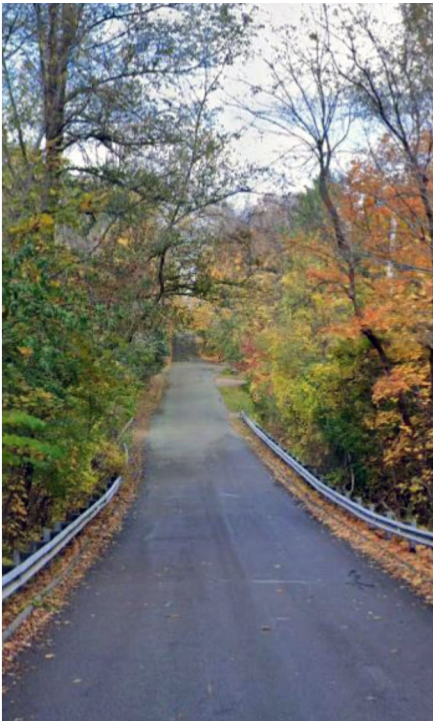




Master Plan Amendment

Adopted August 2021





RESOLUTION OF ADOPTION
Village of Bingham Farms Master Plan By The Village Planning Commission

WHEREAS, the Village of Bingham Farms Planning Commission has the responsibility and is empowered by the Michigan Planning Enabling Act, PA 33 of 2008, as amended, to make and adopt a Master Plan for the physical development of the Village and to amend the Plan as needed from time-to-time, and

WHEREAS, the Village of Bingham Farms Council created the Planning Commission for the purposes stated Michigan Planning Enabling Act, PA 33 of 2008, as amended, and

WHEREAS, the Village of Bingham Farms has retained a professional planning consultant to assist the Planning Commission with the technical studies necessary to make a comprehensive, new Master Plan for the Village of Bingham Farms, and

WHEREAS, the Village of Bingham Farms Planning Commission has held a public hearing on its proposed Master Plan Update for the Village on August 9, 2021, at the Village of Bingham Farms Office, and

WHEREAS, the Planning Commission finds that the new Master Plan is necessary for the continued development and the appropriate redevelopment of the physical areas of Village of Bingham Farms,

NOW THEREFORE BE IT RESOLVED that the Village of Bingham Farms Planning Commission hereby adopts this Master Plan for the Village of Bingham Farms, along with the text, maps, charts, graphs, and other descriptive materials contained in the Plan.

Motion by Moceri, **Second** by Grenadier, to adopt the Master Plan as outlined in the above resolution, with the addition of Trustee Jones' text suggestions in the Master Plan introduction:

AYES: Burrell, Beaver, Moceri, Grenadier, Blackburn, Wolfe.

NAYS: None

ABSENT: Hagaman

CERTIFICATION

I, Kenneth D. Marten, Administrator and Clerk of the Village of Bingham Farms, Michigan, do hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Village of Bingham Farms Planning Commission at its Regular Meeting held August 9, 2021.

Ken Marten, Administrator/Clerk



RESOLUTION 2021-25
Adoption of Village of Bingham Farms Master Plan
By Bingham Farms Village Council

WHEREAS, the Village of Bingham Farms Planning Commission has the responsibility and is empowered by the Michigan Planning Enabling Act, PA 33 of 2008, as amended, to make and approve a Master Plan for the physical development of the Village and to amend the Plan as needed from time-to-time, and

WHEREAS, the Village of Bingham Farms Planning Commission held a public hearing via teleconference on the proposed Master Plan Update on August 9, 2021 at the Village of Bingham Farms Office, and

WHEREAS, the Village of Bingham Farms Planning Commission has approved the Master Plan in accordance with the Michigan Planning Enabling Act, PA 33 of 2008, as amended, and

WHEREAS, the Village Council finds that the Master Plan update is necessary for the continued development and the appropriate redevelopment of the physical areas of the Village of Bingham Farms, and

WHEREAS, the Village Council asserts the right to approve or reject the Master Plan in accordance with the Michigan Planning Enabling Act, PA 33 of 2008, as amended,

NOW THEREFORE BE IT RESOLVED that the Village of Bingham Farms Council hereby approves and adopts this Master Plan update for the Village of Bingham Farms, along with the text, maps, charts, graphs, and other descriptive materials contained in the Plan.

Motion by Blackburn, **Second** by Ettenson

AYES: Templeton, Blackburn, Doty, Ettenson, Freedman, Krabill

NAYS: none

ABSENT: Jones

CERTIFICATION

I, Kenneth D. Marten, Administrator and Clerk of the Village of Bingham Farms, Michigan, do hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Village of Bingham Farms Council at its Regular Meeting held August 23, 2021.

Ken Marten, Administrator/Clerk

Acknowledgments

Planning Commission

William Burrell (Chairman)
D.E. Hagaman (Vice Chair)
Lisa Blackburn (Liaison from Village Council)
Bryan Beaver (term started 2021)
Jan Freedman (term ended 2021)
Carl Grenadier
Amanda Mocer
Earl Wolfe

Village Council

Ben Templeton (President)
Lisa Blackburn
Spencer Doty
Mel Ettenson
Larry Freedman
Aaron Krabill
Kurt Jones

Village Administration

Ken Marten, Village Administrator
Colleen Wayland, Village Treasurer
Yevgeniy Malkin, Administrative Assistant

with assistance from



Table of Contents

Introduction 5

Existing Conditions 9

Public Input 35

Goals & Objectives 38

Future Land Use..... 45

Implementation..... 55

Appendix..... 62

List of Maps

Map 1: Location Map 9

Map 2: Contextual Future Land Use Map 10

Map 3: Population Density 14

Map 4: Existing Land Use Map..... 19

Map 5: Community Facilities..... 21

Map 6: Sidewalks and Pathways 22

Map 7: Regional Watershed Map..... 25

Map 8: Wetlands 26

Map 9: Flood Zones 27

Map 10: Impervious Surfaces 28

Map 11: Tree Canopy 29

Map 12: Senior Population 32

Map 13: Poverty Levels 32

Map 14: Future Land Use Map - Annotated with Changes from 2014 Plan 46

Map 15: Future Land Use Map 47

Introduction

Introduction

What is a Master Plan?

A Master Plan is a community's long-range guide for the future and contains guiding principles that help a community create land development policies and make land use decisions. In Michigan, state law requires the master plan be reviewed every five years. This review allows communities to check in on their progress and ensure the vision and guiding principles are still relevant.

The information and concepts presented in the Master Plan are used by the Planning Commission and Village Council to guide local decisions regarding public and private uses of land and the provision of public facilities and services. The Master Plan, however, is a living set of policies, strategies and plans intended to enhance and improve a community over a long planning horizon. It should be viewed as flexible enough to incorporate change as the community evolves over time. While the Zoning Ordinance and Zoning Map regulate current and proposed land use, it is the Master Plan, its maps and policy statements that guide land use decision-making for 10-20 years.

The Master Plan does not change the zoning of property, that authority lies within the Zoning Ordinance, which contains additional standards for making zoning changes. However, the Plan does provide the basis upon which zoning decisions are made. State law requires that the Village's Zoning Ordinance be based on a plan designed to promote public health, safety and general welfare. The local Zoning Ordinance establishes the classification and regulations for the use and development of land; it has the force of law. Zoning decisions consistent with an updated Master Plan are presumed by the courts to be valid. Because of the flexibility inherent in the Master Plan, concepts included are not legally binding and do not represent the only route to achieve the community's vision. Development and redevelopment of property within the Village will be considered with respect to the way in which the Plan's vision is achieved as well as how the needs of the community are met at the time of development.

Frequent review and analysis of the Master Plan will strengthen the relevance and validity of local planning and zoning policies.

A Master Plan is only worthwhile if it is implemented. There are a wide variety of tools and techniques available to help implement the Village's Master Plan. One of the most effective tools is the Zoning Ordinance. Periodic review and amendment of the Zoning Ordinance is critical to ensure that the Village's current use and development standards are consistent with its long-range goals. Consistent application of zoning standards through the site plan review process, as well as consistent, impartial code enforcement, are also vital to the success and implementation of the Master Plan.

This 2021 Master Plan Update assessed the 2015 plan's vision and direction with current demographic data and updated information about existing conditions. This Master Plan Update provides for future land use, housing, natural resource preservation, and transportation in a coordinated fashion. It portrays a clear statement of community goals and objectives, establishes a vision of the future, and includes plans to achieve the vision. In addition, the Plan includes an updated land use plan that is consistent with the community's goals.

It is the responsibility of the Planning Commission and Village Council to implement the long-range policies and recommendations of the Master Plan, as appropriate, to achieve the future vision and goals of the Village. Implementation, including zoning changes, should consider the Plan in its entirety, inclusive of its goals and objectives. The Village's implementation priorities and schedule will likely change over time as conditions change, such as the state of the economy, development trends, demographic shifts, financial ability, etc.

History of the Village of Bingham Farms

As Michigan was being settled, land was sectioned into townships which encompassed 36 square miles. Bingham Farms, Beverly Hills, Franklin as well as the City of Southfield were part of Southfield Township. The north-south boundaries were from Eight Mile Road to Fourteen Mile Road with the east-west boundaries from Greenfield Road to Inkster Road. Residents in the various sections of the township liked their particular community, its topography and believed it was important to retain their identity. The break up of the original 36 square miles of Southfield Township began with the incorporation of the City of Lathrup Village on May 12, 1953, the Village of Franklin, the Village of Bingham Farms, the Village of Beverly Hills, and the City of Southfield. The Township of Southfield now consists of three villages, Beverly Hills, Bingham Farms, Franklin and some unincorporated areas.

Five residents took up the charge to draft a Charter for Bingham Farms. They were: William King, Chairman, James McGuire, Secretary, Frank A. Lamberson, William A. Hyland and Carson C. Bingham. The major challenge was to name the Village. Carson Bingham did not want the Village to be named after his family. Bingham Road had already been named as was Bingham Lane. Carson believed it was enough Bingham.

Despite his objections, on October 4, 1955 the Village of Bingham Farms was officially approved by the residents living in the Village. Ninety-nine voters turned out to approve the Charter.

The residents were intent on preserving the simple, rural way of life and the character of the Village. At the time of incorporation, residential developments were beginning to pop up and with that the topography was changing. What once was farmland and orchards now were partitioned into single-family lots. Development continued and by 1987, only 155 acres or just under 20% of the land remained natural and vacant. Fortunately, the essence of the Village, its woods and steep wooded ravines remained in tact due to zoning ordinances and natural topography of the land and the winding watercourse of the Franklin River throughout the Village. Several historic homes still stand in the Village.

Source: Village of Bingham Farms website



Above: historic homes in Bingham Farms

Summary of the 2021 Master Plan Update

This 2021 Master Plan updates the 2015 plan to address housing, transportation, community development and other community features in a coordinated fashion. The plan establishes a vision of the future, and includes implementation strategies to achieve the vision. Implementation of the plan will take place over many years.

THE PLACE

This section describes the Village of Bingham Farms and its context locally. It also includes a summary of how land is used as well as information about the population. It is helpful to review this section to understand where the village is today. There are no significant changes to either land use or demographics since the 2015 Master Plan. The plan section on natural features leads into an introduction to the concepts of sustainability and resiliency.

THE PEOPLE

This section summarizes public input collected during the planning process. It also outlines the vision, goals and objectives for the long-term future of the village. The format of the goals have changed since the 2015 Plan, but generally point the village in the same direction.

THE PLAN

The future land use map - an illustrated guide to how land will be used in the next 10-15 years - is included in this section. There are a few changes since the 2015 Master Plan: 1) refine the names of the residential land use categories to be more informative, 2) update the land use designation for the "special study area" at 14 Mile/Telegraph to align with a 2020-approved planned unit development, and 3) change the name of "commercial" designation to "mixed use" consistent with the vision for a mix of uses along Telegraph Road. This section also includes a summary of the 2007 Non-motorized Transportation Plan, consistent with community input regarding improved walkability.

THE PROGRAM

This section includes a zoning plan - the road map for changes needed to the Zoning Ordinance that regulates development. Action strategies that support the goals of the Plan are included with priorities and leads to move implementation forward.

Existing Conditions

Regional Setting
Demographics
Existing Land Use
Natural Features
Sustainability/Resiliency

Public Input

Goals and Objectives

Future Land Use

Housing
Telegraph Road Corridor
Transportation

Implementation

Zoning Plan
Action Strategies

Existing Conditions

Existing Conditions

To better plan for the future, it is essential to understand what is happening today. The context of the planning process includes a summary of the community's regional setting, demographics, local economy, land use and natural features.

Regional Setting

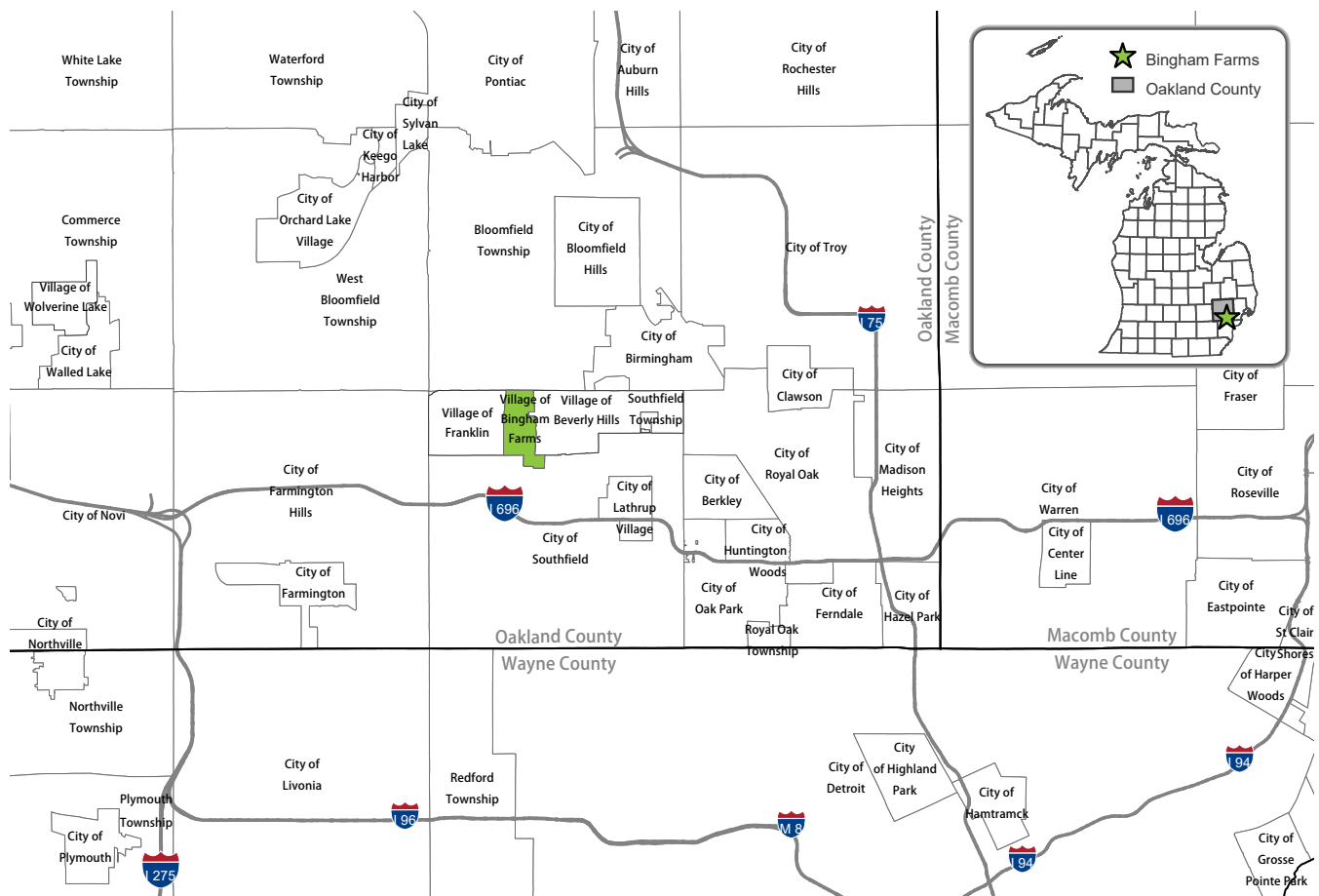
The Village of Bingham Farms is located in south central Oakland County, approximately in the center of the Detroit Metropolitan Region's largest and highest-quality suburban residential area. Excellent accessibility is afforded by Telegraph Road (US 24), a major north-south artery which is the Village's western boundary, and by Thirteen Mile Road, a County Primary route for east-west travel. The Village is bounded on the north by Fourteen Mile Road, a lesser artery. About 1.5 miles south of Bingham Farms, the I-696 Freeway extends westward from Telegraph Road eight miles to intersect with the I-96 and I-275 Freeways, and eastward from Telegraph Road to intersect the I-75 and I-94 Freeways.

Bingham Farms is proximate through its freeway access to all major regional employment centers.

The Village's small physical size (1.2 square miles) has resulted in it having a somewhat limited mix of land uses. The Village does, however, host a major regional office concentration in the Telegraph Road Corridor.

With its access, residents are also able to take advantage of major shopping and industrial employment centers in neighboring cities, such as Southfield, Birmingham, Farmington Hills and Detroit.

MAP 1: LOCATION MAP



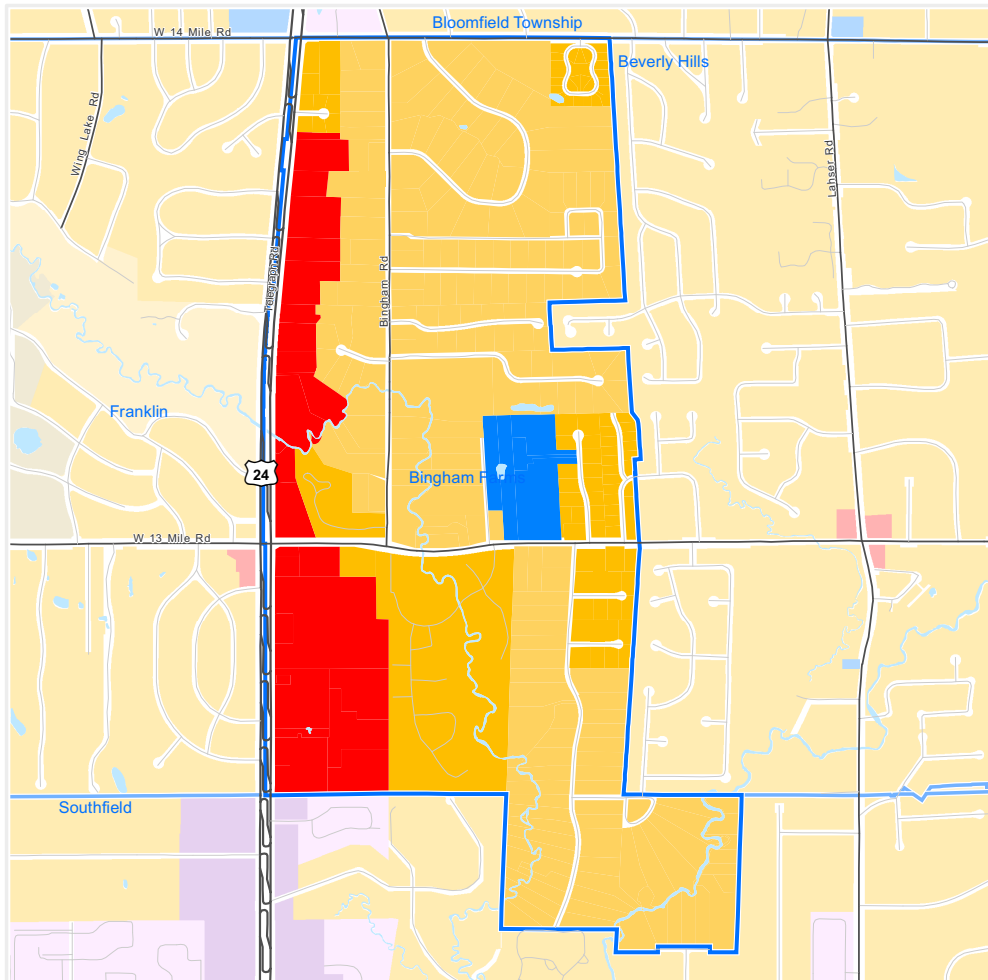
Future Land Use in Adjacent Communities

The Village of Bingham Farms is bordered by the Village of Franklin on the west across Telegraph Road, the Village of Beverly Hills on the east, Bloomfield Township to the north across 14 Mile Road and the City of Southfield to the south.

The future land use plans of the adjacent communities, as illustrated in the Composite Master Plan map below, designate most of the areas adjacent to the village as single family residential, consistent with the village's designation.

There are two areas where multiple family residential is planned: one in Bloomfield Township (on the northeast corner of 14 Mile Road and Telegraph) and the other south of the village border in Southfield (along Telegraph Road).

MAP 2: CONTEXTUAL FUTURE LAND USE MAP



The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise.



