

FARMINGTON PLANNING COMMISSION PROCEEDINGS
City Council Chambers 23600 Liberty Street
Farmington, Michigan
Monday, May 12, 2014

Chairperson Bowman called the meeting to order at 7:00 p.m. in the Farmington City Council Chambers, 23600 Liberty Street, Farmington, Michigan.

ROLL CALL

Present: Bowman, Buyers, Chiara, Crutcher, Gronbach, Majoros

Absent: Babcock

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Director Christiansen, Building Inspector Koncsol.

APPROVAL OF AGENDA

MOTION by Crutcher, seconded by Buyers, to approve the agenda as submitted.

Motion carried, all ayes.

APPROVAL OF ITEMS ON CONSENT AGENDA

a. Minutes of Regular Meeting – April 14, 2014

A couple of corrections were noted to the April 14, 2014 minutes, the first one being on page 6 amending the motion that appears on the top of the page, and the second and third ones appearing on page 7.

MOTION by Gronbach, seconded by Crutcher, to approve the Consent Agenda as amended.

Motion carried, all ayes.

SITE PLAN REVIEW – DR. LOUIS LEONOR, 24125 DRAKE ROAD

Chairperson Bowman introduced this agenda item and turned it over to Christiansen.

Director Christiansen indicated that the Commissioners packets included a staff report and site plan for 24125 Drake Road, where they are seeking to construct a detached accessory building for an existing office building which is zoned OS, Office Service District, which is a permitted use in accordance with Section 35-43 of the Zoning Ordinance.

He went over the details of the proposed plan, indicating it would be a 48 by 72 one-story detached accessory building with the overall height being 16 feet and will be located in the rear of the existing office building site in the northwest corner of the property and five feet from the rear or west lot line as well as the north side lot line. New landscaping will be provided as a screen.

Bowman thanked Christiansen for his review and asked the Petitioner, Dr. Louis Leonor, to come forward.

Dr. Louis Leonor introduced himself and stated that he owned several properties in Farmington as well as the property located at 24125 Drake Road. He stated he would like to use the existing building as his corporate office as he has nine private dental offices in Michigan and would use the accessory building as storage for dental supplies. He detailed the landscaping which has already gone in within the last week to include 90 trees and he is also looking to put a 20 foot pine tree on the property.

Bowman opened the floor up to questions from the Commissioners.

Gronbach asked if the building was all metal and the Petitioner responded in the affirmative. He then asked staff if it met Code and Christiansen responded yes. He also stated the proposed color scheme was included in the packets as having green sides and a tan roof.

Gronbach then inquired if it required an amendment to the site plan and Christiansen responded in the negative, that the building is two stories, single from the front with a walkout in the back and does meet ordinance requirements for parking based on overall floor space.

Crutcher inquired if the parking lot would be reconfigured and Christiansen responded no, the parking lot has fallen into bumpiness but as time goes on it would be sealcoated and patched and restriped. He also stated the landscaping had not been maintained, it was in an overgrown state but that work had begun on it with the placement of ninety 6-foot spruce trees, an additional ten deciduous trees will be planted as well as a large pine tree for decoration.

Majoros asked Christiansen to clarify Section 35-43 as far as building height and he responded the measure of building height on a roof of this type is grade to midpoint which equals about 12.5 feet in this case.

Crutcher inquired if there were any architectural drawings and Christiansen responded since this is not a residential project the drawings presented satisfy the ordinance requirements. He also stated there had been dialogue with adjacent property owners and they are in support of the project.

Majoros stated he had seen a lot of planting being done and inquired as to the visibility from Grand River and Christiansen responded there is none, and that most people don't know there is a building back there.

Chiara asked if the marquee for the real estate center would remain and Petitioner said they were going to take the sign down.

Buyers asked for clarification on the plantings and the Petitioner responded they are on the north and west side and there were ninety Black Hills spruce that were already put in.

