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**REGULAR MEETING AGENDA**

**I. ROLL CALL**

**II. APPROVAL OF AGENDA**

**III. APPROVAL OF ITEMS ON THE CONSENT AGENDA**

**A. August 10, 2015 Minutes**

**1. August 10, 2015 Minutes**

**IV. PUBLIC HEARING**

**1. PUD Planned Unit Development Preliminary Plan and PUD Agreement - Orchards Phase II, 33300 Slocum**

**V. SPECIAL LAND USE PUBLIC HEARING AND SITE PLAN REVIEW**

**1. Shell Gas Station, 37375 Grand River Avenue**

**VI. SITE PLAN REVIEW**

**1. Consideration to Approve Home Additions, a Wood Deck Addition and a Detached Garage Addition, 23801 Farmington Road**

**VII. SITE PLAN AMENDMENT**

**1. Dolphin Center, 31691-31715 Grand River Avenue**

**VIII. PUBLIC COMMENT**

**IX. PLANNING COMMISSION COMMENT**

**X. ADJOURNMENT**

**Farmington City Council  
Staff Report**

**Council Meeting Date:**  
September 14, 2015

**Reference  
Number  
(ID # 1995)**

**Submitted by:** Kevin Christiansen, Economic Community Development Director

**Description:** August 10, 2015 Minutes

**Requested Action:**

Approve

**Background:**

**Agenda Review**

**Review:**

Kevin Christiansen      Pending

City Manager      Pending

Planning Commission      Pending      09/14/2015 7:00 PM

FARMINGTON PLANNING COMMISSION PROCEEDINGS  
 City Council Chambers, 23600 Liberty Street  
 Farmington, Michigan  
 August 10, 2015

Chairperson Bowman called the meeting to order at 7:00 p.m. in the Farmington Public Library, 23550 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:** City Manager Murphy, Director Christiansen, Building Inspector Koncsol

**APPROVAL OF AGENDA**

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

Motion carried, all ayes.

**APPROVAL OF ITEMS ON CONSENT AGENDA**

**a. Minutes of Regular Meeting – July 13, 2015**

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

Motion carried, all ayes.

**PRE-APPLICATION CONFERENCE WITH PLANNING COMMISSION ON PUD PLANNED UNIT DEVELOPMENT CONCEPT PLAN – ORCHARDS PHASE II, 33300 SLOCUM**

Bowman introduced the agenda item and indicated that included in the Commissioners' packets was a staff report along with a brochure and turned it over to staff for discussion.

Christiansen stated this item is a continuation of a pre-application conference, this will be the second discussion and review with the Planning Commission on a proposed PUD Planning Unit Development Concept Plan for the development of Orchards Phase II. The applicant previously appeared at the June 8, 2015 meeting to present his initial PUD concept plan to the Commission. He indicated that Article X, PUD, Planned Unit Development, Section 35-135 of the Zoning Ordinance, approval procedures, provides PUD applicants an opportunity to request an optional pre-application conference with the Planning Commission on a proposed PUD concept plan. The purpose of such is to discuss the appropriateness of the 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. He stated the Applicant has done so for a second time at tonight's meeting.

The Applicant, Fabio Cervi, of Cervi Construction of Livonia, Michigan, has submitted a revised PUD concept plan for the development of Orchards Phase II, located on Slocum. The revised concept plan now proposes an eleven unit three-story townhouse style apartment building, each unit with a one-car garage and a driveway for parking. The revised concept plan includes a conceptual preliminary layout site plan and a conceptual preliminary building elevation. An aerial photo of the site is also attached with the staff report.

Christiansen indicated that the first phase of the Orchards is a 16-unit condominium development that was built in the mid 2000's, a little bit before the recession. And subsequent to that the second phase was not constructed and the second phase was actually separated from the first phase, both the second and first phase infrastructure, the sewer, the water and the access road, single loaded access road was put in to accommodate Phase I, and then prepared for construction of Phase II, which, unfortunately was not constructed so that portion of the property has sat vacant for a period of time and the DDA had the opportunity to purchase Phase II and did so and was actively marketing Phase II for a period of time through an RFP. He stated the Applicant, has been working with the DDA, has submitted a purchase agreement, and has moved forward with several different designs, some alternatives reviewed with the DDA, who had actually supported the plan the Planning Commission reviewed on June 8<sup>th</sup> and that plan was a 15-unit apartment plan, and did not have garage configuration, with all of the parking being on the street.

He stated the Applicant has been working with staff and as such has come up with a revised plan, reducing the number of units from fifteen to eleven, and creating garages for each one of the units and also an additional parking space.

He reviewed the plans with the Commission.

Christiansen then stated there is a four step process in the PUD, the first step is an optional pre-application conference, the Petitioner wanted to come back with a revised plan base on comments made by the Planning Commission and also having an opportunity to appear before a work session of a Special Meeting of Council and get their feedback as well, and in light of all those comments, he has come back with a revised plan and requested the Planning Commission review this plan and to set the required public hearing.

Bowman thanked Christiansen for the introduction and invited the Applicant to the podium.



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Minutes of August 10, 2015  
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Fabio Cervi, Cervi Construction, 12419 Stark Road, Livonia, Michigan 48150, came to the podium. He thanked the Commission for having him back and stated the new plan reflected the feedback received from the Planning Commission and detailed the changes. He thanked the Commission for their input.

Bowman opened the floor to questions from the Commissioners.

Crutcher inquired about the window in the flex room and upon questioning the Applicant stated it is strictly an egress window.

Buyers inquired of the benefits the City will reap by way of the PUD process.

The Applicant replied that the quality of materials proposed are exceptional, probably the most expensive building materials that you can use, it is a full brick building incorporating a more expensive metal roof with the accent, which is upper end finish, and the roof was changed from a gable to a hip roof which is more expensive to build. He addressed the green space and stated that Nowacki did a great job on the landscape plan, stating they felt they exceeded what was installed.

Gronbach asked staff if the DDA had reviewed this plan and Christiansen responded in the affirmative.

Gronbach then indicated that this a tremendous improvement over what was initially proposed and glad to hear the DDA has reviewed it and that it's moving in the right direction.

The Applicant responded that the changes were based on the Planning Commission's feedback.

Gronbach then asked what the overall height of the three-story building is and the Applicant stated it is consistent with Phase I.

Majoros questioned staff about parking and further discussion was held. He then asked about parking restrictions on the north side of Slocum.

Crutcher inquired of staff if there is any arrangement currently to use parking in the bank and Christiansen responded in the negative.

There being no further questions from the Commission, Bowman thanked the Petitioner.

MOTION by Majoros, supported by Chiara, to move that the Planning Commission approve to move forward for a public hearing the PUD concept plan for Orchards Phase II at the scheduled September 14<sup>th</sup> Planning Commission meeting.

Motion carried, all ayes.

**REQUEST FOR SITE PLAN AMENDMENT APPROVAL – EXXON MOBIL SERVICE STATION, 32410 GRAND RIVER AVENUE**

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

Christiansen stated that at the October 13, 2014 Planning Commission Meeting they approved a site plan proposing several changes, improvements, and upgrades for the existing building and service station site located at 32410 Grand River Avenue, the former BP Service Station, for a new service station, Exxon Mobil. The approved changes included interior modifications to the existing service station building and exterior changes to the existing building façade and service station site. The exterior changes included building façade improvements, parking lot upgrades and improvements and site landscaping modifications and required the review and approval of the Planning Commission. No changes regarding building dimensions or other site improvements were proposed with respect to that upgrade.

The Applicant/Petitioner is requesting to amend the approved site plan and has submitted the revised building elevation plan modifying the approved site plan elevation. The amended plan calls for eliminating the approved parapet roof extension above the entrance to the existing building, the approved site signage also has been modified. The Applicant/Petitioner no longer intends to install a new ground sign at the corner of the existing service station site but instead has repurposed or refaced the existing site sign. The Applicant did indicate that they would be at tonight's meeting to present the amended site plan to the Commission but had not yet arrived.

Christiansen then went over the attachments included with the Commissioners' packets on the screen.

He stated to date what has been done is the interior modifications to the existing building have been completed. The Petitioner has been working on the façade improvements and has also worked on the canopy improvements with new signage, is working on the site landscaping, and has not moved forward with crack sealing, seal coating or restriping the parking lot as of yet, nor has he moved forward with the new dumpster enclosure. The Planning Commission is aware that once a site plan is approved by their body, the Applicant, the property owner in this case, has a year in which to implement the approved site plan under the permits based upon the site plan. That year time period is fast approaching and so in light of that and in light of the fact there is partial implementation, the Petitioner has a request to move forward with a modification to the elevation indicating that he's not able to accommodate that parapet extension due to the building and its access and how it would have to be constructed.

He stated that the Petitioner, after having put together their engineering construction plans based upon the existing sidewalk in front of the entrance, the drop down from that and the area where traffic travels in front of the building, it was going to conflict with the traffic and not able to be accommodated and has now asked to modify this and not have to do the parapet extension. Cultured stone will still be utilized along the base and a

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new exterior façade with color and new roofline will be constructed as well but no longer a parapet extension above the entryway any longer as the Petitioner indicated he is no longer able to accommodate that.

Bowman asked the Petitioner to come forward.

Ziad El-Baba, engineer for the project, came to the podium. He apologized for the lack of progress on the site and cited bad communication between the contractor and the owner as the reason. He briefly described the revised site plan indicating the materials will be the same as presented previously. He stated the landscaping around the sign will be installed as indicated on the site plan.

Bowman opened the floor for questions from the Commissioners.

Crutcher inquired about the door that is shown on the site plan but not included on the elevation and El-Baba stated it will be removed from plan and not put in.

Buyers asked about the bay doors and El-Baba stated there are two existing and one more will be put in. He then inquired about the rationale for the alteration of the plan and El-Baba stated it is economically driven and spoke about the fact that banks are not lending money to gas stations as readily as before.

Buyers then asked about the timeline for the completion of the project and El-Baba stated he spoke to the owner about same and he estimated it would take approximately a month to finish.

Gronbach asked staff if approval was given for the amended site plan if it would lengthen the deadline for the completion of the project and Christiansen responded that the timeline would remain the same from the original site plan approval process.

Gronbach then asked what deadline the Applicant would be working under for the completion of the work from an ordinance standpoint and Christiansen responded it would fall under that one year period.

Crutcher asked about the requirements for an extension and Christiansen responded that would have to be worked out with administration and staff but he does not anticipate that happening based on promises made by the Applicant as to completion.

El-Baba stated he feels two months is an adequate timeframe for completion.

Buyers clarified the requirement of the Applicant that all work should be completed prior to the expiration of the one year and not just commenced and El-Baba responded that he understands that and that it should not be a problem.

Bowman thanked the Applicant.

Buyers asked staff to elaborate on the repercussions of noncompliance, and Christiansen responded that the City could retain completion monies, bonds, and that there are ordinance provisions that require action at a certain level by a certain timeframe, that there are mechanisms in place to address that issue.

Gronbach inquired of the ownership of the business and Christiansen responded it is under the same ownership.

MOTION by Chiara, seconded by Crutcher, to move to approve the amended site plan for the Exxon Mobil Service Station at 32410 Grand River.

AYES: Bowman, Buyers, Chiara, Crutcher, Majoros

NAYS: Gronbach

Motion carried 5 -1.

Bowman wished the Petitioner good luck and stated the Commission is looking forward to the completion of this project.

### **PUBLIC COMMENT**

None heard.

### **PLANNING COMMISSION COMMENTS**

Chiara commented that he was very pleased to see that the Planning Commission's input was incorporated into the changes on the Orchards Phase II project and that they did an excellent job on revising the plan.

Bowman asked the other Commissioners if they had been to the Cottage Inn as of yet and stated they are a welcome addition to Farmington.

Chiara asked about the status of the historic houses across from the Dress Barn.

Gronbach inquired about Fresh Thyme's progress.

Buyers asked about the Dunkin Donuts site.

Gronbach asked for a progress report on the Grand River/Halstead project.

### **STAFF COMMENTS**

None heard.

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**ADJOURNMENT**

MOTION by Buyers, seconded by Majoros, to adjourn the meeting.  
Motion carried, all ayes.

The meeting was adjourned at 7:57p.m.

Respectfully submitted,

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Secretary

Attachment: PLANNING COMMISSION MINUTES 8-10-15 FINAL (1995 : August 10, 2015 Minutes)

**Farmington City Council  
Staff Report**
**Council Meeting Date:**  
September 14, 2015

**Reference  
Number  
(ID # 1996)**
**Submitted by:** Kevin Christiansen, Economic Community Development Director

**Description:** PUD Planned Unit Development Preliminary Plan and PUD Agreement - Orchards Phase II, 33300 Slocum

**Requested Action:**

Approve

**Background:**

This item is a scheduled Public Hearing and Preliminary PUD Planned Unit Development Plan review with the Planning Commission on a proposed PUD planned unit development concept plan for the development of Orchards Phase II. At the August 10, 2015 Planning Commission Meeting, the Commission held a pre-application conference (discussion and review) with the applicant on a proposed PUD planned unit development concept plan for the development of Orchards Phase II. The Planning Commission scheduled the required PUD Public Hearing for the September 14, 2015 meeting as requested.

The applicant, Fabio Cervi of Cervi Construction of Livonia, MI, has submitted a Preliminary PUD Plan for the development of the Orchards Phase II Site on Slocum Drive - proposed to be an 11-unit, three-story, townhouse-style apartment building, each unit with a 1-car garage and a driveway for parking. The preliminary plan includes a boundary/topographic survey of the site, a conceptual/preliminary layout/site plan, conceptual/preliminary floor plans, conceptual/preliminary building elevations and front elevation rendering, a landscape planting plan, and landscape notes and details. An aerial photo of the site is also attached. The following additional information is attached:

- A PUD site plan review letter from LSL Planning dated 9/8/15.

The applicant will be at the September 14, 2015 meeting to present the Preliminary PUD Plan to the Commission.

Attachments

**Agenda Review**
**Review:**
**Kevin Christiansen      Pending**
**City Manager      Pending**
**Planning Commission      Pending      09/14/2015 7:00 PM**







FARMINGTON PLANNING COMMISSION PROCEEDINGS  
City Council Chambers, 23600 Liberty Street  
Farmington, Michigan  
June 8, 2015

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, Gronbach  
Absent: Majoros

A quorum of the Commission was present.

**OTHER OFFICIALS PRESENT:** Director Christiansen, Building Inspector Koncsol, City Manager Murphy, Attorney Saarela

Matt Parks, OHM  
Aaron Domini, OHM

Christiansen introduced new City Manager David Murphy to the Planning Commission and to those in the audience as well as the viewing audience.