Composite Master Plan Village of Bingham Farms

Legend

- Single Family, 10 acres or greater
- Single Family, 5 to 9.9 acres
- Single Family, 2.5 to 4.9 acres
- Single Family, 1 to 2.4 acres
- Single Family, 14,000 to 43,559 sq. ft.
- Single Family, 8,000 to 13,999 sq. ft.
- Single Family, Less than 8,000 sq. ft.
- Multiple Family Residential
- Mobile Home Park
- Commercial/Office
- Industrial
- Public/Institutional
- Recreation/Conservation
- Mixed Use
- Reclamation Plan

This map represents a generalized future land use based on each community's master plan.

1 inch = 1,393 feet

Map created on June 1, 2019

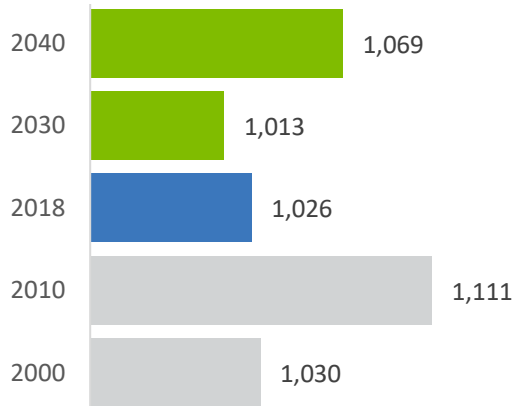
Demographics

Population Characteristics

Understanding the demographics of a community is vital to sound policy making and planning. Demographics inform the trends in population, aging, migration, local economies, and much more. Master Plans rely on demographic analysis to better prepare for the issues and demands facing a community in the present and the future. The demographic makeup of a community contains valuable information that effects the types of resources, programming, and physical infrastructure required to meet the needs of residents and businesses.

The figures on this page provide a snapshot of general population characteristics for the village. Additional charts are provided on the following pages.

POPULATION TREND



POPULATION AGE



11%
0-14



45%
15-64



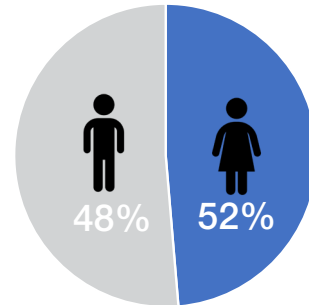
45%
65+



Median Age
62
County: 38

Source: SEMCOG

POPULATION GENDER



HIGHEST EDUCATIONAL ATTAINMENT

77.9%
COLLEGE GRADUATE

22.1%
HIGH SCHOOL



HOUSEHOLDS



527
TOTAL
HOUSEHOLDS

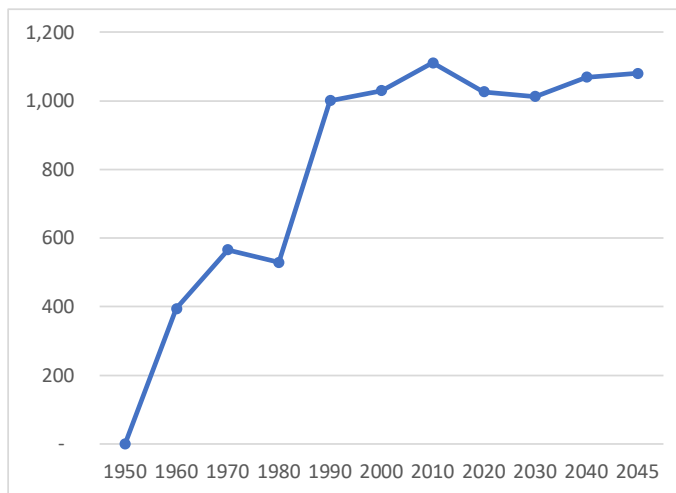


2.15
AVERAGE
HOUSEHOLD SIZE
COUNTY: 2.47

Population Growth Rate

Bingham Farms is fairly built-out in terms of housing. According to SEMCOG forecasts, the total population of the village is expected to dip as residents age and household sizes shrink, but as homes transition to younger families, the population will remain fairly constant through the year 2045.

POPULATION GROWTH PROJECTION - 2045

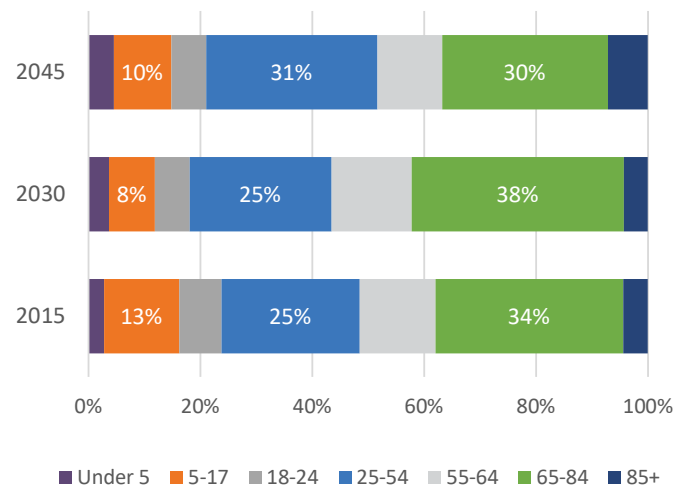


Source Text: SEMCOG Community Profiles

Population Forecast

The chart and the table provide information about the percent distribution of age groups in 2015 and projected data for the years 2030 and 2045. The percent distribution of different age groups in the village is fairly consistent between 2030 and 2045, even though the numbers indicate a rise in the older adult population by 2030 that moderates by 2045. With over a third of the village over age 65, addressing the needs of this population group is important.

POPULATION DISTRIBUTION BY AGE (2015, 2030, 2045)



Source: SEMCOG Community Profiles

POPULATION BY AGE

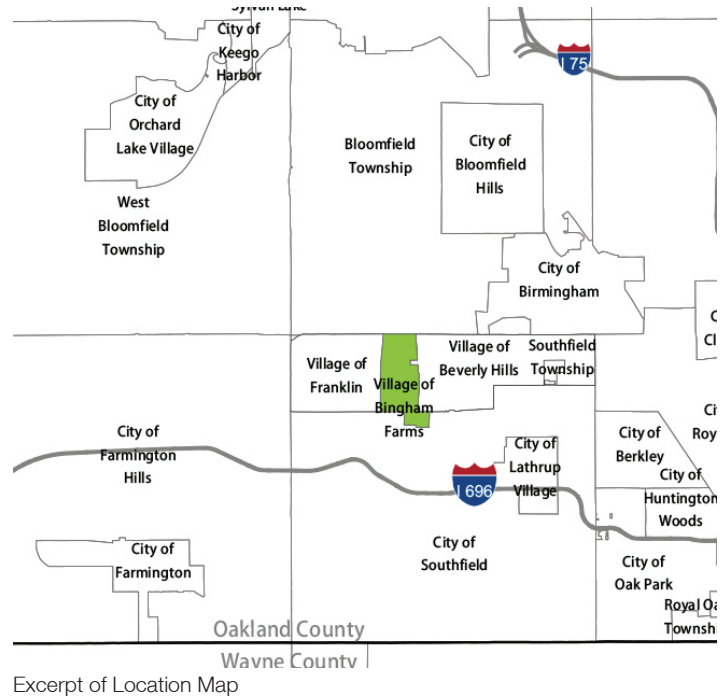
Age Group	2015	2030	2045	% Change 2015 - 2045
Under 5	30	38	45	63.3%
5-17	141	83	107	-20.6%
18-24	79	63	66	-15.2%
25-54	259	256	292	27.4%
55-64	142	146	137	-12.0%
65-84	352	384	355	-9.1%
85+	46	43	67	67.4%
Total	1,049	1,013	1,069	3.0%

Source Text: SEMCOG Community Profiles

Surrounding Communities

SURROUNDING COMMUNITIES: POPULATION (2018)			
Community	Overall Population 2018	Population Projection 2045	Median Age 2018
SE Michigan	4,744,637	5,104,922	39
Oakland County	1,250,843	1,319,089	43
Bingham Farms	1,101	1,080	62
Franklin	3,332	2,972	47
Bloomfield Twp	42,155	42,188	51
Southfield	73,392	83,816	45
Beverly Hills	10,440	10,029	47
Bloomfield Hills	4,009	4,266	53
Berkley	15,360	14,964	38
Birmingham	21,066	22,251	43
Lathrup Village	4,150	3,803	47

Source: SEMCOG Community Profiles



Excerpt of Location Map

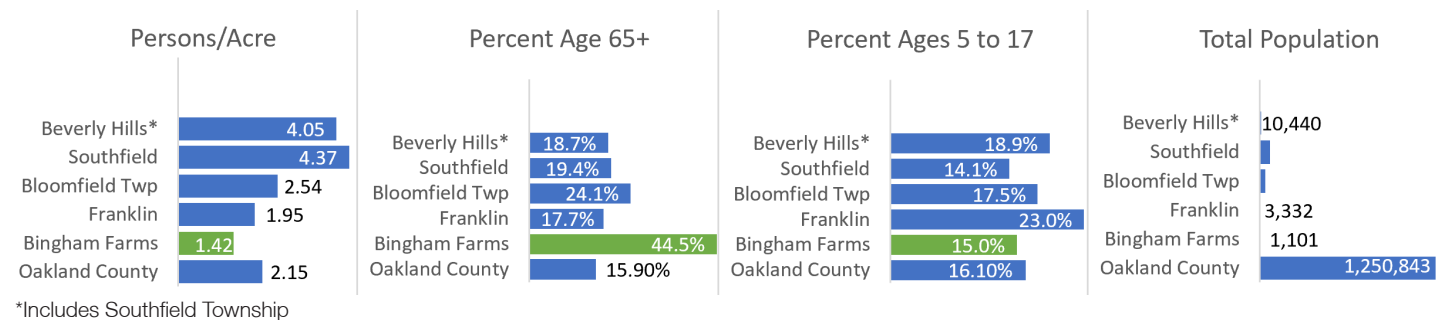
Regional Population Growth

According to SEMCOG, the demographic outlook for Southeast Michigan through 2045 shows sustained, moderately paced growth. Accelerating growth in the over-65 population and relatively low in-migration rates for young adults is projected to put a cap on the region's ability to expand.

Persons per Acre

As shown in the table below and in the map that follows, the village has a very low population density, particularly in comparison to surrounding communities.

SURROUNDING COMMUNITIES: POPULATION, DENSITY, OLDER/YOUNG ADULTS



Source: SEMCOG Community Profiles

MAP 3: POPULATION DENSITY



Older and young adult population

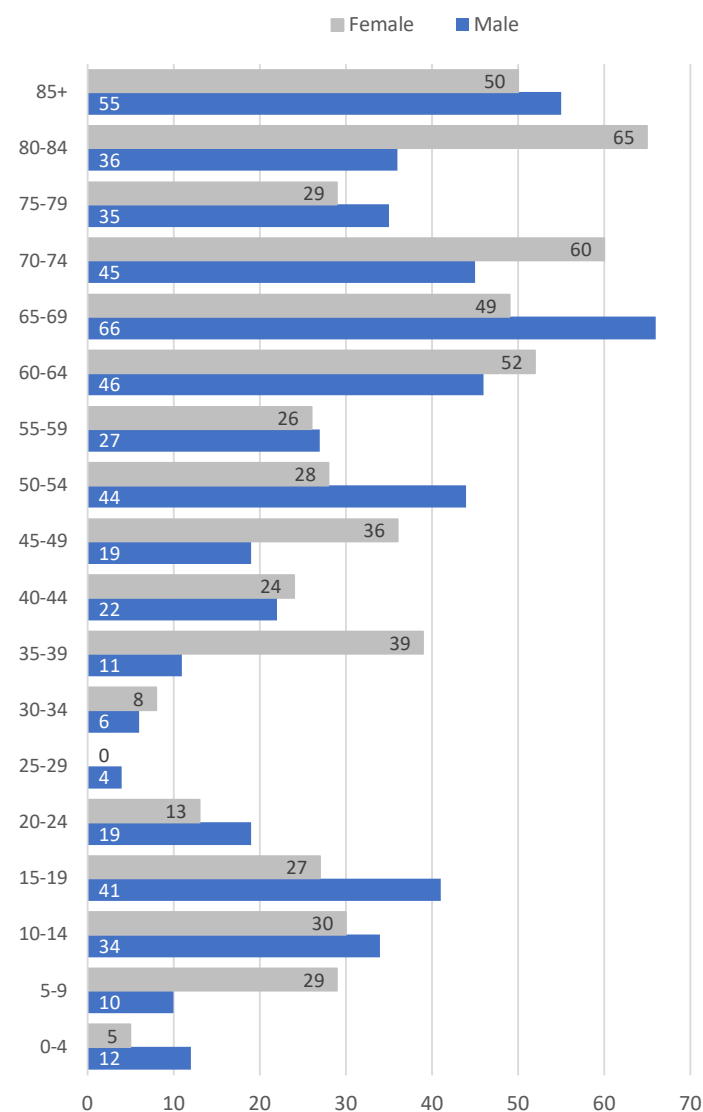
It is essential to understand the population's composition by age and sex to have a proper insight into demographic conditions and socio-economic trends. This understanding will help the village anticipate the needs of specific age groups.

The US population as a whole is aging. The US Census notes that by 2030, all baby boomers will be older than 65 and one in five people will be 65 or older. By 2034, older adults will outnumber children for the first time in US history. Immigration will be the primary driver of population growth in the US.

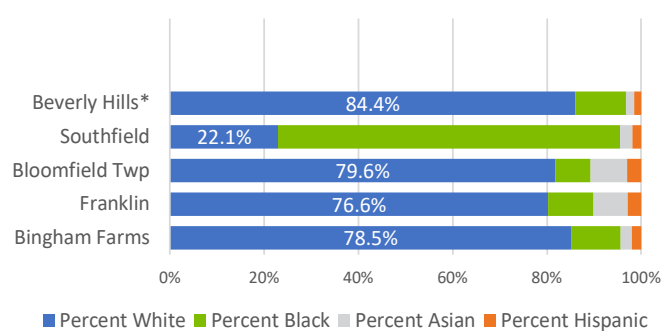
Beyond 2030, the US Census predicts, the US population will grow slowly, age considerably and become more racially and ethnically diverse.

As shown in the charts below, the village has a much higher percentage of older residents than in neighboring communities. The median age of 62 years is considerably higher than that of the region. Further, there is a lower percentage of younger residents than in adjacent communities. This age difference will likely have implications on needed services as well as housing and transportation.

POPULATION DISTRIBUTION BY AGE AND SEX



RACE DISTRIBUTION: SURROUNDING COMMUNITIES



*Includes Southfield Township

BINGHAM FARMS RACIAL BREAKDOWN (2010-2018)

Race and Hispanic Origin	Census 2010	Percent of Pop. 2010	ACS 2018	Percent of Pop. 2018	Percentage Change 2010-2018
Non-Hispanic	1,101	99.1%	1,081	98.2%	-0.9%
White	938	84.4%	864	78.5%	-6.0%
Black	84	7.6%	107	9.7%	2.2%
Asian	49	4.4%	24	2.2%	-2.2%
Multi-Racial	21	1.9%	80	7.3%	5.4%
Other	9	0.8%	6	0.5%	-0.3%
Hispanic	10	0.9%	20	1.8%	0.9%
Total	1,111	100.0%	1,101	100.0%	0.0%

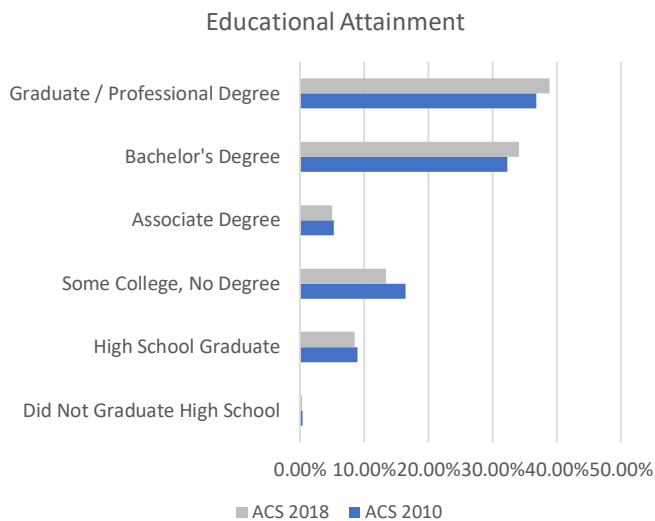
Source: SEMCOG Community Explorer

Source: ACS 2018

Educational Attainment

As shown in the tables below, the educational attainment of residents in the Village of Bingham Farms is similar to its immediate neighboring communities, and much higher than that of the county overall. The estimates show that the percentage of residents with college degrees has increased since 2010.

EDUCATIONAL ATTAINMENT: BINGHAM FARMS



Source: SEMCOG Community Profiles

HOUSEHOLD COMPOSITION: SURROUNDING COMMUNITIES

Community	Average House- hold Size	Percent House- holds with Seniors	Percent House- holds with Children	Percent House- holds with Internet Access
SE Michigan	2.52	28.3%	29.4%	84.9%
Oakland County	2.47	28.2%	29.0%	89.7%
Bingham Farms	2.2	65.7%	17.8%	86.5%
Franklin	2.89	35.2%	37.6%	93.8%
Bloomfield Twp	2.53	42.0%	29.5%	94.7%
Southfield	2.23	33.7%	21.9%	85.1%
Beverly Hills*	2.49	32.1%	32.7%	94.9%
Bloomfield Hills	2.85	51.6%	32.6%	96.3%
Berkley	2.31	20.4%	26.9%	92.8%
Farmington Hills	2.38	32.4%	25.9%	89.4%
Lathrup Village	2.59	34.5%	23.6%	99.4%

*Includes Southfield Township

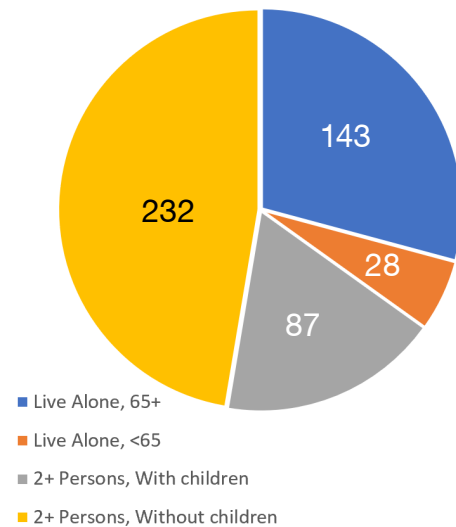
Source: SEMCOG Community Explorer

Households

Household size in Bingham Farms is about 2.2 persons, similar to that of the region. However, the percentage of households with seniors (over 65) is substantial - nearly 2/3 of the village's households. Conversely, the village's percentage of households with children is the lowest of its neighboring communities.

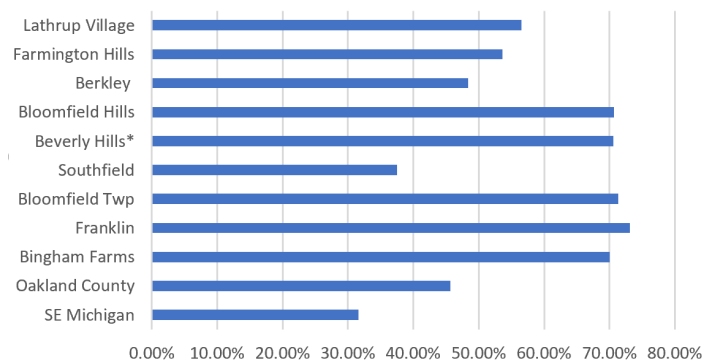
HOUSEHOLD COMPOSITION: BINGHAM FARMS

TOTAL HOUSEHOLDS: 490



Source: SEMCOG Community Profiles

PERCENT BACHELORS DEGREE OR HIGHER: SURROUNDING COMMUNITIES



Source: SEMCOG Community Explorer

Local Economy

Identifying trends in employment can help the village project future need for land for certain use categories and assess potential opportunities for economic development. This section provides a snapshot of the village's existing economic conditions.

As noted previously, the Telegraph Road corridor is a major employment center. In its portion, the village has nearly 9,500 jobs. However, of those, only a handful live in the village.

