



PLANNING COMMISSION MEETING
Monday, February 10, 2014 – 7:00 p.m.
City Council Chambers
23600 Liberty Street
Farmington, MI 48335

AGENDA

- 1. Roll Call**
- 2. Approval of Agenda**
- 3. Approval of Items on the Consent Agenda**
 - A. January 13, 2014 Minutes**
- 4. Public Hearing – Proposed Zoning Ordinance Text Amendment : Outdoor Display, Sales and Storage**
- 5. Pre-Application Conference with Planning Commission on PUD Planned Unit Development Concept Plan – Grand River/Halstead Plaza Redevelopment**
- 6. MSU Cooperative Extension Citizen Planner Program Presentation – Annette Knowles, Assistant to the City Manager**
- 7. Appointment of Planning Commission Member/Liaison to the Board of Zoning Appeals**
- 8. 2014 Planning Commission Membership List**
- 9. Public Comment**
- 10. Planning Commission Comment**
- 11. Adjournment**

FARMINGTON PLANNING COMMISSION PROCEEDINGS
City Council Chambers 23600 Liberty Street
Farmington, Michigan
Monday, January 13, 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: Babcock, Bowman, Buyers, Chiara, Crutcher

Absent: Gronbach

A quorum of the Commission was present.

Chairperson Bowman wished everyone a Happy New Year. She also commented on the email transmission of the Board packets.

OTHER OFFICIALS PRESENT: Director Christiansen, Building Inspector Koncsol.

OTHERS PRESENT: Sherrin Hood, LSL Planning.

APPROVAL OF AGENDA

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

MOTION carried, all ayes.

APPROVAL OF ITEMS ON CONSENT AGENDA

a. Minutes of Regular Meeting – October 14, 2013

MOTION by Buyers, seconded by Chiara, to approve the item on the Consent Agenda.

MOTION carried, all ayes.

ZONING ORDINANCE TEXT AMENDMENT – OUTDOOR DISPLAY, SALES AND STORAGE

Chairperson Bowman introduced this agenda item.

Director Christiansen indicated there was a staff report included in the Commission's packets. He explained the text amendment stating it was discussed last year and now is asking for an amendment. He stated the agenda item is for the Planning Commission to review and then schedule a public hearing. He then turned the item over to Sherrin Hood.

Hood indicated that Kevin and Vince discussed with her possible revisions regarding the outdoor display, sales and storage language of the ordinance. A revision to the ordinance was then drafted. The provision for temporary storage was removed in favor of general standards to be applied to both temporary and permanent storage areas and must receive site plan approval by the Planning Commission. Some of the concerns addressed were that the ordinance should allow for seasonal items and not to provide an extra area of display for items belonging in the store. She then detailed the areas that were addressed and contain changes.

Christiansen stated the Planning Commission had a couple instances last year when there were requests for seasonal display areas that were granted because there was no language prohibiting them in the ordinance. The new language would allow the Planning Commission to have the means to look at the appropriateness of the requests and make sure they met the requirements of the ordinance. He indicated that businesses in the Central Business District are handled through the DDA and City Council.

The square footage requirement of the ordinance was discussed as well as having qualifiers to the types of materials displayed as well as displaying them on a durable surface. Change of ownership would require coming back before Planning Commission for renewal. The areas and timeframes for seasonal requirements and covered versus uncovered areas of display were discussed.

Hood then asked for feedback from the Commission.

Bowman thanked Hood and Christiansen for addressing the issue and presenting it in a clear and concise format.

Babcock commented that she loved the rationalization and hearing why the changes were made. She then inquired about existing businesses with outdoor storage and whether they would have to go through site plan approval.

Hood responded in the affirmative indicating businesses usually provide a close-up of sidewalk and front of building and where they are requesting to display.

Christiansen indicated it would be an amendment to their site plan rather than a full site plan approval and Hood stated it would be a means of gathering enough information for the Commission to make an informed decision on their request.

Babcock then inquired about businesses that have already been granted and what effect this change in the ordinance would have.

Christiansen responded that current businesses would be grandfathered but if it changed hands or based upon the Building Inspector's approval of how they operated

in the past year, that the renewal would not be granted, and they would then have to come back before the Commission and reapply under the new terms of the ordinance.