**APPROVAL OF AGENDA**

MOTION by Buyers, seconded by Crutcher, to approve the agenda as submitted.  
Motion carried, all ayes.

**APPROVAL OF ITEMS ON CONSENT AGENDA**

**A. May 11, 2015 Minutes**

Motion by Chiara, seconded by Babcock, to approve the items on the Consent Agenda.  
Motion carried, all ayes.

**PRE-APPLICATION CONFERENCE WITH PLANNING COMMISSION ON PUD  
PLANNED UNIT DEVELOPMENT CONCEPT PLAN – ORCHARD PHASE II**

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

Christiansen stated this item is a pre-application conference for discussion and review with the Planning Commission on a proposed PUD planned unit development concept plan for the development of Orchards Phase II. The purpose of the pre-application conference is to discuss the appropriateness of a PUD and the concept plan and to solicit feedback from the Planning Commission.





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Applicant Fabio Cervi of Cervi Construction of Livonia, requested a pre-application conference and has submitted concept plans for the development of the Orchards Phase II Site on Slocum, a 15-unit, three-story, townhouse-style apartment building with parallel parking. The concept plan includes a conceptual preliminary layout/site plan and a conceptual/preliminary building elevation. An aerial photo of the site was also included in the Commissioners packets.

Christiansen went over the history of the property, including the development of Phase I, a 16-unit condo development, with a parking garage underneath. He stated Phase II was also part of the overall PUD that was approved and the infrastructure installed, however due to economic conditions Phase II has not been realized as yet. He indicated the DDA purchased the unconstructed Phase II from the bank this past year and has been actively marketing this property and has solicited an RFP. Minimal interest was shown for a condominium project on this property. The RFP was then modified to include an opportunity for a "for lease" product as well. An application was submitted by Cervi Construction who are proposing a 15-unit townhouse style apartment building on the site with parallel parking off the front of the building on the access drive. Christiansen also stated that City Council at their June 1<sup>st</sup> Special Meeting, considered the Applicant's proposal and feedback was provided to staff who then relayed that information to the Applicant. He went over the aerial photo of the project on the screen.

Bowman thanked Christiansen for the introduction and invited the Applicant to the podium.

Fabio Cervi, Cervi Construction, 12419 Stark Road, Livonia 48150 came to the podium and provided a brief overview of the project. The floor was opened up for questions from the Commissioners.

Crutcher asked for clarification of the rendering on the screen.

Gronbach stated that in looking at the site plan it appears the building is backed up pretty close to the east side of the property line and he confirmed there are no rear entrances, only front west entrances. He also questioned if all parking for the site would be limited to the street parking and Cervi responded yes.

Gronbach asked if the Applicant had considered putting the parking behind the units and moving the units up closer to the street and further discussion was held.

The Applicant indicated he had discussed that option with his engineers and it was cost prohibitive due to storm sewers, the grade, and other factors that added to it.

Christiansen stated the limitations presented with the parking situation.

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Minutes of June 8, 2015  
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Chiara inquired why Phase I could not just be replicated for Phase II given its success and Christiansen stated that market conditions were different back then and Chiara stated that he felt condos would be more acceptable down there than for rent apartments.

Christiansen stated that having gone through the recession, the owners of the property were no longer able to carry the property and no one developed the property during those conditions and the property had reverted back to the bank.

Gronbach asked if the roadway in and out was public or private and Christiansen responded it's not officially a road.

Buyers inquired addressed the issue of owner/occupied as opposed to apartments and further discussion was held.

Bowman asked for clarification on what drove the changes in the renderings and the Applicant responded the preliminary discussions with the DDA.

Christiansen stated there are three municipal entities that would be engaged with the PUD review and approval process for any development on Phase II, which would be the DDA, the owner of the property; the Planning Commission which would involve four steps, the pre-application conference, application, Public Hearing, and preliminary conceptual plan review, and then that would move from the Planning Commission to City Council, which would include preliminary conceptual review and draft development agreement and then move it forward to the conclusion of the process, with the final site plan presented to the Planning Commission.

Bowman inquired if the consideration of underground parking was cost prohibitive and the Applicant responded in the affirmative.

Buyers asked if the project was going to have a basement or on a slab, the Petitioner responded it is on slab.

Crutcher expressed concern with putting a project on that site that doesn't have the underground parking consistent with Phase I.

The Applicant stated that he considered it but it was not something in his plans for that project.

Buyers stated from a marketing standpoint with 15 units and only 20 parallel parking spots, it may not be adequate.



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Christiansen stated Phase I includes 16 condos with 16 underground spaces and eight on street.

The Applicant stated they would still stay open to the consideration of condos on the site but there would have to be garages and could present challenges.

Bowman thanked the Applicant for their interest in the property and for taking the time and effort to request the pre-application conference.

Christiansen responded he will continue to have dialogue with the Applicant, taking into consideration the comments from the DDA, City Council and Planning Commission, and have additional discussion to see what direction he should go in.

### REVIEW OF DRAFT DOWNTOWN AREA PLAN

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

Christiansen stated this agenda item is presentation and discussion of the recently completed final draft of the Downtown Area Plan for the City of Farmington. He stated at the April 29, 2015 meeting of the Farmington Downtown Area Plan Committee, they approved the final draft of the 2014/15 Downtown Area Plan. He indicated the purpose of this item on tonight's agenda is to unveil the Downtown Area Plan to the Planning Commission.

The draft plan being presented tonight was completed by the Downtown Area Committee which consisted of members of the various boards and commissions including the Planning Commission, the Downtown Development Authority and City Council. Two members of City Council served on the Committee, Schneemann and Scott, and Gronbach from the Planning Commission and the former president of the DDA as well as current president Tom Buck.

He introduced Mr. Aaron Domini and Mr. Matt Parks from OHM.

Bowman then turned the item over to Mr. Domini for presentation.

Aaron Domini, OHM advisor and lead of the planning and urban design, came to the podium. He gave a history of the metamorphosis of the Downtown Area Plan, stating the effort was borne out of the Farmington Vision Plan. He stated when they finished that project, the downtown area was a big focus and that the natural evolution was to dig back down and look strategically at the downtown to see what opportunities there may be.

Some elements that were discussed were increased parking in the downtown, the idea of enhancing the urban context with the downtown, and connecting with the river.

FARMINGTON PLANNING COMMISSION PROCEEDINGS  
City Council Chambers, 23600 Liberty Street  
Farmington, Michigan  
August 10, 2015

Chairperson Bowman called the meeting to order at 7:00 p.m. in the Farmington Public Library, 23550 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:** City Manager Murphy, Director Christiansen, Building Inspector Koncsol

**APPROVAL OF AGENDA**

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

Motion carried, all ayes.

**APPROVAL OF ITEMS ON CONSENT AGENDA**

**a. Minutes of Regular Meeting – July 13, 2015**

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

Motion carried, all ayes.

**PRE-APPLICATION CONFERENCE WITH PLANNING COMMISSION ON PUD  
PLANNED UNIT DEVELOPMENT CONCEPT PLAN – ORCHARDS PHASE II,  
33300 SLOCUM**

Bowman introduced the agenda item and indicated that included in the Commissioners' packets was a staff report along with a brochure and turned it over to staff for discussion.

Christiansen stated this item is a continuation of a pre-application conference, this will be the second discussion and review with the Planning Commission on a proposed PUD Planning Unit Development Concept Plan for the development of Orchards Phase II. The applicant previously appeared at the June 8, 2015 meeting to present his initial PUD concept plan to the Commission. He indicated that Article X, PUD, Planned Unit Development, Section 35-135 of the Zoning Ordinance, approval procedures, provides PUD applicants an opportunity to request an optional pre-application conference with the Planning Commission on a proposed PUD concept plan. The purpose of such is to discuss the appropriateness of the PUD and the concept plan, to solicit feedback and to



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Christiansen indicated that the first phase of the Orchards is a 16-unit condominium development that was built in the mid 2000's, a little bit before the recession. And subsequent to that the second phase was not constructed and the second phase was actually separated from the first phase, both the second and first phase infrastructure, the sewer, the water and the access road, single loaded access road was put in to accommodate Phase I, and then prepared for construction of Phase II, which, unfortunately was not constructed so that portion of the property has sat vacant for a period of time and the DDA had the opportunity to purchase Phase II and did so and was actively marketing Phase II for a period of time through an RFP. He stated the Applicant, has been working with the DDA, has submitted a purchase agreement, and has moved forward with several different designs, some alternatives reviewed with the DDA, who had actually supported the plan the Planning Commission reviewed on June 8<sup>th</sup> and that plan was a 15-unit apartment plan, and did not have garage configuration, with all of the parking being on the street.

He stated the Applicant has been working with staff and as such has come up with a revised plan, reducing the number of units from fifteen to eleven, and creating garages for each one of the units and also an additional parking space.

He reviewed the plans with the Commission.

Christiansen then stated there is a four step process in the PUD, the first step is an optional pre-application conference, the Petitioner wanted to come back with a revised plan base on comments made by the Planning Commission and also having an opportunity to appear before a work session of a Special Meeting of Council and get their feedback as well, and in light of all those comments, he has come back with a revised plan and requested the Planning Commission review this plan and to set the required public hearing.

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Crutcher inquired about the window in the flex room and upon questioning the Applicant stated it is strictly an egress window.

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The Applicant replied that the quality of materials proposed are exceptional, probably the most expensive building materials that you can use, it is a full brick building incorporating a more expensive metal roof with the accent, which is upper end finish, and the roof was changed from a gable to a hip roof which is more expensive to build. He addressed the green space and stated that Nowacki did a great job on the landscape plan, stating they felt the exceeded what was installed.

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Gronbach then indicated that this a tremendous improvement over what was initially proposed and glad to hear the DDA has reviewed it and that it's moving in the right direction.

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Majoros questioned staff about parking and further discussion was held. He then asked about parking restrictions on the north side of Slocum.

Crutcher inquired of staff if there is any arrangement currently to use parking in the bank and Christiansen responded in the negative.

There being no further questions from the Commission, Bowman thanked the Petitioner.

MOTION by Majoros, supported by Chiara, to move that the Planning Commission approve to move forward for a public hearing the PUD concept plan for Orchards Phase II at the scheduled September 14<sup>th</sup> Planning Commission meeting.  
Motion carried, all ayes.





September 8, 2015

Planning Commission  
City of Farmington  
23600 Liberty Street  
Farmington, Michigan 48335

**Attention:** Mr. Kevin Christiansen, Economic and Community Development Director  
**Subject:** Orchards Phase II PUD  
**Location:** 33300 Slocum  
**Zoning:** CBD, Central Business District

Dear Mr. Christiansen:

At your request we have reviewed the site plan for the proposed apartment building as the Orchard Phase II project in accordance with the 2004 PUD and 2010 PUD Amendment. The applicant is proposing to develop a “townhouse style” 11 unit building with individual garages and driveways.

The site is included in the 2004 Orchard PUD Agreement and a 2010 amendment to the PUD Agreement. The purpose of a PUD is to provide additional flexibility for the development in return for a higher quality product. The PUD ordinance allows for any of the uses allowed in the underlying zoning district (in this case CBD), but it also allows the Planning Commission to consider other land uses upon a finding that such uses will be appropriate and compatible with surrounding uses. The predominant surrounding use is multi-family residential, single-family residential and downtown commercial.

The project has gone through the pre-application process, therefore, has already received some level of review and endorsement by City officials. Our comments are provided to help direct the Planning Commission discussion and to explain the benefits that may be derived from this project. Additional input from the City’s Engineer and Attorney should also be considered during the City’s review.

## CONCEPTUAL SITE PLAN REVIEW

In accordance with Article 10, the Planning Commission must review and the City Council must approve the Conceptual Site Plan before the PUD can be approved. Once approved, this plan will provided the basis for approval of the Final Site Plan, which will require Planning Commission approval to ensure consistency with the final PUD agreement.

1. **Parking Spaces.** The site plan provides 2 spaces per unit, meeting the requirements of the City of Farmington Zoning Ordinance and exceeding that of the original PUD requirements, though the PUD Agreement shows underground parking.
2. **Parking Setbacks.** The PUD Agreement was based on the proposed underground parking garage, this development will have individual driveways, though the southernmost driveway aligns with the southernmost parallel parking space in the Orchards I development, giving them essential the same parking setback.

3. **Driveway Access.** The site shows individual driveways to each of the proposed units. The PUD Agreement called for one driveway to an underground parking garage. The proposed driveways will all be accessed within the site.
4. **Waste Receptacles.** Dumpsters are shown at the rear of the site. A detail of the dumpster enclosure is provided with additional screening of evergreens adjacent to the properties to the north.
5. **Lighting.** A lighting plan was not submitted for review. A photometric plan with fixture details must be provided to ensure compliance with Section 35-48.
6. **Landscaped Greenbelt.** The proposed plans show a total of 15 new trees, exceeding the 14 from the previously approved PUD. The new structure layout offer room for additional green space between driveways and a variety of shrubs, flowers and grasses are proposed for these areas.
7. **Landscaped Buffer.** There is an over 15' buffer between the R1, Single family residential, District south of Slocum. This setback is greater than the previously approved setbacks in the PUD, offering a larger buffer and transition zone to the less intense land uses.
9. **Mechanical Equipment.** The site plan does not show proposed mechanical equipment. Such equipment shall be screened either by landscaping (if ground mounted) or a parapet wall (if roof mounted).

## RECOMMENDATION

---

We recommend approval of the Conceptual Site Plan for the Orchard Phase II Planned Unit Development proposed at 33300 Slocum Drive. We suggest the Final Site Plan be drafted to include the following changes:

1. A photometric plan with fixture details showing use of down shielded fixtures.
2. Walkways and sidewalks are depicted differently in the elevations and the site plan. A more detailed description of these should be provided in Final Site Plan.

We look forward to reviewing this application at the next Planning Commission meeting. If you have any questions, please do not hesitate to contact us.

