

FARMINGTON PLANNING COMMISSION PROCEEDINGS
Farmington Public Library, 23550 Liberty Street
Farmington, Michigan
September 8, 2014

Chairperson Bowman called the meeting to order at 7:08 p.m. in the Farmington Public Library, 23550 Liberty Street, Farmington, Michigan.

ROLL CALL

Present: Bowman, Buyers, Chiara, Crutcher, Gronbach

Absent: Babcock, Majoros

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: City Manager Pastue, Director Christiansen, Building Inspector Koncsol, Councilpersons Cowley, McShane, Schneemann, Scott and Mayor Galvin.

APPROVAL OF AGENDA

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

Motion carried, all ayes.

APPROVAL OF ITEMS ON CONSENT AGENDA

a. Minutes of Regular Meeting – August 11, 2014

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

Motion carried, all ayes.

**MICHIGAN ECONOMIC DEVELOPMENT CORPORATION (MEDC) PRESENTATION
REDEVELOPMENT READY COMMUNITIES (RRC) PROGRAM**

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

Director Christiansen stated that there will be a presentation by the Michigan Economic Development Corporation (MEDC) regarding Redevelopment Ready Communities (RRC) at tonight's Planning Commission meeting. He stated that attached with the staff report there was a memorandum from the City Manager and additional materials to describe the RRC program. He indicated the City is pursuing the RRC designation from the MEDC and the meeting and presentation tonight is part of the evaluation process. He noted that representatives of all the City's Boards and Commissions were present at the meeting. He introduced Jennifer Rigterink and Stacy Esbrook from the MEDC who would facilitate the presentation.

Jennifer Rigterink, who oversees the statewide program, made a power point presentation on the RRC program which is a certification program looking at a

community's planning and zoning activities, plans, policies. She went through the handout provided to the Commission indicating it would give an overview of what the RRC is as well as the history of the program. The various steps were reviewed in the process resulting in the culmination of the signing of a memorandum of understanding.

Stacy Esbrook then went over the Best Practices policy of the program indicating the steps involved being signing a memorandum of understanding, adopting a resolution of support by a governmental body, providing pre-evaluation information, reviewing best practices and engaging in a best practice training series. She then welcomed questions from the audience and the Commissioners.

McShane inquired if there was a logo used in marketing cities and Rigterink responded that there is a certification logo that the community will have a licensing agreement enabling them to use it on letterhead or website similar to the "Pure Michigan" branding.

Mayor Galvin asked how the formal structure that is in this program is perceived by developers and the like and further discussion was held.

Rigterink touched on the development feasibility studies that had been performed.

Cowley asked for specific examples of cities that had participated in the program and their success in completing same.

Rigterink cited Roseville as one whose city manager states that going through the process has made their different boards and commissions more cohesive. She also named Muskegon, Allegan and Boyne City as places where development feasibility studies were done. She invited all to Roseville on the coming Wednesday at 9:00 a.m. where their certification event will take place. She also said as a result of their participation in this program, an economic development director position was created in Roseville and it was that individual who facilitated the completion of the program and its success.

Scott inquired if MDOT and other reviewing bodies were asked for input in the program and Rigterink responded in the affirmative and discussion followed.

Christiansen thanked them for their presentation as well as Chairperson Bowman.

**OUTDOOR SEATING SITE PLAN REVIEW – FARMINGTON BREWING COMPANY,
33336 GRAND RIVER AVENUE**

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

Christiansen stated they had received an application and site plan submitted by the Farmington Brewing Company for outdoor seating at 33336 Grand River Avenue, that being in the Central Business District, the application must be reviewed by both the Downtown Development Authority and Planning Commission for approval.

Jason Schlaff, 35249 Caryn, Farmington Hills, one of the owners of the Brewery, was present to address the layout and pictures provided to the Planning Commission and to answer any questions. He stated they wanted to continue on with the front fascia and theme from Cowley's Irish Pub, using the same wrought iron gate system.

Christiansen provided an aerial photo showing the intersection of Grand River and Farmington Road. He stated the 33336 address was repurposed a number of years ago with a façade renovation and interior modifications and reconstruction inside for the Mentobe Café. The Brewery is the new tenant and they are in the process of finishing some interior modifications and want to take advantage of the streetscape and have outdoor seating area like Cowley's and the Basement Burger Bar. Christiansen indicated that Mentobe had outdoor seating but change of use requires coming back before the Planning Commission for approval.

A powerpoint presentation was shown depicting the proposed layout of chairs and tables. The same wrought iron tables and chairs used for the prior tenant will be utilized at the Brewery.

The floor was opened up for questions from the Commissioners.

Bowman inquired if there would be wait service outside and the Petitioner responded in the affirmative.

Gronbach sought clarification from the Petitioner that the fence would be in line with Cowley's with the five foot sidewalk and that matching materials would be utilized and he indicated it would. He then inquired if there would be outside trash receptacles outside and the Petitioner stated he didn't expect large trash generation from the outdoor seating.

Crutcher inquired on the width of the opening and the Petitioner responded it was a double door and wheelchair accessible.

