs on the site more into conformity with the sign ordinance.
  - f. **Building and Sign Colors.** Per the ordinance, exterior colors shall be of low reflectance, subtle, neutral or earth tone colors. The use of high intensity colors such as neon, metallic or fluorescent for the façade and/or roof of the building are prohibited except as approved by the Planning Commission for building trim. The architectural plan indicates that a portion of the building will be painted grey, with the addition being royal blue EIFS. The Planning Commission should determine if the building colors as proposed meet the intent of the ordinance.
4. **Corridor Improvement Authority Review. (§35-147(A)).** This parcel is located within the Grand River Corridor Improvement Authority (GRCIA). As such, this application and architectural plan should also be sent to the GRCIA board for its review and recommendation.
5. **Landscaping (§35-184).** We recommend that the Planning Commission make it a condition of approval that the applicant work with the Building Official to bring the landscaping on the site more into conformity with the ordinance.



## RECOMMENDATION

Planning recommends approval of the site plan subject to the following conditions:

1. Material samples should be presented to the Planning Commission for their review and approval.
2. The applicant works with the Building Official to bring the landscaping and signs on the site, more into conformity with the sign ordinance.
3. The Planning Commission determination that the building materials as presented meet the intent of the ordinance.
4. The Planning Commission should determine if the building colors as proposed meet the intent of the ordinance.
5. Review and recommendation of the Grand River Corridor Improvement Authority board.

If you have any questions, please don't hesitate to contact me at (810) 215-0993.

Sincerely,  
OHM Advisors

A handwritten signature in black ink that reads "Kristen Hatfield".

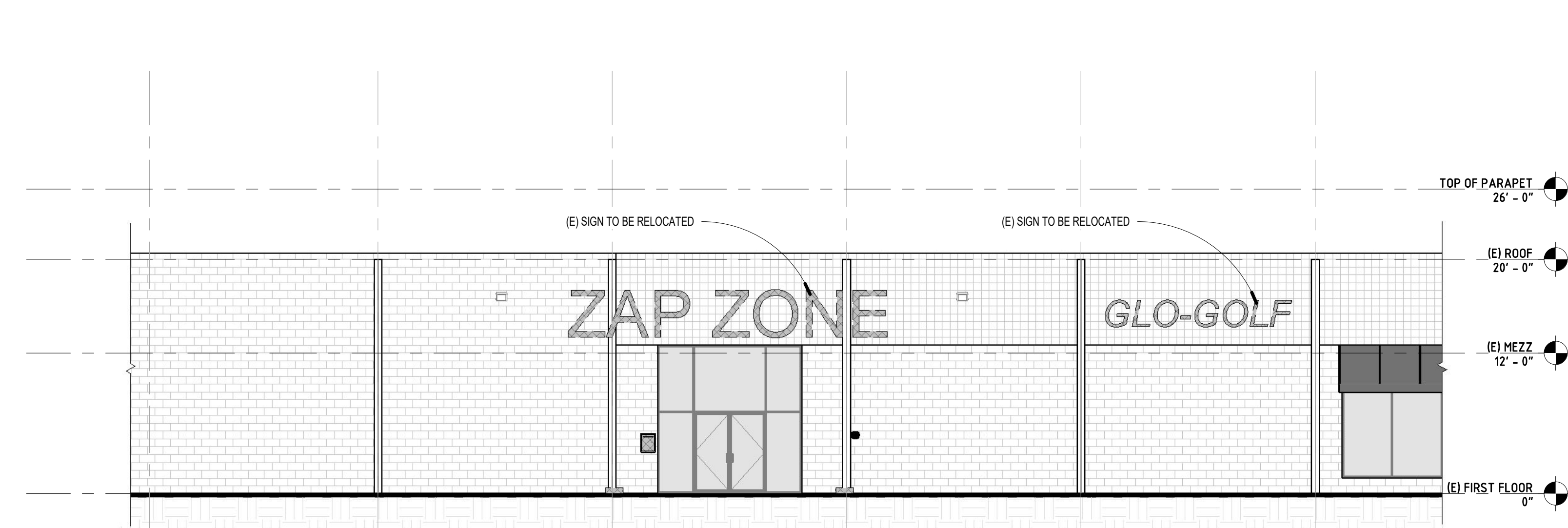
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Kristen Hatfield AICP  
Senior Planner