Discussion was held on Item #7 and whether it should be stricken or not.

Further discussion was held on Farmer's Market activities as well as Founder's Festival and other special events.

Chiara inquired about the responsibility of merchandise left outside in outdoor displays and further discussion was held. He also inquired about the reasoning for the placement of the sign on the Mommies to Mommies business on Shiawassee rather than Orchard Lake Road.

Crutcher asked if the limitation of 20,000 square feet were put in place, how many establishments in the community would qualify for that and Christiansen responded most of the bigger boxes in the shopping centers. He also asked for clarification of the amendment language with smaller establishments not being in a shopping center and the relief they would seek for same and Christiansen responded through the ZBA.

Crutcher then inquired if gas stations were subject to the same process and Christiansen stated the language would be clarified in regard to that and they may be exempt.

Christiansen then indicated that one of the challenges in determining whether an ordinance needs to be amended or not is to take into consideration the number of violations occurring to same and that gas stations have not presented themselves in that fashion thus far.

Hood then clarified that the smaller establishments not in shopping centers still have the ability to come before City Council and request a special event or weekend sale.

Crutcher then asked if there was a time limitation imposed on such and Christiansen responded they could come in and get a permit for that temporary sale. He then asked the timeframe for same and Koncsol responded ten consecutive days per season which can be broken up.

Buyers responded to Chiara's question about liability with regard to outdoor storage. He then complimented the well thought out draft of the ordinance. He asked for clarification with regard to existing users and whether only a change of use or ownership would they need to amend their plan and Christiansen responded that same use, same owner would be grandfathered in. But if a business changed and they wanted outdoor storage, a new business, change of use, they would be required to follow the new provisions which is coming forward with a site plan review and approval before the Planning Commission.

Babcock commented that the Building Inspector has the authority to retract same if a business is up for renewal and the terms were not adhered to.

Buyers reiterated that those users who would be new owners, new different users would come before Planning Commission with their site plan, they would be approved or not approved and that would stay in place until a change in ownership.

Christiansen responded unless there was a code violation or how outdoor storage is operated.

Buyers asked if the proposed language gives Koncsol the authority to do an annual review and Hood responded it didn't include annual but it can be kept in on Page 3, items d and e.

Christiansen stated that 6 (d) and (e) would be kept in and further discussion was held as to the language of the ordinance, including Item 11 as well as change of ownership ramifications.

Christiansen explained there are three levels of retail sales in the City, all retail sales shall be within a completely enclosed building. Secondly, there is an opportunity for outdoor display sales and storage seasonally, with site plan review and approval of Planning Commission and ordinance requirements. Third, temporary sales or special event, that is for a limited time period on a special basis.

Hood questioned change of ownership versus change of use and how that would affect their permit for outdoor display.

Crutcher asked if language could be added to address that concern and further discussion was held.

Babcock stated that she would like to see it amended to in no way transferable by ownership or use and detailed the reasons why.

Koncsol would like the Commission to look into an ordinance with regard to outdoor seating and storage and cites Luigi's and outdoor display in regard to Farmington Florist, to give some focus and direction via ordinance in dealing with that in the wintertime.

Christiansen stated that that would have to be in an amendment to the outdoor seating provisions, regarding storage of same and that would have to be looked into and further discussion was held.

The Commission then went over the proposed revisions and discussion followed.

Hood then stated she would email revised draft soon to the Commission so the Public Hearing can go forward on February 10, 2014.

MOTION by Chiara, seconded by Crutcher, to hold public meeting February 10, 2014
MOTION carried, all ayes.

ELECTION OF OFFICERS – PLANNING COMMISSION SECRETARY

Chairperson Bowman stated the Planning Commission is short one commissioner and also a secretary due to Jeff Scott moving to City Council.

Director Christiansen detailed the term of office vacated by Mr. Scott.

MOTION by Babcock, seconded by Crutcher, to nominate Chiara as secretary. Chiara accepted the nomination.
MOTION carried, all ayes.

Christiansen stated there is still a seat to fill and the matter was referred to City Council.

2014 PLANNING COMMISSION MEETING SCHEDULE

The 2014 Planning Commission Meeting Schedule was presented to the Commission, with the indication that the meetings occur on the second Monday of the month.

