

FARMINGTON PLANNING COMMISSION PROCEEDINGS  
23600 Liberty Street  
Farmington, Michigan  
December 11, 2023

Vice Chairperson Perrot called the meeting to order in Council Chambers, 23600 Liberty Street, Farmington, Michigan, at 7:00 p.m. on Monday, December 11, 2023.

**ROLL CALL**

Present: Crutcher, Gray, Kmetzo, Mantey, Perrot, Westendorf  
Absent: Majoros  
A quorum of the Commission was present.

**OTHER OFFICIALS PRESENT:** Director Kevin Christiansen; Recording Secretary Bonnie Murphy, Matt Zalewski, City Attorney, Brian Belesky, Director of Media Specialist, Jennifer Morris, OHM Advisors, Austin Downey, OHM Advisors.

**APPROVAL OF AGENDA**

MOTION by Kmetzo, seconded by Westendorf, to approve the agenda.  
Motion carried, all ayes.

**APPROVAL OF ITEMS ON CONSENT AGENDA**

**A. November 13, 2023 Minutes**

MOTION by Westendorf, seconded by Crutcher, to approve the items on Consent Agenda  
Motion carried, all ayes.

**FINAL SITE PLAN REVIEW – PUD PLANNED UNIT DEVELOPMENT: LEGION SQUARE – CERVI CONSTRUCTION, AMERICAN LEGION HALL, 31775 GRAND RIVER AVENUE**

Vice Chairman Perrot introduced this item and turned it over to staff.

Director Christiansen stated this item is a final PUD site plan review with the Planning Commission on a proposed planned unit development, PUD plan, for the redevelopment for the former American Legion Hall. You might recall at the 2-13-2023 Planning Commission meeting the commission held a preapplication conference which as you know is a discussion and review with the applicant on a proposed PUD concept plan for the redevelopment of the former American Legion Hall. No action was taken at that meeting. At the May 8<sup>th</sup>, 2023 Planning Commission meeting the Commission reviewed the preliminary PUD plan for Legion Square and scheduled the required public hearing. At the July 10, 2023 Planning Commission meeting the Commission held the required public hearing. No action was taken at that meeting. At the August 14, 2023 Planning Commission meeting, the Commission recommended approval of the preliminary

conceptual PUD plan to the City Council. At their October 2, 2023 meeting, City Council approved the preliminary conceptual PUD plan and PUD agreement for Legion Square. The Applicant, Cervi Construction of Livonia, Michigan has submitted a final PUD plan for the redevelopment of the former American Legion Hall. The final site plan includes a conceptual plan, an existing conditions survey of the site, a final PUD site plan, a landscape plan, proposed floor plans and proposed building elevations. Also attached are aerial photos of the site. The following additional information is attached: a final PUD site plan planning review letter from OHM Advisors dated 12-6-23, a final PUD site plan engineering review letter, it's an update from the OHM previous letters and that update is dated 11-30-23. Also, proposed floor plans and colored renderings of the proposed building elevations previously submitted by the Applicant are attached with your staff packet. The Applicant has requested and is here this evening for final PUD site plan approval and will present the final PUD site plan to the Commission. It's a pretty extensive packet, Mr. Chairman, I don't know how much you want to go through this, what I can do is just flip to the final PUD site plan and then turn it back over to you, again, the Applicant is here this evening as well as OHM Advisors and the Applicant's consultant. I'll scroll down and again, this is the final PUD site plan submitted by Cervi Construction, prepared by Green Tech Engineering and this plan that represents all of the work that's been done on this project to date. I'll turn it back over to you, Mr. Chair.

Perrot opened the floor for questions by the Commissioners.

Westendorf stated he would like to get an overview of the changes made in these final plans.

Perrot invited the Applicant to the podium.