INCOME



\$118,571

MEDIAN HOUSEHOLD INCOME
COUNTY: \$76,387



\$79,573

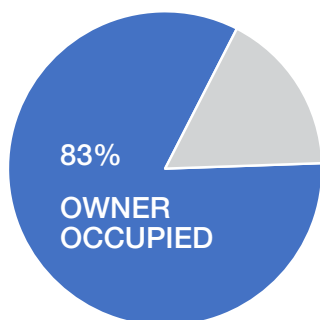
PER CAPITA INCOME
COUNTY: \$56,138



1.9%

POVERTY RATE
COUNTY: 8.6%

HOUSING



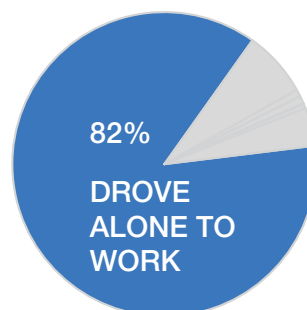
\$395,400

MEDIAN HOUSEHOLD
VALUE

\$1,042

MEDIAN GROSS RENT

TRANSPORTATION



22.4

AVERAGE COMMUTE
TIME IN MINUTES

WORKFORCE



9,470

TOTAL JOBS



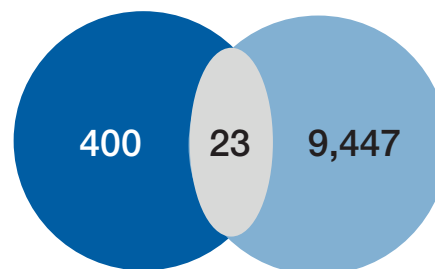
3.5%

UNEMPLOYED

TOP 5 INDUSTRIES

- 4% RETAIL TRADE
- 9% ADMINISTRATIVE, SUPPORT & WASTE SERVICES
- 20% HEALTHCARE SERVICES
- 20% INFORMATION & FINANCIAL ACTIVITIES
- 32% PROFESSIONAL/TECHNICAL & CORPORATE HQ

INFLOW-OUTFLOW



Living in Bingham Farms
Employed Outside

Employed in Bingham
Farms, Living Outside

Source: SEMCOG Community Explorer

Land Use

Land Use Classifications

The following is a description of the various land use classifications defined in the Master Plan and shown on the map on the preceding page.

- **Single Family Residential.** This category includes areas containing single-family dwelling units on separate lots and accessory structures. Single Family Residential Uses are given different color designations according to lot size. Approximately 783 acres are being used for single family residential purposes, making up 55.7% of the Village's land area. This figure represents land occupied by homes and outbuildings as well as contiguous vacant acreage within the same ownership. Most single family home lots in the Village of Bingham Farms are between 1 and 2.5 acres in size. Additionally, quite few homes are located on lots between one third of an acre and one acre in size.
- **Attached Single-Family Residential.** Included in this category are all multiplex/multiple family type units where two or more separate residential units occupy a single building on a lot. All units of this type in Bingham Farms have been developed as owner-occupied, attached condominium homes.
- **Office and Limited Commercial.** This category includes land areas where retail sales and service establishments are found. In Bingham Farms, office uses, rather than retail, predominate. Doctors' and dentists' offices, legal, accounting, and similar professions, real estate, and sales and business offices are some of the more common uses in the Village. Commercial and office development is concentrated along the Village's western border, on Telegraph Road. The Village administration offices are located in an office building on 13 Mile Road. These uses comprise about 109 acres, or 14.2% of the Village's land area.
- **Public.** Includes public uses such as schools and government buildings. Bingham Farms Elementary School is the only public use in the Village. The memory care facility on 13 Mile Road also appears on the County land use map in the Institutional category. Together, these areas comprise about 1.5% of the Village's land use.
- **Recreational.** Includes public and private outdoor recreation areas such as playgrounds, picnic areas, sports fields and nature preserves. Two small areas of public and

Current Land Use Inventory

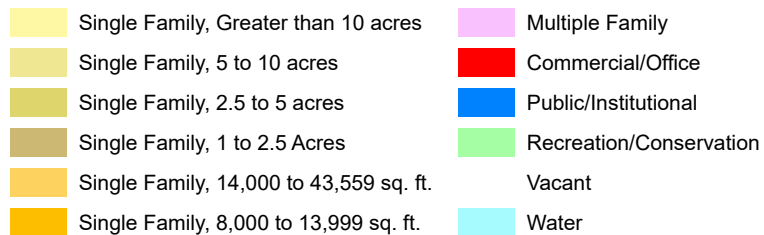
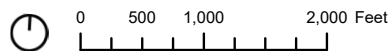
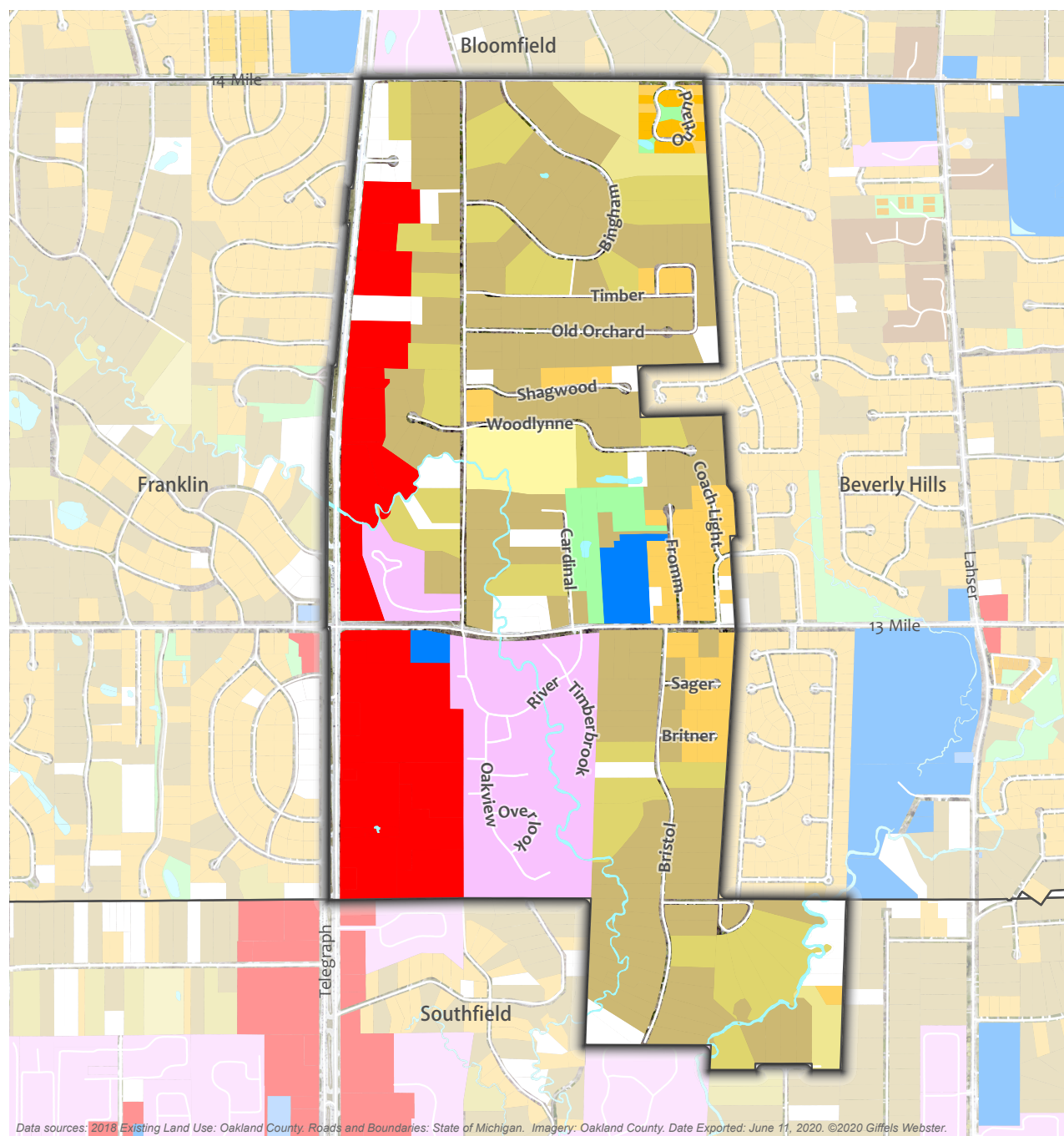
Total acreage was calculated for the different land use categories using GIS. The following table provides a breakdown of land use in the Village.

EXISTING LAND USE		
Land Use Category	Percent of Total Land Area (%)	Total Area (Acres)
Single Family, less than 1 acre	5.2	73
Single Family, 1 to 2.5 Acres	32.3	455
Single Family, 2.5 to 5 acres	13.1	185
Single Family, 5 to 10 acres	2.3	33
Single Family, 8,000 to 13,999 sq. ft.	0.6	9
Single Family, Greater than 10 acres	2.0	28
Commercial/Office	14.2	200
Multiple Family (Attached Single-Family)	11.3	160
Public/Institutional	1.5	21
Recreation/Conservation	1.7	23
Road Right-of-Way	9.5	134
Vacant	5.1	72
Water	1.1	16
Total	100%	1,409 ac

semi-public recreation comprise the Village's recreation area, totaling approximately 1.7% of the Village's land use. One of these spaces is private open space at the Outlands Community. The other is the wooded nature area that is also part of Bingham Farms Elementary School.

- **Vacant.** Included in this category are woodlands, water bodies, open and vacant land. According to Oakland County, about 40 acres in Bingham Farms are vacant, or about 5%.
- **Road Right-of-Way.** The Village encourages non-motorized transportation, and over the past several years has installed sidewalks on 13 Mile and Telegraph Roads. Future development and redevelopment should address motorized and non-motorized circulation and improve pedestrian linkages whenever possible.

MAP 4: EXISTING LAND USE MAP



Community Facilities

Village Facilities. The Village does not own municipal property. Village offices are located in an office building on Thirteen Mile Road. The offices are open daily from 9 a.m. to 4 p.m.

Police, Fire, And Emergency Services. The Franklin-Bingham Police Department and Franklin Bingham Fire Department provide emergency services to the Village of Bingham Farms.

Municipal Water And Sanitary Sewer. Oakland County is responsible for the village's water and sewer systems.

Schools. The Village of Bingham Farms is part of the Birmingham School District. One elementary school, Bingham Farms Elementary, is located in the Village on Thirteen Mile Road. Students from the Village attend Berkshire Middle School in Beverly Hills or Covington School in Bloomfield Hills. High Schools are Groves High School in Beverly Hills and Seaholm High School in Birmingham.



Bingham Farms Elementary

Library. Village residents use either the Baldwin Public Library in Birmingham or the Bloomfield Township Public Library.

Parks and Recreation. The Village of Bingham Farms does not own any property. There are no parks located within the Village, although there is a great deal of privately owned open space. Village residents contribute through their taxes to Oakland County Parks and Recreation, and they may choose to use nearby parks in Birmingham, Bloomfield, Southfield, and Beverly Hills.

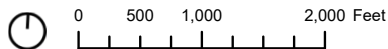
Transportation Network. The Village of Bingham Farms has some motorized mobility options for its residents as well as the local workforce, but its non-motorized transportation network is incomplete.



- **Roadways.** The Village of Bingham Farms is bordered by Telegraph Road on the west, an MDOT road. This important thoroughfare connects the village to nearby communities as well as to regional destinations via I-696 and US-10. The Road Commission for Oakland County (RCOC) owns and manages both 13 Mile and 14 Mile Roads, providing east-west access. The remainder of the roads in the village are local roads, owned and managed by the Village of Bingham Farms.
- **Public transit.** The SMART bus travels along Telegraph and has several stops within the village limits. Seniors ages 55+ and disabled adults of Beverly Hills, Birmingham, Bingham Farms, Franklin are able to use the ADA Paratransit service, coordinated through the Birmingham Area Senior Coordinating Council (BASCC).
- **Sidewalks & Pathways.** There are sidewalks on the north side of 14 Mile Road in Bloomfield Township and on the north side of 13 Mile Road in Bingham Farms. In addition, there is a sidewalk along Telegraph Road through most of the Village, except for a gap north of 13 Mile Road. On local roads in Bingham Farms, pedestrians and bicyclists currently share the road with motor vehicles, which is feasible given these roads' low traffic volumes and speed limits. There are several locations on Bingham Road where the road is flanked by metal guardrails. Bingham Road also has hilly sections where sight distance is limited. These two factors create more difficult conditions for pedestrians and cyclists.

MAP 5: COMMUNITY FACILITIES

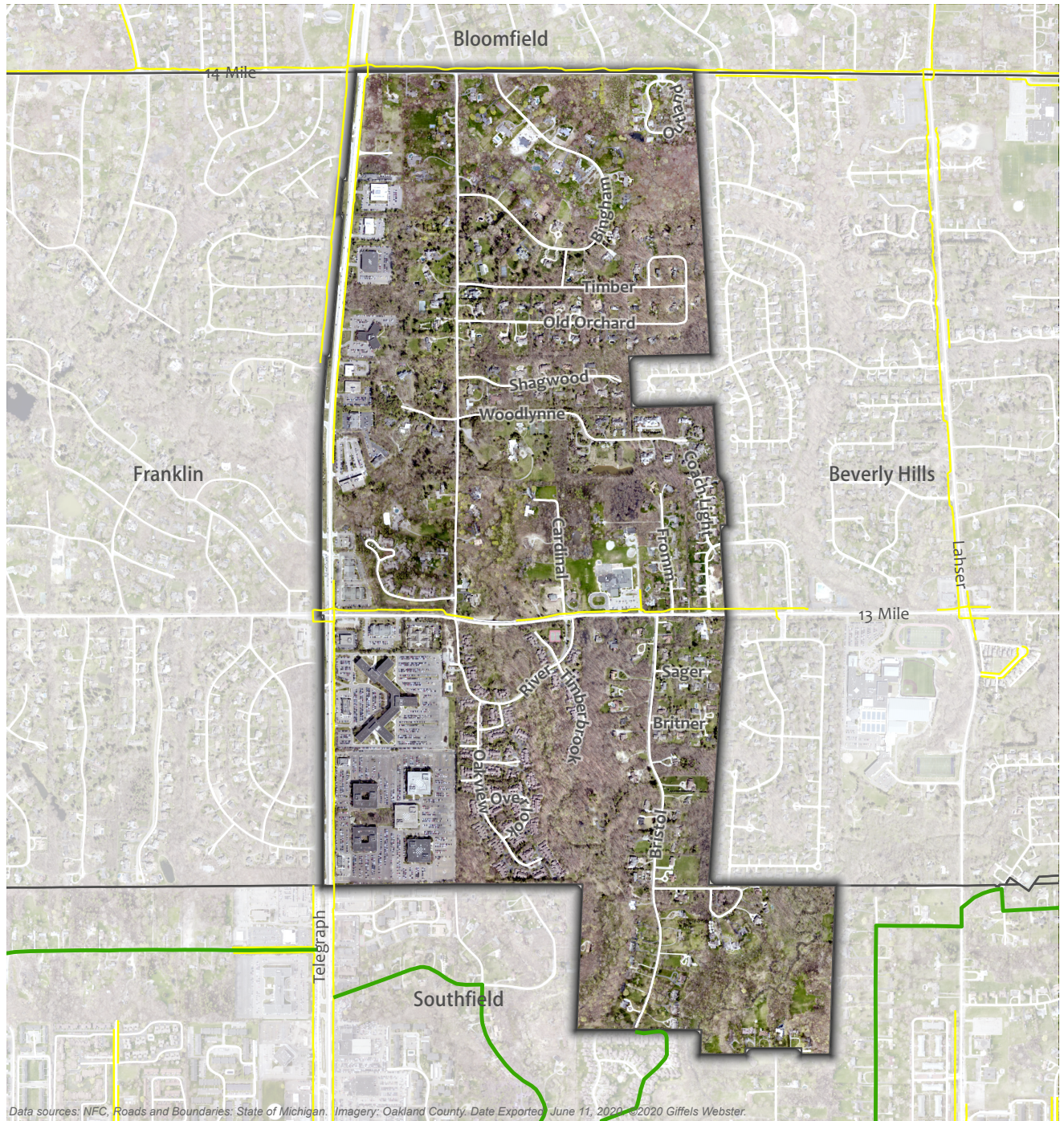


Data sources: National Land Cover: MRLC and NLCD, 2016. Roads and Boundaries: State of Michigan. Imagery: Oakland County. Date Exported: June 16, 2020. ©2020 Giffels Webster.

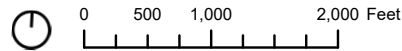


-  Government Building
-  School

MAP 6: SIDEWALKS AND PATHWAYS



Data sources: NFC, Roads and Boundaries: State of Michigan, Imagery: Oakland County, Date Exported: June 11, 2020 ©2020 Giffels Webster.



- Sidewalk
- Proposed Pathway

Natural Features

The identification of the natural features that presently exist in the Village is an important step in the Master Plan process. It is often the presence or absence of natural features such as waterways, wetlands, and woodlands that defines an area and makes it a desirable or undesirable place to live. With an awareness of the natural elements around them, decision-makers can make informed proposals for the preservation and protection of the Village's natural resources.

Topography

Topography in the village is striking and residents and visitors alike often remark on how driving through the village feels like being in northern Michigan. These rolling areas contribute to the character of the village.

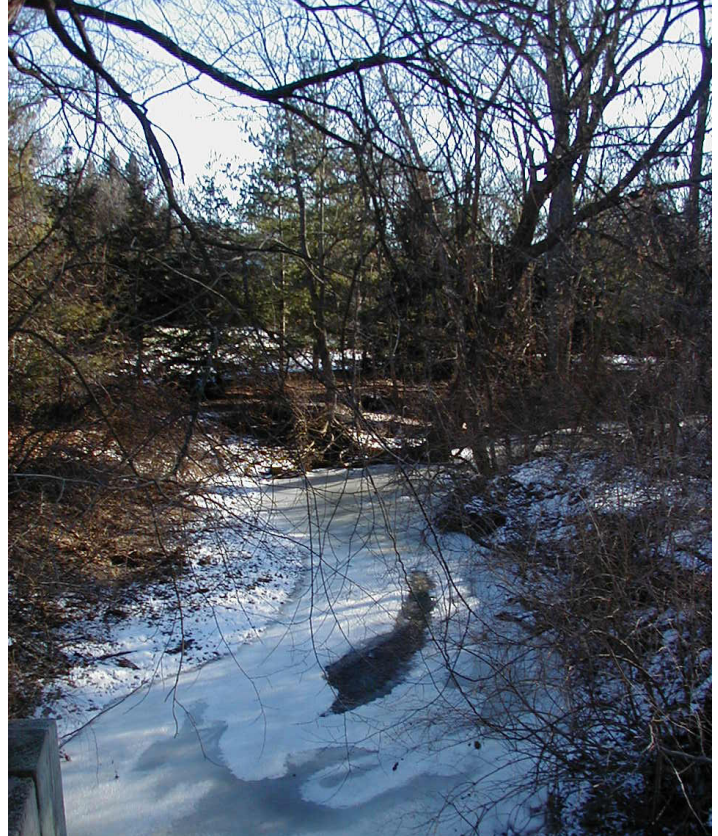
The Village of Bingham Farms lies within an area that was completely covered by a glacial lake as the last ice age drew to a close. As a result, the topography of the Village is primarily that of a level plain which was formed by sediments settling to the bottom of the ancient lake.

Bingham Farms' topography varies by about 100 feet from the lowest point to the highest point. The lowest point of 656 feet is located in the Rouge River valley near the southeast corner of the Village, and the highest point of 754 feet is located in the northwest corner of the Village. The steepest slopes occur in the Rouge River Valley, with rises of up to 25 feet between the deepest parts of the valley and the adjacent uplands.

Watersheds

A watershed is a geographic area that channels rainfall and snow melt to a common outlet, such as a river, stream or lake. While some watersheds are relatively small, others encompass thousands of square miles and may contain streams, rivers, lakes, reservoirs, and underlying groundwater that are hundreds of miles inland. Water in and through the watershed can impact and be impacted by the natural and built environment.

The Village of Bingham Farms falls entirely within the River Rouge Watershed, which includes 466 square miles and 48 communities. It has four major branches (Main, Upper, Middle, and Lower) with 126 river miles and numerous tributaries that collectively flow into the Detroit River. In addition to the flowing water, there are more than 400 lakes, impoundments, and



The Franklin Branch of the Rouge River runs through Bingham Farms, north to south.

ponds. Within the watershed, there are over 1.35 million people in 48 municipalities. Three counties (Oakland, Washtenaw and Wayne) are part of the watershed and the land is more than 50% urbanized with less than 25% remaining undeveloped.

The Rouge River was designated an "Area of Concern" by the Environmental Protection Agency in 1987. River degradation is common in urban and industrial areas. Sediment and water contamination are the result of heavy metals, polychlorinated biphenyls (PCBs), polycyclic aromatic hydrocarbons (PAHs), mercury, oil and grease. Remedial Action Plan priorities developed for the Rouge River AOC include elimination of combined sewer overflows, nonpoint source pollution control, industrial discharge pretreatment and contaminated sediment cleanup

The northeast half of the Village drains directly to the River Rouge, and the southwest half of the Village drains to the Franklin Branch of the River Rouge. The effectiveness with which Village of Bingham Farms residents manage runoff and limit water pollution directly affects this important regional river.