MOTION by Chiara, supported by Crutcher, to accept the 2014 Planning Commission Meeting Schedule.
MOTION carried, all ayes.

PUBLIC COMMENT

None heard.

PLANNING COMMISSION COMMENTS AND ANNOUNCEMENTS

Bowman stated that she participated in the 5k downtown and her father was a volunteer for the event and he wanted her to pass along how well organized the event was. The planners of event were thrilled in working with City in bringing the event here. It was the third race held in Farmington and she expressed thanks to administration and all parties involved.

Bowman is also looking forward to meeting new commission when one is selected.

Christiansen stated there are a lot of qualified candidates and Council is looking for a very qualified addition to complement standing Commission.

Christiansen stated there is a lot coming up with the City, economic and community development, quite a few things as seasons change, a lot of potential on horizon. There are significant redevelopment projects coming along, the courthouse property and its redevelopment, commercial redevelopment up and down Grand River and throughout community with the implementation of the Vision Plan and Grand River Authority Plan and updating and making a current Master Plan.

ADJOURNMENT

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

The meeting was adjourned at 8:35 p.m.

Respectfully submitted,

Secretary

Farmington Planning Commission Staff Report	Planning Commission Date: February 10, 2014	Reference Number
Submitted by: Kevin Christiansen, Economic and Community Development Director		
Description Public Hearing – Proposed Zoning Ordinance Text Amendment: Outdoor Display, Sales and Storage		
<p><u>Background</u></p> <p>The Planning Commission reviewed a 1st draft of a proposed amendment to the current Outdoor Display, Sales and Storage regulations in the Zoning Ordinance at the 1/13/14 meeting prepared by LSL. A 1st revision to the proposed amendment was prepared by LSL after the 1/13/14 meeting (dated 1/16/14) and provided electronically to the Planning Commission for additional review and comment. Attached is a 2nd revised proposed Zoning Ordinance text amendment (dated 2/5/14) regarding Outdoor Display, Sales and Storage prepared by LSL.</p> <p>The requested action of the Planning Commission is to hold the required public hearing as scheduled and noticed on the proposed Zoning Ordinance Text Amendment for Outdoor Display, Sales and Storage, to make a recommendation on the proposed amendment, and to forward it to City Council for their review and consideration.</p> <p>Attachment</p>		



February 5, 2014

To: Kevin Christiansen, Community and Economic Development Director
City of Farmington Planning Commission

From: Sherrin Hood, Senior Planner

Re: Draft Outdoor Display, Sales and Storage amendments

The following pages contain the revised draft that was prepared in response to the various Planning Commission comments received since our last discussion.

MARKED UP VERSION

Revise item (a) of the Special Provisions of Section 35-102, Table of Uses as shown below:

(a) All retail businesses shall be conducted within a completely enclosed building; provided, however, that a site plan may be approved by the planning commission for accessory outdoor display, sales or storage, including garden centers and nurseries, subject to *ARTICLE 13, SITE PLAN APPROVAL* and the following requirements:

1. *Outdoor display, sales or storage may be considered for the following businesses:*

- a. *Businesses located within a Shopping Center as defined in this ordinance*
- b. *Businesses located within a building that exceeds 10,000 square feet in size*
- c. *Businesses located within the Central Business District (CBD)*

2. *Items sold shall:*

- a. *Relate to the permanent business, such as the sale of flowers at a home improvement store, sale of ice melt at automobile service stations, storage of propane tanks at retailers, etc., and shall be owned and operated by the same merchant within the building.*
- b. *Not include items that are customarily sold inside the building. For example, furniture stores may not place furniture outside for sale.*
- c. *Be located on a durable and dustless surface and shall be graded and drained to dispose of all surface water.*
- d. *Be arranged and constructed so as not to pose a hazard to pedestrians and to minimize risk of fire hazard.*

~~1. Merchandise displayed shall be accessory to the retail business conducted within the building and shall be owned and operated by the same merchant within the building.~~

23. Outdoor storage or display is allowed outside of the required yards where confined to areas shown on an approved site plan. The planning commission may require that areas where outdoor display, sales, or storage are permitted be clearly marked with pavement markings or other means for purposes of enforcement and ensure maintenance of fire lanes.