Fabio Cervi, Cervi Construction, 12419 Stark Road, Livonia, 48150 came to the podium. He stated thank you Planning Commission for this opportunity to present our final PUD site plan for the Legion Square at 31775 Grand River, the current American Legion building. We feel strongly of this project's benefit as a gateway site to downtown Farmington from the east end while staying in character with the general vicinity. We also believe the only changes related to this project will be positive and improve the character of the area with new structures and new and additional landscaping that will benefit the area as a whole. Since our last meeting, we added additional landscape screenings to the east property line to further buffer the neighbors along with the original 6-foot privacy fence. Also as requested we dedicated the City right-of-way at the rear of the property to maintain a buffer and to continue connectivity of the existing sidewalk at the east end of the property to the west end while preserving the existing trees on site. We also identified a general location to incorporate the existing canon and also to commemorate it with a

plaque detailing the rich history of the site. Finally, since our last meeting we enhanced the north of the Grand River facing elevation to make it appear as more of a front entry elevation as requested. So, this evening we would respectfully ask the Planning Commission to approve our final PUD site plan as supported by the Planning Commission previously, the Grand River Corridor Improvement Authority and the City Council. At this time I'd be happy to answer any questions.

Perrot thanked the Applicant and opened the floor for questions by the Commissioners, starting with a question he had concerning sanitation. Visualize a truck pulls in such as Waste Management, so the side loader grabs the designated can, empties it into the truck and the way this is laid out this is tight already. So, the truck enters in headfirst, goes down one side, makes it to the south end of the property where it T's off, goes in either direction, driver's preference. In each end of those T's, because that's pretty cozy, a garbage truck is pretty big, is there any way to prevent or is there any counter measures to prevent someone from parking there because the thought is I live close to this neighborhood, our trash gets picked up about 7:00 o'clock in the morning so this is going to be an early stop. So, you've got people going to work, possibly people coming home from third shift, is there something to prevent that truck driver from having to back a garbage truck all the way back at each end of those T's.

Cervi replied we were at No Parking signs designated there. At the Orchards site in downtown Farmington, that's the same set-up with a T, and at the end of each T is where the dumpster enclosures are, so what happens is the garbage truck pulls into one, empties it, backs out and then turns and pulls in the other and backs out and they do that on an every day basis or every week basis for the trash. But we will definitely designate No Parking signs there and we expect the neighbors to fully cooperate if they want their trash picked up which I assume they generally do.

Crutcher said just to confirm you're not having dumpsters, you're going to have individual cans within and Cervi replied yes. Crutcher stated at the last meeting there was a lot of input from the community, seeing no one from the community here, were you able to talk with them or did you work things out with them outside of the meeting.

Cervi stated they've had good discussions with the majority of the neighbors there, not all but a vast majority and they came to a better understanding of what we were presenting, I think they were a little scared of what it looked like on paper and the vast majority of them seemed much more content after meeting with them.

Kmetzo asked the Applicant if he had any concerns with the ability to meet all the requirements in the latest version of OHM's review of the site plan and Cervi replied no,

he thinks they're in full compliance right now with the planning and engineering, I don't want to speak for OHM. There's a handful of items that are left to be done as we apply

for permits and go through the formal PUD process, but nothing that we're uncomfortable with at all. She then confirmed it is a 30-unit complex and Cervi said yes.

Westendorf asked should this move forward what is your timeline and Cervi replied we'd like to break ground in spring with completion being sometime in the end of 2025, probably an eighteen-month project.

Crutcher asked if they'd be occupied one at a time and Cervi replied we'll start with two on the Grand River side and they will be occupied during construction of the other two.

Crutched asked for clarification on the Commission's action for this item and Christiansen replied the Planning Commission has responsibility for the final step, which is this step, the final PUD site plan approval, so this is the request by the Applicant for final approval by the Planning Commission of the final PUD site plan for Legion Square.

MOTION by Crutcher, supported by Mantey, to approve the final site plan for the PUD, planned unit development, for Legion Square located at 31775 Grand River Avenue as presented, and per the recommendations from the OHM Advisors in their consulting letters.

Motion carried, all ayes.

**SPECIAL LAND USE PUBLIC HEARING AND SITE PLAN REVIEW – MAMA EATZ BAR, 35223 GRAND RIVER AVENE**

Vice Chairperson Perrot introduced this item and turn it over to staff.