Sincerely,  
**LSL PLANNING, INC.**



Caitlin Malloy-Marcon  
 Senior Planner





# CITY OF FARMINGTON

<i>For office use only</i>	
Date Filed:	_____
Fee Paid:	_____

## Planned Unit Development Application

1. Project Name Orchards

2. Location of Property

Address 33300 Slocum  
 Cross Streets Farmington & Slocum

3. Identification

Applicant Cervi Construction, LLC  
 Address 12419 Stark Road  
 City/State/Zip Ivonia, MI 48150  
 Phone 734-261-4300 Fax 734-261-4302  
 Interest in the Property (e.g. fee simple, land option, etc.)  
 Property Owner  Other (Specify) \_\_\_\_\_

Property Owner City of Farmington  
 Address \_\_\_\_\_  
 City/State/Zip \_\_\_\_\_  
 Phone \_\_\_\_\_ Fax \_\_\_\_\_

Preparer of Site Plan Nowak & Frays  
 Address 46777 Woodward  
 City/State/Zip Pontiac, MI 48342  
 Phone 248-332-7931 Fax 248-332-8257



CITY OF FARMINGTON

Planned Unit Development (PUD) Review Checklist

2. PUD Site Plan Review

a. Site Plan Descriptive and Identification Data	Provided	Not Provided
--	----------	--------------

Attached

4. Property Information

Zoning District CBD Area \_\_\_\_\_  
Width \_\_\_\_\_ Depth \_\_\_\_\_  
Current Use \_\_\_\_\_  
Zoning District of Adjacent Properties to the  
North \_\_\_\_\_ South \_\_\_\_\_ East \_\_\_\_\_ West \_\_\_\_\_

5. Proposed Use

G	Residential	Acres <u>11</u>	Number of Units
G	Office	Acres _____	Gross Floor Area
G	Commercial	Acres _____	Gross Floor Area
G	Industrial	Acres _____	Gross Floor Area
G	Institutional	Acres _____	Gross Floor Area
G	Other _____	Acres _____	Gross Floor Area

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, Fabio Cervi (applicant), do hereby swear that the above statements are true.

Fabio Cervi Date 7/30/15  
Signature of Applicant Date

\_\_\_\_\_  
Signature of Property Owner Date

I, \_\_\_\_\_ (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		
High quality architectural design beyond the site plan requirements of this chapter		
Extensive landscaping beyond the site plan requirements of this chapter		
Preservation, enhancement or restoration of natural resources (trees, slopes, non-regulated wetland areas, views to the river		
Preservation or enhancement of historic resources		
Provision of open space or public plazas or features		
Efficient consolidation of poorly dimensioned parcels or property with difficult site conditions (e.g. topography, shape etc.);		
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		
Shared vehicular access between properties or uses		
A complementary mix of uses or a variety of housing types		
Mitigation to offset impacts on public facilities (such as road improvements		

*\* 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: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_









EAST ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"

30489 MUNGER  
LYONIA, MI 48154  
(734)427-0050

DIMENSIONAL  
DESIGN LLC

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PROJECT:  
Farmington Condominiums  
Farmington, MI

BUILDER:  
Cervi Construction, LLC  
Lions, MI 48150  
Phone: (734)261-4300 Fax: (734) 261-4302

revision:

date:  
7/30/2015

job # 25802

sht. no.  
2  
of  
2

# TWO BEDROOM TOWNHOME

1,445 SQUARE FEET



FIRST FLOOR

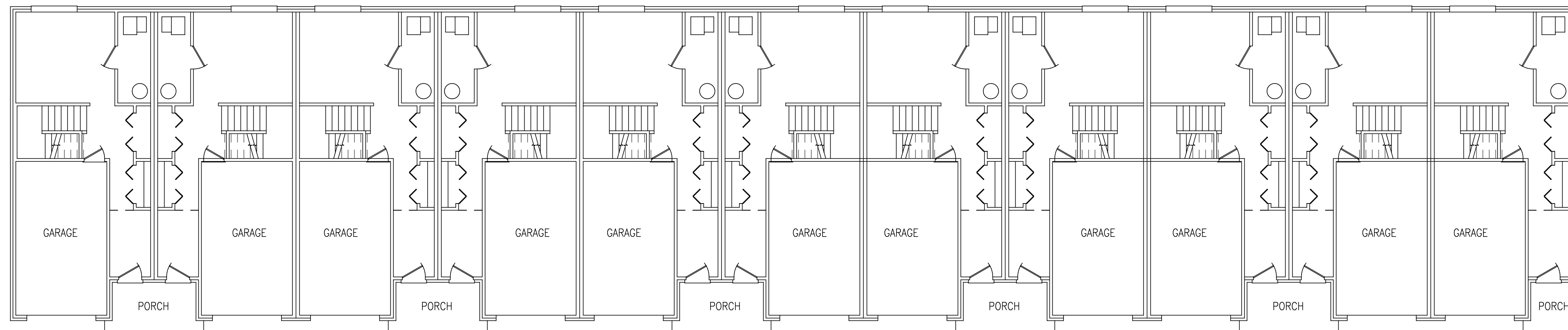
SCALE: 1/4" = 1'-0"

SECOND FLOOR

SCALE: 1/4" = 1'-0"

THIRD FLOOR

SCALE: 1/4" = 1'-0"



GROUND FLOOR PLAN

SCALE: 1/8" = 1'-0"

30489 MUNGER  
LYONIA, MI 48154  
(734)427-0050

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DESIGN LLC

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WRITTEN PERMISSION.

PROJECT:  
Farmington Condominiums  
Farmington, MI

BUILDER:  
Cervi Construction, LLC  
185 S. St. Clair  
Livonia, MI 48150  
Phone: (734)261-4300 Fax: (734) 261-4302

revision:

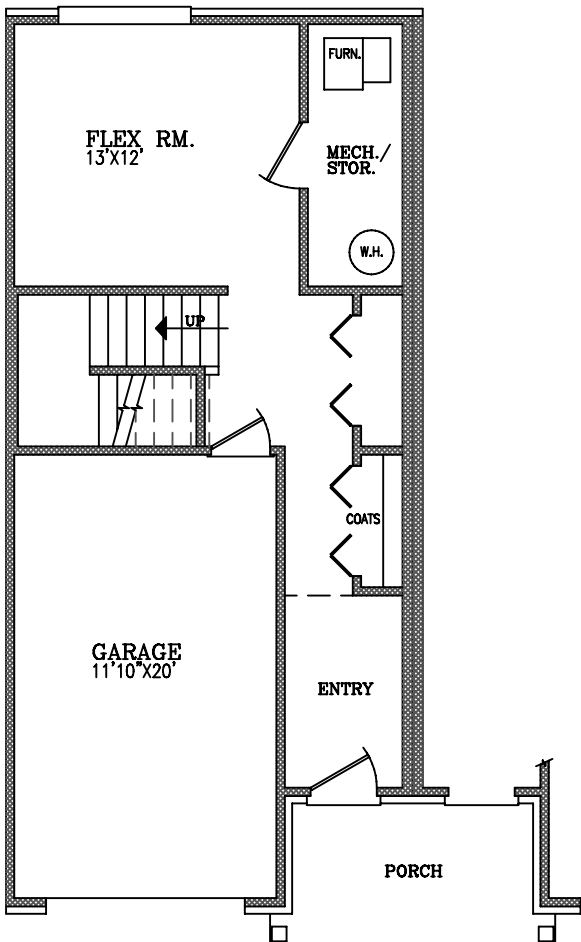
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7/30/2015

job # 25802

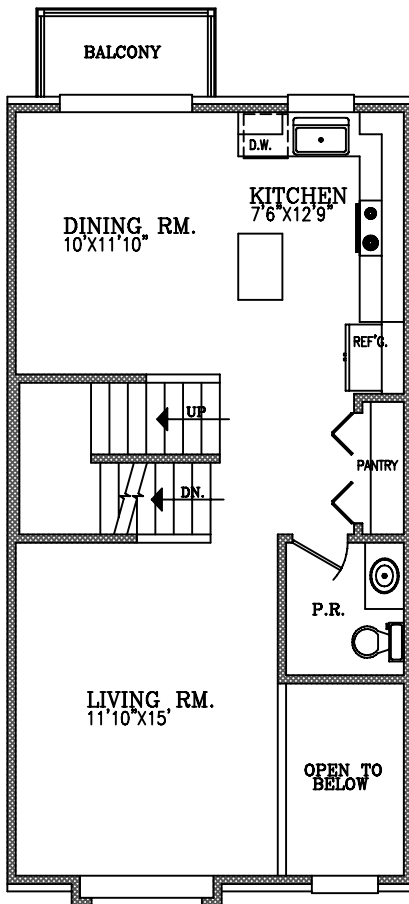
sht. no.  
1  
of  
2

# TWO BEDROOM TOWNHOME

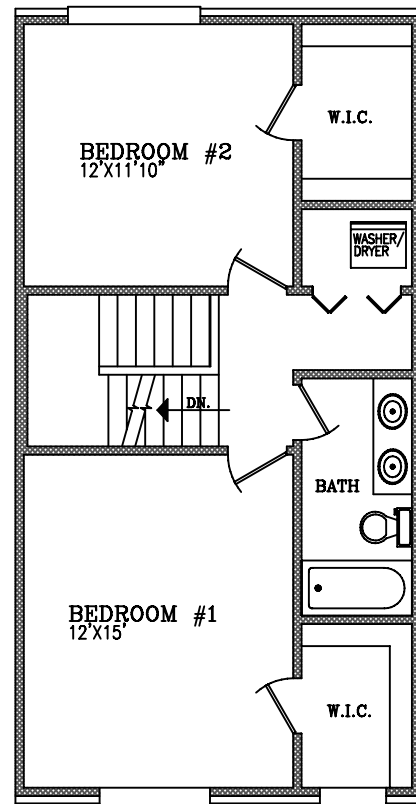
1,445 SQUARE FEET



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR













## **NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN THAT THE FARMINGTON PLANNING COMMISSION WILL HOLD A PUBLIC HEARING AT THE CITY OF FARMINGTON CITY HALL, 23600 LIBERTY STREET, FARMINGTON, MICHIGAN 48335 ON MONDAY, SEPTEMBER 14, 2015 AT 7:00 P.M; ALL PROPERTY OWNERS WITHIN 300 FEET OF THE SITE IN QUESTION ARE NOTIFIED.

LOCATION: 33300 Slocum

PARCEL NO.: 20-23-27-301-083

REVIEW: Consideration of a planned unit development proposal to construct an 11-unit, three-story, townhouse-style apartment building, each unit with a 1-car garage and a driveway for parking