~~3. Outdoor display, sales, or storage, including any structure or enclosure, shall be arranged and constructed to minimize risk of fire hazard and be structurally sound.~~

~~4. Any staging area intended for the temporary loading or unloading of materials for outdoor display or sales shall be clearly noted on the site plan and marked on the pavement. Activities in such areas are restricted to unloading and may not be used for storage or display.~~

54. Outdoor vending machines and drop boxes shall be prohibited. This provision shall not apply to ice machines, **propane sales**, and newspaper stands.

~~6. Where seasonal commercial outdoor display and sales of retail items is proposed within a sidewalk, the following requirements shall apply:~~

A5. Display areas shall be limited to 10% of the gross floor area of the principal building, or that portion of the building occupied by the business, and shall be located within the paved area adjacent to the building, and arranged so as to not to consume required parking or obstruct circulation. Display areas shall also maintain adequate clear area for safe pedestrian circulation along the sidewalk in front of the building, which shall be no less than 5 feet wide in the CBD and shall be no less than 3 feet wide in C-2 and C-3; provided, however, that the width of the clear area shall in all events meet all applicable state and federal regulations and building codes, including all barrier-free and ADA requirements. Other open or unused areas of the site may be utilized so long as parking is not obstructed and there is no detriment to adjacent property.

b. Items shall be arranged so as not to pose a hazard to pedestrians. No items shall be stored, displayed, or stacked above a height of 4 feet.

6. **Display areas shall also maintain adequate clear area for safe pedestrian circulation along the sidewalk in front of the building, which shall be no less than 5 feet wide in the CBD and shall be no less than 3 feet wide in C-2 and C-3; provided, however, that the width of the clear area shall in all events meet all applicable state and federal regulations and building codes, including all barrier-free and ADA requirements.**
- G7. Displays shall be prohibited on municipally-owned sidewalks, public land or public right-of-way unless approved by the City Council. **except as may be allowed by the City Council for special events.**
- ~~d. The permit shall be valid for one calendar year. During that calendar year, merchandise may be placed outdoors for a total of no more than 8 months, which need not be consecutive months, such as 4 months in spring and fall. The timeframe shall be specified in the permit application. All structures associated with the outdoor display shall be temporary and removable at the end of the season for storage indoors.~~
- ~~e. Following the initial planning commission site plan approval, the permit may be renewed annually by the building official, subject to the plan originally approved by the planning commission. If the building official finds any violations of this ordinance or the conditions of the planning commission's original approval, no renewal shall be issued, and any new outdoor display shall require a new permit from the planning commission.~~
7. ~~Outdoor display, sales, or storage that is permanent or is utilized for more than 8 months during a calendar year, such as a garden center, shall be permitted, subject to site plan approval and the following:~~
- ~~a. Decorative fences, knee walls, other architectural features containing limits or enclosures may be required by the planning commission to assure compatibility with the existing or intended character of the general vicinity. An obscuring screen consisting of a wall, fence or landscaping shall be required as determined by the planning commission.~~
- ~~b. All stored materials or equipment, including loosely packaged materials, shall not be piled, stacked or stored higher than the height of the obscuring screen or the height of the building if stored along a building wall.~~
- ~~c. The storage of pallets, soil, stone, sand, mulch, and similar loosely packaged materials shall be contained and covered to prevent blowing onto adjacent properties. The planning commission may require construction of a containment area for such uses, particularly when large quantities will be present.~~
- ~~d. All outdoor storage areas shall be paved with a permanent, durable, and dustless surface and shall be graded and drained to dispose of all surface water.~~
- E8. All loading and truck maneuvering shall be accommodated on-site or on a dedicated easement.
- F9. Fencing and lighting for security and aesthetic purposes may be required as determined by the planning commission. All lighting shall be shielded from adjacent residential areas in accordance with *Section 35-48, Exterior Lighting*.
10. **Uncovered items may be displayed or stored outside between April 15th and October 31st. The Building Official may extend this time as weather permits. All structures associated with temporary outdoor display shall be temporary and removable at the end of the season for storage indoors.**
11. **Outdoor storage may be permitted as part of an approved site plan, under the following terms:**
- a. The permit shall be valid for one calendar year.**
- b. Following the initial Planning Commission site plan approval, the permit may be renewed annually by the building official, subject to the plan originally approved by the Planning**

Commission. If the building official finds any violations of this ordinance or the conditions of the planning commission's original approval, no renewal shall be issued, and any new outdoor display shall require a new permit from the Planning Commission.