MOTION by Crutcher, supported by Gronbach, to approve the site plan for Dr. Louis Leonor at 24125 Drake Road as submitted.
Motion carried, all ayes.

SPECIAL LAND USE AND SITE PLAN REVIEW – DING MASTERS, 22855 ORCHARD LAKE ROAD

Chairperson Bowman introduced this agenda item and turned it over the staff.

Christiansen stated the applicant has submitted a Special Land Use application, where he plans to repurpose an existing vacant commercial building and install a new full service conveyor hand car wash at 22855 Orchard Lake Road. The property is zoned C-3, General Commercial, and as such automobile wash establishments are a Special Land Use. A public hearing and site plan review and approval are required for same. He stated the application was included in the packets as well as the basis or reasons for the special land use, including a line drawing site plan showing new and old with the expansion to the north which is currently vacant. He indicated the car wash will have an entrance on Mooney and exit on Orchard Lake side. There would also be a customer waiting area and a Zoning Compliance application was attached in the packets as well as business plan.

Bowman asked the Petitioner to come forward.

Michael Loiselle, 22855 Orchard Lake Road, came to the podium.

Chairperson Bowman asked the Petitioner what a hand wash conveyor is and he responded it is a motorized pulling system for cars where the customer gets out and waits in the waiting room while their car goes down the length of the building for washing.

Crutcher asked for clarification on "hand car wash" and the Petitioner responded that the major part of Ding Masters business is detailing and dealership work and they are looking to expand and open more to public with this site.

Bowman asked if it will include interior cleaning as well and the Petitioner responded it will wash and get stains out and vacuum carpet. He stated that Ding Masters does contracted detailing of cars from lease turn-ins from dealerships to make them look new and that this will allow the general public the same service.

Christiansen cited the existing car washes in the vicinity and services offered at same.

Further discussion was held concerning pricing and services available and former tenants of the building.

Crutcher inquired if there would be an issue of concentration because of the other car washes in the area and Christiansen responded that the character of a special use is that it is to be similar to existing businesses in area and not have a negative impact.

Discussion of the Corridor Improvement Authority was brought up by Crutcher and further discussion was held.

MOTION by Buyers, supported by Crutcher, to schedule a Public Hearing for consideration of the Special Land Use and Site Plan Review of Ding Masters, 22855 Orchard Lake Road, for the June 9, 2014 Planning Commission meeting.
Motion carried, all ayes.

SITE PLAN REVIEW – WORLD WIDE SHOPPING CENTER, 34701 GRAND RIVER AVENUE

Bowman introduced this agenda item and indicated the Petitioner has requested additional time to provide the details that the Planning Commission requested at the April 14, 2014 meeting.

Christiansen indicated that Petitioner requested more . time to satisfy the questions of the Planning Commission heard at the April 1, 2014 meeting.

MOTION by Gronbach, supported by Majoros that the site plan review of the World Wide Shopping Center be tabled until the June 9, 2014 Planning Commission meeting
Motion carried, all ayes.

PUBLIC COMMENT

Marily Weimar, member of Farmington Historical Commission discussed the role the Historical Commission plays in the community and its plan for future participation in that role.

Annabelle Gabal commented on the history of Ginger's Tea Room.

PLANNING COMMISSION COMMENT

Gronbach inquired of the status of the Fresh Thyme project and further discussion was held concerning delaying the Public Hearing on the project.

MOTION by Gronbach, supported by Chiara, to suspend the Public Hearing for the Fresh Thyme project until such time that they are prepared to come back before the Planning Commission.

Motion carried, all ayes.

STAFF COMMENT

Director Christiansen discussed the changes in communication going forward with regard to distribution of materials.

ADJOURNMENT

MOTION by Majoros, seconded by Chiara, to adjourn the meeting.

Motion carried, all ayes.

The meeting was adjourned at 8:10 p.m.

Respectfully submitted,

Secretary