Wetlands and Flood Zones

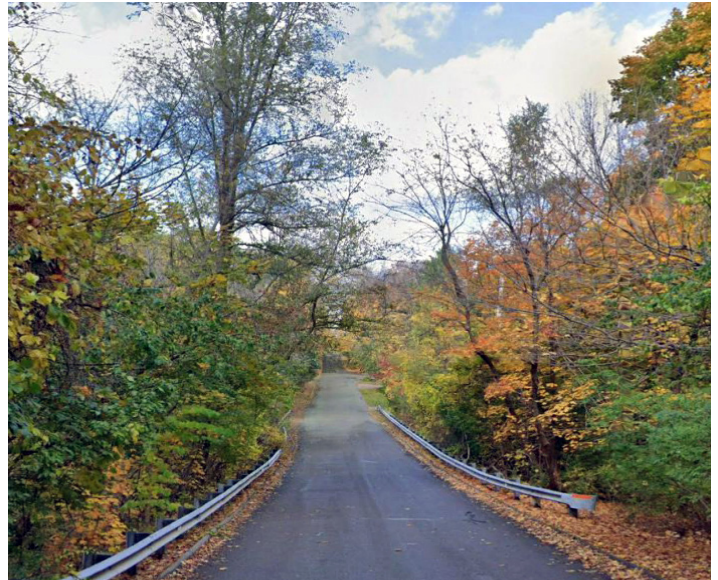
Certain soils are suitable for the growth of wetland plants that in turn support wetland animals. These soils remain even after the land has been cleared of plants and drained of the moisture that would support them. There are areas of the village in which wetlands are located. Not surprisingly, these soils tend to follow the watercourses in the Village. Village residents who have wetland soils on their property have a unique opportunity to help re-create one of the most diverse and important habitats in North America if they so choose.

Knowing the extent of flood-prone areas is critical when planning for a community. While flood zone areas can serve as great viewsheds and provide attractive areas for parkland or open space, development should be strictly limited within the floodplain. Homes on lots which include areas of floodplain should be situated at a safe distance from potential flood areas. Again, these flood-prone areas largely follow the Rouge River.

Impervious Surfaces

Impervious surfaces include roads, buildings and other hard-packed surfaces that prevent rain and snow from being absorbed into the ground. This can have an effect on local streams, both in water quality and stream flow as well as flooding. As more stormwater runoff occurs, it is collected by drainage systems that combine curbs, storm sewers, and ditches to carry stormwater runoff directly to streams. The more developed a watershed area is, there is an increased likelihood of more frequent and more severe flooding as well as higher contamination of this water.

The Impervious Surfaces map illustrates areas of the village that are built or otherwise developed, either with buildings, roads or other structures. The intensity with which land is developed coincides with the built environment - more intense commercial uses along the Telegraph Road corridor, with less developed areas off the main roads.



Trees along Bingham Road. Source: Google Earth

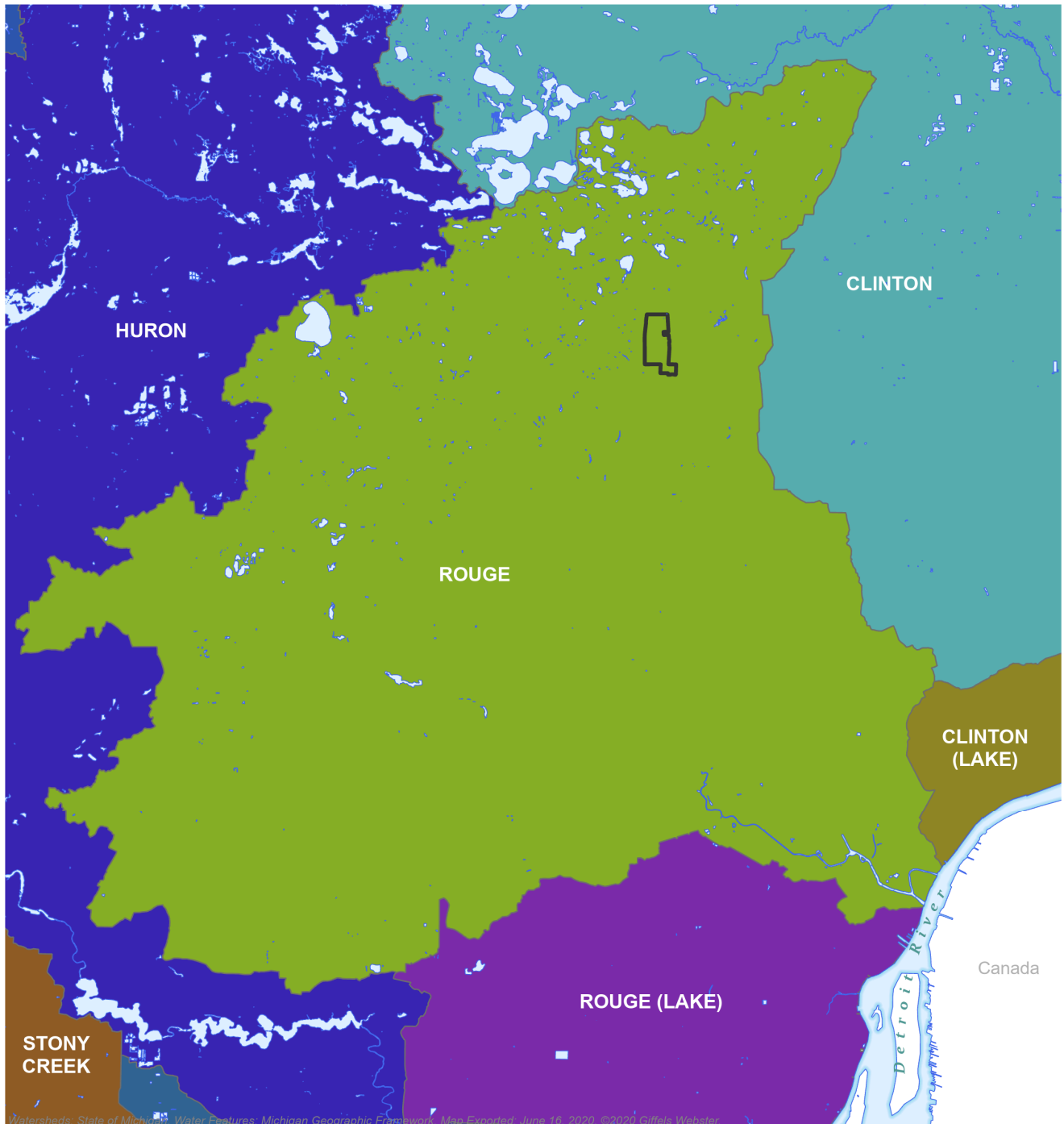
Tree Canopy/Woodlands

Prior to settlement of southeast Michigan, the area that is now the Village of Bingham Farms was almost entirely covered by forests of varying types broken up by sandy clearings called "oak openings." As shown on the Tree Canopy map, the woodlands in the Village cover a much smaller area. The broad-leaf forest that remains consists mainly of deciduous trees like sugar maple, northern red oak, white ash, black walnut, white oak, American basswood, American beech, swamp white oak, and black cherry.

Although the habitat is fragmented by roads, buildings and lawns, the remaining woodlands are valuable natural features which serve as windbreaks, aid in the absorption of rainwater, replenish oxygen, create natural beauty and character, and provide wildlife habitat.

The Village has a tree and woodlands protection and maintenance ordinance that regulates tree removal and replacement, while providing for the removal of dead and diseased trees. Some educational information on the benefit of trees is presented on the village's website, for the benefit of residents. The Tree Canopy map shows a current tree canopy density of 43%; efforts to increase this tree cover in residential and nonresidential areas could result in an increase in tree canopy density over time. Preservation of these areas is important for environmental, aesthetic and economic reasons, and the effects of development on existing woodlands throughout Bingham Farms should be minimized.

MAP 7: REGIONAL WATERSHED MAP



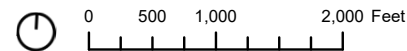
Watersheds: State of Michigan Water Features, Michigan Geographic Framework Map Exported June 16, 2020 ©2020 Giffels Webster



0 1.25 2.5 5 Miles

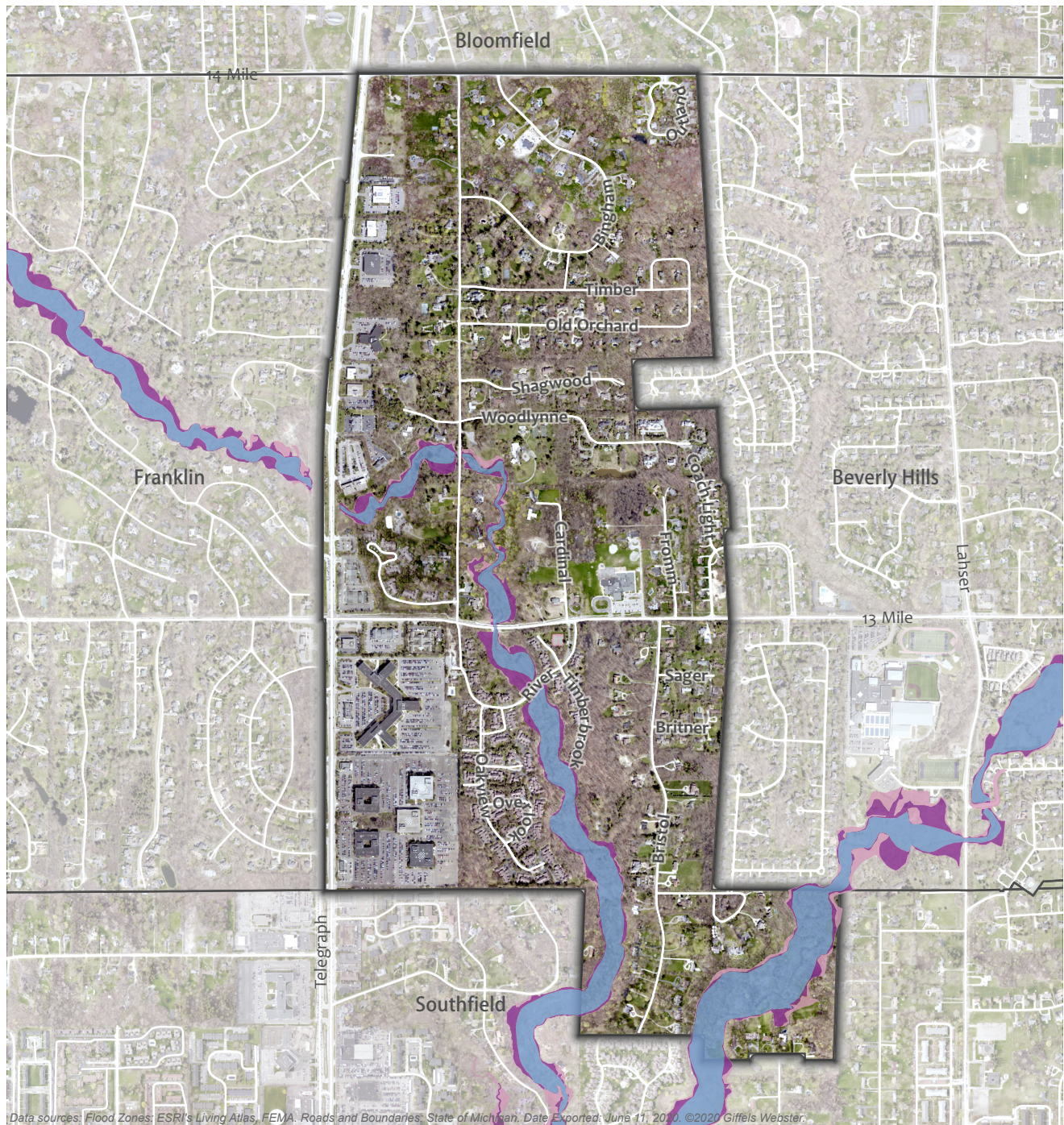
CLINTON	ROUGE
CLINTON (LAKE)	ROUGE (LAKE)
HURON	SHIAWASSEE
HURON (LAKE)	STONY CREEK

MAP 8: WETLANDS



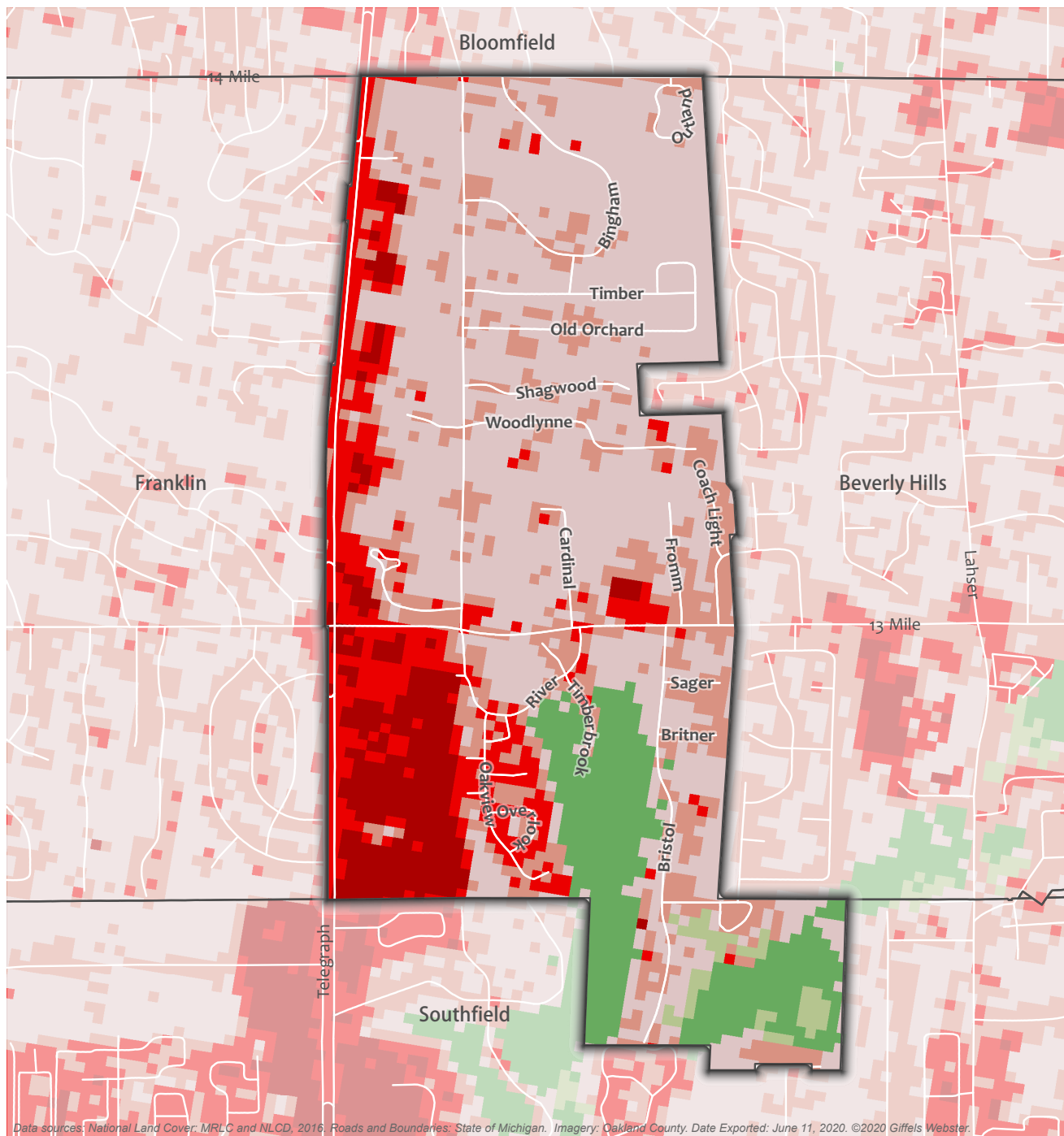
- Wetlands
- Surface Water
- Hydric Soils

MAP 9: FLOOD ZONES

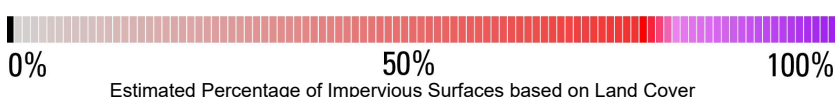
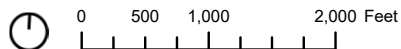


- 100-Year Flood Zone
- 500-Year Flood Zone
- Regulatory Floodway

MAP 10: IMPERVIOUS SURFACES

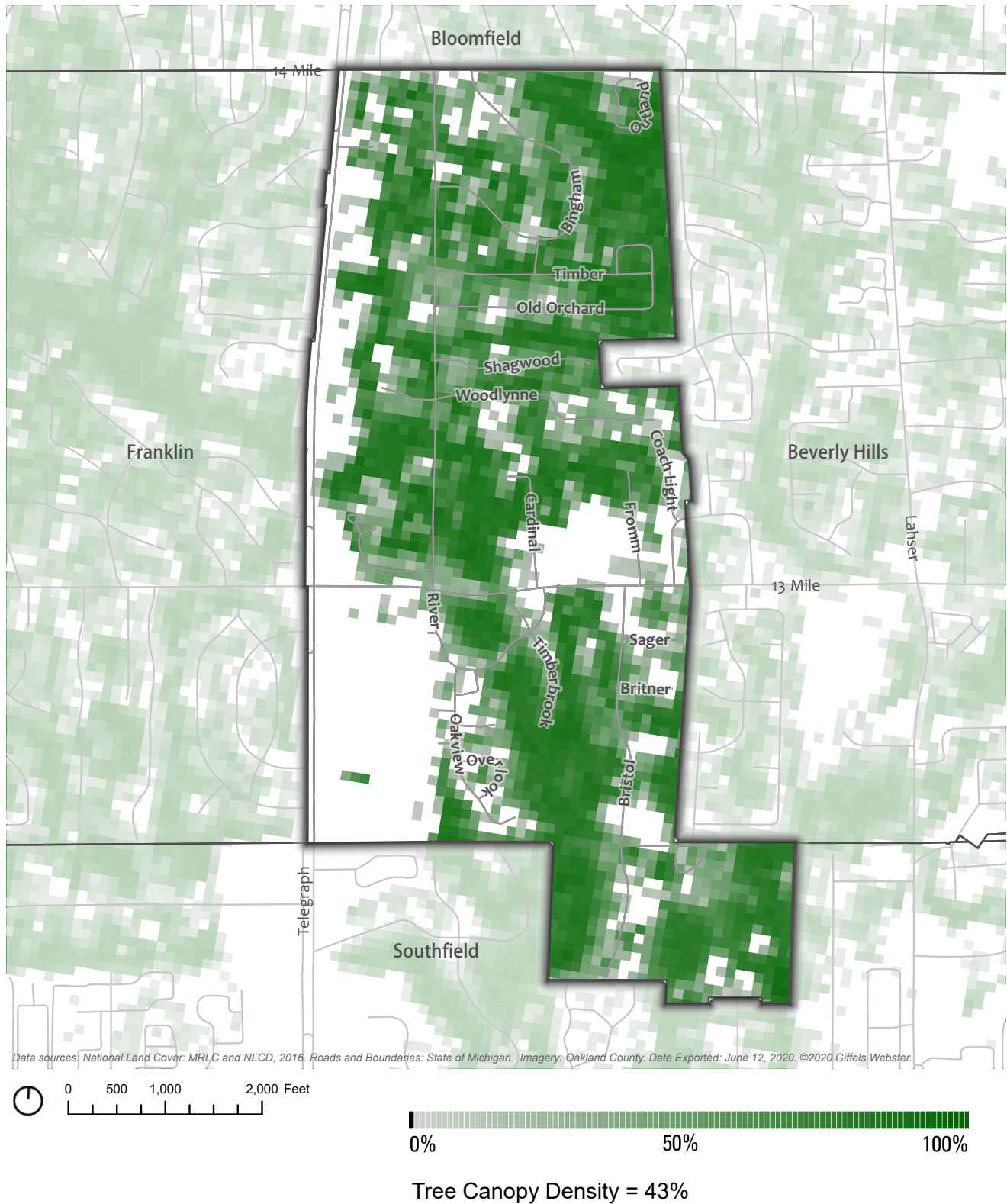


Data sources: National Land Cover: MRLC and NLCD, 2016. Roads and Boundaries: State of Michigan. Imagery: Oakland County. Date Exported: June 11, 2020. ©2020 Giffels Webster.



- | | |
|-----------------------------|---------------------------|
| Developed, Open Space | Developed, High Intensity |
| Developed, Low Intensity | Deciduous Forest |
| Developed, Medium Intensity | Mixed Forest |

MAP 11: TREE CANOPY



Sustainability & Resiliency

It is becoming critical to include concepts of resiliency and sustainability into land use plans. Though they are related, resiliency and sustainability are not the same. Sustainability is the well-established concept that focuses on decreasing or eliminating the detrimental future impacts of our current activity. Resiliency recognizes that our built environment will be subject to stresses and is the practice of designing that environment in a way that can endure those stresses. Some threats are ongoing, persistent stresses, while others are sudden shocks or single events that disrupt the day-to-day functioning of the community.

As we plan for the future, many of the challenges we will face are related either directly or indirectly to our place in larger systems, both natural and man made. We often have little direct local control over these systems, but adapting to change and discovering our role in contributing to the health of these systems is nonetheless essential to planning for a community that can survive and thrive even in the face of the most severe challenges.

Michigan is affected by our changing climate in many ways, some of which may seem counterintuitive. For instance, as average annual temperatures rise, the chance of prolonged deep freezes such as those experienced in the 2013-2014 and 2014-2015 winters may increase, as warming elsewhere on the planet destabilizes the jet stream, allowing Arctic air that would normally be trapped further north to descend into the Upper Midwest.

A changing climate has far-reaching implications for Michigan's agricultural and tourism economies, waterfront development, and communities with older stormwater management infrastructure. Within the last decade, the local area has experienced multiple heavy rain events that have led to property damage and decreased mobility and must anticipate that more flooding will occur in the future, damaging property, impairing access to parts of the village, and creating financial distress for local residents and businesses.