- c. Approved outdoor display, sales and storage areas may continue until such time as the property ownership changes or a revised site plan is approved. Approval shall not be transferrable to new owners or users. Changes of ownership or use shall be required to return to the Planning Commission for a renewal of their privileges, to ensure they are aware of the limitations that exist.*

- 12. The Planning Commission may allow outdoor display, sales and storage for additional businesses that do not meet the criteria listed in sub-section 1, provided all other provisions of this Section are met and the request is consistent with the intent of the ordinance.*

CLEAN VERSION

Section 35-102 Table of Uses

Special Provisions

- (b) All retail businesses shall be conducted within a completely enclosed building; provided, however, that a site plan may be approved by the planning commission for accessory outdoor display, sales or storage, including garden centers and nurseries, subject to *ARTICLE 13, SITE PLAN APPROVAL* and the following requirements:
1. Outdoor display, sales or storage may be considered for the following businesses:
 - a. Businesses located within a Shopping Center as defined in this ordinance
 - b. Businesses located within a building that exceeds 10,000 square feet in size
 - c. Businesses located within the Central Business District (CBD)
 2. Items sold shall:
 - a. Relate to the permanent business, such as the sale of flowers at a home improvement store, sale of ice melt at automobile service stations, storage of propane tanks at retailers, etc., and shall be owned and operated by the same merchant within the building.
 - b. Not include items that are customarily sold inside the building. For example, furniture stores may not place furniture outside for sale.
 - c. Be located on a durable and dustless surface and shall be graded and drained to dispose of all surface water.
 - d. Be arranged and constructed so as not to pose a hazard to pedestrians and to minimize risk of fire hazard.
 3. Outdoor storage or display is allowed outside of the required yards where confined to areas shown on an approved site plan. The planning commission may require that areas where outdoor display, sales, or storage are permitted be clearly marked with pavement markings or other means for purposes of enforcement and ensure maintenance of fire lanes.
 4. Outdoor vending machines and drop boxes shall be prohibited. This provision shall not apply to ice machines, propane sales, and newspaper stands.
 5. Display areas shall be limited to 10% of the gross floor area of the principal building, or that portion of the building occupied by the business
 6. Display areas shall also maintain adequate clear area for safe pedestrian circulation along the sidewalk in front of the building, which shall be no less than 5 feet wide in the CBD and shall be no less than 3 feet wide in C-2 and C-3; provided, however, that the width of the clear area shall in all events meet all applicable state and federal regulations and building codes, including all barrier-free and ADA requirements.
 7. Displays shall be prohibited on municipally-owned sidewalks, public land or public right-of-way except as may be allowed by the City Council for special events.
 8. All loading and truck maneuvering shall be accommodated on-site or on a dedicated easement.
 9. Fencing and lighting for security and aesthetic purposes may be required as determined by the planning commission. All lighting shall be shielded from adjacent residential areas in accordance with Section 35-48, Exterior Lighting.
 10. Uncovered items may be displayed or stored outside between April 15th and October 31st. The Building Official may extend this time as weather permits. All structures associated with temporary outdoor display shall be temporary and removable at the end of the season for storage indoors.
 11. Outdoor storage may be permitted as part of an approved site plan, under the following terms:

- a. The permit shall be valid for one calendar year.
 - b. Following the initial Planning Commission site plan approval, the permit may be renewed annually by the building official, subject to the plan originally approved by the Planning Commission. If the building official finds any violations of this ordinance or the conditions of the planning commission's original approval, no renewal shall be issued, and any new outdoor display shall require a new permit from the Planning Commission.
 - c. Approved outdoor display, sales and storage areas may continue until such time as the property ownership changes or a revised site plan is approved. Approval shall not be transferrable to new owners or users. Changes of ownership or use shall be required to return to the Planning Commission for a renewal of their privileges, to ensure they are aware of the limitations that exist.
12. The Planning Commission may allow outdoor display, sales and storage for additional businesses that do not meet the criteria listed in sub-section 1, provided all other provisions of this Section are met and the request is consistent with the intent of the ordinance.

