

FARMINGTON PLANNING COMMISSION PROCEEDINGS
City Council Chambers 23600 Liberty Street
Farmington, Michigan
Monday, March 12, 2012

Chairperson Christiansen 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, Christiansen, Crutcher, Scott.
Absent: Babcock, Chiara, Gronbach
A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: City Manager Pastue.

OTHERS PRESENT: Sherrin Hood, LSL Planning, Inc.

APPROVAL OF ITEMS ON CONSENT AGENDA

MOTION by Scott, seconded by Crutcher, to approve the items on consent agenda as follows:

- Minutes of February 13, 2012

Motion carried, all ayes.

MOTION by Bowman, seconded by Scott, to approve the agenda as submitted.
Motion carried, all ayes.

Zoning Text Amendment Dealing with Instructional Entertainment Uses

Pastue stated that the Planning Commission had discussed this issue at the September and November meetings and also at an informal study session in January. A revised ordinance incorporating the items previously discussed was presented.

MOTION by Scott, seconded by Crutcher, to open public hearing.
Motion carried, all ayes.

- A. Public Hearing – Proposed Amendment to Chapter 35, Zoning Ordinance, Section 35-252, to add the following definition:

INSTRUCTIONAL ENTERTAINMENT USES: Facilities intended for commercial or recreational use that combine instructional learning with social events and gatherings, such as art classes, music lessons, professional open house

receptions, etc. These uses may be permitted as a single, temporary event or as a permanent use.

MOTION by Scott, seconded by Crutcher, to open public hearing.
Motion carried, all ayes.

Public Hearing

No public comments heard.

MOTION by Bowman, seconded by Crutcher, to close the public hearing.
Motion carried, all ayes.

B. Consideration to Recommend Approval of Zoning Text Amendment

MOTION by Bowman, seconded by Crutcher, to move to submit for recommendation and approval to City Council, a City Code Text Amendment Dealing with Instructional Entertainment Uses.
Motion carried, all ayes.

City Code Text Amendment Dealing with Proposed Changes to Noise Ordinance

A. Public Hearing

Pastue indicated that a draft ordinance was presented to the Planning Commission at their November meeting. Based on comments and subsequent review, changes were made from the original draft.

MOTION by Scott, seconded by Crutcher to open Public Hearing.
Motion carried, all ayes.

Public Hearing

No public comments heard.

MOTION by Crutcher, seconded by Scott, to close Public Hearing.
Motion carried, all ayes.

B. Consideration to Recommend Approval of City Code Text Amendment.

MOTION by Crutcher, seconded by Bowman, to Recommend Approval of City Code Text Amendment.
Motion carried, all ayes.

Adult Day Care Special Land Use Application – Grand Dry Cleaners, 32821 Grand River

A. Introduction of Special Land Use Request

Pastue stated that a special land use application for an adult day care use at the Grand Dry Cleaners, 32821 Grand River, was received by City Administration.

Christiansen explained that special land uses have special conditions and require some level of special consideration and require a public hearing to be held by the Planning Commission. They also require submittal of a plan.

Vincent Cataldo, architect for the project, addressed the Commission, indicating that the applicant is interested in using the upper apartments of the building as adult day care until her clientele is such that they would close the cleaners and move the day care to the lower level. He stated there are no architectural changes proposed for building other than interior modifications. Hours of operation and expected time frame were discussed. A site plan was provided to the Commission.

Scott inquired if upper apartments were ever rented out or on the market.

Savia Rosalia (ph), owner of Grand Cleaners, explained apartments have been vacant due to the noise and hours of operation of the cleaners.

Scott expressed concern about the parking capacity.

Pastue stated there is more flexibility in downtown area as to parking and that a full report will be provided at the April 9th meeting.

Bowman stated this was an interesting use of the building and of great need in our community.

Hood stated that any restrictions could be stippled to in the Special Land Use approval.

Further discussion was held.

B. Consideration to Schedule Public Hearing.

MOTION by Bowman, seconded by Crutcher, to schedule a Public Hearing for the April 9th meeting concerning the Special Land Use Application – Grand Dry Cleaners, 32821 Grand River.

Motion carried, all ayes.

Recreational Use Special Land Use Application – Farmington Tennis Club, 22777 Farmington Road

Commission Scott indicated since his office is architect of record for the project, he recused himself from the presentation and left Council Chambers.

A. Introduction of Special Land Use Request

Pastue indicated that City Administration received a special land use application to expand the recreatioal use at the Farmington Tennis Club. A site plan was provided showing the proposed expansion on the north side of the property.

Marcia Butkovic from Jeffrey A. Scott Architects made a presentation to the Commission. The Tennis Club is looking to develop area and make a basketball court, soccer field and a rope course. Decorative fencing would be placed facing Farmington Road and Norway and Colorado Spruce all around the perimeter. They would operate 8:00 a.m. to dusk and there would be no night activities.

Further discussion was held on the proposed changes.

George Kirts went into more detail about the rope course indicating it was being purchased from a Michigan company headquartered in Allegan and primarily for ages 8 or 9 and up.

Christiansen inquired if adjacent condo owners had any introduction to the project.

Mary Reed, owner of Tennis Club, responded that some neighbors are members at the club. She also stated the esthetic improvements in the landscaping would be a plus.

Discussion was held concerning trash receptacles in the picnic area, maximum capacity on the ropes course and other issues.

Jeff Griem, general manager of Sky Ropes, clarified questions about the Ropes Course.

B. Consideration to Schedule Public Hearing

MOTION by Bowman, seconded by Crutcher, to Schedule a Public Hearing regarding the Recreational Use Special Land Use Application by the Farmington Tennis Club, 22777 Farmington Road, for the April 9, 2012 Planning Commission meeting.
Motion carried, all ayes.

PUBLIC COMMENT

None heard.

COMMISSION COMMENTS

Pastue indicated he will be recommending changes in financing millage, asking for a dedicated millage for capital improvements including roads, buildings.

ADJOURNMENT

MOTION by Crutcher, seconded by Scott, to adjourn the meeting.
Motion carried, all ayes.

The meeting was adjourned at 8:30 p.m.

Secretary

APPROVED BY: _____

DATE: _____