Resilient communities are not only preparing for weather and climate-related shocks, but are also preparing for economic and health shocks as well. In 2020, we saw the impacts of a global pandemic on local community health, education, recreation, commerce, technology and social connectivity. These impacts touched everyone's lives in big and small ways and may have lasting impacts in our communities.

Planning for resiliency must consider that some threats are ongoing, persistent stresses, while others are sudden shocks, single events that disrupt the day-to-day functioning of the community.

Effects of Climate Change

Climate Change is not merely a future threat; changes in the local climate have already been recorded in places around the world, and Michigan is no exception. For instance, according to data from the National Oceanic and Atmospheric Administration, average temperatures in the Great Lakes region rose 2.3 degrees Fahrenheit from 1951 to 2017, extending the frost free season by 16 days, while total annual precipitation increased 14 percent and the number of heavy precipitation events rose 35 percent. By 2070, average temperatures in southern Michigan are expected to rise an additional 4 degrees, and the annual number of days above 95 degrees will correspondingly rise by between 5 and 10. Communities will experience between 25 and 35 fewer nights below freezing, and average annual ice cover on the lakes will continue to decline.



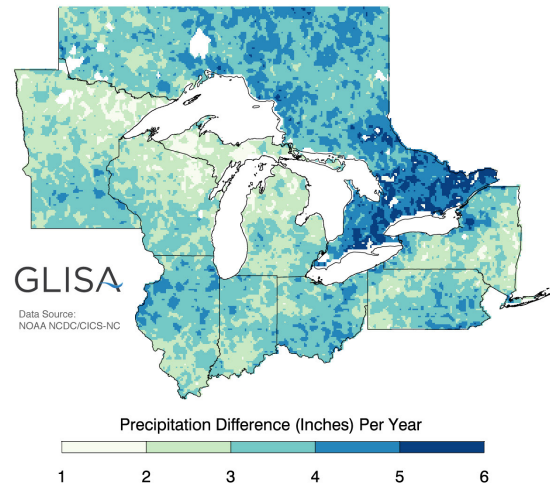
As the frequency and intensity of severe weather events continues to increase, communities will experience economic disruption. For instance, while the frost-free season has nominally increased, farmers in many of Michigan's agricultural communities have not benefited in recent years due to abnormally late frosts (such as those in mid-May, 2020) or heavy rain events, which have damaged early crops or delayed planting of late crops. Rising temperatures and more very hot days may effect the timing of summer festivals and tourism.

As part of long-range planning, communities should understand, anticipate and plan for the local effects of regional climate trends. These include:

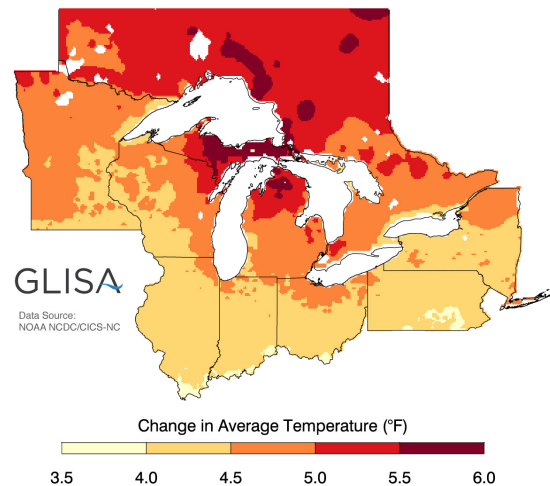
- **Precipitation.** According to the National Oceanic and Atmospheric Association, average annual precipitation in the Great Lakes region is expected to increase over the next several decades. While the change may seem small, projections indicate that the average rise will be driven by an increase in heavy precipitation days, and that there will also be a modest increase in the number of consecutive dry days each year. In other words, rainfall is expected to become more concentrated in heavy storms.
- **Temperature.** Average temperatures in the Great Lakes region have increased and will continue to increase well into the future, even if greenhouse gas emissions are sharply reduced soon; if emissions are not curbed, the increase will be greater. The Village of Bingham Farms will likely see about a 4.5-degree rise in average temperatures over the next several decades, with more than 30 additional days over 90 degrees and more than 10 additional days over 95 degrees. The area is expected to see at least 30 fewer nights below 32 degrees by 2070.

The natural features section summarized current conditions in the village, including flood-prone areas, watersheds, wetlands and tree cover. Carbon dioxide is one of the most prevalent and damaging greenhouse gases that contributes to global warming. Trees naturally absorb carbon dioxide and release oxygen, intercepting that carbon dioxide before it enters the atmosphere. Trees can help mitigate against extreme temperatures and reduce energy needs by providing shade that can help reduce the energy needed to cool a building during the summer and can help reduce the heat island effect. Likewise, trees can buffer harsh winds, saving energy on heating buildings in the winter.

Projected Change in Average Precipitation
Period: 2041-2070 | Higher Emissions: A2



Projected Change in Average Temperature
Period: 2041-2070 | Higher Emissions: A2



Addressing Resiliency & Identifying Vulnerable Populations

Resilient communities anticipate likely shocks, understand trends in stressors, and prepare for potential worst case scenarios. Understanding where a community is physically most vulnerable to specific events, and understanding which members of the community are likely to be most vulnerable in each case is key to effective planning. This section discusses in general terms what the community may expect in the future and what might be done to prepare for it; this plan recommends the development of a community resiliency plan.

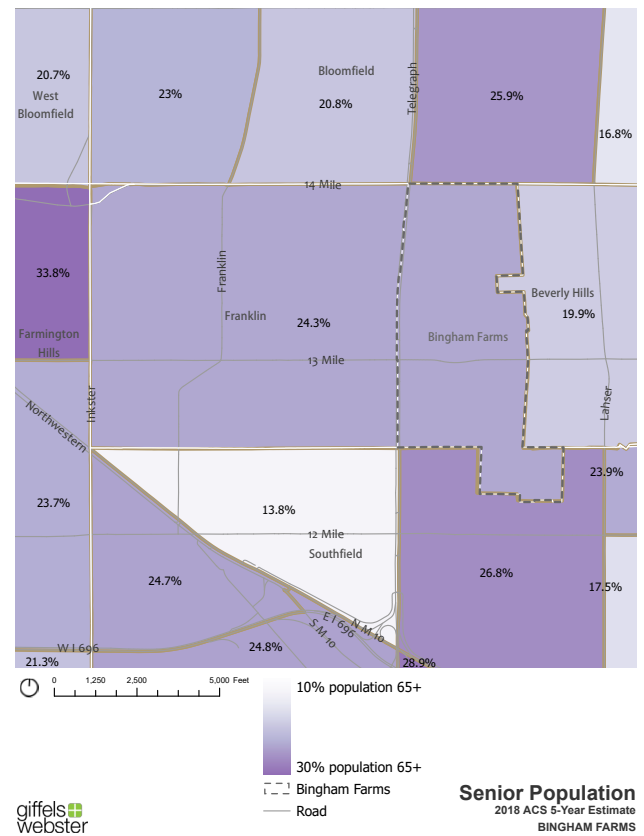
Though an entire community will be affected by a major event such as a severe storm, flood, or long power outage, certain segments of the population are more vulnerable to the effects of such events, and in some cases are also more likely to live in locations that are more likely to be severely affected.

Public health emergencies. The 2020 SARS-COV-2 pandemic brought with it unprecedented economic disruption, forced short-term changes in social habits, destroyed numerous small businesses, and led to a very large increase in unemployment in a very short time period. Planning for public health emergencies needs to consider the many dimensions of the social fabric that are heavily impacted, including the availability of medical services, government's ability to continue functioning under quarantines or stay-at-home orders, and the locations and numbers of vulnerable populations. Local police, fire, and ambulance services may be particularly taxed in a future public health emergency.

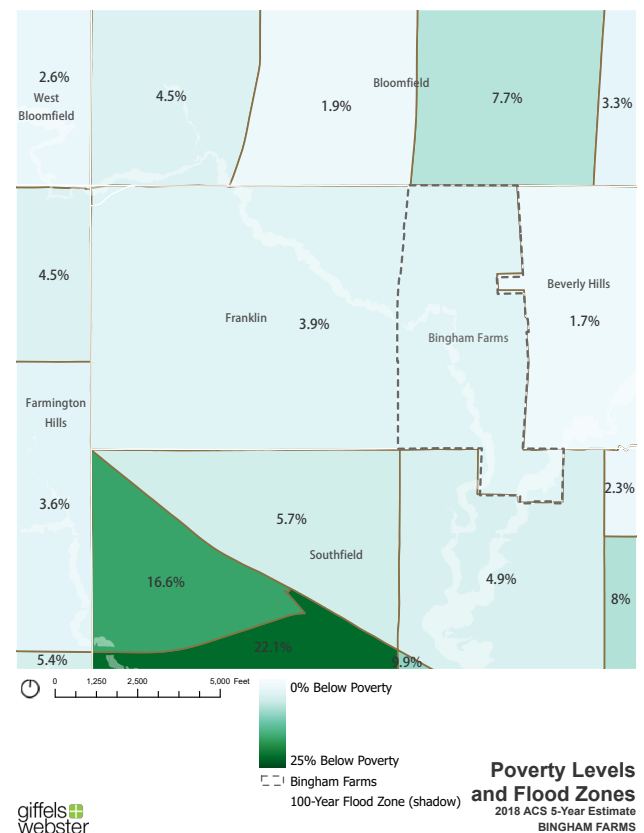
Though the most vulnerable populations will vary based on the specific event, certain population segments warrant special attention even in a general analysis:

- Low-income households
- Elderly
- Disabled
- Children

MAP 12: SENIOR POPULATION



MAP 13: POVERTY LEVELS



Low-income households may lack the financial resources to support quick recovery after a disaster or to prepare effectively for likely future events. The elderly and disabled may similarly lack financial resources and mobility, and may be more socially isolated than other groups. Especially in extreme heat events, the elderly and very young children are much more likely to be badly affected, including to the point of hospitalization, than the general population.

The maps on the previous page show the percentage of senior residents in the village, which is comparable to neighboring communities, but still shows nearly one in four residents is over age 65. While poverty levels are low, this is aspect of the population that should not be forgotten.

Planning Ahead

Sustainability and resiliency planning helps create a more equitable and inclusive community where people want to live, work, and play. Future planning should include: further refining sustainability and resiliency in the context of the Village of Bingham Farms, determining areas of focus and goals, gathering baseline data related to focus areas, and setting up systems to monitor, collect, record, and analyze data.

Moving forward, planning efforts should include a public outreach process in two basic parts: education and input. Education includes making community members aware of potential threats and the process of planning for them, with an emphasis on outreach to the most vulnerable members of the community. The input process should offer the opportunity for residents and other stakeholders such as village staff, commercial property owners and business owners to engage in detailed, focused conversations regarding resiliency planning issues.

Goals & Objectives

- [illegible]

36

Virtual Open House

The Village of Bingham Farms launched the Master Plan Virtual Open House in response to in-person meeting restrictions resulting from the COVID-19 pandemic. The virtual platform allowed participants to engage with information about the community and provide input on a number of prompts. The Virtual Open House was available throughout December 2020 and ended on January 7, 2021.

The Virtual Open House was promoted via the Village's website and social media posts. Included on the open house site was information about demographics, housing, transportation, and commercial corridors as well as opportunities for members of the community to submit feedback on specific topics. Participants were asked to share their thoughts primarily focused on the Telegraph Road corridor. About 200 people viewed the open house and 36 people completed the associated survey questions.

Consistent with the online survey earlier in 2020, respondents supported the addition of retail and restaurants to the office developments in the corridor. Other responses included:

- **Housing.** About a third supported the addition of residential/mixed use. When specifically asked about housing, while half said no housing was needed, the other half supported a mix of housing including one-story cottage courts and two-three story townhomes and stacked flats.
- **Retrofit.** One third of respondents said offices should be allowed to be renovated into apartments, while about a quarter said "maybe."
- **Architectural style.** Respondents were split between choosing residential or contemporary styles for design in the corridor.
- **Other comments.** In the open-ended portion of the survey, six respondents offered additional input. One respondent supported the idea of a "Woodward Corner" style outdoor retail complex, referencing a new development east of the village in Royal Oak. Another commenter suggested the "Truman Annex" in Key West, Florida, as an example of a desirable and comparable development. Other comments stressed the need for ordinances to direct growth, based on Master Plan recommendations.



Aerial photo of Woodward Corners in Royal Oak. This parcel at the south-west corner of 13 Mile Road and Woodward was a former strip commercial center that is now anchored by the adjacent Beaumont Hospital. The development features a 40,000 sf grocery store and a variety of restaurant and personal service uses. Image source: Schostak Brothers & Co.



Photo of the Truman Annex, a mixed use development that repurposed a former military complex in the late 1990's. This Key West development includes a mix of single family and multiple family dwellings, along with hotels and retail/restaurant uses. The development also includes 200 units of affordable housing. Image source: Grassi Design Group

Goals & Objectives

Challenges & Opportunities

Challenges and opportunities help inform the Master Plan's goals and objectives. As indicated in the 2004 and 2014 Master Plan, every community faces challenges as it changes and evolves. Some changes come from within, and other changes are influenced by the region, state, or nation. The principal challenges documented by the previous Master Plans and articulated by the community in the preceding years have included:

- Residents in Bingham Farms are concerned about losing much of its identity that was associated with its woodlands, wetlands, stream corridors, wildlife, and similar natural features that originally drew residents to the community.
- Unlike older, historical settlements, Bingham Farms lacks an activity center that people remember when they think about the community.
- Residents express the need for a tangible place and other physical elements that provide a stronger sense of identity and community for its citizens.
- As Bingham Farms and its neighbors have grown, the community has experienced its share of problems related to traffic congestion, loss of its natural character, and absorption of most of its available vacant residential home sites.
- With increasing residential property values, the community should be aware of affordable and manageable home ownership options for young families and older residents.
- Corridors of non-residential office development that were once the state-of-the-art are beginning to experience physical deterioration, changes of use, and higher than desirable vacancy rates.
- New residential development often adopts the characteristics of new housing on the suburban fringe, rather than echoing those characteristics of the neighborhood that are truly unique to Bingham Farms.
- Growth and development must occur in a well-planned manner that provides needed jobs and tax base without adversely impacting the quality of life in village neighborhoods or adding congestion to its roadways.

Growth and change should be viewed as a natural, evolutionary process. There are a number of opportunities available to Bingham Farms that result from ongoing change locally and regionally. Some of the opportunities that will be presented to the Planning Commission in the future are likely to include:

- Residential re-development must be encouraged to use state-of-the-art techniques for integrating natural features, wildlife corridors, and resource preservation into essential community design.
- Certain older areas of the village require special emphasis to retrofit new planning and development techniques intended to improve the quality of life for residents who have made significant financial and emotional commitments to these mature neighborhoods.
- Special attention must be paid to the existing office and commercial development along the Telegraph Road corridor if its future is to be one of opportunity and continued support to the village's office, service, and employment needs.
- The village already hosts significant non-residential development. Sensitive site design and aggressive buffer and screening standards must be applied to prevent new non-residential development from negatively impacting neighborhoods while it is positively influencing the tax base.

Vision Statement

The Vision Statement is a guide to provide direction to the Planning Commission in the formulation of the goals and objectives of the Master Plan. This Master Plan Update continues to reflect the Vision Statement from the community, initially developed in 2003. Bingham Farms intends to promote a vision of its future where:

- The natural beauty of the Village is preserved including woodlands, watercourses, floodplains, steep slopes and the like;
- The quality residential character of the Village is maintained;
- New development is a positive contribution to the community;
- Growth and development occurs in a manner that contributes to the community's unique residential character;
- The local transportation network affords proper motorized access without promoting premature development or densities that exceed carrying capacity;
- Public services are provided consistent with the community's needs, in a fiscally responsible manner; and
- Planning and land use regulatory efforts balance the long-term goals and objectives of the community with the needs and desires of the individual resident.

Goals and Objectives

What are goals, objectives, and strategies?

- Goals are general guidelines that explain what the community wants to achieve. Goals are usually long-term and represent global visions such as "protect the village's natural resources." Goals define the "what," "why," and "where," but not the "how." Identifying obstacles to overcome is also useful in defining goals.
- Objectives identify the milestones that mark progress in achieving goals and provide more of the "how" goals will be implemented. For example, with a goal of "protect the village's natural resources," an objective to "maintain the village's tree cover" is something that may be measured and tracked over time.
- Action items are more specific and define the steps to accomplish objectives and attain the identified goals. The most effective action strategies will include who will tackle that task and when it should be accomplished. For the above example objective of maintaining tree cover, one action strategy might be: "Using the village's GIS data, map the current tree cover in the village." This may be assigned as a staff item to be completed within one to three years.

In the following section, goals and objectives are presented in clear, concise bullet points that address the following:

- What do we want?
- Why?
- Where? (Note: generally, the goals that follow apply throughout the village, but the question is included here as a guide for the future; some goals may apply in specific areas of the village)
- What are the potential obstacles or related considerations that may impact achieving the goal?

Goal 1: Housing

What do we want?

- Maintain the low-density residential community character of the existing, largely built-out neighborhoods.
- Ensure attractive, safe, quiet and well-maintained neighborhoods.
- Allow residents to age-in-community for as long as they so choose.
- Encourage the availability of housing for young adults and families.

Why?

- To allow older residents to stay in the village
- To attract younger residents
- To attract families

Where? Throughout the village

Potential obstacles/related considerations?

- Infill development and the redevelopment of individual residential properties should be compatible with the neighborhoods in which they are located without resulting in homogeneous architecture and design.
- Generally, increased density may be needed to accommodate both affordability and lifestyle needs. Any increase of density should be located in the Telegraph Road corridor where traffic and visual impact may be mitigated.
- Zoning regulations should support housing types desired by current and future residents.



Goal 2: Natural Features

What do we want?

- Preserve open space.
- Preserve steep slopes, woodlands, wetlands and other natural features.

Why?

- To maintain the low-density residential character of the village, primarily in the residential neighborhoods
- To maintain the village's habitat for flora and fauna
- To improve water quality in the village and region
- To reduce the risk of flooding in the village and region

Where? Throughout the Village

Potential obstacles/related considerations?

- Zoning regulations should permit development, while preserving important features, including wetlands and tree canopy.
- Zoning and subdivision standards should reflect best practices in low-impact design.



Goal 3: Commercial Development

What do we want?

- Commercial uses, including office, retail and restaurant uses, that serve the village as well as support a thriving Telegraph Road corridor.
- Stable property values that contribute positively to the village's tax base.
- Concentrate commercial development on Telegraph Road.
- Attractive and well-functioning commercial development that serves the needs of residents.



Why?

- To allow residents the opportunity to obtain as many of their daily goods and services within close proximity of home, particularly those older residents whose driving may be limited
- To serve the daytime population of the village in a way that keeps the corridor desirable and productive
- To maintain a high-quality commercial corridor



Where? Throughout the Village

Potential obstacles/related considerations?

- Most of the village's nonresidential areas are already developed and incentives may be needed to encourage private reinvestment and upgrading.
- Zoning regulations could be made more flexible to allow for more mixing of commercial and residential uses as well as to allow property owners the opportunity to be more responsive to the marketplace.
- Although Telegraph Road is a regional thoroughfare, the community does not want to see commercial uses that are more regional in nature; rather, commercial uses that serve the local community are desired.

Goal 4: Connectivity & Community

What do we want?

- Safe and well-functioning roadways
- Attractive, comfortable and safe transportation facilities for pedestrians and cyclists
- Destinations to which people can walk
- Community gathering space, such as park or other community facility

Why?

- To allow residents safe opportunities to walk and ride bicycles for recreation, health and social interactions.
- To keep residents and visitors safe whether on car or on foot.
- To limit the impact of vehicular traffic in residential areas in terms of speed and noise.
- To provide the community opportunities to gather and engage



Where? Throughout the Village

Potential obstacles/related considerations?

- There are very few non-motorized transportation facilities within the village.
- Traffic signals may be warranted in certain locations, such as 13 Mile and Bingham Road, as well as at Bingham Farms Elementary School.
- The village will have to work with the Road Commission for Oakland County, who has jurisdiction over the roads.
- The construction of sidewalks and pathways may be costly, particularly in areas where existing trees and topography make development challenging.
- The Village Charter provides that property valued at over \$10,000 may only be acquired with the approval of a two thirds vote of the electors.

Future Land Use

Future Land Use

The Village proposes three different types of housing areas, accommodating varying housing styles, sizes, and densities. There is no change proposed to the residential density for the Village of Bingham Farms since the 2003 Master Plan, although the names of the designations have been updated to better reflect the intent and character of these areas. Residential infill / redevelopment proposals must be consistent with the use and density recommendations of the Master Plan.

Estate Residential (formerly Low Density Residential). In keeping with the prevailing residential character of Bingham Farms, most of the village – specifically the north half and southeast area – is planned for single family homes on large estate lots. The category is also recommended for property abutting 14 Mile Road immediately west of Outland Trail, to assist in protection of the woodlands on this site. The maximum density proposed for this category is 0.7 dwelling units per acre. While designated as Public on the Future Land Use Map, the Bingham Farms Elementary School site is included in this residential land use category because it would be attractive as a residential redevelopment parcel.