Farmington Planning Commission Staff Report	Planning Commission Date: February 10, 2014	Reference Number
Submitted by: Kevin Christiansen, Economic and Community Development Director		
Description Pre-Application Conference with Planning Commission on PUD Planned Unit Development Concept Plan – Grand River/Halstead Plaza Redevelopment		
<p><u>Background</u></p> <p>This item is a pre-application conference (discussion and review) with the Planning Commission on a proposed PUD planned unit development concept plan for the redevelopment of Grand River/Halstead Plaza (former Kmart Shopping Center site). Article X. PUD Planned Unit Development, Section 35-135. Approval Procedure of the Zoning Ordinance provides PUD applicants and opportunity to request an optional pre-application conference with the Planning Commission on a proposed PUD concept plan. The purpose of the pre-application conference is to discuss the appropriateness of a PUD and the concept plan to solicit feedback and to receive requests for additional materials supporting the proposal. An applicant desiring such a conference shall request placement on a Planning Commission agenda.</p> <p>The applicant, Farran Group, LLC of Missoula, MT has submitted a PUD concept plan for the redevelopment of Grand River/Halstead Plaza. The concept plan includes an existing conditions survey of the site, a proposed layout/site plan, and an elevation/perspective of a proposed building. Also attached is an aerial photo of the site. The applicant will be at the 2/10/14 meeting to present the PUD concept plan to the Commission.</p> <p>Attachments</p>		



CITY OF FARMINGTON

For office use only

Date Filed: _____

Fee Paid: _____

Planned Unit Development Application

1. Project Name T.B.D.

2. Location of Property

Address _____

Cross Streets GRAND RIVER / FREEDOM ROAD

3. Identification

Applicant Farran Group, LLC

Address 430 N. Ryman St.

City/State/Zip Missoula, MT 59802

Phone 406.541.9000 Fax _____

Interest in the Property (e.g. fee simple, land option, etc.)

9 Property Owner 9 Other (Specify) Under Contract to purchase
fee simple

Property Owner Farran Group, LLC

Address _____

City/State/Zip _____

Phone _____ Fax _____

Preparer of Site Plan SIEGAL/TUOMAINEN ASSOCIATES

Address 29200 NORTHWESTERN HWY

City/State/Zip SOUTHFIELD, MI 48034

Phone 248.352.0099 Fax 248.352.0088

4. Property Information

Zoning District C2 Area APPROX 14.07 AC
Width 915' Depth 945'
Current Use RETAIL (MOSTLY VACANT)

Zoning District of Adjacent Properties to the

North OFFICE South R1D East R3 West 1.5 FREEWAY
FARMINGTON HILLS

5. Proposed Use

G Residential	APPROX Acres	<u>3.67</u>	Number of Units	<u>200</u>
G Office	Acres	<u> </u>	Gross Floor Area	<u> </u>
G Commercial	APPROX Acres	<u>5.4</u>	Gross Floor Area	<u>50,600 SF</u>
G Industrial	Acres	<u> </u>	Gross Floor Area	<u> </u>
G Institutional	Acres	<u> </u>	Gross Floor Area	<u> </u>
G Other	Acres	<u> </u>	Gross Floor Area	<u> </u>

6. Planned Unit Development Eligibility Criteria

- ~ Unified Control. Proof that the development is under the control of one owner or group of owners.
- ~ Recognizable Benefit. The applicant must provide written responses to the eligibility criteria as noted on page 3 of this application.

A copy of the complete legal description of the property and proof of property ownership should accompany this application.

I, Todd Firestone (applicant), do hereby swear that the above statements are true.

[Signature] 1/30/14
Signature of Applicant Date

[Signature] 1/30/14
Signature of Property Owner Date

I, [Signature] (property owner), hereby give permission for City of Farmington officials, staff, and consultants to go on the property for which the above referenced site plan is proposed for purposes of verifying information provided on the submitted application.