APPLICANT: Cervi Construction

Kevin P. Christiansen, AICP, PCP, Economic and Community Development Director

Publish: August 30, 2015 in the Farmington Observer  
Mail: August 28, 2015

CURRENT OCCUPANT  
23298 FARMINGTON RD  
FARMINGTON, MI 48336-3104

KIMCO FARMINGTON 146 INC  
3333 NEW HYDE PARK RD  
NEW HYDE PARK, NY 11042-1205

CURRENT OCCUPANT  
23296 FARMINGTON RD  
FARMINGTON, MI 48336-3104

CURRENT OCCUPANT  
23294 FARMINGTON RD  
FARMINGTON, MI 48336-3104

CURRENT OCCUPANT  
23292 FARMINGTON RD  
FARMINGTON, MI 48336-3104

CURRENT OCCUPANT  
23306 FARMINGTON RD  
FARMINGTON, MI 48336

CURRENT OCCUPANT  
23334 FARMINGTON RD  
FARMINGTON, MI 48336

CURRENT OCCUPANT  
23332 FARMINGTON RD  
FARMINGTON, MI 48336

CURRENT OCCUPANT  
23330 FARMINGTON RD  
FARMINGTON, MI 48336

CURRENT OCCUPANT  
23328 FARMINGTON RD  
FARMINGTON, MI 48336

CURRENT OCCUPANT  
23320 FARMINGTON RD  
FARMINGTON, MI 48336

CURRENT OCCUPANT  
23310 FARMINGTON RD  
FARMINGTON, MI 48336

CURRENT OCCUPANT  
23336 FARMINGTON RD  
FARMINGTON, MI 48336

CURRENT OCCUPANT  
23300 FARMINGTON RD  
FARMINGTON, MI 48336

CURRENT OCCUPANT  
33001 GRAND RIVER AVE  
FARMINGTON, MI 48336-3119

THE GROVES CENTER, LLC  
37000 GRAND RIVER AVE  
FARMINGTON HILLS, MI 48335-2882

CURRENT OCCUPANT  
33049 GRAND RIVER AVE  
FARMINGTON, MI 48336-3119

JP HERZOG, LLC  
23290 FARMINGTON RD  
FARMINGTON, MI 48336-3100

INLAND AMERICAN CFG PORTFOLIO, LLC  
PO BOX 460049  
HOUSTON, TX 77056-8049

CURRENT OCCUPANT  
23220 FARMINGTON RD  
FARMINGTON, MI 48336-3100

CURRENT OCCUPANT  
33317 ORCHARD ST  
FARMINGTON, MI 48336-3128

CURRENT OCCUPANT  
33313 ORCHARD ST  
FARMINGTON, MI 48336-3128

CURRENT OCCUPANT  
33309 ORCHARD ST  
FARMINGTON, MI 48336-3128

CURRENT OCCUPANT  
33305 ORCHARD ST  
FARMINGTON, MI 48336-3128

CURRENT OCCUPANT  
33213 ORCHARD ST  
FARMINGTON, MI 48336-3127

CURRENT OCCUPANT  
33130 SLOCUM DR  
FARMINGTON, MI 48336-3968

CURRENT OCCUPANT  
33112 SLOCUM DR  
FARMINGTON, MI 48336-3968

CURRENT OCCUPANT  
33100 SLOCUM DR  
FARMINGTON, MI 48336-3968

CURRENT OCCUPANT  
33201 ORCHARD ST  
FARMINGTON, MI 48336

SUNNY DAY CARE INC  
33200 SLOCUM DR  
FARMINGTON, MI 48336-3902



LOWEN REAL ESTATE LLC  
19850 SAWGRASS DR  
BOCA RATON, FL 33434-5265

CURRENT OCCUPANT  
23280 FARMINGTON RD  
FARMINGTON, MI 48336-3100

CURRENT OCCUPANT  
33240 SLOCUM DR  
FARMINGTON, MI 48336-3902

PENNY S FLURY  
586 S MAIN ST  
PLYMOUTH, MI 48170-1709

CURRENT OCCUPANT  
33242 SLOCUM DR  
FARMINGTON, MI 48336-3902

BILLAM, LLC  
1872 SUN ISLAND VW  
COMMERCE TOWNSHIP, MI 48390-1878

CURRENT OCCUPANT  
33246 SLOCUM DR  
FARMINGTON, MI 48336-3902

CURRENT OCCUPANT  
33244 SLOCUM DR  
FARMINGTON, MI 48336-3902

CURRENT OCCUPANT  
33248 SLOCUM DR  
FARMINGTON, MI 48336-3902

CURRENT OCCUPANT  
33250 SLOCUM DR  
FARMINGTON, MI 48336-3902

CURRENT OCCUPANT  
33254 SLOCUM DR  
FARMINGTON, MI 48336-3902

CURRENT OCCUPANT  
33252 SLOCUM DR  
FARMINGTON, MI 48336-3902

CURRENT OCCUPANT  
33256 SLOCUM DR  
FARMINGTON, MI 48336-3902

CURRENT OCCUPANT  
33258 SLOCUM DR  
FARMINGTON, MI 48336-3902

AMBILL PROPERTIES, LLC  
1872 SUN ISLAND VIEW  
COMMERCE TOWNSHIP, MI 48390

CURRENT OCCUPANT  
33262 SLOCUM DR  
FARMINGTON, MI 48336-3902

CURRENT OCCUPANT  
33260 SLOCUM DR  
FARMINGTON, MI 48336-3902

CURRENT OCCUPANT  
33264 SLOCUM DR  
FARMINGTON, MI 48336-3902

FARMINGTON DEVELOPMENT GROUP LLC  
23629 LIBERTY ST  
FARMINGTON, MI 48335-3568

CURRENT OCCUPANT  
33355 SLOCUM DR  
FARMINGTON, MI 48336-3970

CURRENT OCCUPANT  
23124 FARMINGTON RD  
FARMINGTON, MI 48336-3921

GERALD K CULL  
19935 IRVING DR  
LIVONIA, MI 48152-4115

CURRENT OCCUPANT  
23114 FARMINGTON RD  
FARMINGTON, MI 48336-3921

CURRENT OCCUPANT  
23100 FARMINGTON RD  
FARMINGTON, MI 48336-3921

CURRENT OCCUPANT  
33325 SLOCUM DR  
FARMINGTON, MI 48336-3970

CURRENT OCCUPANT  
23081 WARNER ST  
FARMINGTON, MI 48336-3976

CURRENT OCCUPANT  
23065 WARNER ST  
FARMINGTON, MI 48336-3976

CURRENT OCCUPANT  
23045 WARNER ST  
FARMINGTON, MI 48336-3976

CURRENT OCCUPANT  
23025 WARNER ST  
FARMINGTON, MI 48336-3976

CURRENT OCCUPANT  
23094 WARNER ST  
FARMINGTON, MI 48336-3976

CURRENT OCCUPANT  
23074 WARNER ST  
FARMINGTON, MI 48336-3975

CURRENT OCCUPANT  
23095 HAYDEN ST  
FARMINGTON, MI 48336-3940

CURRENT OCCUPANT  
33107 ORCHARD ST  
FARMINGTON, MI 48336-3107

CURRENT OCCUPANT  
33111 ORCHARD ST  
FARMINGTON, MI 48336-3107

CURRENT OCCUPANT  
33103 ORCHARD ST  
FARMINGTON, MI 48336-3107

LINDSAY W SHOOK  
17815 GOLDENEYE DR  
CLINTON TWP, MI 48038-1190

CHRISTA LINDERER  
23636 SPRINGBROOK DR  
FARMINGTON HILLS, MI 48336

CURRENT OCCUPANT  
33113 ORCHARD ST  
FARMINGTON, MI 48336-3107

PETER A TANGORA  
34962 OAKLAND ST  
FARMINGTON, MI 48335-3339

PEGGY A WICKMAN  
DAVID F WICKMAN  
41127 TODD LN  
NOVI, MI 48375-4972

CURRENT OCCUPANT  
23056 WARNER ST  
FARMINGTON, MI 48336-3975

CURRENT OCCUPANT  
23075 HAYDEN ST  
FARMINGTON, MI 48336-3940

CURRENT OCCUPANT  
33109 ORCHARD ST  
FARMINGTON, MI 48336-3107

33105 ORCHARD STREET, LLC  
33608 SHIAWASSEE ST  
FARMINGTON, MI 48335-3550

CURRENT OCCUPANT  
33101 ORCHARD ST  
FARMINGTON, MI 48336-3107

CURRENT OCCUPANT  
33121 ORCHARD ST  
FARMINGTON, MI 48336-3107

CURRENT OCCUPANT  
33117 ORCHARD ST  
FARMINGTON, MI 48336-3107

KAUSHIKKUMAR S GANDHI  
23465 SPRINGBROOK DR  
FARMINGTON HILLS, MI 48336-3378

CURRENT OCCUPANT  
33133 ORCHARD ST  
FARMINGTON, MI 48336-3107

CURRENT OCCUPANT  
33129 ORCHARD ST  
FARMINGTON, MI 48336-3107

CURRENT OCCUPANT  
23036 WARNER ST  
FARMINGTON, MI 48336-3975

CURRENT OCCUPANT  
23057 HAYDEN ST  
FARMINGTON, MI 48336-3940

RICHARD M BARTA  
ELINOR P BARTA  
PO BOX 247  
NAUBINWAY, MI 49762-0247

CURRENT OCCUPANT  
33105 ORCHARD ST  
FARMINGTON, MI 48336-3107

CURRENT OCCUPANT  
33119 ORCHARD ST  
FARMINGTON, MI 48336-3107

CURRENT OCCUPANT  
33123 ORCHARD ST  
FARMINGTON, MI 48336-3107

CURRENT OCCUPANT  
33115 ORCHARD ST  
FARMINGTON, MI 48336-3107

CURRENT OCCUPANT  
33131 ORCHARD ST  
FARMINGTON, MI 48336-3107

CURRENT OCCUPANT  
33135 ORCHARD ST  
FARMINGTON, MI 48336-3107

CURRENT OCCUPANT  
33127 ORCHARD ST  
FARMINGTON, MI 48336-3107

CURRENT OCCUPANT  
33125 ORCHARD ST  
FARMINGTON, MI 48336-3107

CURRENT OCCUPANT  
33266 SLOCUM DR  
FARMINGTON, MI 48336-3902

CURRENT OCCUPANT  
33270 SLOCUM DR  
FARMINGTON, MI 48336-3902

CURRENT OCCUPANT  
33268 SLOCUM DR  
FARMINGTON, MI 48336-3902



Website [www.ci.farmington.mi.us](http://www.ci.farmington.mi.us)

23600 Liberty Street  
Farmington, Michigan 48335



Telephone 248-474-5500  
Fax 248-473-7278

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE FARMINGTON PLANNING COMMISSION WILL HOLD A PUBLIC HEARING AT THE CITY OF FARMINGTON CITY HALL, 23600 LIBERTY STREET, FARMINGTON, MICHIGAN 48335 ON MONDAY, SEPTEMBER 14, 2015 AT 7:00 P.M; ALL PROPERTY OWNERS WITHIN 300 FEET OF THE SITE IN QUESTION ARE NOTIFIED.

LOCATION: 33300 Slocum

PARCEL NO.: 20-23-27-301-083

REVIEW: Consideration of a planned unit development proposal to construct an 11-unit, three-story, townhouse-style apartment building, each unit with a 1-car garage and a driveway for parking

APPLICANT: Cervi Construction

Kevin P. Christiansen, AICP, PCP, Economic and Community Development Director

Publish: August 30, 2015 in the Farmington Observer  
Mail: August 28, 2015

**Farmington City Council  
Staff Report**
**Council Meeting Date:**  
September 14, 2015

**Reference  
Number  
(ID # 1998)**
**Submitted by:** Kevin Christiansen, Economic Community Development Director

**Description:** Shell Gas Station, 37375 Grand River Avenue

**Requested Action:**

Approve

**Background:**

The new property owner of the Shell Gas Station is proposing several changes/improvements and upgrades to the existing building and service station site for his new service station. The proposed changes include interior modifications to the existing service station building and exterior changes to the existing building façade and service station site. These exterior changes include façade improvements, parking lot upgrades/improvements, new landscaping, and new site signage, and requires the review and approval the Planning Commission. The existing commercial property is zoned C-3, General Commercial. Gas Stations are a Special Land Use in the C-3, General Commercial District. A public hearing and site plan review and approval are required. No changes regarding building dimensions or other site improvements are proposed.

The applicant/petitioner has submitted a site plan for the proposed changes and improvements, including proposed interior building modifications, proposed building elevations, and a site plan showing proposed service station site improvements, including new landscaping. An aerial photo of the site is also attached. The following additional information is attached:

- A site plan review letter from LSL Planning dated 9/10/15.

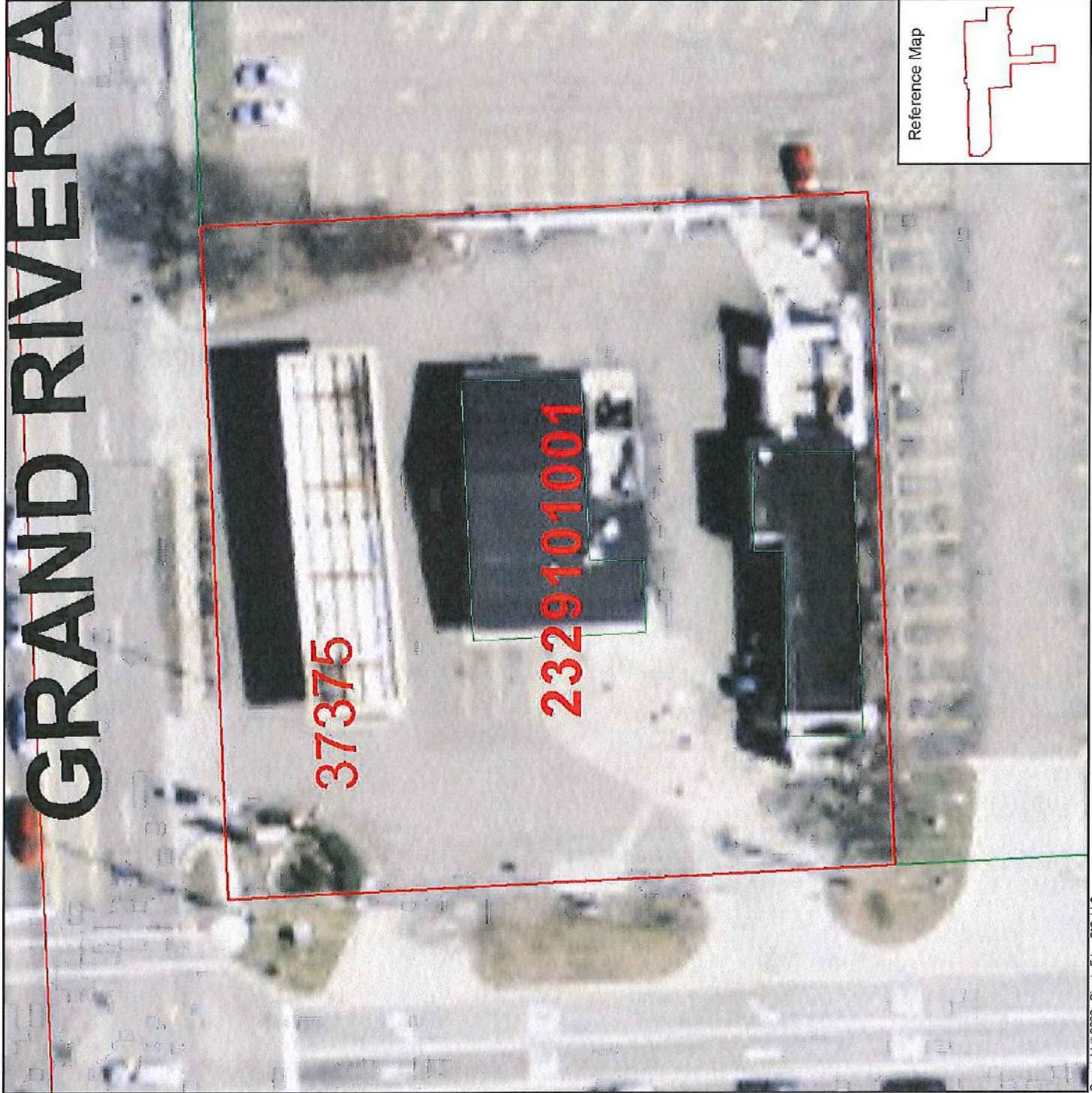
The applicant will be at the September 14, 2015 meeting to present the site plan to the Commission.

Attachments

**Agenda Review**
**Review:**

Kevin Christiansen	Pending	
City Manager	Pending	
Planning Commission	Pending	09/14/2015 7:00 PM

# GRAND RIVER A



Reference Map



City of Farmington  
37375 Grand River Avenue

MAP LEGEND:

- CITY BOUNDARY
- RIVERS-STREAMS
- MULTITENANTBUILDING (Type)
- BUILT
- PROPOSED
- COMM\_INDUST BLDGS
- RAPHAEL STREET(POLY2)
- RAPHAEL STREET(POLY)
- PARCELS
- ROADS OUTSIDE FARMINGTON
- RIGHTOFWAY
- MULTITENANTPAVING
- ROW EXTEND
- LOT HISTORY
- OPEN WATER (FEATURETYPE)
- DetentionPond
- StreamRiver
- LakePond
- Channel
- SwampMarsh
- 2012 AERIAL PHOTOS (Image)

Map Scale: 1 inch = 40 feet  
 Map Date: 9/10/2015  
 Data Date: August 21, 2015  
 Sources: City of Farmington, Oakland County GIS Utility, River's Edge GIS, LLC.



Disclaimer:  
 Note: The information provided by this program has been compiled from recorded deeds, plat, taxmaps, surveys, and other public records and is provided for informational purposes only. It 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 !!!





September 10, 2015

Planning Commission  
 Attn: Kevin Christiansen, Community and Economic Development Director  
 City of Farmington  
 23600 Liberty Street  
 Farmington, Michigan 48335

**Subject:** Shell Gas Station Site Improvements  
**Date of Site Plan:** 08/17/2015  
**Location:** 37375 Grand River

Dear Mr. Christiansen:

At your request we have completed a site plan review for the proposed site improvements at the Shell gas station on Grand River. The site is zoned C3, General Commercial. The applicant is proposing to renovate and repurpose the existing Shell gas station to improve site conditions and accommodate a carryout restaurant use. This plan will help aid in the gateway improvements outlined in the City master plan. The proposed restaurant use is consistent with the C3 zoning, but the continuation of the gas station use component makes this a Special Land Use (currently a non-conforming use) and is subject to review under section 35-152 of the ordinance. The following is our review:



Attachment: Shell Station - LSL Review (1998 : Shell Gas Station, 37375 Grand River)

## SITE PLAN REVIEW

In accordance with *ARTICLE 13* and *Sec. 35-162*, site plan approval is required from the Planning Commission. The following contains our review of the site plan:

1. **Lot and Yard Requirements.**  
 N/A, setbacks are not proposed to change
2. **Building Design.** The existing structures remain the same. The proposed changes will occur on the exterior façade, interior layout, and landscaping. All improvements, in terms of design, would be welcome upgrades for this gateway to the City of Farmington.
3. **Traffic.** The project use is similar to the previous site use and should not negatively affect traffic to any greater extent.
4. **Parking.** *ARTICLE 14, OFF-STREET PARKING AND LOADING STANDARDS AND ACCESS DESIGN* requires the following parking standards:

FARMINGTON PARKING REQUIREMENT			
	Standard	Required	proposed
Filling Stations	1 per filling station	8 spaces	8
Retail Space	1 per 500 Sq Feet	3 spaces	3
Employees	1 per employee	2 spaces	2
Carry Out	Six per counter	6 spaces	2
Car wash	2 waiting 1 wash	3 spaces	0

5. **Access.** The applicant is utilizing existing driveways for the project.
6. **Landscaping.** The applicant is proposing significant landscaping improvements to the site, but the proposed changes do not meet the ordinance. The requirements call for 1 canopy tree per 30 linear feet of frontage. The site plans reflect a combination of evergreen trees, canopy trees and shrubs for the property frontage. Though the plans also call for improvements along the rear of the property that currently line a parking lot.
7. **Pedestrian Circulation.** Site plans do not include changes to pedestrian circulation. It will remain as is.
8. **Exterior Lighting.** A lighting plan has not been provided with the site plan, more detail will be needed for approval.
9. **Signs.** Sign locations are depicted in the plans, but further detail will be required for final approval.
10. **Waste Receptacles.** No changes are proposed.