7/30/2026 11:58:04 AM



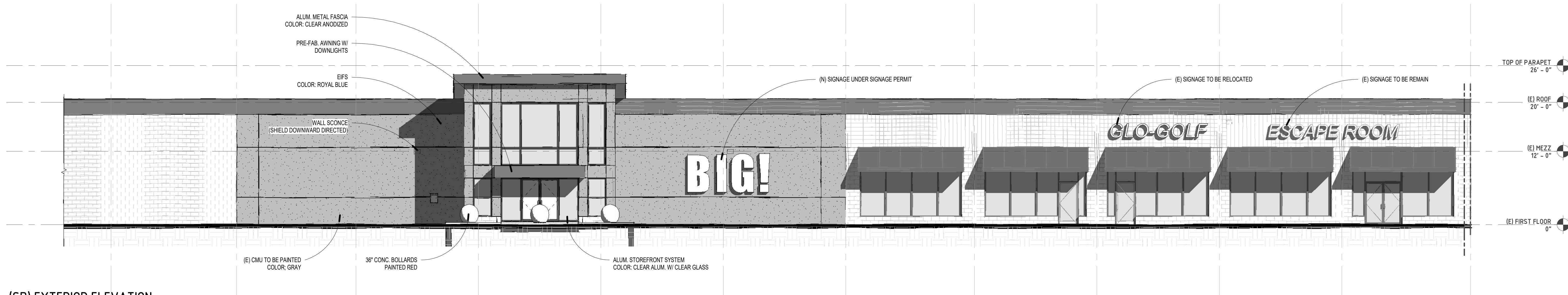
3 (DEMO) EXTERIOR ELEVATION  
1/8" = 1'-0"



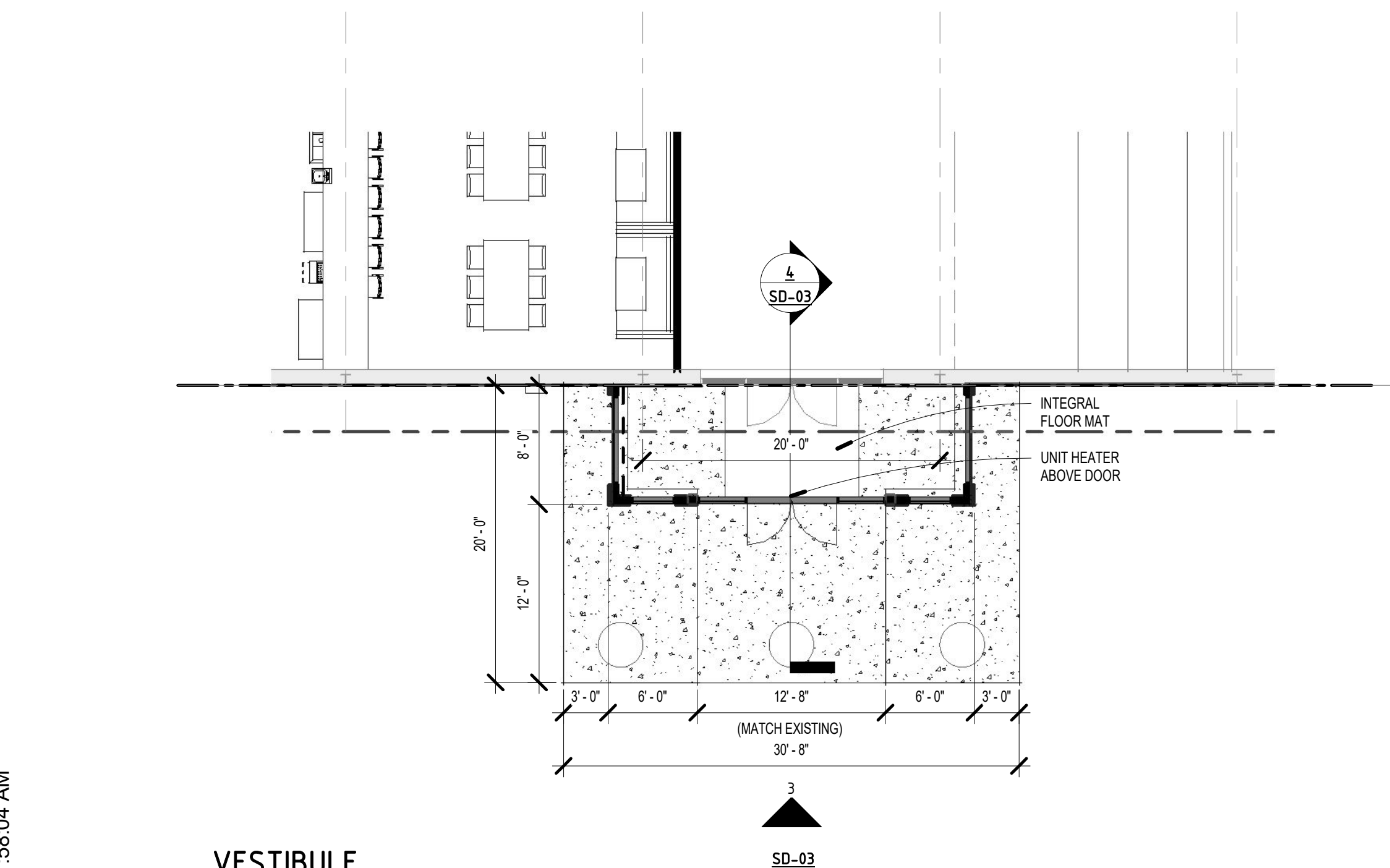
6 VESTIBULE RENDER  
12" = 1'-0"



