

MINUTES  
CITY OF FARMINGTON HILLS  
CITY COUNCIL STUDY SESSION MEETING  
CITY HALL – COMMUNITY ROOM  
NOVEMBER 14, 2016 – 6:00PM

The Study Session meeting of the Farmington Hills City Council was called to order by Mayor Massey at 6:00pm.

Council Members Present: Bridges, Bruce, Knol, Lerner, Massey and Rich

Council Members Absent: Steckloff

Others Present: City Manager Boyer, City Clerk Smith, Assistant City Manager Mekjian, Directors Gardiner, Mondora, and Randle, City Attorney Joppich and Planning Consultant Arroyo

**DISCUSSION ON ORCHARD LAKE ROAD IMPROVEMENTS (13 MILE ROAD TO 14 MILE ROAD)**

Assistant City Manager Mekjian stated that this project was first discussed with City Council back in 2013 and explained that corridor improvement projects such as this one often take a decade or more to complete from the first planning stages. He stated that staff wanted to bring this project back before Council to review the proposed plan to date. He stated that although this is a county project, Farmington Hills has asked that the City take the lead on the project.

Nancy Faught of Hubbell, Roth & Clark, discussed the following aspects of the project: the project team, stakeholders, federal funding process and status of the project.

Lia Michaels of Hubbell, Roth & Clark, explained that the purpose of the project was to improve safety, traffic flow and aesthetics. She discussed the safety factor and outlined the 5 alternative designs that were proposed. Ms. Michaels noted that the preferred design is a 4-lane boulevard with a 10-foot median that includes 4 round-a-bouts.

Ms. Michaels discussed the cost comparison for the proposed alternatives including the costs for the preferred alternative. She mentioned that the soonest the City could request funding for construction would be 2021.

Discussion was held on the city's portion of costs and the preferred design details and the reason for the round-a-bouts.

Councilmember Knol inquired about the 12 Mile/Orchard Lake intersection and improvements to that area. City Manager Boyer explained that any improvements to that area would require improvements to the on/off ramps to the expressway and that type of project would be very expensive.

Further discussion was held on how the design with the round-a-bouts would improve safety in the area.

Councilmember Bruce stated that he liked the overall project idea to improve safety and traffic flow for this stretch of road in Farmington Hills. He inquired how long construction would last and asked about access to area businesses.

Ms. Faught responded that she believes this type of project would take a minimum of 2 years to construct and noted that access to all businesses would be maintained during construction.

Mayor Massey commented that the purpose of bringing this issue to Council this evening was to review the preferred alternative and provide feedback. He suggested that Council could provide any further feedback directly to City Manager Boyer.

City Manager Boyer stated that by the end of the year they would like to have a plan submitted to the Michigan Department of Transportation (MDOT) and Federal Highway Administration in order to move the project forward.

**DISCUSSION ON SIGN ORDINANCE**

Director of Planning and Community Development Gardiner explained that the Planning Commission felt there was a need to make some revisions to the city's sign ordinance and the proposed changes were brought to City Council at a study session meeting in order for Council to provide feedback. The Planning Commission made changes to the ordinance amendment based on the input of Council and held their public hearing meeting, at which time they recommended approval to City Council.

Mr. Gardiner noted that the ordinance is scheduled before City Council for introduction at the November 28, 2016 meeting and he felt it would be appropriate to bring it back to Council at another study session prior to introduction.

Rod Arroyo, Planning Consultant, reviewed the proposed changes that were made since the last time the amendment was before Council.

Discussion was held on a portion of the ordinance that would limit the display time for certain freestanding temporary signs (Page 17, Item G). City Council suggested clarifications to address the issues raised with respect to this paragraph.

With regard to the requirement of landscaping around the base of freestanding signs that was included on page 8 of the ordinance, Director Gardiner suggested including language to allow for a decorative base or landscaping. City Council concurred with that suggestion.

**ADJOURNMENT:**

The study session meeting adjourned at 7:20pm.

Respectfully submitted,



Pamela B. Smith, City Clerk