City of Farmington  
Shell Gas Station Review  
9/10/2015

## SUMMARY OF KEY ISSUES

---

According to the above review, we agree the proposed project will be a benefit to the area surrounding the site and Farmington, but feel the following items need more careful review:

1. **Parking.** Further parking information/ explanation is required.
2. **Sign.** A detailed sign plan is required.
3. **Lighting.** A detailed lighting plan is required.

Supplemental review materials should be provided. An administrative review and approval of the above mentioned site plan issues is recommended.

We look forward to discussing this with you at your September 22<sup>nd</sup> meeting.

Sincerely,  
**LSL PLANNING, INC.**



Caitlin Malloy-Marcon  
Senior Planner





# CITY OF FARMINGTON

For office use only	
Date Filed:	_____
Fee Paid:	_____

## Special Land Use Application

1. Project Name Fredder Road INV.

2. Location of Property

Address 37375 Grand River

Cross Streets Grand River &

3. Identification

Applicant N.C. Designers & Contracting Inc.

Address 3241 So Telegraph Rd.

City/State/Zip Dearborn, MI 48124

Phone 313-986-8381 Fax ncdesigners@yahoo.com

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

Property Owner  Other (Specify) \_\_\_\_\_

Property Owner Majid Koz

Address 6250 Walnut Lake Road

City/State/Zip West Bloomfield / MI / 48329

Phone 248-672-7301 Fax 248-308-2805

Preparer of Site Plan N.C. Designers & Contracting

Address 3241 So Telegraph Rd.

City/State/Zip Dearborn MI 48124

Phone 313-986-8381 Fax ncdesigners@yahoo.com

4. Property Information

Zoning District C3 Area 0.73 Acre 32445.3 SQ.Ft.  
 Width 180'-0" Depth 180'-0"  
 Current Use GASOLINE SERVICE STATION  
 Zoning District of Adjacent Properties to the  
 North C3 South C3 East C3 West C3  
 N/A

5. Proposed Use

- Residential Number of Units \_\_\_\_\_
- Office Gross Floor Area \_\_\_\_\_
- Commercial Gross Floor Area 2203.6 S.F.
- Industrial Gross Floor Area \_\_\_\_\_
- Institutional Gross Floor Area \_\_\_\_\_
- Other \_\_\_\_\_ Gross Floor Area \_\_\_\_\_

6. Special Land Use Criteria. The applicant must provide written responses to the special land use 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, \_\_\_\_\_ (applicant), do hereby swear that the above statements are true.

Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_

Margaret K...  
Signature of Property Owner \_\_\_\_\_ Date \_\_\_\_\_

I, Margaret K... (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.

City Action

Approved/Denied: \_\_\_\_\_

Date: \_\_\_\_\_

By: \_\_\_\_\_

Conditions of Approval: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

4

- a. The proposed special land use shall be compatible with and in accordance with the general goals, objectives and policies of the City of Farmington Master Plan.

EXISTING BUILDING TO BE REMODEL WITH A NEW FACAD TO ACCOMMODATE THE GENERAL OBJECTIVES OF THE MASTER PLAN OF THE CITY OF FARMINGTON. PROMOTING BETTER LANDSCAPING UPGRADE AND A NEW BUILDING FACADES WITH A BETTER MATERIAL.

- b. The special land use shall promote the intent of the zoning district in which the use is proposed.

THE C3 DISTRICT INVOLVES HIGHER DENSITY BUSINESS & TRAFFIC A GASOLINE STATION WITH A C-STORE & CARRY OUT RESTAURANT SHALL ACCOMMODATE FOR SUCH DEMAND IN THE AREA.

- c. The special land use shall be compatible with the existing or intended character of the general vicinity and shall not change the essential character of the area in which it is proposed.

OUR EXISTING LAND USE AND THE ADDED USE CHARACTER IS IN CONFORMANCE WITH THE AREA CHARACTER.



- d. The special land use shall be served adequately by public facilities and services such as traffic operations, police and fire protection, drainage structures, water and sewer facilities and schools.

THE SPECIAL LAND USE WOULD STILL SERVICE OUR  
PUBLIC FACILITIES AND SERVICES

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- e. The proposed special land use shall not involve uses, activities, processes, materials, equipment or conditions of operation that in comparison to the uses permitted in the district, will be detrimental to the natural environment, public health, safety or welfare.

OUR FACILITY IS UPGRADED AND COMPLES WITH  
THE CITY CODES AND ORDINANCE AS FAR AS PUBLIC'S  
SAFETY AND HEALTH.

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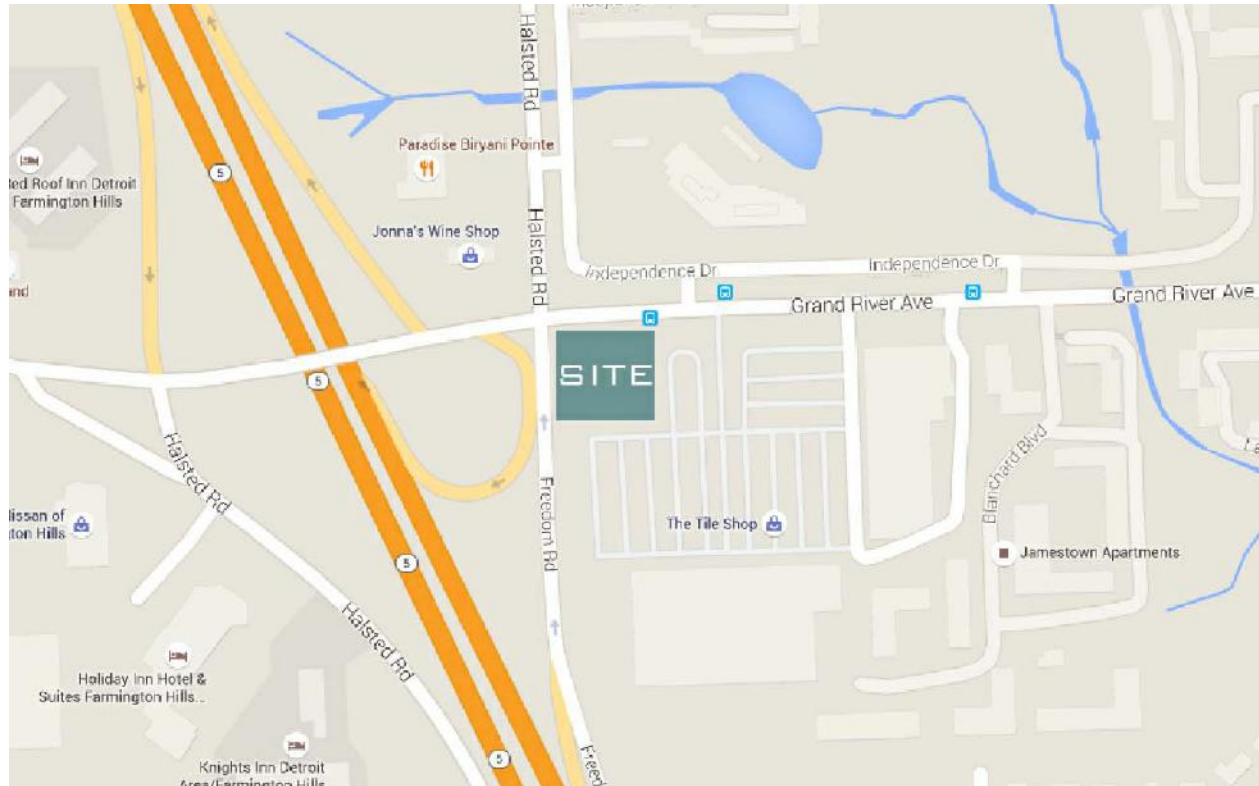
\* The special land use criteria included above is not the only requirement for special land use applications. For additional information please refer to ARTICLE 12 SPECIAL LAND USES of the City of Farmington Zoning Ordinance.

# SHELL GAS STATION FREEDOM ROAD INVESTMENT

**OWNER**  
**MIKE KOZA**  
 41700 GARDENBROOK RD.  
 NOVI, MI 48375

**SITE ADDRESS**  
 37375 GRANDRIVER  
 FARMINGTON, MI

**ARCHITECTS/ENGINEERS:**  
**N.C. DESIGNERS & CONTRACTING**  
 3241 S. TELEGRAPH  
 DEARBORN, MI 48124  
 P: (313) 986-8381  
 ncdesigners@yahoo.com



**VICINITY MAP**

**LEGAL DESCRIPTION**  
 LAND SITUATED IN THE CITY OF FARMINGTON, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: THE NORTH 230 FEET OF THE WEST 240 FEET OF THE WEST 440 FEET OF THE NORTH 995.228 FEET OF THE NORTHWEST 1/4 OF SECTION 29, TOWN 1 NORTH, RANGE 9 EAST, CITY OF FARMINGTON, OAKLAND COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE NW CORNER OF SECTION 29, TOWN 1 NORTH, RANGE 9 EAST, AND RUNNING FENCE SOUTH 89 DEGREES 41 MINUTES 40 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 29 A DISTANCE OF 240 FEET TO A POINT; FENCE SOUTH 0 DEGREES 0 MINUTES 59 SECONDS EAST A DISTANCE OF 230 FEET TO A POINT; FENCE NORTH 89 DEGREES 41 MINUTES 40 SECONDS WEST A DISTANCE OF 240 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 29, FENCE NORTH 0 DEGREES 0 MINUTES 59 SECOND WEST ALONG THE WEST LINE OF SAID SECTION 29, A DISTANCE OF 230 FEET TO THE POINT OF BEGINNING THE ABOVE DESCRIBED PARCEL OF LAND IS SUBJECT TO EASEMENT FOR HIGHWAY PURPOSES AS PER LIBER THE NUMBER 5 OF MISCELLANEOUS RECORD PAGE 161, OAKLAND COUNTY RECORDS, LIBER 5 OF MISCELLANEOUS RECORD PAGE 170, OAKLAND COUNTY RECORDS AND LIBER 3636 OF DEEDS, PAGE 384, OAKLAND COUNTY RECORDS, EXCEPT NORTH 50 FEET IN HIGHWAY ALSO EXCEPT THAT PART IN RELOCATION OF U.S. 16 HIGHWAY.