Director Christiansen stated this item is request by the owner of the existing Mama Eatz Restaurant, located in the Drakeshire Plaza at 35223 Grand River Avenue, to repurpose the existing restaurant and to construct and install a bar in the existing restaurant unit. The project plan is to remove some of the existing structures within the existing restaurant building unit and to construct, install a new bar. The facility and site plan improvements require the review and approval of the Planning Commission. The existing commercial property is zoned C-2, community commercial, restaurants with a bar are a special land use in the C-2 community commercial district. A public hearing and site plan review and approval are required. At the November 13, 2023 Planning Commission meeting, the Commission scheduled the required public hearing the special land use site plan review for Mama Eatz Bar for this evening. No changes to the exterior of the existing building unit or to the existing shopping center are proposed. The Applicant has submitted a

special land use application and site plan package for the proposed changes and improvements. Aerial photos of the site are attached with your staff packet. The Applicant is at the meeting this evening and he is here to present the special land use application and site plan to the commission. The purpose of this item this evening is to review this special land use application and submitted plans for Mama Eatz Bar, also to hold the required public Hearing and then to act on the special land use request and site plan as submitted. There is again quite an extensive amount of materials with this staff packet, if you have any questions, I'm happy to answer them and then I'll turn it back over to you. I will put the aerial photos on the screen if that's okay with you, so everybody knows where it's at in the shopping center. There have been no changes, it's the same materials submitted by the Applicant, they were submitted with the special land use application and include the site plan for the improvements on the interior. Again, as I indicated, there are no exterior changes proposed either to the units within the shopping center or the shopping center itself, no changes to the site elements, parking, anything else like that. It is specific to the interior of the building and the reason it's before you is because restaurants with a bar are a special land use and is required by City Ordinance. What you have on screen right now is an aerial photo overview of Drakeshire Plaza, you see the buildings and the horseshoe shape. Mama Eatz Restaurant is located down to the left in the southwest corner of the shopping center property, that's where the location is, none of that is changing. This is the Public Notice sent to property owners within 300-feet as required by State statute and City Ordinance. This is the beginning of the materials submitted that you've seen previous by the Applicant. Then this is the site plan package, the existing demo of the interior and this is the proposed floor plan, so this is the repurpose that's intended and again, the interest of the Applicant is in order for a bar to be established as part of the restaurant. With that, Mr. Chairman, again, I'm happy to answer any questions, I'll turn it back over to you.

Perrot opened the floor for questions for staff.

Crutcher inquired where the space is because according to the documents it's space C and Christiansen replied that is correct. Crutcher stated from the aerials it appears the last space is both B and C and further discussion was held concerning the site plan and Christiansen stated the site plan is accurate, it is space C.

Perrot stated if you're facing the business, the very last unit to the south is the existing restaurant, dining room, kitchen is in the southwest corner, and then the space immediately to the north is like a banquet area, they're looking to occupy the next suite or the next space and Christiansen replied no. Perrot said we're looking at three different units and you're talking about two. Christiansen stated he's doing a demo and then redoing this whole floor unit like you see in your plan and part of that repurpose is adding a bar.

Perrot invited the Applicant to the podium.

Neeleshwar Thakwur, Mama Eatz ,came to the podium. He stated we are changing the banquet area and Christiansen said they are not going into another unit.

Perrot said it's confusing.

Christiansen stated you might recall it was an old grocery store and then a coney island, so there's a whole series of units and that there will be a vacant space existing north of Mama Eatz until you get to the two end cap units.

Crutcher asked if Unit C, is that one space or two spaces and Christiansen replied it's the restaurant and banquet portion that he has right now, we consider it one, the banquet and the restaurant.

Perrot said it's not clear that that one space is two spaces and Christiansen replied it could be from the leasing plan at the time when they were marketing it as separate units but it is one unit.

Crutcher stated the drawing that was presented, the floor plan, that is not the entire space they are using, that is just part of it and the Applicant replied it is just part of it, it's been existing for the last ten years and further discussion was held.

Kmetzo asked the Applicant what made you decide to add a bar to your restaurant and the Applicant replied we want to add more business, and want to add more employees. Kmetzo asked if the bar will be open for lunch and dinner and the Applicant replied we haven't discussed that yet. Kmetzo said the reason I ask if it's for lunch or dinner is because it is in context of the other occupants that are in that same building and I know there are children like Kil's Tae Kwon Do there's lots of children and I don't know if there's any regulation that says there should be no alcohol within a certain distance, I'm not sure of the regulations.