7. **Planned Unit Development Information.** The applicant shall demonstrate to the Planning Commission that the PUD provides at least three (3) of the following site design elements that could not be attained through a project designed under conventional zoning:

Criteria	Provided	Comment
Preservation of unique site design features	<input type="checkbox"/>	
High quality architectural design beyond the site plan requirements of this chapter	<input checked="" type="checkbox"/>	
Extensive landscaping beyond the site plan requirements of this chapter	<input type="checkbox"/>	
Preservation, enhancement or restoration of natural resources (trees, slopes, non-regulated wetland areas, views to the river)	<input type="checkbox"/>	
Preservation or enhancement of historic resources	<input type="checkbox"/>	
Provision of open space or public plazas or features	<input checked="" type="checkbox"/>	
Efficient consolidation of poorly dimensioned parcels or property with difficult site conditions (e.g. topography, shape etc.);	<input type="checkbox"/>	
Effective transition between higher and lower density uses, and/or between non-residential and residential uses; or allow incompatible adjacent land uses to be developed in a manner that is not possible using a conventional approach	<input checked="" type="checkbox"/>	
Shared vehicular access between properties or uses	<input checked="" type="checkbox"/>	
A complementary mix of uses or a variety of housing types	<input checked="" type="checkbox"/>	
Mitigation to offset impacts on public facilities (such as road improvements)	<input type="checkbox"/>	

* The PUD criteria included above is not the only requirement for PUD applications. For additional information please refer to **ARTICLE 10 PLANNED UNIT DEVELOPMENT** of the City of Farmington Zoning Ordinance.

City Action

Approved/Denied: _____

Date: _____

By: _____

Conditions of Approval: _____



City of Farmington
CivicSight Map

MAP COMMENTS:
GRAND RIVER/HALSTEAD

MAP LEGEND:

- CITY BOUNDARY
- RIVERS-STREAMS
- MULTITENANTBUILDING (Type)
 - BUILT
 - PROPOSED
 - COMM_INDUST BLDGS
 - RAPHAEL STREET (POLY12)
 - RAPHAEL STREET (POLY1)
 - PARCELS
 - ROADS OUTSIDE FARMINGTON
 - RIGHTOFWAY
 - MULTITENANTPAVING
 - ROW EXTEND
 - LOT HISTORY
 - OPEN WATER (FEATURETYPE)
 - DetentionPond
 - StreamRiver
 - LakePond
 - Channel
 - SwampMarsh
- 2010 AERIAL PHOTOS (Image)