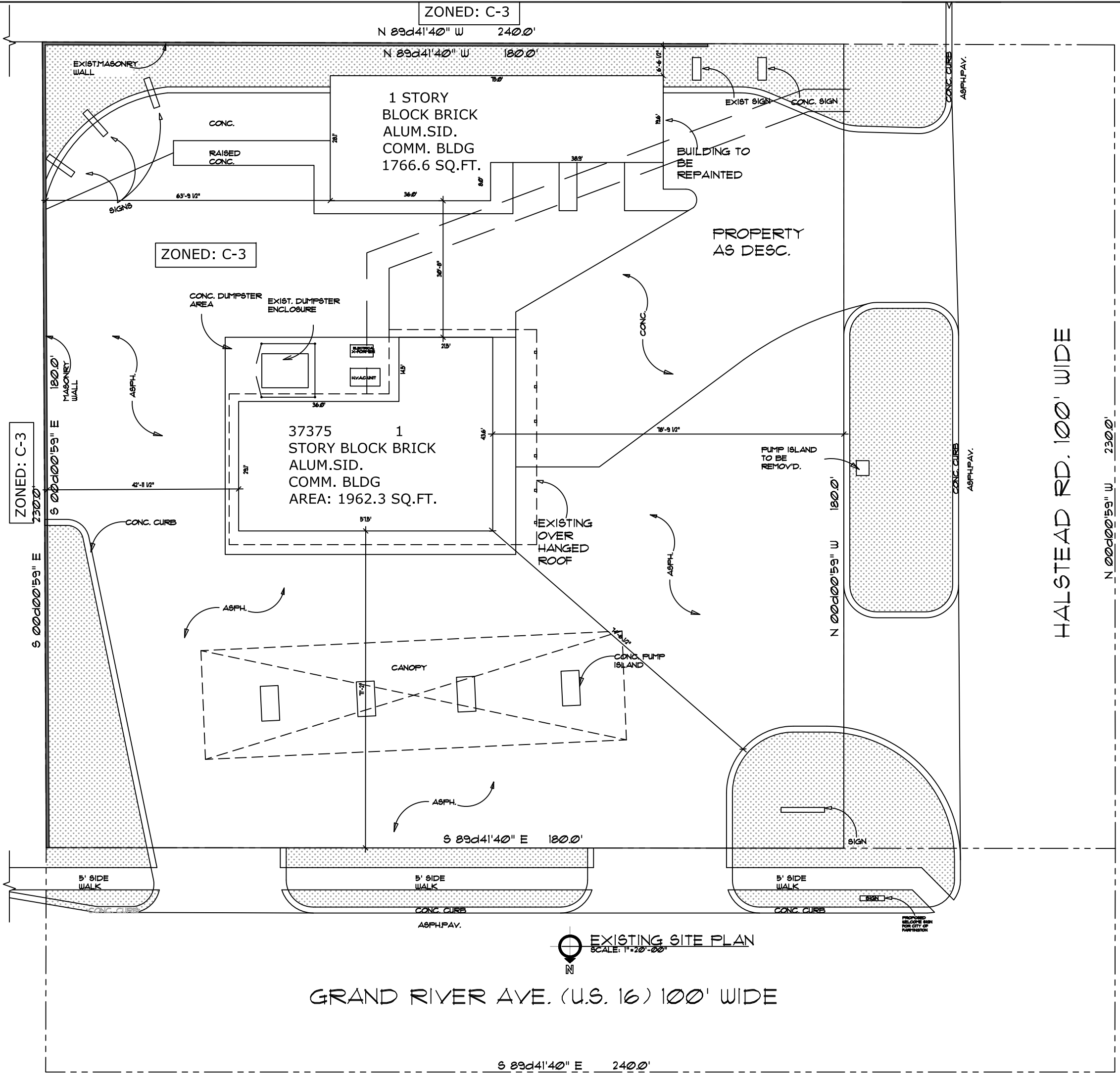
## CODE INFORMATION

1. BUILDING DESCRIPTION: 2. APPLICABLE CODE: BUILDING: ACCESSIBILITY: ENERGY: FIRE: PLUMBING: MECHANICAL: ELECTRICAL:	SINGLE STORY -- GASOLINE STATION C--STORE W/ RESTAURANT 2012 MICHIGAN BUILDING CODE. ANSI 117.1-2003 ACCESSIBILITY. 2012 MICHIGAN ENERGY CODE--ASHRAE 90.1-2007 2012 INTERNATIONAL FIRE CODE 2012 MICHIGAN PLUMBING CODE. 2012 MICHIGAN MECHANICAL CODE. 2011 NATIONAL ELECTRIC CODES, WITH PART 8.										
3. OCCUPANCY/ USE CLASSIFICATION: 4. CONSTRUCTION CLASSIFICATION: 5. ALLOWABLE AREA TABLE (503): 6. TOTAL ALLOWABLE HEIGHT (503): 7. FIRE AREA PER SECTION 903.2.7: 8. SEATING CAPACITY:	MERCANTILE "M" TYPE IIIB -- NON SPRINKLED 12500.0 SQ.FT. FOR "M" PROPOSED 2203.6 SQ.FT. 2 STORY 55 FEET MAX. PROPOSED 1--STORY 18'-2" 2203.6 SQ.FT. < 12,000.0 SQ.FT. FOR GROUP "M" NONE										
9. GROSS AREA SUMMARY: MERCANTILE GROUP "M": SEATING AREA: KITCHEN AREA: TOTAL OCCUPANT LOAD:	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">AREAS</th> <th style="text-align: left;">OCCUPANT LOAD</th> </tr> </thead> <tbody> <tr> <td>SALES 1045.5 SQ.FT.</td> <td>35 (1 PER 30 SF GROSS)</td> </tr> <tr> <td>NONE</td> <td></td> </tr> <tr> <td>602.0 SQ. FT.</td> <td>3 (1per 200 SF)</td> </tr> <tr> <td>35 + 3</td> <td>38 OCCUPANTS</td> </tr> </tbody> </table>	AREAS	OCCUPANT LOAD	SALES 1045.5 SQ.FT.	35 (1 PER 30 SF GROSS)	NONE		602.0 SQ. FT.	3 (1per 200 SF)	35 + 3	38 OCCUPANTS
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NONE											
602.0 SQ. FT.	3 (1per 200 SF)										
35 + 3	38 OCCUPANTS										
10. GROSS BUILDING AREA UNDER ROOF: (EXCLUDING: PATIO / SIDEWALKS / DUMPSTER)	2358.0 SQ. FT.										

## SITE INFORMATION

1. SITE AREA: 2. ZONED: 3. BUILDING AREA COVERAGE(STATION): 4. BUILDING AREA COVERAGE(CAR WASH): 5. BUILDING COVERAGE:	<table border="0" style="width: 100%;"> <tr> <td style="text-align: right;">32445.3 SQ.FT. =</td> <td>32445.3 / 43560.0 =0.74 ACERS</td> </tr> <tr> <td style="text-align: right;">C-3</td> <td></td> </tr> <tr> <td style="text-align: right;">2358.0</td> <td>SQ.FT.</td> </tr> <tr> <td style="text-align: right;">1766.6</td> <td>SQ.FT.</td> </tr> <tr> <td style="text-align: right;">2358.0+1766.6=4124.6</td> <td>/ 32445.3 =0.13 =13%</td> </tr> </table>	32445.3 SQ.FT. =	32445.3 / 43560.0 =0.74 ACERS	C-3		2358.0	SQ.FT.	1766.6	SQ.FT.	2358.0+1766.6=4124.6	/ 32445.3 =0.13 =13%																
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1766.6	SQ.FT.																										
2358.0+1766.6=4124.6	/ 32445.3 =0.13 =13%																										
6. PARKING REQUIREMENTS:	One space at each filling station; plus one space per employee at peak shift; plus one space per 500 square feet devoted to sales of retail goods; plus spaces required for any accessory uses (not to include vehicle fueling spaces located at the pump)																										
<table border="0" style="width: 100%;"> <tr> <td style="text-align: right;">NUMBER OF PUMPS</td> <td style="text-align: right;">8</td> </tr> <tr> <td style="text-align: right;">NUMBER OF EMPLOYEES</td> <td style="text-align: right;">3</td> </tr> <tr> <td style="text-align: right;">SALES AREA</td> <td style="text-align: right;">1045.5 SQ.FT. / 500</td> </tr> <tr> <td style="text-align: right;">CAR WASH</td> <td style="text-align: right;">1</td> </tr> <tr> <td style="text-align: right;">TOTAL PARKING REQUIRED</td> <td style="text-align: right;">14 SPACES</td> </tr> <tr> <td style="text-align: right;">TOTAL PARKING PROVIDED</td> <td style="text-align: right;">8 ISLAND + 8 SPACES = 16 SPACES</td> </tr> </table>	NUMBER OF PUMPS	8	NUMBER OF EMPLOYEES	3	SALES AREA	1045.5 SQ.FT. / 500	CAR WASH	1	TOTAL PARKING REQUIRED	14 SPACES	TOTAL PARKING PROVIDED	8 ISLAND + 8 SPACES = 16 SPACES	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">AREAS</th> <th style="text-align: left;">PARKING</th> </tr> </thead> <tbody> <tr> <td>8</td> <td>8 SPACES</td> </tr> <tr> <td>3</td> <td>3 SPACES</td> </tr> <tr> <td>1045.5 SQ.FT. / 500</td> <td>2 SPACES</td> </tr> <tr> <td>1</td> <td>1 SPACES</td> </tr> <tr> <td></td> <td>14 SPACES</td> </tr> <tr> <td>8 ISLAND + 8 SPACES =</td> <td>16 SPACES</td> </tr> </tbody> </table>	AREAS	PARKING	8	8 SPACES	3	3 SPACES	1045.5 SQ.FT. / 500	2 SPACES	1	1 SPACES		14 SPACES	8 ISLAND + 8 SPACES =	16 SPACES
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SHEET INDEX:	
ARCHITECTURAL/CIVIL/STRUCTURAL	
SP-1	EXISTING SITE PLAN
SP-2	PROPOSED SITE PLAN
A-1	EXISTING FLOOR PLAN
A-2	PROPOSED FLOOR PLAN
A-3	PROPOSED ELEVATIONS
P-1	PERSPECTIVES



**PROJECT:**  
SHELL GAS STATION

**OWNER'S NAME:**  
MIKE KOZA  
41700 GARDENBROOK RD.  
NOVI, MI 48375

**LOCATION:**  
37375 GRANDRIVER  
FARMINGTON, MI

**N.C. DESIGNERS & CONTRACTING INC.**

3241 S. TELEGRAPH  
DEARBORN, MI 48124

P:(313) 986-8381  
ncdesigners@yahoo.com

**DRAWN BY:**  
A.D.

**DESIGNED BY:**  
N.C.

**APPROVED BY:**

**SUBMITTALS**

**REVISIONS:**

**PROJECT NO**

**DATE**  
08-17-2015

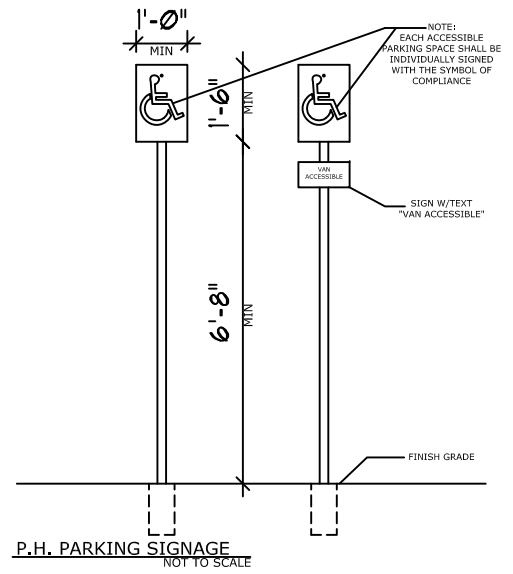
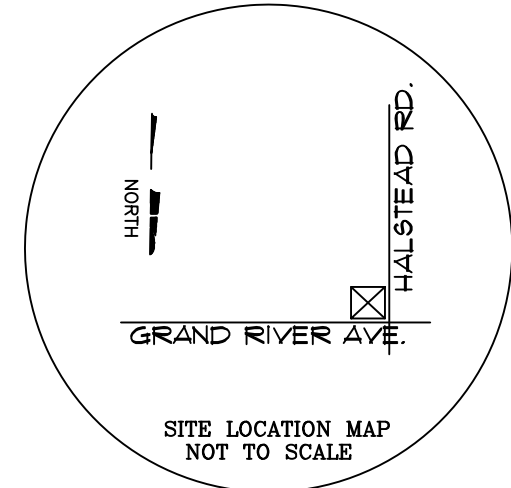
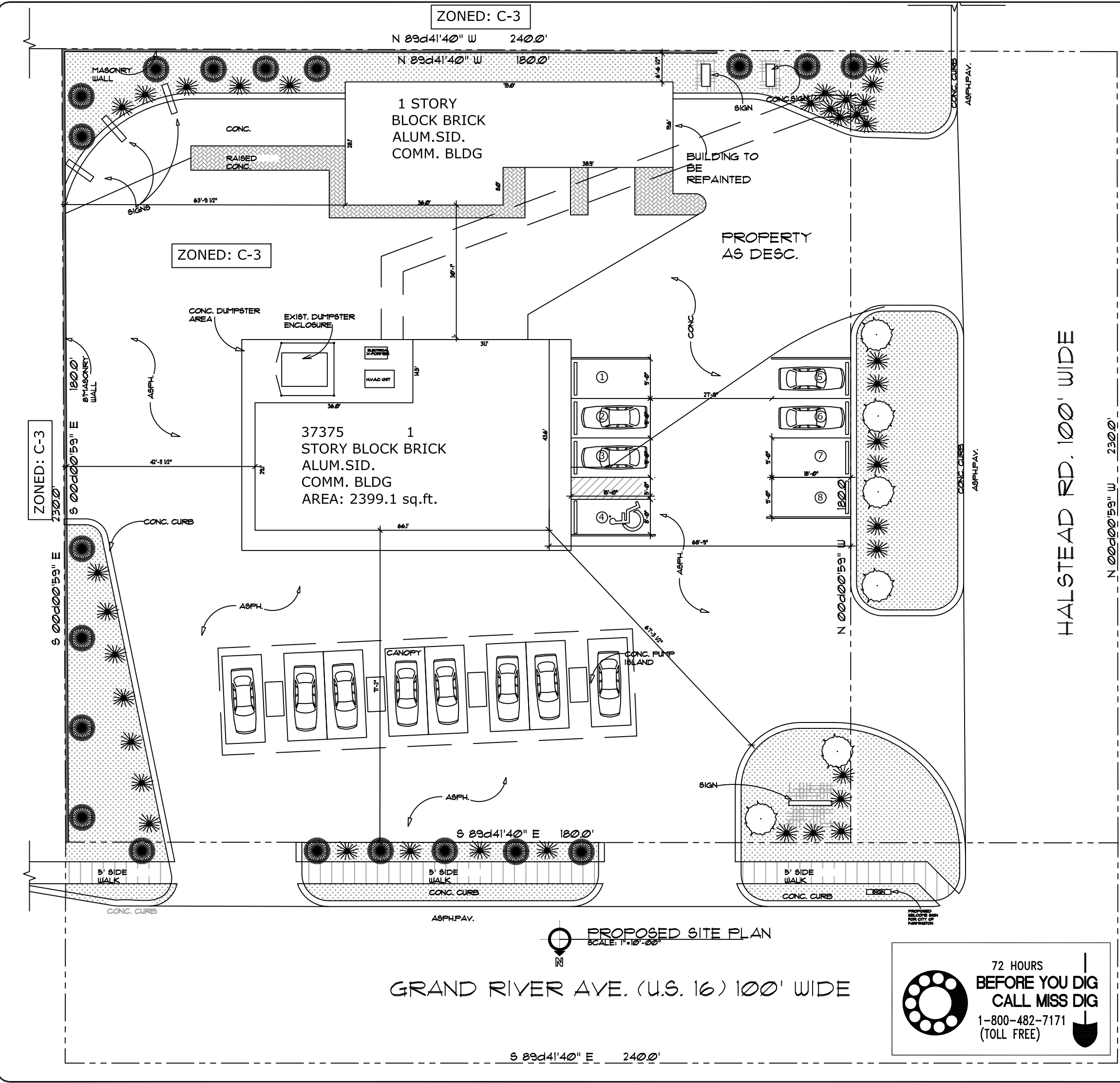
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**SHEET TITLE**  
EXISTING SITE PLAN

SP-1

SEAL

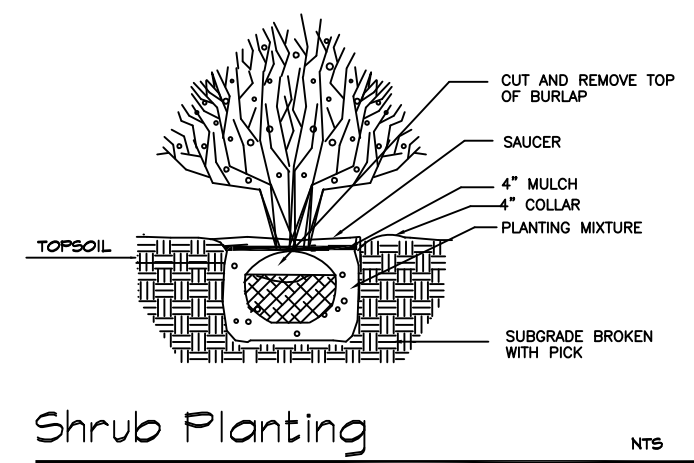




**LANDSCAPE PLAN**

TYPE	SYMBOL	SIZE	QUANTITY
BLUE CHIP JUNIPER BUSH		24" MIN HIGH	51
BOXWOOD EVERGREEN		24" MIN HIGH	19
VIBURNUM CARLES II (KOREAN SPICE VIBURNUM)		24" MAX HIGH	06