Christiansen replied what the requirement is to get special land use which in this case requires site plan approval but again, there are only changes to the interior but there is no restriction with respect to operations, those kind of elements but of course the Applicant has responsibility with the Michigan Liquor Control Commission and how all that functions and operates, he has to have a valid and approved liquor license that allows him to do what he's interested in doing, that has to be vetted through both the Liquor Control Commission and the oversight that's required by the City with respect to the owner, so all of that has to take place which is another step in the process, but as far as any restrictions, there are no restrictions. Again, there are no changes to the parking area

and because of this there's no required changes because it's not a stand along use, it's in an existing shopping center and restaurant, it's just an element to the restaurant so there is nothing else the owner has to comply with other than what I'm talking about.

Crutcher said there is no increase occupancy or anything.

Christiansen replied there are Building Code requirements and everything with a repurpose, it's not just the construction elements, now you're dealing with everything that relates to this whole interior floor layout from what's proposed in construction. So, all those requirements, Fire Code requirements, Health Department requirements, aside from the Building Code requirements that are necessary, so all of those elements kick in. And when you change it like this there's occupancy and bathrooms, and all that has to be complied with and is required for anything as far as building permits if the special land use is approved and the site plan. So, occupancy, there's a limitation based upon the size of the building and all the other elements that follow the building code.

Crutcher asked about parking requirements and Christiansen replied it's based upon the center and all the permitted uses, so it's not based upon the individual uses and further discussion was held.

Gray asked if there will be outdoor seating in warmer months and the Applicant replied no. Christiansen stated outdoor seating requires its own process and the Applicant would have to come back before the Planning Commission for site plan approval for that.

Vice Chairman Perrot called for a motion to open the Public Hearing.

MOTION by Crutcher, supported by Westendorf, to open the Public Hearing.  
Motion carried, all ayes.

(The Public Hearing opened at 7:40 p.m.)

### **PUBLIC HEARING**

(No public heard)

MOTION by Crutcher, supported by Mantey, to close the Public Hearing.  
Motion carried, all ayes.

(The Public Hearing closed at 7:41 p.m.)

Vice Chairman Perrot opened the floor for a motion.

MOTION by Crutcher, supported by Mantey, to approve the site plan review and special land use request for Mama Eatz Bar, 35223 Grand River, as presented.  
Motion carried, all ayes.

### **DISCUSSION OF 2025/2030 CAPITAL IMPROVEMENT PROGRAM**

Vice Chairman Perrot introduced this item and turned it over to staff.

Director Christiansen stated this item is your consideration of the start of the process for the 2025/2030 City of Farmington Capital Improvement Program. What is on your screen right now and in your packet is a copy as typically has been generated annually and then presented to you of the Capital Improvement Program process for fiscal year 2025/2030 and it lays out the timeline, the schedule, for the update to the City of Farmington Capital Improvement Program. So you can see that this process typically kicks off in the mid/late fall and then goes through the fall and winter and as you're aware into the spring to then be completed in preparation for the City's consideration annually of the City of Farmington's budget. So, this is the schedule and as you can see here that if you go to the green, the green is Planning Commission, and here we are this evening in green, we're going to talk about the current CIP, the 2024/2029, and discuss any concerns or any items that you have any interest in the current Capital Improvement Program. The other thing we need to do this evening is to formally appoint a representative from the Planning Commission as you do annually to the Capital Improvement Program's Steering Committee. The Steering Committee actually meets starting in January, they usually meet a couple times and they are comprised of representatives of the City's Boards and Commissions, the City Council, City Management, Administrative Staff, and what the Committee does is to review the current Capital Improvement Program, take any comments, issues, any recommendations from the individual Boards and Commissions and the representatives from those Boards, Commissions, Committees, being there as part of the Steering Committee and then prepare a new draft which is the 2025/2030. That draft will then come back to you, if you look here, you go down to March 11<sup>th</sup>, the draft will be prepared for to have it before you as a draft in March. At that meeting we'll take a look at the draft as we typically annually do, any comments, concerns, items that you want to have addressed in the draft, and you'll schedule then or the request then is to schedule the required Public Hearing for the Capital Improvement Program and that will be in April, which is typical. And then at the Public Hearing or after the Public Hearing is held, the responsibility for approving the annual Capital Improvement Program, rests with the Planning Commission. And it rests with you statutorily under the Michigan Planning Enabling Act with respect to Master Plans, because it's part of the City Master Plan process, so you as a Commission are charged with the Master Plan and in that same



statute the Capital Improvement Program which really is a tool to help implement the Master Plan. So that's the schedule, the layout, again typical, and you then act on the CIP and forward it on to City Council for their consideration as well. The City as whole, all of their various projects and the capital outlay necessary for equipment, etc., is all within the Capital Improvement. So, it's a very important tool, a very useful tool, it's six years in duration but it's annual. So, every year one year falls off and the next year gets added to it, so that's kind of how that works.