Low Density Residential (formerly Moderate Density Residential). The low density residential land use is provided in the following locations: Outland Trail condominium development, Fromm Drive, Old Stage Road, Coachlight Lane, Sager Court, and Britner Court. For residential land uses, low density ranges from 0.8 to 2.5 dwelling units per acre.

Neighborhood Residential (formerly High Density Residential). The neighborhood residential land use is designated for Bingham Woods and Bingham Pointe. The 191-unit Bingham Woods townhouse development provides a transition between the four-story commercial buildings along Telegraph Road to the west and the single family neighborhoods to the east and northeast. The 29-unit Bingham Pointe townhouse development provides a similar transition between the office areas at the corner of Telegraph and 13 Mile Roads and the lower density residential areas to the north and east. The neighborhood residential category is also applied to the assisted living site on the south side of 13 Mile Road between the westerly boundary of the Bingham Woods subdivision and the Jamestowne office complex. This land use category permits the clustering of homes at a density between 2.5 and 4.3 dwelling units per acre in a compact, walkable layout.

Professional Service Office. Professional service office use is proposed for the area of major office complexes on the east side of Telegraph Road between 13 Mile and 14 Mile Roads. Several low profile office buildings have been built in this area on spacious sites preserving a significant portion of their sites in green space.

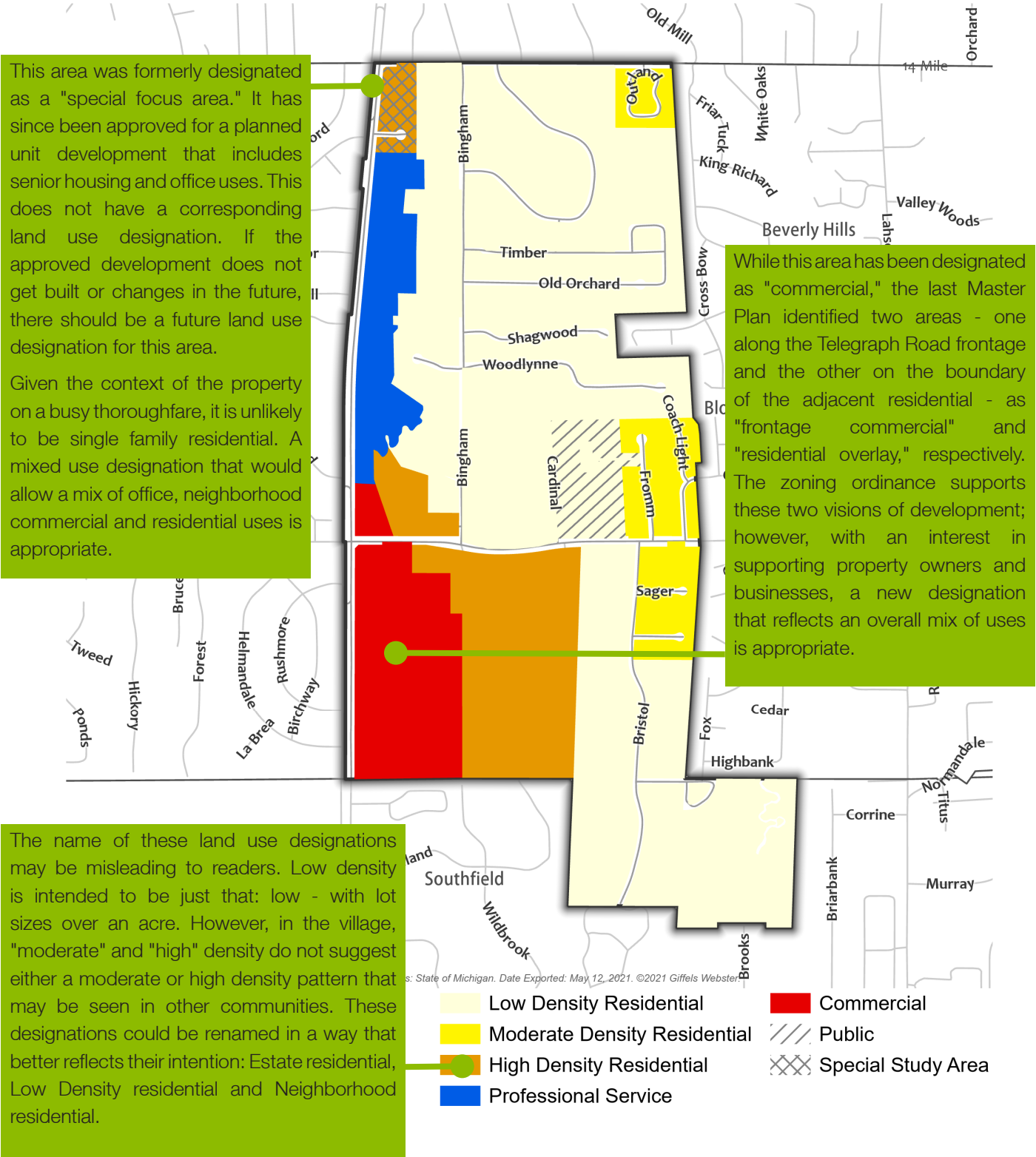
Mixed Use (formerly Commercial). The Mixed Use category encompasses the area on the east of Telegraph Road, south of 13 Mile Road. The village's existing retail establishments, such as restaurants and bank branches, are primarily located in this corridor, along with more intensive, full-service office buildings. This land use designation is envisioned to offer a more mixed-use environment than what currently exists. This will allow redevelopment opportunities to be expanded beyond the single-purpose uses (office buildings) as the office, retail and residential markets change. Development and redevelopment should enhance the viability of this area and meet the needs of current and future residents and the workforce. The parcels at the southeast corner of 14 Mile and Telegraph Road are added to this category, consistent with the 2019 Planned Unit Development approval for an office building and senior living facility. Should this project not be built as approved, it is the intent that this area primarily include residential uses, such as townhomes, or small footprint office uses.

The village recognizes that the effects of both the COVID-19 pandemic and the related economic dip may force a re-examination of the commercial corridor and its traditional uses. During this time, businesses have been forced to rethink how and where work is accomplished, and strategies such as work-from-home and teleconferencing may become permanent parts of many business models. This may lead to excessive office building vacancy and land underutilization.

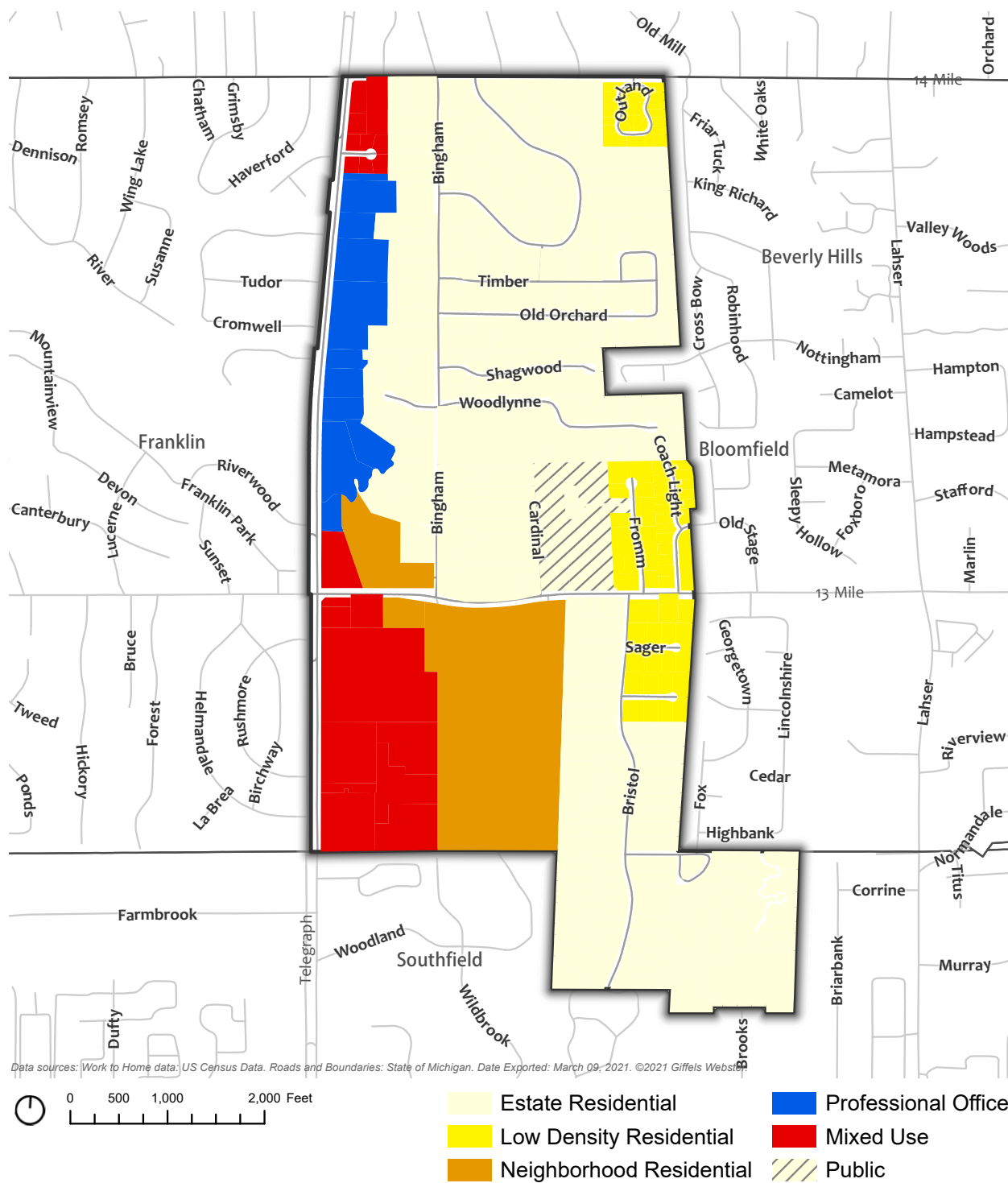
The village intends to plan for flexible land use proposals in the commercial corridor. This may include the redevelopment of entire parcels or single office buildings as mixed use with office, retail, residential dwellings and green space.

Public. This category accommodates the Bingham Farms Elementary school, which is located on 13 Mile Road. If this parcel is sold by the school district, the Village intends this area to be developed consistent with adjacent parcels. At this time, the Village envisions this area to be developed consistent with the parcels to the north and west as Estate Density Residential as previously described.

MAP 14: FUTURE LAND USE MAP - ANNOTATED WITH CHANGES FROM 2014 PLAN



MAP 15: FUTURE LAND USE MAP



Housing

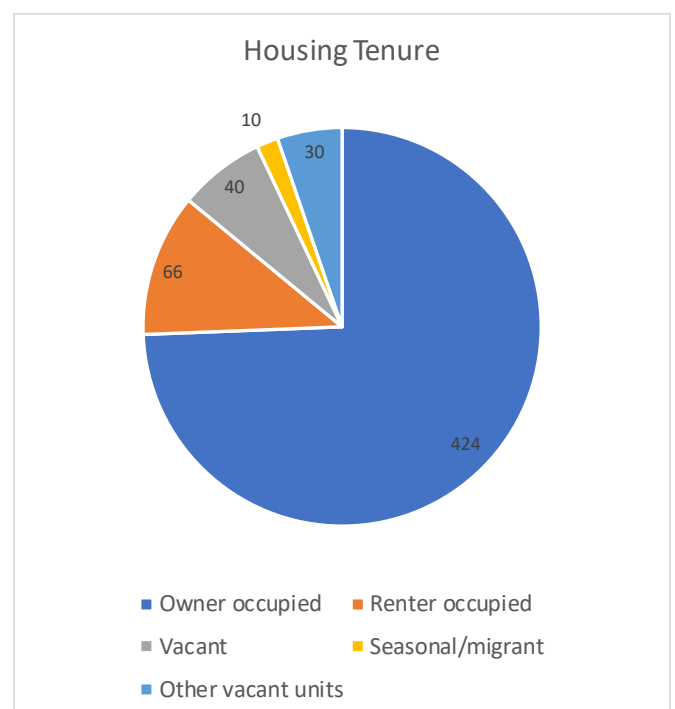
While Bingham Farms is a largely built-out community, there are some remaining parcels that would accommodate additional housing. From the charts below, it is apparent that housing stock is stable, neither growing nor shrinking dramatically. With a trend toward smaller household sizes, the stability in housing stock would suggest a decline in future population of the village. In addition, the number of seasonal residents may also increase as the village's population continues to age.

While the existing residential areas are generally developed, there may be additional opportunities for housing in a mixed use area in the Telegraph Road corridor. The next section will describe this in more detail.

HOUSING TYPES				
Type	ACS 2010	ACS 2018	Change 2010 - 2018	New Units Permit
Single Unit	256	269	13	4
Multi-Unit or attached	218	261	43	0
Mobile Homes or Other	0	0	0	0
Total	474	530	56	4
Units Demolished				-1
Net (Total Permitted Units - Units Demolished)				3

HOUSING TENURE			
Housing Tenure	Cen-sus 2010	ACS 2018	Change 2010-2018
Owner occupied	460	424	-36
Renter occupied	67	66	-1
Vacant	22	40	18
Seasonal/migrant	4	10	6
Other vacant units	18	30	12
Total Housing Units	549	530	-19

HOUSING VALUE AND RENT	
Income Range	ACS 2018
\$1,000,000 or more	25
\$500,000 to \$999,999	90
\$300,000 to \$499,999	243
\$250,000 to \$299,999	30
\$200,000 to \$249,999	17
\$175,000 to \$199,999	0
\$150,000 to \$174,999	0
\$125,000 to \$149,999	5
\$100,000 to \$124,999	0
\$80,000 to \$99,999	5
\$60,000 to \$79,999	0
\$40,000 to \$59,999	0
\$30,000 to \$39,999	0
\$20,000 to \$29,999	3
\$10,000 to \$19,999	0
Less than \$10,000	6
Owner-Occupied Units	424



Telegraph Road Corridor

With a resident population of 1,026 people, Bingham Farms may seem like it would have few opportunities for commercial development; however, the daytime population swells with the 5,000 people that work in the Telegraph Road office parks. This presents a considerable opportunity for economic development.

For the most part, residents generally support a new form of development, as noted in the online Master Plan survey and Virtual Open House. Low, one-story buildings that feature high quality materials have expanded dining choices in the area, and seem to be finding success. The placement of these buildings close to Telegraph Road helps reduce the views of vast parking areas in front of the existing office buildings. There is still room at the Telegraph Road frontage of these office parks for a few additional commercial outlots.

Given the relative success of the frontage commercial redevelopment, this Master Plan Update seeks to expand on the Village Commercial concepts provided in the 2015 Master Plan in four areas:

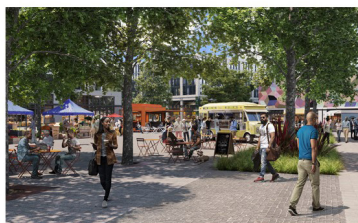
- Accommodating additional commercial or other uses along the Telegraph Road frontage
- Encouraging the addition of residential uses within rear office complex parking fields
- Encouraging the continued removal of parking in favor of usable green space
- Planning for the potential wholesale redevelopment or conversion of large office complexes

Examples of mixed use developments are highlighted here.

Facebook- Willow Village, Menlo Park, CA

Workforce Mixed-Use Redevelopment

- Replaces 1 million sq. ft. of Industrial Office and Warehouse Buildings
- Multi-Year Planning and Engagement
- 1,500 Residential Units
- Neighborhood Retail, Office, Hotel



Source: OMA NY via Facebook News

The Facebook development is very large in scale - replacing 1 million square feet of industrial, office and warehouse buildings, but it includes not only a mix of retail, office and residential uses, but programmed public space as well.

Arbor Lofts, Southfield City Centre

Office to Mixed-Use Adaptive Reuse

- Previously 4-Story Office Building
- \$10 Million Gut Renovation (2013)
- First-Floor Commercial/Amenities
- 171 Studio to Four Bedroom Loft Units



Source: arborloftssouthfield.com



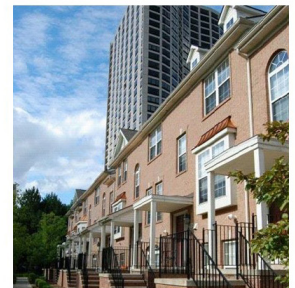
Source: southfieldcitycentre.com

Park Place, Southfield City Centre

- New Construction Condominiums
- Supports Adjacent Town Center Offices
- No Mixed-Use Component Within
- No Transitional Building Heights to Offices



Source: parkplaceattowncentres.com



Source: parkplaceattowncentres.com

In neighboring city of Southfield, a redevelopment area includes an office building renovation (top image) and a mix of commercial and residential uses.

LUX by Intracorp, Uptown Irvine, CA

Office Park to Residential Redevelopment

- Former Office Park Bordering Residential
- 39 Townhomes on 1.97 acres
- 1,500 to 2,000 sq. ft., 3-4 bd Units
- Priced mid-\$800,000



Source: ktgy.com



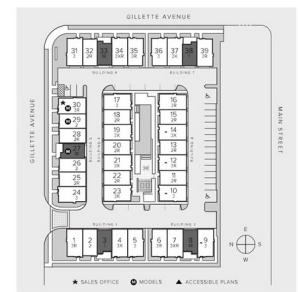
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Office Park to Residential Redevelopment

- 39 Townhomes on 1.97 acres
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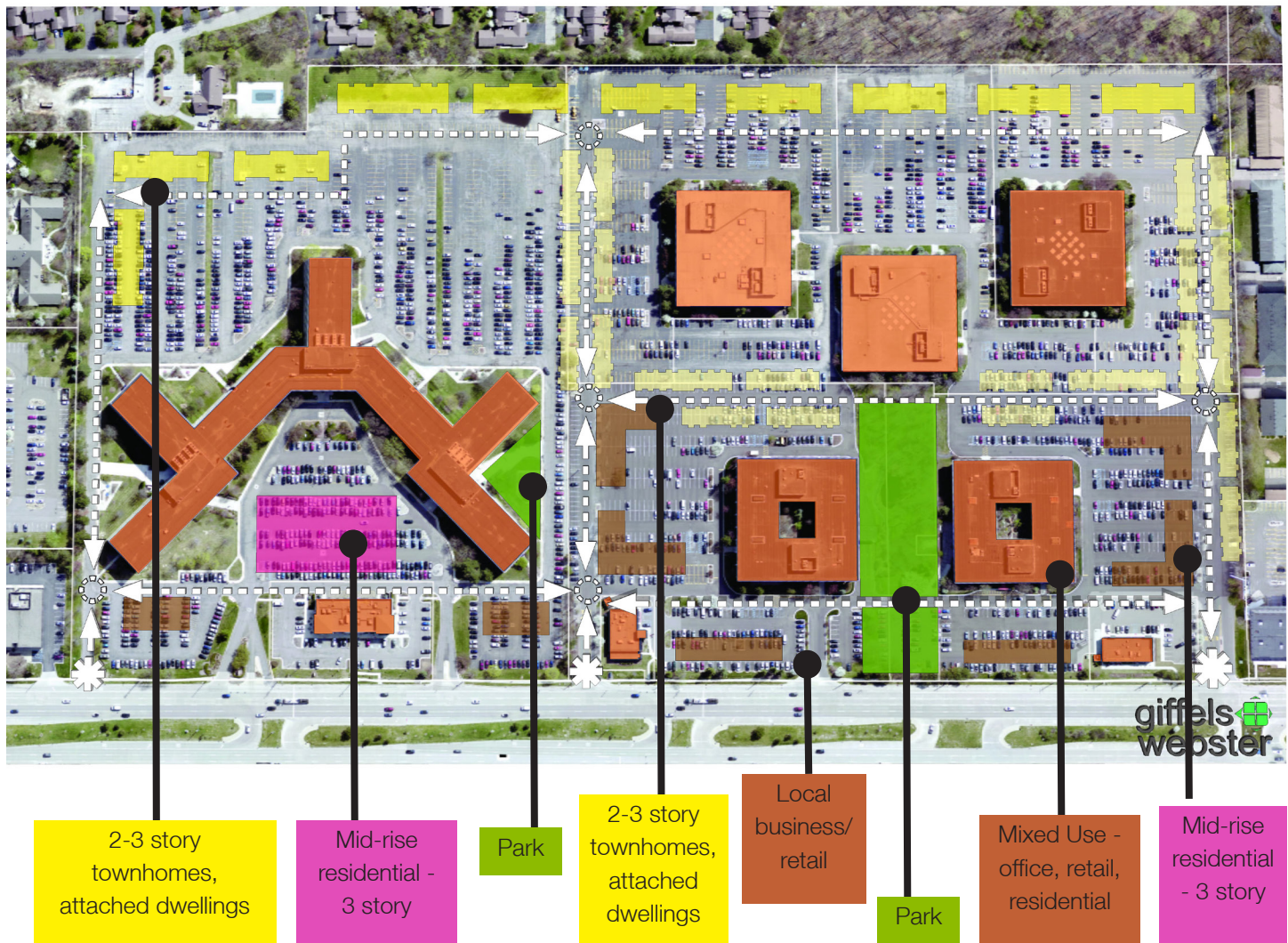
Source: trulia.com



Source: luxirvine.com

Another example is of an office park turned residential development in Irvine, CA.