Map Scale: 1 inch = 150 feet

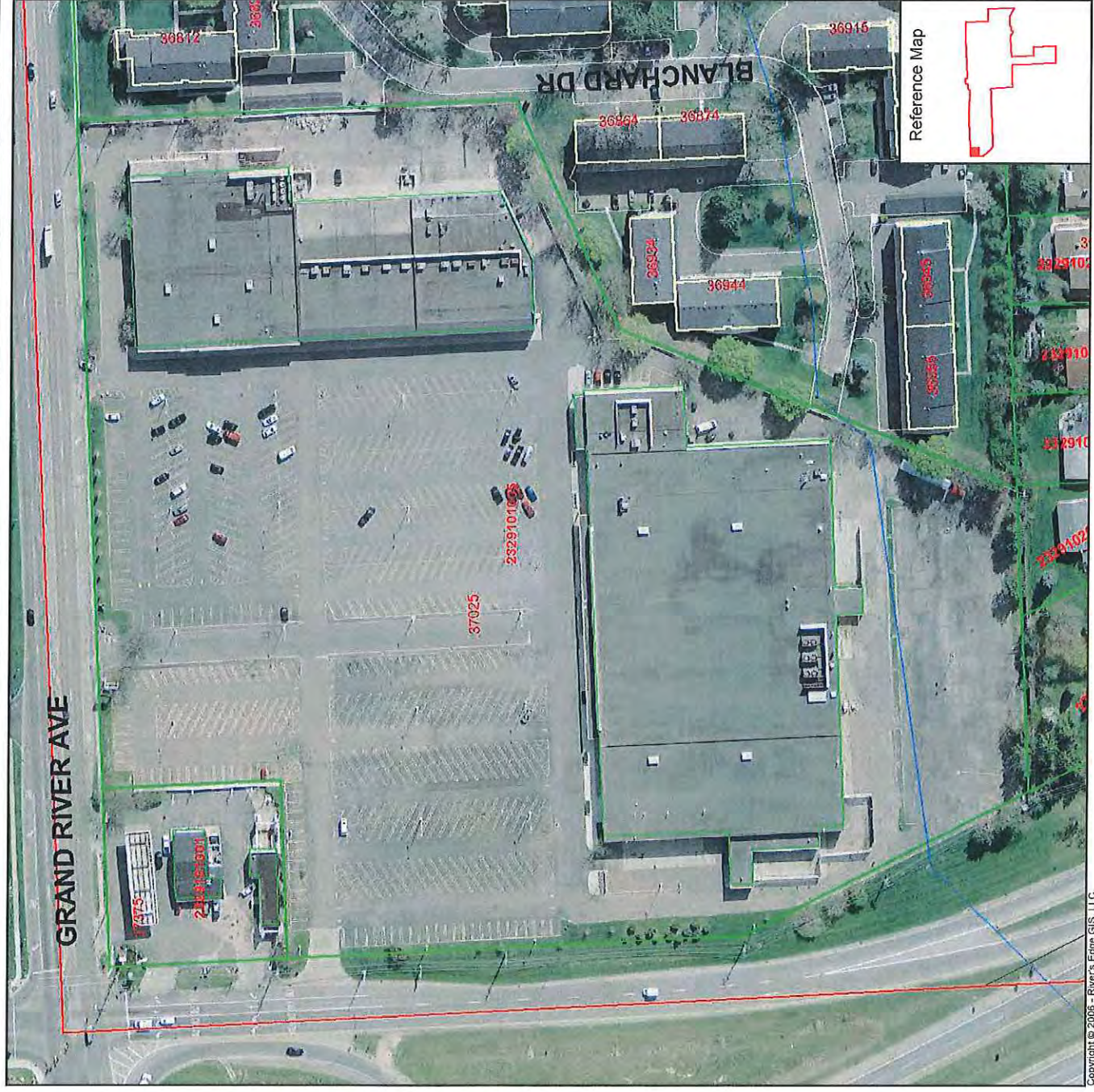
Map Date: 2/07/2014

Data Date: February 7, 2014

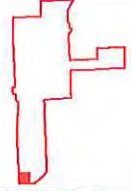
Sources: City of Farmington, Oakland County GIS
Utility, River's Edge GIS, LLC.



Disclaimer:
The information provided by this program has been compiled from various sources and is not guaranteed to be accurate. It is not a legally recorded map of survey and is not intended to be used as one. Users of this data are hereby notified that the information sources mentioned above should be consulted for verification of the information. Once again, USE AT YOUR OWN RISK !!



Reference Map





SIEGAL/TOMALA
ASSOCIATES
ARCHITECTS &
PLANNERS INC.

26200 Northwestern Hwy

Suite 100

Southfield, MI 48034

P = 248 • 332 • 0099

F = 248 • 332 • 0088

www.staplanners.com

Project name:
Grand River &
Freedom Road
Mixed-Use
Project location:
Farmington Hills, MI

date / revision:
01/21/14
01/21/14 Pen Con

Sheet title:
Perspective

Project number:
2296

Sheet number:
P3

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Farmington Planning Commission Staff Report	Planning Commission Date: February 10, 2014	Reference Number
Submitted by: Kevin Christiansen, Economic and Community Development Director		
Description MSU Cooperative Extension Citizen Planner Program Presentation – Annette Knowles, Assistant to the City Manager		
<u>Background</u> Annette Knowles, Assistant to the City Manager (former City of Farmington Downtown Development Authority Executive Director), will make a presentation to the Planning Commission as part of the certification requirements of the MSU Cooperative Extension Citizen Planner Program. Annette will be making a PowerPoint presentation on non-traditional innovative planning techniques. Handout materials will be provided at the meeting.		

**PLANNING COMMISSION
3-YEAR TERM
(SECOND MONDAY OF EACH MONTH - 7:00 P.M.)**

JILL BABCOCK
35551 HERITAGE LANE 48335

(313) 204-2354 (H) 7/01/12-6/30/2015
(313) 456-3032 (W)
Email: babcockj3@gmail.com

SARA BOWMAN, Chair
22801 LAKEWAY 48336

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