So, if you page down, what is on screen right now is the current Capital Improvement Program, fiscal year 2024/2029. So, the six-year plan, 2024/2029 is what you considered, held a public hearing for and acted on at this time last year. I don't necessarily think we have to go through the whole thing unless there are things you want to highlight, I think everybody has had a lot of experience with this tool, I know that Commissioner Gray now has his first brush with this Capital Improvement Program. This year's consideration for the update and the 2025/2030, but this is a tool that provides you overview of all the capital improvement projects, all of the equipment that then is identified here over a certain value threshold, that then is identified, prioritized, it is time lined and then there is an estimated cost that goes with this. And it covers these items here, this is the Executive Summary. The largest portion of this in this six-year program for 2024/2029, 104 projects, a total value of almost 50 million dollars, broken down by year and you can see the largest portion of this program for funding needed identified is vehicles and equipment, so that's a capital need, then you see infrastructure, roads, sidewalks, water and sewer, drains, then you see facilities, buildings and grounds, land acquisition, then we get into operational elements, recreation and culture, and then back to physical facilities, parking lots, and these are all public items. So, this is the pie that kind of reflects that, most of you certainly have a lot of experience with this. You know that we use the tools that are in place, part of the Master Plan program for the City that help us then identify what's necessary in this implementation tool. So what's used to generate the CIP is the City of Farmington Master Plan, the Recreation Master Plan, the Farmington Vision Plan, the Downtown Area Plan, the Grand River Corridor Vision Plan, the Orchard Lake and Ten Mile Roads design plan, the Rouge River Nature Trail Project, and the Downtown Master Plan, all those tools are resources that help this program be developed. And then those program areas are focused on this document, the ones I mentioned, those buildings and grounds, the infrastructure drains, roads, sidewalks, water, sewer and the other elements I mentioned, too, land acquisition and redevelopment, recreation and culture as well. So, this tool then breaks everything down by section and I don't know if you want to get into all of that or if you have specific questions. But the whole purpose of this this evening is if you have particular areas of interest or concern, questions on a particular item, now is the time to talk about it. If there's something you don't feel is reflected in this past year's CIP that you think should be considered in this next cycle, you should talk about it and

then the other element this evening is to appoint a representative to the Steering Committee.

Vice Chairman Perrot stated his understanding is that Steve Majoros is willing and able to throw his hat back in the ring and represent the Planning Commission and Christiansen confirmed that. He then opened the floor for a motion.

MOTION by Westendorf, seconded by Crutcher, to appoint Commissioner Steve Majoros as the representative of the Planning Commission, to the 2025/2030 Capital Improvement Steering Committee.

Motion carried, all ayes.

Perrot asked if there were any questions by the Commissioners and further discussion was held.

### **2024 SCHEDULE OF PLANNING COMMISSION MEETINGS**

Vice Chairman Perrot introduced this item and turned it over to staff.

Christiansen presented the calendar of Planning Commission meetings for the 2024 year.

MOTION by Crutcher, supported by Kmetzo, to approve the 2024 schedule of Planning Commission meetings.

Motion carried, all ayes.

### **UPDATE – CURRENT DEVELOPMENT PROJECTS**

Director Christiansen acknowledged and welcomed City Attorney Matt Zalewski to the meeting.

Director Christiansen stated that this agenda item affords the commission an opportunity to ask any questions they might have about development or for an update of existing projects that are moving forward. He then went over the current projects and their progress thus far.

### **PUBLIC COMMENT**

None heard.

**PLANNING COMMISSION COMMENT**

Kmetzo wished everybody happy holidays and New Year.

**ADJOURNMENT**

MOTION by Crutcher, supported by Westendorf, to adjourn the meeting.  
Motion carried, all ayes.

The meeting was adjourned at 8:25 p.m.

Respectfully submitted,

---

Secretary

**a**