Telegraph Road Mixed Use Concept



Local Business/Retail (Telegraph Road Frontage)

While the frontage commercial redevelopment of limited retail strip centers that has occurred has been a success, there remains substantial opportunity for additional commercial outlot-style redevelopment. As indicated with the mixed use concept, only one building has been developed in the north Bingham Center office complex block and two have been developed as bookends in the south office complex lot. The concept proposes four additional outlot-style buildings that would help provide a more complete streetscape containing buildings, rather than parking. The concept encourages local business or retail uses within this frontage area, keeping in line with the limited commercial uses desired by the village in this area. Zoning Ordinance requirements should be considered that help encourage the continued redevelopment of this frontage area, this may include a reconsideration of building form, type, and procedural requirements that may be deter the continued redevelopment of this area.

Mid-Rise Residential 3-Story

The mixed use concept plans for a substantial influx of multi-family housing units within both office complexes. Within the front half of each office complex block, mid-rise residential buildings are envisioned in a manner that works with the differing office building designs in each block. A building height of two to three stories would provide an appropriate transition between the one story buildings that front Telegraph Road and the four-story office complex buildings in each block. Views to and from the office buildings would be substantially preserved and the loss of surface parking for the buildings could be minimized by allowing this additional building height (instead of area), and the additional height could accommodate one or two parking decks if needed. Four-sided, high-quality architecture is expected for these structures that will be visible on all sides.

2-3 Story Townhomes/Attached Dwellings

Townhomes lining the perimeters of each office complex block are a desire of the village's that was established as part of previous master plans. The small scale of townhomes provides a benefit to redevelopment of these blocks as they could substantially improve the character of each area through a minimal impact to the office complexes themselves. The far rear boundary of the concept area is substantially underutilized as this parking area is the greatest distance from the office buildings, create stormwater and heat island impacts without a contributing land use, and do not provide any transition from the office sites to the residential area adjacent to the mixed use concept. The small scale of townhomes provide what could be the only infill development opportunity that would be desirable from a form and use standpoint. The village should actively pursue encouraging this redevelopment.

Sustainability

Development on this site should be based on a framework of sustainable building and site design practices that reflects the village's value on natural features. The use of low-impact design, pervious paving materials, and native landscape materials should be prioritized. Redevelopment of the site should incorporate more green space with plentiful native, low-maintenance landscape with trees, shrubbery and other plantings with seasonal color.

Development of the District

Zoning in the area is primarily Commercial, with outlots along Telegraph Road designated Frontage Commercial and including a Residential Overlay in the back and as a transition to the adjacent residential district. These districts should be amended to reflect additional flexibility in land uses and building form. Design guidelines, similar to those the village has for residential homes, should be developed to further illustrate the important elements of building design that support pedestrian activity.



Example of outlot development that includes creative landscaping to add color and soften the appearance of buildings and pavement. In Bingham Farms, active spaces like these for people to walk and gather are envisioned for the spaces behind outlot developments, away from the noise of Telegraph Road (source: GBD Architects).



Example of mid-rise housing development in Boulder, CO (Source: KTG Architecture).



Example of townhouse development in Birmingham with high quality materials and landscaping.

Transportation Network

The Village intends to maintain its roadways as well as support ongoing improvements to roadways owned by the Road Commission for Oakland County and MDOT. In addition, the Village recognizes the importance of the SMART bus system and having bus stops in the Village along Telegraph Road to support residents and the local workforce.

In 2007, a Non-Motorized Pathways Study was prepared for the Planning Commission in order to promote pedestrian connections in appropriate locations within the village as well as adjacent communities. The study provided an existing conditions inventory, non-motorized pathways plan, and implementation strategies for the village. While this study is from 2007, the information contained within it is still relevant and should be considered as part of the Master Plan. Key elements of this 2007 Study as they relate to the Master Plan are summarized here.

The study provides detailed information on the several types of non-motorized facilities that the American Association of State Highway and Transportation Officials consider as “pathways”. These include the following:

- **Bicycle Lane:** a portion of a roadway for the preferential/exclusive use of bicyclists
- **Shared Roadway:** a road that is open to both bicycles and motor vehicles
- **Shared Use Path:** an off-road route physically separated from motor vehicle travel ways
- **Sidewalk:** an off-road route for the preferential/exclusive use of pedestrians

These four types of facilities that constitute “pathways” are important to any community in that these facilities 1) provide recreational opportunities, 2) promote non-motorized transit, and 3) increase safety for pedestrians and bicyclists. While some may view pathways, particularly in suburban or rural areas, as only for recreational or leisure purposes, pathways can provide an equitable and safe transportation element for trips without the use of an automobile, either by user necessity or choice. Additionally, pathways are a critical element to ensure that a community is child-friendly by providing clear, safe pathways for children to use while walking or biking, such as the 13 Mile Road pathway.

While additional sidewalks have been provided on 13 Mile, per the plan's recommendations, improving pedestrian and bicyclist safety on the north-south local roads is still needed.

Recommendations for Bingham Road. Residential streets in the village will continue to function as shared roadways, or roads that are shared by pedestrian, bicycle, and motor vehicle traffic. This is feasible given the low traffic volumes and speeds on these roads.

Low-cost improvements to create a more pedestrian-friendly environment should be considered on residential streets, particularly Bingham Road, where topography and narrow sections flanked by guardrails create challenging conditions for pedestrians and bicyclists. Adding, improving, and/or striping paved shoulders is one of the best ways to accommodate bicyclists in areas of low-density development. This improvement can extend the life of the road surface by reducing edge deterioration.

“Bicycle Route” signs could be installed once pathways along 13 Mile and 14 Mile Road have been constructed, to indicate to cyclists that Bingham Road is a connector between pathways on the RCOC Mile Roads.

Although there is one sign at the end of Bingham Road at 13 Mile that states, “No Thru Traffic,” the village currently does not have truck restrictions or truck route designations, specifically for Bingham Road. It is recommended that the village put clear truck prohibition signs and implement an ordinance to resolve residents’ concerns about safety. Sample of truck prohibition signs are included below.



Intentionally blank

Implementation

Implementation

Zoning Plan

The Zoning Plan shows how the Village's planned long-range land use will be implemented through the use of zoning. The table below shows how the land uses of the Master Plan generally align with the Village's zoning districts. Each of the future land use categories has an appropriate zoning framework for regulating development. No additional zoning classifications are needed at this time. However, there are a few code amendments that should be considered:

Potential Zoning Code Amendments

- Create standards to better address sustainable development in terms of increasing open space, preserving trees and promoting low-impact development.
- Develop advisory and/or binding architectural design standards for non-residential buildings.
- Update the permitted uses in non-residential districts to promote flexibility and accommodate changes in office and commercial demand.
- Create a mixed use district that reflects the Telegraph Road redevelopment design concepts. This may include combining existing commercial, frontage commercial and residential overlay districts.

ZONING PLAN	
Land Use	Zoning Classification
Estate Residential	R-1
Low Density Residential	R-2 and R-3
Neighborhood Residential	R-4 and R-5
Professional Service Office	PS Professional Service
Mixed Use	C1 Commercial, Frontage Commercial, Residential Overlay
Public	R-1

The Zoning Plan is intended to guide short-term implementation of the long-term recommendations illustrated on the Future Land Use Map. The intent of the Zoning Plan is not to identify all areas that would require rezoning to be consistent with the Plan. Rather, the Zoning Plan highlights specific key or priority areas where existing zoning is significantly lacking appropriate standards or would inhibit development in accordance with the Master Plan.

Implementation

The best plans are those that are implemented in a consistent, incremental, and logical manner. The implementation matrix that follows is designed to show how the goals of the Master Plan are fulfilled by action strategies. All boards and commissions are encouraged to read through all of the strategies to understand how they all work together to create a better community to live, work, and play.

IMPLEMENTATION MATRIX CATEGORIES	
Matrix Categories	Definitions
Action Strategy	The actions necessary to carry out goals and objectives
Lead Body	Identifies the primary party responsible for accomplishing the action strategy
Time frame	Identifies and prioritizes the time frame for the action strategy to be implemented. High priority items are noted as 1, medium priority items as 2 and low priority items as 3.
Potential Funding Sources	Lists potential funding sources that could be utilized to accomplish the action strategy. See Funding Sources Matrix Below for reference details.
Supporting Partners	Identifies other parties involved in the accomplishment of the action strategy

FUNDING SOURCES	
MATRIX ID	TYPE OF FINANCING SOURCE
1	General fund and/or other typical financial mechanisms available to the village for general government operation and for public infrastructure and services improvement
2	Special Improvement District programs that may be created for maintenance and improvement of public facilities. Certain funds may also be used for planning, design, construction, managing, marketing activities and business recruiting services.
3	Grants related to transportation improvement, streetscape enhancement and alternate modes of travel programs; funds to improve air quality in areas that do not meet clean air standards; funds for recreation-related acquisitions and improvement.
4	Non-traditional grants and funding programs for beautification, enhancement and public art.
5	Public-Private Partnerships (P3)

In the charts that follow:

PC: Planning Commission

VC: Village Council

Implementation Matrices

In order to illustrate the connection between goals, objectives and action strategies, each of the implementation matrices that follow align with the Master Plan goals, which are noted at the top of each matrix. Within each matrix, the action items are broken into subcategories intended to assist with identification and prioritization. Not all goals contain action items within each subcategory and some goals are repeated as they can advance more than one goal. The matrix subcategories include:

- **Zoning Action Items.** These are items requiring zoning amendments and will generally be led by staff and the Planning Commission.
- **Advocacy Action Items.** These will be items involving education of the community, including residents, business owners, property owners, developers and design professionals. They will be led by a combination of staff, boards and commissions. This may also involve village staff and officials working with county and state officials to coordinate plans and funding, as appropriate.
- **Other Action Items.** Other items may involve research, study and further evaluation by staff and/or other boards and commissions.

After adoption, the Planning Commission will assign time frames or priorities to the action items. These time frames are intended as guides and may be adjusted as resources allow or as other issues arise. Generally, short time frames are intended as three years or less; medium-to-long time frames are more than three years.

Implementation Tools and Techniques

The Village has a wide variety of tools and techniques at its disposal to help implement its long-range planning, including, but are not limited to:

- Zoning Ordinance Standards and Map
- Code Enforcement
- Subdivision and Condominium Regulations
- Special Design Plans and Study Area Plans
- Capital Improvement Program
- Public—Private Partnerships
- Site Plan, Special Land Use, and Rezoning Review
- Special Millages and Assessments
- Local Land Trusts and Conservancies
- Federal and State Grant Programs
- Re-evaluation and Adjustment of the Master Plan

Housing

What do we want? Commercial uses, including office, retail and restaurant uses, that serve the village as well as support a thriving Telegraph Road corridor; stable property values that contribute positively to the village's tax base; concentrated commercial development on Telegraph Road; attractive and well-functioning commercial development that serves the needs of residents.

ACTION STRATEGY	LEAD BODY	TIME FRAME	POTENTIAL FUNDING SOURCE	SUPPORTING PARTNERS
ZONING ACTION ITEMS				
Review the Zoning Ordinance to ensure standards for residential development reflect the needs of current and future residents.	PC	2	1	Staff
Incorporate a variety of new housing types in the new Mixed Use district	PC	1	1	Staff, VC
ADVOCACY ACTION ITEMS				
Develop resource kit to help homeowners find resources that support aging in place.	Staff	1	1	VC
Improve community engagement and communication between the village and residents through neighborhood associations. Develop a communications plan to advise residents of emergencies and available resources.	Staff	2	1	VC
OTHER ACTION ITEMS				
Consider updating the tree protection ordinance to not only preserve existing trees, but also to facilitate ongoing maintenance and enhance the village's tree cover.	VC	1	1	Staff

Natural Features

What do we want? Preserve open space and preserve steep slopes, woodlands, wetlands and other natural features.

ACTION STRATEGY	LEAD BODY	TIME FRAME	POTENTIAL FUNDING SOURCE	SUPPORTING PARTNERS
ZONING ACTION ITEMS				
Reevaluate the Village's Planned Unit Development Ordinance to ensure that standards mandate construction and site design of the highest quality.	PC	2	1	Staff
Consider amending the Village Code to regulate nighttime illumination in residential neighborhoods.	PC	3	1	Staff
ADVOCACY ACTION ITEMS				
Develop a resource kit on tree preservation, native landscaping and invasive species to improve the ongoing quality of vegetation for residents, businesses and developers.	Staff	1	1, 4	VC
Encourage recycling, water conservation and alternative energy for residents, businesses and developers.	Staff	2	1,4	VC
OTHER ACTION ITEMS				
Consider updating the tree protection ordinance to not only preserve existing trees, but also to promote ongoing maintenance and tree health. Strive for a measurable increase in the village's tree canopy.	VC	1	1	Staff

Commercial Development

What do we want? Commercial uses, including office, retail and restaurant uses, that serve the village as well as support a thriving Telegraph Road corridor; stable property values that contribute positively to the village's tax base; concentrated commercial development on Telegraph Road; attractive and well-functioning commercial development that serves the needs of residents.

ACTION STRATEGY	LEAD BODY	TIME FRAME	POTENTIAL FUNDING SOURCE	SUPPORTING PARTNERS
ZONING ACTION ITEMS				
Create a new mixed use district that provides uses and building forms desired in the Telegraph Road corridor (currently zoned Commercial)	PC	1	1	Staff
Update the list of permitted uses in nonresidential districts to ensure there is sufficient flexibility to accommodate future	PC	1	1	Staff
Consider amending the Village Code to regulate nighttime illumination in nonresidential zoning districts.		3	1	Staff
ADVOCACY ACTION ITEMS				
Improve community engagement and communication between the village and businesses. Develop a communications plan to advise the local business community of emergencies and available resources.	Staff	1	1, 5	VC
Promote the Telegraph Road design concepts to the development community. Explore opportunities to work with property owners and businesses on economic development strategies.	Staff	1, 2, 5	1, 5	VC

Community and Connectivity

What do we want? Safe and well-functioning roadways; attractive, comfortable and safe transportation facilities for pedestrians and cyclists; destinations to which people can walk; community gathering space, such as park or other community facility

ACTION STRATEGY	LEAD BODY	TIME FRAME	POTENTIAL FUNDING SOURCE	SUPPORTING PARTNERS
ZONING ACTION ITEMS				
Incorporate guidelines for gathering spaces in the new Mixed Use district.	PC	1	1	
Include standards for connectivity in the new Mixed Use district.	PC	1	1	
ADVOCACY ACTION ITEMS				
Develop guidelines to help property owners incorporate more connectivity and engaging plaza spaces in existing developments.	Staff	1	1, 5	
Work with the Road Commission for Oakland County on strategies to improve walkability in the village.	Staff	2	1, 5	
OTHER ACTION ITEMS				
With the residents, explore the desire and options for small areas of land acquisition that could be used for community gathering areas.	VC	3	1, 4, 5	
Continue to evaluate traffic volumes and crash history at 13 Mile Road and Bingham Road, to determine if signal and turn-lane warrants are met or if other improvements are necessary.	Staff	2	1, 3	
Monitor traffic volumes and speeds on Bingham Road to gauge if traffic calming measures should be implemented.	Staff	2	1, 3	
Create a sustainability and resiliency plan to eliminate or reduce loss of life and property from shocks and hazards that may occur and protect the health, safety and economic interests of village residents and business owners. This plan should include an assessment of specific hazards that may be expected to occur, including natural, man-made and health-related hazards and be consistent with Oakland County's Hazard Mitigation Plan.	Staff	1	1, 4, 5	

Appendix

Additional Resources/Support from Oakland County:

- **Environmental Stewardship.** Provide information, plans and options to promote conservation of the natural environment while supporting sustainable economic growth, development and redevelopment.
 - o Bingham Farms can support development that is cognizant of natural resource protection and management. County staff members are able to act in a supporting capacity with grant application identification, open space protection, and sustainable development practices.
- **Historic Preservation Assistance.** Support local efforts to maintain and enhance architectural and heritage resources through sustainable practices to enrich the quality of life for all.
- **Land Use & Zoning Services.** Prepare and provide land use, zoning and Master Plan reviews for communities to enhance coordination of land use decision-making.
 - o Bingham Farms continues to send Master Plan Updates and Amendments to the County for review fulfilling the legislative requirements. Other coordination services are available upon request.
- **Trail, Water & Land Alliance (TWLA).** Become an informed, coordinated, collaborative body that supports initiatives related to the County's Green Infrastructure Network
 - o The County fully supports the expansion of non-motorized facilities and can aid the community in non-motorized planning efforts through education and the identification of potential funding sources.
- **Brownfield Redevelopment Authority (OCBRA).** Provide assistance in the County's Brownfield initiative to clean-up and redevelop contaminated properties
 - o The Village of Bingham Farms is able to work with the County on property cleanup, including that related to hazardous building material remediation, such as asbestos. The OCBRA can assist and coordinate with the State of Michigan Department of Environment, Great Lakes and Energy (EGLE, formally MDEQ) along with the Michigan Economic Development Corporation (MEDC), as needed, in an effort to prepare designated brownfields for redevelopment. Additionally, Lathrup Village can utilize Oakland County's USEPA Grant of \$600,000 for site assessment activities through September of 2023.
- **Other County Resources:**
 - o [Oakland County Hazard Mitigation](#)



The Benefits of Trees

Bingham Farms values its trees. Before you consider removing trees from your property, please visit www.bingharmfarms.org and consult the Tree Ordinance (93.01-93.12 in the "code book" link), which regulates removal and replacement. Feel free to call the Village Office for additional information, 248-644-0044.

Trees can add value to your home, help cool your home and neighborhood, break the cold winds to lower your heating costs, and provide food for wildlife.

The Arbor Day Foundation compiled the following interesting details about the value of trees to a community (visit www.arborday.org).