Buyers asked about the height of the fence and the Petitioner stated it is approximately 38 inches, with the goal to match it exactly with Cowley's.

Chairperson Bowman thanked the Petitioner for the information and entertained a motion from the Commission.

MOTION by Gronbach, seconded by Buyers, to approve outdoor seating for the Farmington Brewing Company, 33336 Grand River Avenue, with the provision that the

SITE PLAN REVIEW – EXXON MOBIL SERVICE STATION, 32410 GRAND RIVER AVENUE

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

Christiansen indicated that the property owner for former site of the BP Gas Station is proposing several changes and improvements as well as upgrades to the existing service station site which will be an Exxon Mobil Station. They will included interior modifications to the existing service station building and exterior changes to the existing building façade and service station site. The exterior changes include façade improvements and parking lot upgrades as well. The applicant has submitted a site plan for the proposed changes and improvements for review by the Planning Commission.

Christiansen put up an aerial photo of the site at Grand River and Power. He stated the existing service station was built in 1957 and has a series of bays as well as a small vestibule area. The Petitioner submitted plans to improve the existing building, expand the interior to create a convenience store, which will be expanded from the existing vestibule into two of the bays. The third service bay area will be repurposed and opened up.

Chairperson Bowman invited the Petitioner to come forward.

Ziad El-Baba, Engineer for the project, Walled Lake, Michigan stated the service station in order to compete wants to expand into the two bays to put in a convenience store. They are proposing a walk-in cooler, new sales counters, and an enhancement of the façade of the building. They are not adding any square footage at this time. He said the building now is old fashioned and they are proposing a more modern approach in order to be more appealing and to compete as a retail store and not just a gas station.

Chairperson Bowman thanked Mr. El-Baba and opened the floor up for questions from the Commission.

Crutcher inquired as to the number of parking space provisions and Mr. El-Baba responded there are eighteen, where eleven is required. Crutcher then asked him to delineate where they are and discussion followed.

Christiansen stated that staff questioned the operation and indicated that being that the stations is expanding into a convenience store and will maintain a repair bay, they need additional parking for cars that are in service.

Gronbach inquired of Inspector Koncsol if the issue of vehicles being stored on premise could be addressed with Code Enforcement and Koncsol responded that it could and that if a violation occurred it could be addressed in court as well.

Mr. El-Baba replied by stating that after investing all of the money into the improvement of the façade that they certainly would not want to make it look like a used car lot. He also stated they are more focused on the convenience store aspect of the station rather than the mechanic side.

Further discussion was held on the issue of parking of vehicles on the property and other parking concerns.

Crutcher inquired if there was a landscape plan and Christiansen responded they had not received one yet.

Gronbach stated that there is usually a sample board of materials with colors with site plan approval and there is not one with this application.

Further discussion was held about the missing elements of the site plan.

Christiansen suggested that in light of the concerns expressed about the lack of landscape plans and samples of building materials that perhaps this agenda item should be tabled until the next meeting so they can be supplied to the Commission.

MOTION by Buyers, seconded by Crutcher, to table Petitioner's request for Site Plan Review for Exxon Mobile Service Station, 32410 Grand River Avenue, until the regularly scheduled October Planning Commission meeting or the next scheduled meeting in two weeks, depending on when the applicant provides the missing materials required by the Commission.

Motion carried, all ayes.

**PRE-APPLICATION CONFERENCE WITH PLANNING COMMISSION ON PUD
PLANNED UNIT DEVELOPMENT CONCEPT PLAN – GRAND RIVER-HALSTEAD
PLAZA**

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

Pastue introduced Lonnie Zimmerman to talk about the project.

Zimmerman indicated the 14.04 acre old K-Mart Center on Grand River and Freedom Road has had a lot split conditionally approved and that the developers of the site felt it could benefit from the PUD process. He introduced the key persons present at the meeting that will be involved in developing the site.

A power point presentation was shown depicting the proposed plans for the four parcels involved detailing the landscaping plans, office building façade, primary access to the site, parking, and other elements of the project.

Based on time constraints, there was brief questioning by the Commissioners.

Bowman raised the question of the phrase “new car prep” that was described in the area proposed for the Suburban Collection and it was explained that is where new vehicles are brought to prepare them for the showrooms.

Crutcher asked why the location was not on the west side of Freedom Road as opposed to where they propose it and the response was that a traffic study was done and the location would allow the site to flow efficiently based on where the initial car hauling trucks come in. Crutcher then commented on the impact of the noise on the residential areas close by. The Petitioner responded the area could be relocated to another part of the site if that posed a problem.

Chairperson Bowman thanked the Petitioners for their brief overview and indicated that the matter is set for a Public Hearing at the September 22nd, 2014 Planning Commission Meeting.

PUBLIC COMMENT

Paul Bertin asked the developers of the Grand River – Halstead Plaza to consider something softer, stating their architecture is somewhat dated.

PLANNING COMMISSION COMMENTS

None heard.

STAFF COMMENTS

None heard.

ADJOURNMENT

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

The meeting was adjourned at 8:55 p.m.

Respectfully submitted,

Secretary