- LAWN-CUT MAINTENANCE TO BE EVERY WEEK
- SEASONAL MAINTENANCE FOR SPRINKLE SYSTEM
- SEASONAL MAINTENANCE FOR ALL TREES AND SHRUBS
- SEASONAL MAINTENANCE ON MULCH



72 HOURS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 (TOLL FREE)

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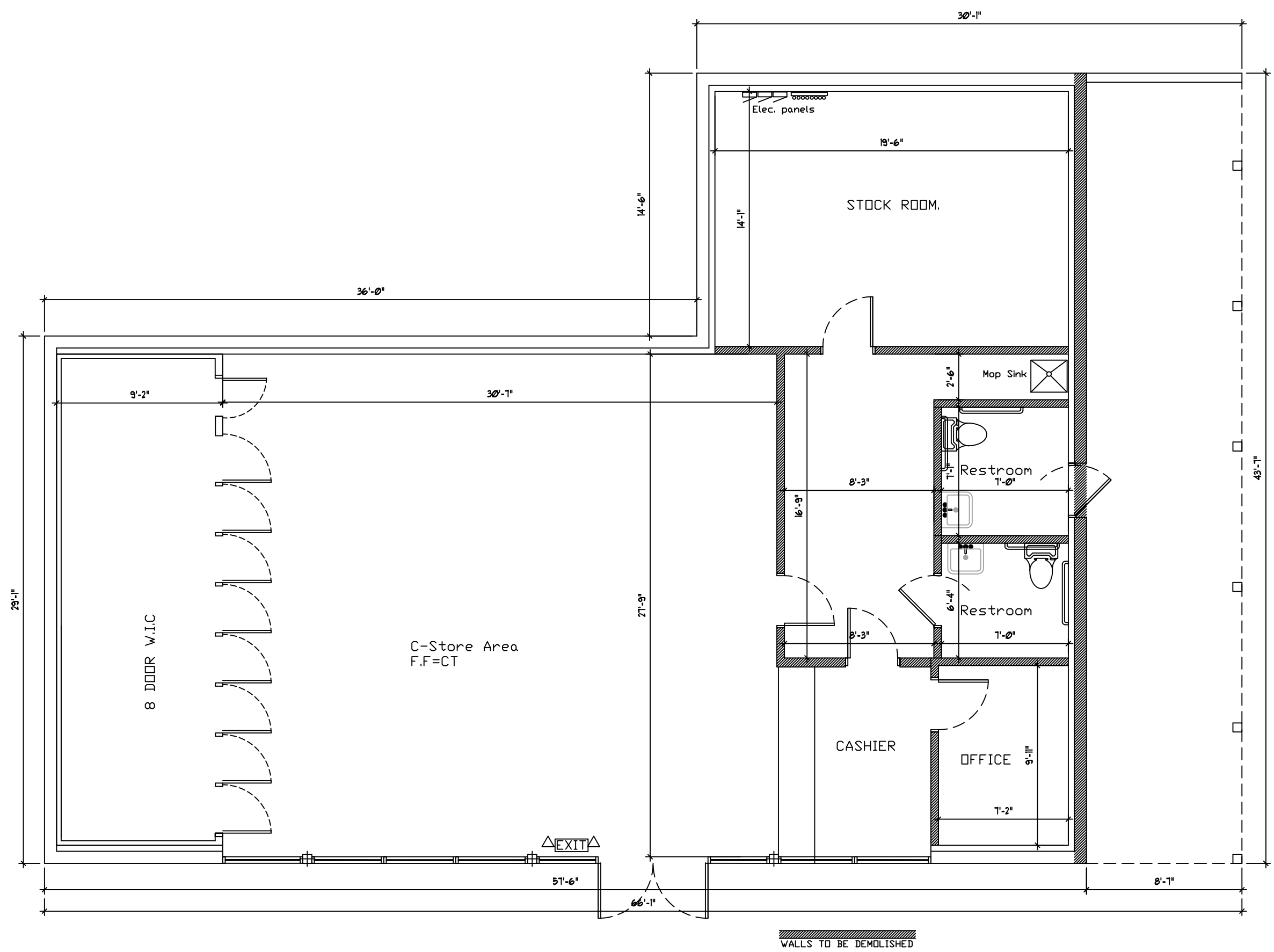
**DATE**  
08-17-2015

**SCALE**  
NOTED

**SHEET TITLE**  
PROPOSED SITE PLAN

SP-2

SEAL



EXISTING FLOOR LAYOUT  
 SCALE  $\frac{3}{16}$ " = 1'-00"

**PROJECT:**  
SHELL GAS STATION

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**LOCATION:**  
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FARMINGTON, MI

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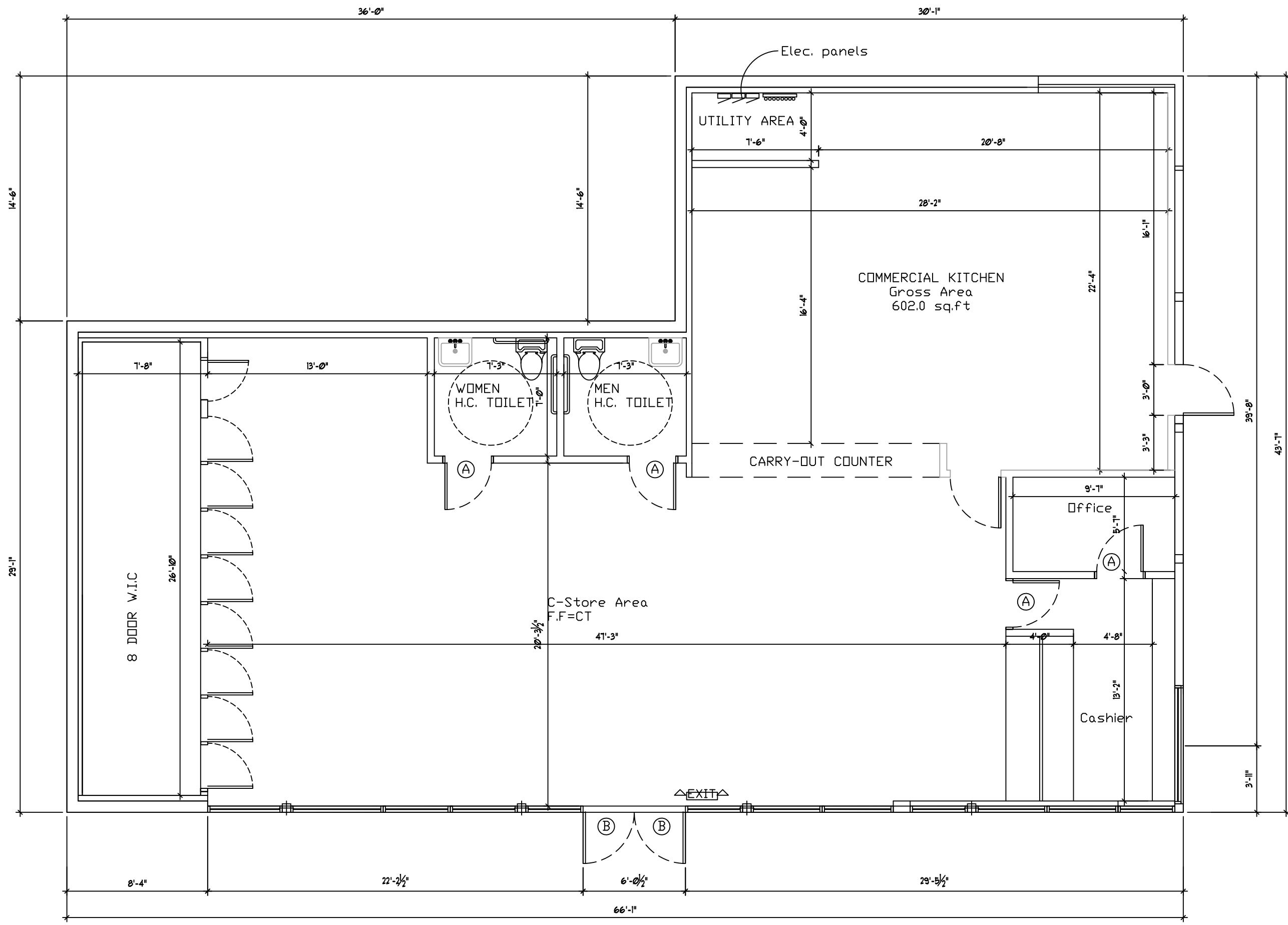
**DATE**  
08-17-2015

**SCALE**  
NOTED

**SHEET TITLE**  
EXISTING FLOOR PLAN

A-1

**SEAL**



PROPOSED FLOOR LAYOUT  
 SCALE  $\frac{3}{16}'' = 1'-00''$

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SHELL GAS STATION

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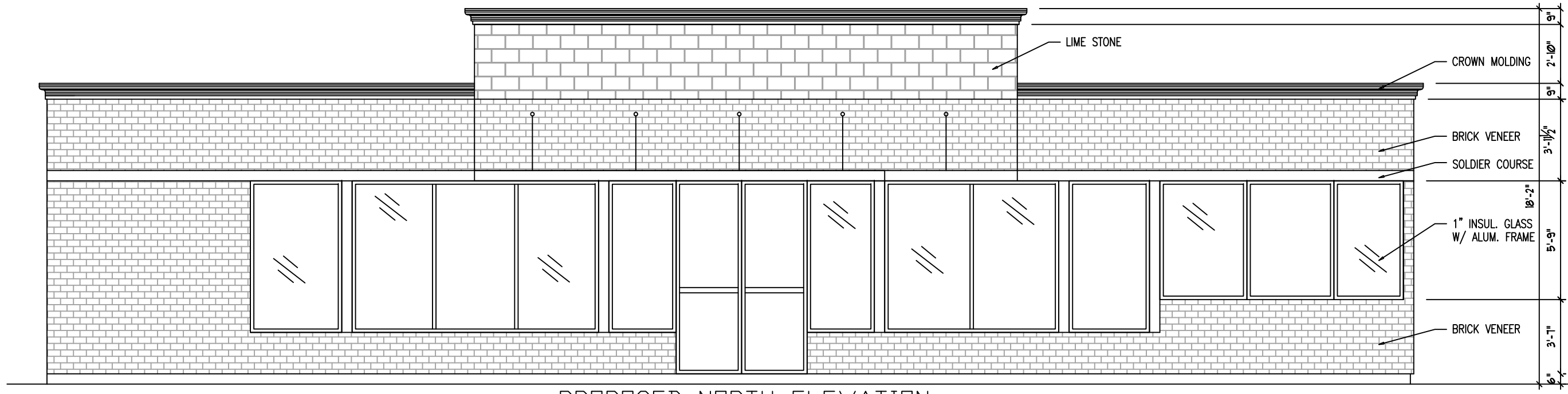
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PROPOSED FLOOR PLAN

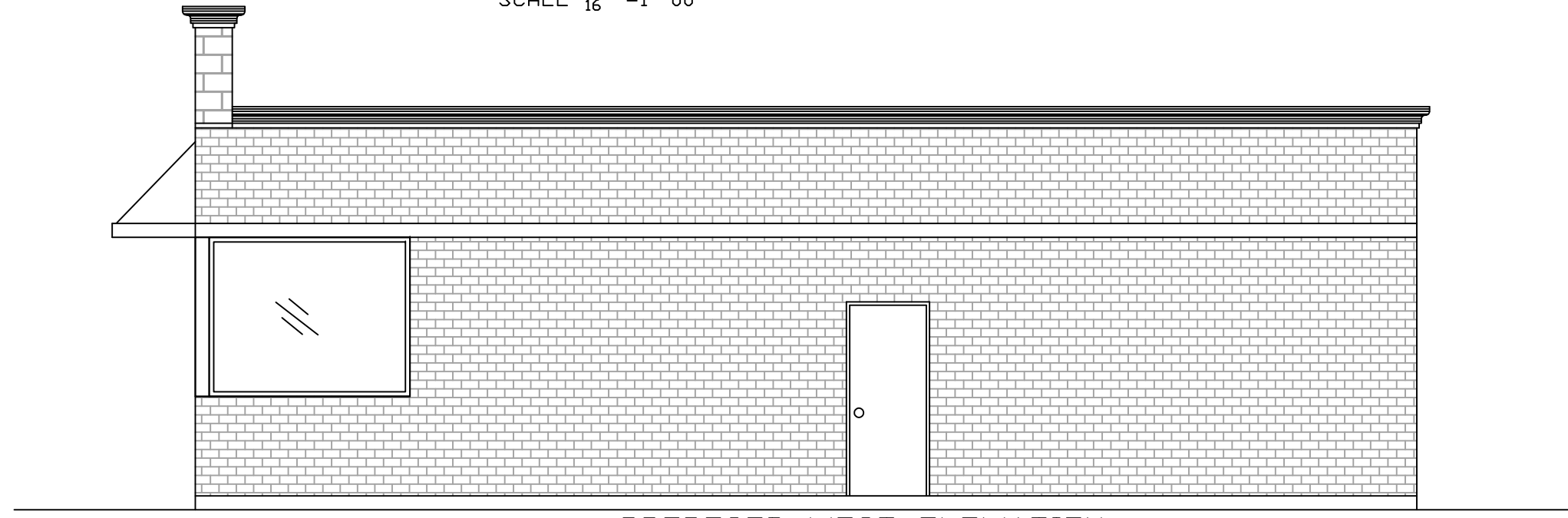
A-2

**SEAL**

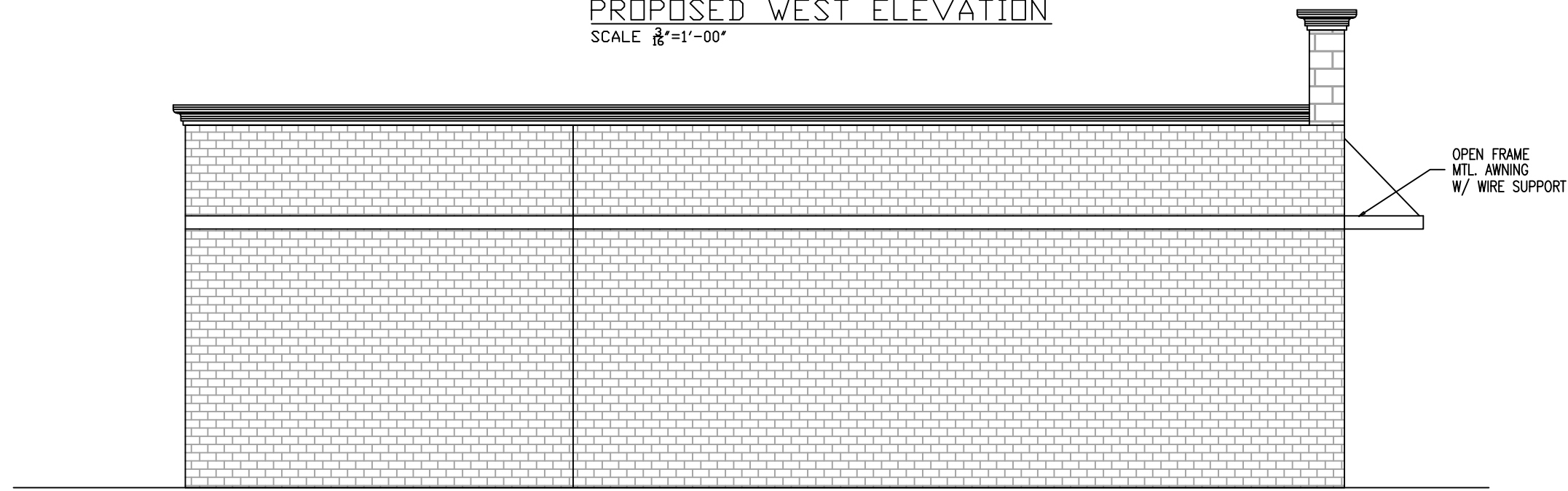




PROPOSED NORTH ELEVATION  
SCALE  $\frac{3}{16}$ "=1'-00"