- The net cooling effect of a young, healthy tree is equivalent to ten room-size air conditioners operating 20 hours a day. ***U.S. Department of Agriculture***
- If you plant a tree today on the west side of your home, in 5 years your energy bills should be 3% less. In 15 years the savings will be nearly 12%. ***Dr. E. Greg McPherson, Center for Urban Forest Research***
- A mature tree can often have an appraised value of between \$1,000 and \$10,000. ***Council of Tree and Landscape Appraisers***
- Having large trees in yards along streets increases a home's value from 3 to 15 percent. ***Wolf, Kathleen L, PhD, University of Washington (2007) City Trees and Property Values. Arborist News. 16, 4:34-36***
- In Portland, Oregon, street trees increase the value of homes by a total of \$1.1 billion, an average increase of \$7,020 for each house. ***Donovan, G.H.; Butry, D.T. (2010). Trees in the City: Valuing Street Trees in Portland, Oregon. Landscape and Urban Planning 94:77-83***
- Landscaping, especially with trees, can increase property values as much as 20 percent. ***Management Information Services/ICMA***
- One acre of forest absorbs six tons of carbon dioxide and puts out four tons of oxygen. This is enough to meet the annual needs of 18 people. ***U.S. Department of Agriculture***
- Trees properly placed around buildings can reduce air conditioning needs by 30 percent and can save 20–50 percent in energy used for heating. ***USDA Forest Service***



Arbor Day Foundation®



- There are about 60 to 200 million spaces along our city streets where trees could be planted. This translates to the potential to absorb 33 million more tons of CO₂ every year, and saving \$4 billion in energy costs. ***National Wildlife Federation***
- Trees can be a stimulus to economic development, attracting new business and tourism. Commercial retail areas are more attractive to shoppers, apartments rent more quickly, tenants stay longer, and space in a wooded setting is more valuable to sell or rent. ***The Arbor Day Foundation***
- Healthy, mature trees add an average of 10 percent to a property's value. ***USDA Forest Service***
- The planting of trees means improved water quality, resulting in less runoff and erosion. This allows more recharging of the ground water supply. Wooded areas help prevent the transport of sediment and chemicals into streams. ***USDA Forest Service***
- In laboratory research, visual exposure to settings with trees has produced significant recovery from stress within five minutes, as indicated by changes in blood pressure and muscle tension. ***Dr. Roger S. Ulrich Texas A&M University***
- Trees reduce stormwater runoff by capturing and storing rainfall (stormwater interception) in the canopy and releasing water into the atmosphere through evapotranspiration. In addition, tree roots and leaf litter create soil conditions that promote the infiltration of rainwater into the soil. This helps to replenish our groundwater supply and maintain streamflow during dry periods. ***Center for Watershed Protection, <https://www.cwp.org/reducing-stormwater-runoff/>***

How Trees Can Retain Stormwater Runoff



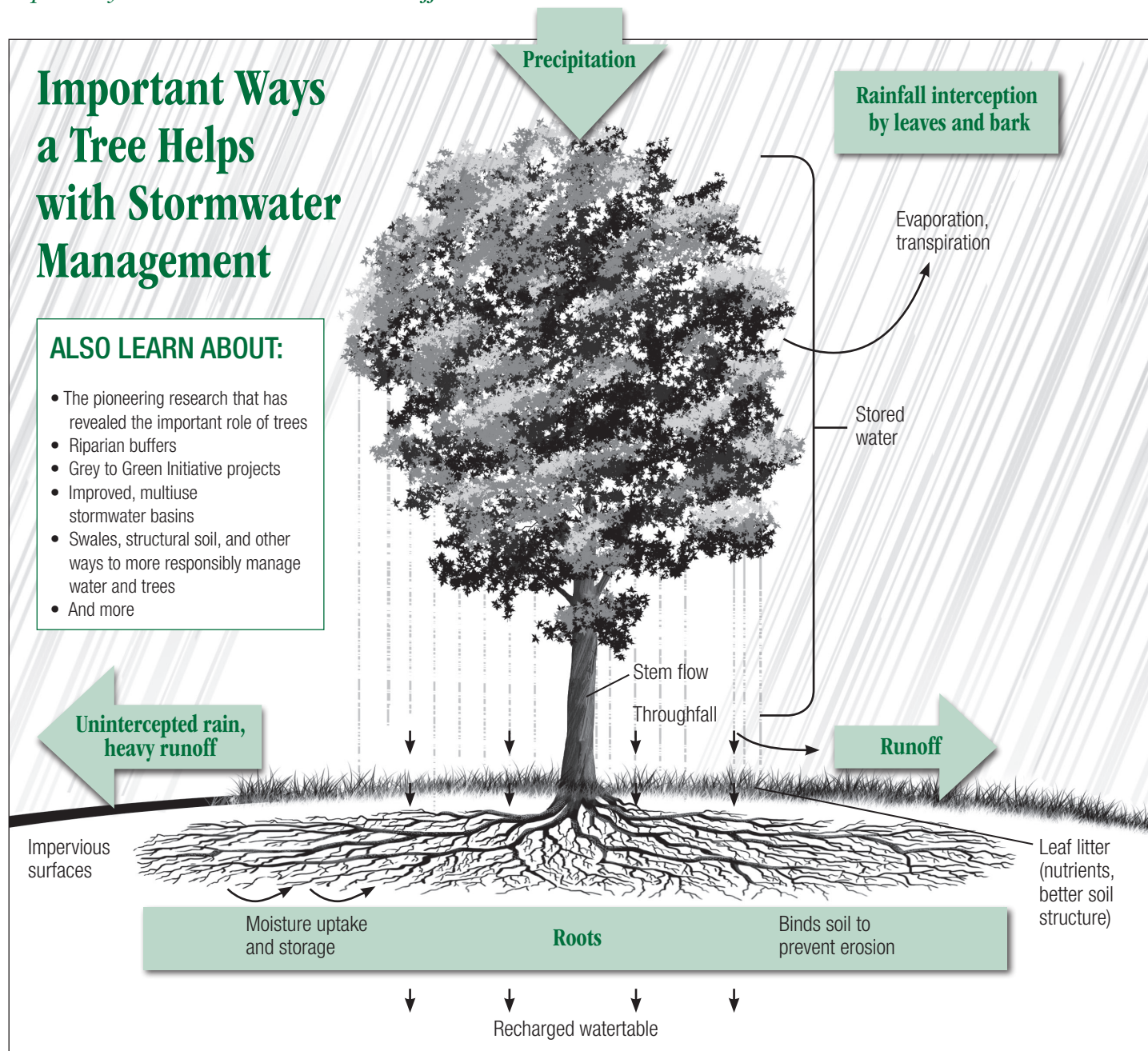
from the **TREE CITY USA®
BULLETIN**

Trees in our communities provide many services beyond the inherent beauty they lend to streets and properties. One of the most overlooked and underappreciated is their ability to reduce the volume of water rushing through gutters and pipes following a storm. This means less investment in expensive infrastructure and — importantly — cleaner water when the runoff reaches rivers and lakes.

Important Ways a Tree Helps with Stormwater Management

ALSO LEARN ABOUT:

- The pioneering research that has revealed the important role of trees
- Riparian buffers
- Grey to Green Initiative projects
- Improved, multiuse stormwater basins
- Swales, structural soil, and other ways to more responsibly manage water and trees
- And more



Trees help reduce stormwater runoff in several ways. One is to intercept falling rain and hold a portion of it on the leaves and bark. Part of this intercepted water will evaporate and part will be gradually released into the soil below. At the surface of the soil, fallen tree leaves help form a spongy layer that moderates soil temperature, helps retain soil moisture, and harbors organisms that break down organic matter and recycle elements for use in plant growth. This important layer also allows rainwater to percolate into the soil rather than rushing off carrying with it oil, metal particles, and other pollutants. Below ground, roots hold the soil in place and absorb water that will eventually be released into the atmosphere by transpiration.



Arbor Day Foundation®
100 Arbor Avenue • Nebraska City, NE 68410



**Village of Bingham Farms Planning Commission
Videoconference Meeting Minutes of August 9, 2021**

I. Call to Order: 7:30 p.m.

II. Roll Call; Commissioners present: Chairman William Burrell, Bryan Beaver, Lisa Blackburn, Earl Wolfe, Amanda Mocerri, Carl Grenadier.

Commissioners absent: D.E. Hagaman

Staff/Consultants present: Village Manager Ken Marten, Administrative Assistant Yevgeniy Malkin, Village Planner Jill Bahm, Joe Hlavaty, Village Trustee Kurt Jones.

III. Approval of Agenda: Motion by Wolfe, second by Mocerri.
AYES: Burrell, Beaver, Mocerri, Grenadier, Blackburn, Wolfe.
NAYS: None.

IV. Approval of Meeting Minutes, July 12, 2021: Motion by Wolfe, second by Beaver.
AYES: Burrell, Beaver, Mocerri, Grenadier, Blackburn, Wolfe.
NAYS: None.

V. Public Comment on Non-Agenda Items: None.

VI. Public Hearing on Master Plan Update:

a. Hearing Opened: 7:40 pm.

Jones stated that he wouldn't vote to approve the Master Plan in its current format unless it was amended to include explicit language noting that it is not a legally binding document and that future developments are subject to additional approvals by the appropriate government entities.

b. Hearing Closed: 7:47 pm.

c. Motion by Mocerri, second by Grenadier: to adopt the Master Plan as outlined in the following resolution, with the addition of Jones' text suggestions in the Master Plan introduction:



RESOLUTION OF ADOPTION
Village of Bingham Farms Master Plan
By Village Planning Commission

WHEREAS, the Village of Bingham Farms Planning Commission has the responsibility and is empowered by the Michigan Planning Enabling Act, PA 33 of 2008, as amended, to make and adopt a Master Plan for the physical development of the Village and to amend the Plan as needed from time-to-time, and

WHEREAS, the Village of Bingham Farms Council created the Planning Commission for the purposes stated Michigan Planning Enabling Act, PA 33 of 2008, as amended, and

WHEREAS, the Village of Bingham Farms has retained a professional planning consultant to assist the Planning Commission with the technical studies necessary to make a comprehensive, new Master Plan for the Village of Bingham Farms, and

WHEREAS, the Village of Bingham Farms Planning Commission has held a public hearing on its proposed Master Plan Update for the Village on August 9, 2021 at the Village of Bingham Farms Office, and

WHEREAS, the Planning Commission finds that the new Master Plan is necessary for the continued development and the appropriate redevelopment of the physical areas of Village of Bingham Farms,

NOW THEREFORE BE IT RESOLVED that the Village of Bingham Farms Planning Commission hereby adopts this Master Plan for the Village of Bingham Farms, along with the text, maps, charts, graphs, and other descriptive materials contained in the Plan.

AYES: Burrell, Beaver, Mocerri, Grenadier, Blackburn, Wolfe.

NAYS: None

VII. Old Business

- a. Appoint Design Review Board liaison:** Burrell asked for a volunteer to assume DRB liaison role. The issue will be revisited at a future meeting.

VIII. Commissioner Comments: Mocerri reminded everyone that the Bingham Farms Family Fest will be held August 14 in the village office building parking lot.

IX. Adjournment: Motion by Wolfe, second by Beaver. Adjourned at 8:07 p.m.

AYES: Burrell, Beaver, Mocerri, Grenadier, Blackburn, Wolfe.

NAYS: None.



The regular meeting minutes of the Council of the Village of Bingham Farms, held on Monday, August 23, 2021, via videoconference.

I. **Call to Order:** 7:00 p.m.

Roll Call

Trustees present: Lisa Blackburn, Mel Ettenson, Lawrence Freedman, Aaron Krabill, Spencer Doty, President Ben Templeton

Trustees absent: Kurt Jones

Others present: Treasurer Colleen Wayland, Village Manager Ken Marten, Admin. Assistant Yevgeniy Malkin, Village Attorney Jennifer Hill, Planner Jill Bahm, Police Chief Dan Roberts, Fire Chief Tony Averbuch, Joe Hlavaty, Mark Johnson, WRC Engineer Brian Coburn.

II. **Approval of Agenda:** Motion by Ettenson to approve the agenda. Second by Doty.

AYES: Blackburn, Ettenson, Doty, Templeton, Freedman, Krabill.

NAYS: None

III. **Approval of Meeting Minutes: July 26, 2021**

Motion by Ettenson. Second by Blackburn.

AYES: Blackburn, Ettenson, Doty, Templeton, Freedman, Krabill.

NAYS: None

IV. **Public comments not on published agenda:** None.

V. **Oakland Community Health Network (OCHN) Proclamation**

RESOLUTION 2021-24

Motion by Templeton, **second** by Blackburn to accept the OCHN Resolution to Protect and Promote Publicly Funded Public Mental Health Services for People.

Full resolution text available in attachment.

AYES: Blackburn, Ettenson, Doty, Templeton, Freedman, Krabill.

NAYS: None

VI. **Discussion Topics**

A. **Police Department Monthly Report:** Roberts presented the report along with the details of the annual Police Award and Commendation presentation.

B. **Fire Department Monthly Report:** Averbuch presented the report.

C. **Administrator's Report:** Marten presented report with no additional comments.

VII. **New Business:**

A. **Evergreen-Farmington Sanitary Drain Chapter 20 Section 471 Agreement**

Coburn presented the Agreement.

Motion by Krabill to accept agreement as presented. Second by Ettenson.
AYES: Blackburn, Ettenson, Doty, Templeton, Freedman, Krabill.
NAYS: None

B. Monument Sign Variance, 32100 Telegraph Rd

Johnson of MJR signs presented plans for monument sign as well as comparisons to signs from surrounding buildings.

Public Hearing Opened: 7:34pm

Public Hearing Closed: 7:35pm

Motion by Ettenson to approve the requested variance. Second by Krabill.

AYES: Blackburn, Ettenson, Doty, Templeton, Freedman, Krabill.

NAYS: None

C. Master Plan Update

Bahm presented the final version of the Master Plan, which was approved by the Planning Commission at its Aug 9, 2021 meeting.

RESOLUTION 2021-25

RESOLUTION OF ADOPTION

Village of Bingham Farms Master Plan

By Village of Bingham Farms Council

WHEREAS, the Village of Bingham Farms Planning Commission has the responsibility and is empowered by the Michigan Planning Enabling Act, PA 33 of 2008, as amended, to make and approve a Master Plan for the physical development of the Village and to amend the Plan as needed from time-to-time, and

WHEREAS, the Village of Bingham Farms Planning Commission held a public hearing via teleconference on the proposed Master Plan Update on August 9, 2021 at the Village of Bingham Farms Office, and

WHEREAS, the Village of Bingham Farms Planning Commission has approved the Master Plan in accordance with the Michigan Planning Enabling Act, PA 33 of 2008, as amended, and

WHEREAS, the Village Council finds that the Master Plan update is necessary for the continued development and the appropriate redevelopment of the physical areas of the Village of Bingham Farms, and

WHEREAS, the Village Council asserts the right to approve or reject the Master Plan in accordance with the Michigan Planning Enabling Act, PA 33 of 2008, as amended,

NOW THEREFORE BE IT RESOLVED that the Village of Bingham Farms Council hereby approves and adopts this Master Plan update for the Village of Bingham Farms, along with the text, maps, charts, graphs, and other descriptive materials contained in the Plan.

Motion by **Blackburn**, Seconded by **Ettenson**.

AYES: Blackburn, Ettenson, Doty, Templeton, Freedman, Krabill.
NAYS: None

D. Engineering Deposit Increase Resolutions
i. Residential Engineering Review Deposits

RESOLUTION 2021-26
RESOLUTION INCREASING AMOUNT TO BE PLACED IN ESCROW FOR ENGINEERING
ACCOUNTS FOR RESIDENTIAL CONSTRUCTION

At a regular meeting of the Village Council of the Village of Bingham Farms, Oakland County, Michigan, held in the Council Chambers at 24255 West Thirteen Mile Road, Suite 190, Bingham Farms, Michigan 48025, at 7:00 p.m. on the 23rd day of August, 2021, the following resolution was offered by **Ettenson** and supported by **Krabill**:

WHEREAS, Section 30.35, et seq of the Village of Bingham Farms Code of Ordinances sets forth that when the Village is requested to act on an application for the benefit of a particular person or property and not for the village at large that an escrow account may be set up to reimburse the Village for professional expenses incurred; and

WHEREAS, Section 30.36 of the Village of Bingham Farms Code of Ordinances states that the owner of the property which is the subject of the review “shall be obligated to advance the monies for the review”; and

WHEREAS, Section 30.38 of the Village of Bingham Farms Code of Ordinances allows the Village to require the escrow of monies in the amount of the estimated costs and expenses to be incurred in the Village review; and

WHEREAS, the current engineering escrow account amount for residential construction on the Village’s Administrative Fees schedule is \$2,000; and

WHEREAS, the increased complexity of engineering oversight, increased governmental regulation and inflation have rendered the current amount inadequate;

NOW THEREFORE BE IT RESOLVED, that the Village increase the engineering escrow account amount for residential construction from \$2,000 to \$4,500.

AYES: Blackburn, Ettenson, Doty, Templeton, Freedman, Krabill.
NAYS: None

ii. Commercial Engineering Review Deposits

RESOLUTION 2021-27
RESOLUTION INCREASING AMOUNT TO BE PLACED IN ESCROW FOR ENGINEERING
ACCOUNTS FOR COMMERCIAL CONSTRUCTION

At a regular meeting of the Village Council of the Village of Bingham Farms, Oakland County, Michigan, held in the Council Chambers at 24255 West Thirteen Mile Road, Suite 190, Bingham Farms, Michigan 48025, at 7:00 p.m. on the 23rd day of August, 2021, the following resolution was offered by **Ettenson** and supported by **Krabill**:

WHEREAS, Section 30.35, et seq of the Village of Bingham Farms Code of Ordinances sets forth that when the Village is requested to act on an application for the benefit of a particular person or property and not for the village at large that an escrow account may be set up to reimburse the Village for professional expenses incurred; and

WHEREAS, Section 30.36 of the Village of Bingham Farms Code of Ordinances states that the owner of the property which is the subject of the review “shall be obligated to advance the monies for the review”; and

WHEREAS, Section 30.38 of the Village of Bingham Farms Code of Ordinances allows the Village to require the escrow of monies in the amount of the estimated costs and expenses to be incurred in the Village review, and

WHEREAS, the amount required to be placed in the engineering escrow account currently for commercial construction on the Village’s Administrative Fees schedule is \$5,000; and

WHEREAS, the increased complexity of engineering oversight, increased governmental regulation and inflation have rendered the current amount inadequate and have required that the Village seek reimbursement for overage expenses incurred from the owner;

NOW THEREFORE BE IT RESOLVED, that the amount required to be placed in the engineering escrow account for commercial construction is hereby increased from \$5,000 to \$10,000.

AYES: Blackburn, Ettenson, Doty, Templeton, Freedman, Krabill.

NAYS: None

E. Escrow account for legal services re PUD ordinance

The council discussed the possibility of adding an ordinance regarding PUD projects that would require developers to put funds into an escrow account to cover legal fees associated with their development.

Motion by Freedman to have the village attorney draft ordinance amendment to achieve this goal. Second by Templeton.

AYES: Blackburn, Doty, Templeton, Freedman, Krabill.

NAYS: Ettenson.

VIII. Old Business

A. Educational Uses Zoning Ordinance Amendment – Second Reading

Motion by Blackburn to approve the Zoning Ordinance Amendment to allow Educational Uses in the C-1 and PS districts. Second by Ettenson.

AYES: Blackburn, Ettenson, Doty, Templeton, Freedman, Krabill.
NAYS: None

IX. Treasurer's Report:
A. SMART 2022 Contract

RESOLUTION 2021-28
RESOLUTION FOR THE RECEIPT AND EXPENDITURE OF SMART
MUNICIPAL AND COMMUNITY CREDITS

MOTION BY: Blackburn

SUPPORTED BY: Ettenson

WHEREAS, for the 2022 SMART fiscal year (July 1, 2021 to June 30, 2022) the Village of Bingham Farms is the recipient of \$1,102 in Municipal Credits and \$1,575 in Community Credits; these funds totaling \$2,677; and

WHEREAS, the Village has entered into a Services Agreement with BASCC dba NEXT to provide transportation services to eligible users.

NOW, THEREFORE, BE IT RESOLVED, the Village President enter into the Municipal Credit and Community Credit Contract for SMART FY 2022 which allocates all of the Village's available Municipal and Community credits to BASCC dba NEXT; and

BE IT FURTHER RESOLVED, that Council directs SMART to pay such funds directly to BASCC dba NEXT on the Village's behalf.

AYES: Blackburn, Ettenson, Doty, Templeton, Freedman, Krabill.
NAYS: None

B. Approve Agreement to Enter into Local Government Investment Pool with Oakland County Treasurer

RESOLUTION 2021-29
RESOLUTION AGREEING TO ENTER INTO A LOCAL GOVERNMENT INVESTMENT POOL
WITH OAKLAND COUNTY

MOTION BY: Blackburn

SUPPORTED BY: Ettenson

WHEREAS, The Oakland County Treasurer is authorized by County Board Resolution to establish a local government investment pool; and

WHEREAS, The terms and conditions regarding the deposit of money in the investment portfolio are stated in a uniform contract which has been approved by the Michigan Department of Treasury; and

WHEREAS, The Village Treasurer is authorized, under the Village Investment Policy, to invest Village money in investment pools organized under the authority of the Urban Cooperation Act of 1967, the Surplus Fund Investment Pool Act and the Local Government Investment Pool Act.

NOW, THEREFORE, BE IT RESOLVED, that the Village President enter into a contract with the County Treasurer for deposit of money in the investment portfolio and to sign the Investment Portfolio Agreement, as attached to this Resolution as Exhibit A; and

BE IT FURTHER RESOLVED, that the Council designates the Oakland County Local Government Investment Pool as a depository in which the Treasurer may deposit public money.

AYES: Blackburn, Ettenson, Doty, Templeton, Freedman.

NAYS: None.

ABSTAIN: Krabill

C. Tax Collection Over/Under Policy

**RESOLUTION 2021-30
RESOLUTION REGARDING TAX PAYMENTS COLLECTED IN AMOUNTS
OVER OR UNDER THE AMOUNT DUE**

MOTION BY: **Krabill**

SUPPORTED BY: **Ettenson**

WHEREAS, The General Property Tax Act P.A. 206 of 1893 (as amended) requires the Treasurer of the Village of Bingham Farms to collect Real and Personal Property Taxes; and

WHEREAS, on several occasions, the Treasurer has received payments for an incorrect amount, both in excess and deficient of the actual amount due; and

WHEREAS, this has resulted in the Village either issuing a refund check totaling \$5.00 or less or requesting that a taxpayer submit an additional payment in an amount totaling \$5.00 or less.

NOW, THEREFORE, BE IT RESOLVED, that the Treasurer shall reimburse the payee for any tax overpayment equal to or great than \$5.01.

BE IT ALSO RESOLVED, that the Treasurer shall not bill a taxpayer for an additional payment when a tax underpayment is made in an amount of \$5.00 or less.

BE IT FURTHER RESOLVED, that exceptions to this policy may be made at the discretion of the Treasurer.

AYES: Blackburn, Ettenson, Doty, Templeton, Freedman, Krabill.

NAYS: None

D. Accept July 2021 Financial Statements

Motion by Ettenson, second by Doty to accept unadjusted monthly statements as presented, pending audit adjustments.

AYES: Blackburn, Ettenson, Doty, Templeton, Freedman, Krabill.

NAYS: None

E. Approve July 2021 Bills

Motion by Ettenson, second by Blackburn, to approve payment of the July 2021 bills in the following amounts: General Fund, \$ 200,102.61; and Gas & Weight, \$ 8,961.09:

AYES: Blackburn, Ettenson, Doty, Templeton, Freedman, Krabill.

NAYS: None

- X. **Trustee Comments:** President Templeton recognized Trustee Lisa Blackburn, Planning Commissioner Amanda Mocerri, and Village Administrator Ken Marten for their hard work

planning and organizing the first Bingham Farms Family Festival.

- XI . **Adjourn:** Motion by Blackburn to adjourn, second by Ettenson.
AYES: Blackburn, Ettenson, Doty, Templeton, Freedman, Krabill.
NAYS: None

Adjourned at 8:47 pm.