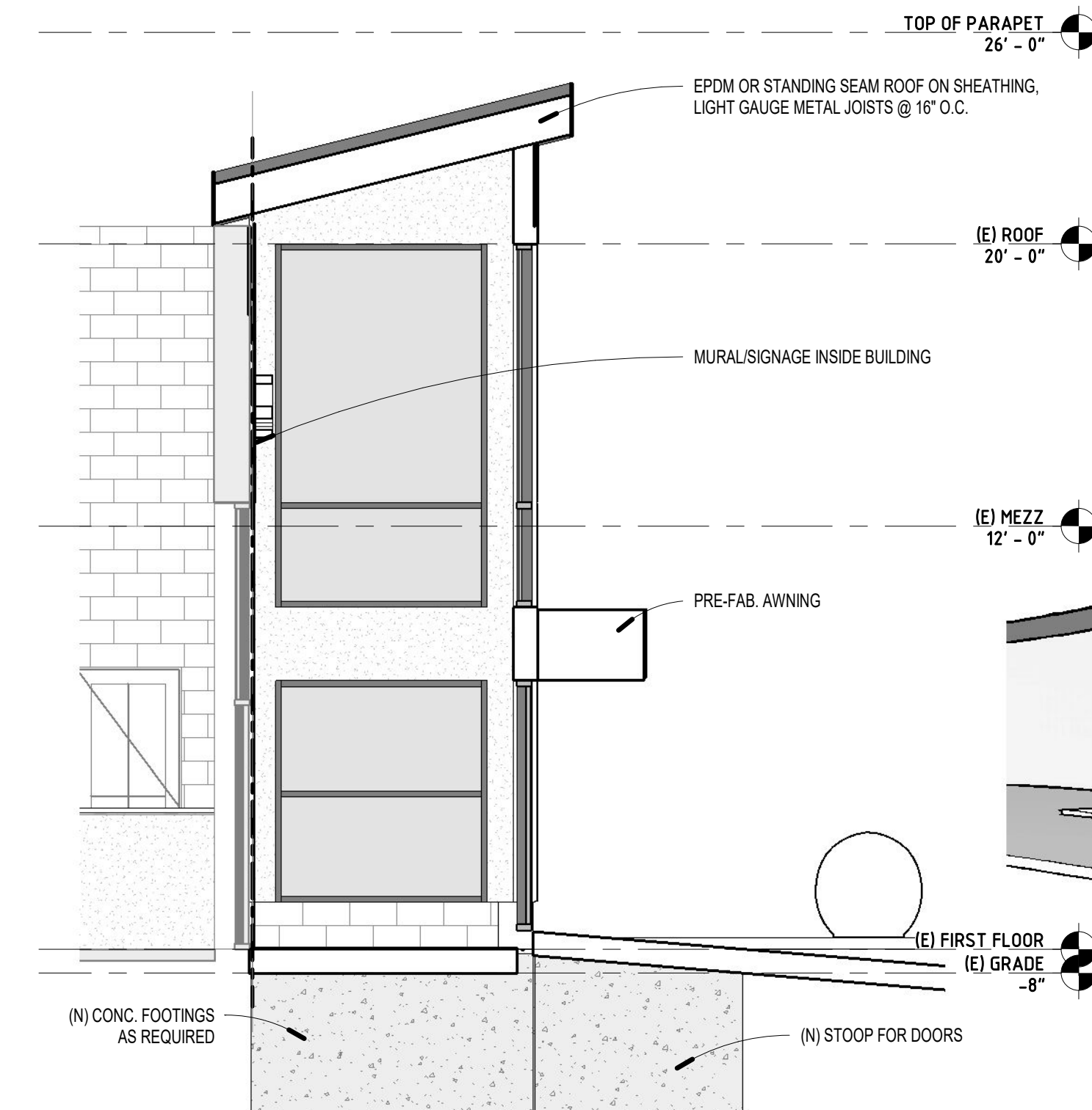
1 (SD) EXTERIOR ELEVATION  
1/8" = 1'-0"



2 VESTIBULE  
1/8" = 1'-0"



4 VESTIBULE SECTION  
1/4" = 1'-0"

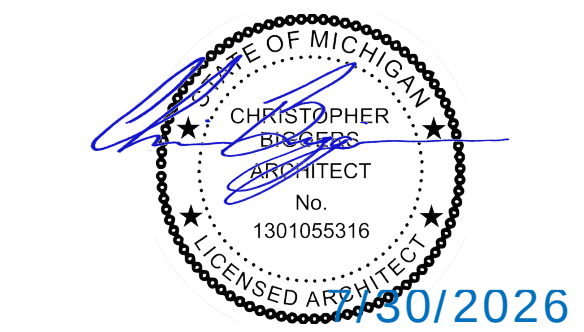


5 EXTERIOR PERSPECTIVE



**ARCHITECTURE**  
+INTERIORS +DIGITIZATION

**BIGGDESIGNS, LLC**  
WWW.BIGGARCHITECTURE.COM  
2537 UNION LAKE ROAD  
COMMERCE TWP, MI 48382  
248.886.4460



PROJECT

26114  
ZAP ZONE

31506 GRAND RIVER AVE,  
FARMINGTON, MI 48336

SITE PLAN APPROVAL  
SD EXTERIOR ELEVATIONS  
07.30.2026

REV

| REV | NOTE | DATE |
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SD-03