PROPOSED WEST ELEVATION  
SCALE  $\frac{3}{16}$ "=1'-00"



PROPOSED EAST ELEVATION  
SCALE  $\frac{3}{16}$ "=1'-00"

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**LOCATION:**  
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P:(313) 986-8381  
ncdesigners@yahoo.com

**DRAWN BY:**  
A.D.

**DESIGNED BY:**  
N.C.

**APPROVED BY:**

**SUBMITTALS**

**REVISIONS:**

**PROJECT NO**

**DATE**  
08-17-2015

**SCALE**  
NOTED

**SHEET TITLE**  
PROPOSED ELEVATIONS

A-3

**SEAL**

PROJECT:

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MIKE KOZA  
41700 GARDENBROOK  
NOVI, MI 48375

LOCATION:

37375 GRANDRIVER  
FARMINGTON, MI

N.C. DESIGNER  
& CONTRACTOR II

3241 S. TELEGRAPH  
DEARBORN, MI 4812

P: (313) 986-8381  
ncdesigners@yahoo.cc

DRAWN BY:  
A.D.

DESIGNED BY:  
N.C.

APPROVED BY:

SUBMITTALS

REVISIONS:

PROJECT NO

DATE  
08-17-2015

SCALE  
NOTED

SHEET TITLE  
PERSPECTIVES

P-1

SEAL



Attachment: 150818 Grand River Farmington SLU Plans (1998 : Shell Gas Station, 37375 Grand River)

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE FARMINGTON PLANNING COMMISSION WILL HOLD A PUBLIC HEARING AT THE CITY OF FARMINGTON CITY HALL, 23600 LIBERTY STREET, FARMINGTON, MICHIGAN 48335 ON MONDAY, SEPTEMBER 14, 2015 AT 7:00 P.M; ALL PROPERTY OWNERS WITHIN 300 FEET OF THE SITE IN QUESTION ARE NOTIFIED.

LOCATION: 37375 Grand River

PROPERTY DESCRIPTION: T1N, R9E, SEC 29 PART OF NW 1/4 BEG AT NW SEC COR, TH S 89-41-30 E 240 FT, TH S 230 FT, TH N 89-41-30 W 240 FT, TH N 230 FT TO BEG EXC N 50 FT IN HWY, ALSO EXC THAT PART IN RELOCATION OF US-16 HWY 0.74 A

PARCEL NO.: 20-23-29-101-001

REVIEW: Special Land Use and Site Plan Review in order to expand and redevelop an existing Automobile Gasoline Station, existing Gasoline Station Site and existing Accessory and Support Facilities.

APPLICANT: Ziad Koza for Highpointe Oil

Kevin P. Christiansen, AICP, PCP, Economic and Community Development Director

Publish: August 30, 2015 in the Farmington Observer  
Mail: August 28, 2015



NASHAR PROPERTIES LLC  
37375 GRAND RIVER AVE  
FARMINGTON, MI 48335-2820

CURRENT OCCUPANT  
37175 GRAND RIVER AVE  
FARMINGTON, MI 48335

CURRENT OCCUPANT  
37025 GRAND RIVER AVE  
FARMINGTON, MI 48335

GRAND RIVER PROJECT, LLC  
37000 GRAND RIVER AVE  
FARMINGTON HILLS, MI 48335-2882

GRAND RIVER PROJECT, LLC  
37000 GRAND RIVER AVE  
FARMINGTON HILLS, MI 48335-2882

Website [www.ci.farmington.mi.us](http://www.ci.farmington.mi.us)

23600 Liberty Street  
Farmington, Michigan 48335



Telephone 248-474-5500  
Fax 248-473-7278

## NOTICE OF PUBLIC HEARING

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Kevin P. Christiansen, AICP, PCP, Economic and Community Development Director

Publish: August 30, 2015 in the Farmington Observer  
Mail: August 28, 2015

**Farmington City Council  
Staff Report**
**Council Meeting Date:**  
September 14, 2015

**Reference  
Number  
(ID # 1999)**
**Submitted by:** Kevin Christiansen, Economic Community Development Director

**Description:** Consideration to Approve Home Additions, a Wood Deck Addition and a Detached Garage Addition, 23801 Farmington Road

**Requested Action:**

Approve

**Background:**

Article 13 of the Zoning Ordinance, Site Plan Review, Section 35-162, Uses Subject to Review, specifies uses subject to site plan review and approval. Construction, renovation, and expansion of buildings and structures within the City of Farmington Historic District are subject to site plan review by the Planning Commission. The Zoning Ordinance further states, "Prior to submittal of a site plan to the Planning Commission, a site plan shall be submitted to the City Historical Commission for review and comment."

The City received an application from Ronald Cline, 23801 Farmington Road, to remodel his existing single family residence adding a new bedroom and bathroom, a mud room/sun room, expanding the existing kitchen, and constructing a new wood deck addition and a new detached garage addition for his existing 2-story single family residence located in the City of Farmington Historic District. The design and location of the home additions, new deck and the new detached garage are shown on the attached information submitted by the applicant.

The Historical Commission has reviewed the plans and has provided their recommendations (see attached copy of recommendations). The Board of Zoning Appeals approved the necessary variances (garage height and porch addition setback) at their September 2<sup>nd</sup> meeting (see attached copy of meeting minutes). The responsibility of the Planning Commission is to review the site plan for the proposed additions. The Building Department has reviewed the dimensional aspects of the plan and has indicated that it meets the requirements of the Zoning Ordinance with the approved variances.

Attachments

**Agenda Review**
**Review:**

Kevin Christiansen	Pending	
City Manager	Pending	
Planning Commission	Pending	09/14/2015 7:00 PM







City of Farmington  
HISTORICAL COMMISSION  
Recommendations

Thursday, July 23, 2015

### Addition and garage replacement at 23801 Farmington

The homeowner came to our February meeting with his preliminary project plans. We commented on the design, he made some adjustments and emailed new drawings to the Commission in March. Three Commission members met with the homeowner on site on June 30 and discussed our objections to his porch extension. He worked with the building department to meet the city's design requirements, height, square footage, setbacks, etc. He made a formal application to the Historical Commission at our July 23 meeting.

We have not had an opportunity to review his choice of roofing and siding materials. Plans include removing the aluminum siding currently on the home and putting a metal roof and fiber cement siding on the original house, addition and new garage. The homeowner will return to the Commission for approval once his final material choices are made.

We approve of his current garage design with two automobile bays and a gable roof. The mass, style and roof lines echo the original structure. The building height will require a variance. The Historical Commission requests that a variance be granted. The homeowner's alternate roof style, a gambrel roof that would meet height requirements, is not appropriate.

We approve of his building addition to the rear of the house, adding a bedroom, bath, larger kitchen and mud room. The mass, style and roof lines of the addition echo the original structure.

We approve of his plans to add a dormer to the north side of the house to match those on the south and east side.

We do not approve of the homeowner's plans to extend the front porch to the northeast, adding an 11' x 12' area for entertaining and making a wrap-around style that would be acceptable on an earlier Victorian home, but is incompatible with the early twentieth century, four-square style of the house. This change to the front facade will make his home non-contributing to the Historic District and might affect future tax credits or rehabilitation grants.

We base our objections to the porch extension on the Secretary of the Interior's Standards for Rehabilitation:

- 3) *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken*
- and 6) *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence*
- and 9) *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

**DRAFT**

**BOARD OF ZONING APPEALS MINUTES**

A regular meeting of the Farmington Board of Zoning Appeals was held on Wednesday, September 2, 2015 in Council Chambers, 23600 Liberty, Farmington, Michigan. Notice of the meeting was posted in compliance with Public Act 1976.

Chairperson Dompierre called the meeting to order at 7:00 p.m.

**ROLL CALL**

**PRESENT:** Aren, Bertin, Crutcher, Dompierre, Kmetzo

**ABSENT:** None

A quorum of commissioners were present.

**CITY OFFICIALS PRESENT:** Building Inspector Koncsol, Director Christiansen

**APPROVAL OF AGENDA**

MOTION by Bertin, supported by Crutcher, to approve the agenda as presented. Motion carried, all ayes.

**MINUTES OF PREVIOUS MEETING OF JUNE 3, 2015**

MOTION by Bertin, supported by Crutcher, to approve the minutes of June 3, 2015. Motion carried, all ayes.

**MINUTES OF PREVIOUS PLANNING COMMISSION MEETINGS**

The minutes of the June 8, 2015, July 13, 2015 and August 10, 2015 Planning Commission Meetings were received and filed.



**APPEAL OF:**

**Ronald Cline  
23801 Farmington Road  
Farmington, MI 48336**

1. Request for variance to Section 35-43, Accessory Buildings and Structures, to remove existing detached garage to rebuild new 28' x 34' detached garage that would measure 18' 7 ¼ " tall. Ordinance allows for 15' tall detached structures, which requires a 3' 7 1/4" height variance.
2. Request for variance to Sec. 35-73, Lot and Yard Requirements, to extend existing front porch 13' to the north along Farmington Road. This property is non-conforming and ZBA review is directed under Sec. 35-206, Non-Conforming Buildings and Structures. Ordinance allows for "front yard averaging" in R1 zoning. The average is 29.16' of which 90% is allowed, equaling 26.24'. The proposed porch extension reduces the front yard from 13'7" to 12'; therefore, a 14. 24' variance is requested.



**BOARD OF ZONING APPEALS MINUTES -2-**

The Petitioner was called to the podium. He described the existing garage as being used for storage only as it is a very garage, about 7.5 in height. He indicated that a car can get in, but not his truck, and sits at a 90 degree angle making it very hard to try and get a car in there and presents a hazard for his two young daughters and two puppies due to its location.. He stated he is planning to do a carriage barn similar to others in the historic district. He stated he plans to have garage door facing Oakland with a new driveway making it easier to utilize. He indicated there will be two doors on the garage in the carriage barn style put on it and a window and stated he would use the upper part of it for storage. He stated the style is similar to others on the street.

On a question from Dompierre, Koncsol stated the Petitioner is requesting a 3' 71/4" height variance only in this request.

Dompierre asked how long the Petitioner has been in the home and he stated two years in this house, eighteen years altogether in Farmington.

Bertin inquired if Petitioner had thought about a way to protect the boom box on the property.

Christiansen replied that they would work with the utility company on the relocation of it and further discussion was held.

Bertin then asked what the space on the second floor would be utilized for and the Petitioner replied that he is a woodworker by hobby and enjoys working with his hands and would use the space for that as well as storage of yard equipment and the like.

Bertin then inquired if a staircase would be put in which is not included in the plans presented and the Petitioner responded that there will be a staircase and more detailed drawings would be presented after approval by the Zoning Board.

Bertin asked why the Petitioner chose a gable roof versus hip and he stated the Historical Commission did not like the first plans presented to them for the garage and suggested a carriage barn design instead.

Further discussion was held on window placement in the carriage barn.

Bertin stated he was impressed with the fact that the Petitioner sought approval from the Historical Commission before coming to the Zoning Board.

Aren indicated she had spoken to someone on the Historical Commission as well and they were impressed with the Petitioner's willingness to work with them. She then stated at first glance she thought he barn may be too high but having the apartments next door the height looked consistent with the neighborhood.

Dompierre inquired about insulation and/or plumbing in the structure and further discussion was held. He complimented the Petitioner on his plans.

Bertin indicated the barn certainly has nicer character in keeping with the surrounding neighborhood and considered it an asset.

**BOARD OF ZONING APPEALS MINUTES -3-**

Chairperson Dompierre opened the floor up for comments.

Jon Prain, 23815 Farmington Road, stated he lives in the house north of the Petitioner, and indicated he was in support of the project.

The following letters were received by the following people in support of the project:

Jonathon Prain, 23815 Farmington Road  
Ed Maczko, 23816 Farmington Road.

MOTION by Bertin, supported by Kmetzo, to move to grant the variance to the Petitioner for the following reasons and findings of fact:

1. That the Petitioner has Historical Commission approval for the project.
2. That it enhances the appearance of the neighborhood and is in keeping with the character of the neighborhood.
3. That he has the full support of his neighbors for this project.

Motion carried, all ayes.

**Request for variance to Sec. 35-73, Lot and Yard Requirements, to extend existing front porch 13' to the north along Farmington Road. This property is non-conforming and ZBA review is directed under Sec. 35-206, Non-Conforming Buildings and Structures. Ordinance allows for "front yard averaging" in R1 zoning. The average is 29.16' of which 90% is allowed, equaling 26.24'. The proposed porch extension reduces the front yard from 13'7" to 12'; therefore, a 14. 24' variance is requested.**

The Petitioner stated that he and his family enjoy the porch that is currently on the home but it is only seven feet deep and is hard to accommodate all of them without crowding. He indicated he wished to put an addition on the porch to enable them to utilize it more. He stated he has gone to great lengths to make the addition consistent with the current one and has found the same cast of cinder block foundation to do so. He indicated he would be pulling the existing aluminum off and will try and restore or replace the wood. He said he found two matching columns in a salvage yard in Indiana so that it will look identical.

Dompierre asked if the depth of the porch would be changed and the Petitioner responded in the negative.

Koncsol clarified the request for variance and the calculations utilized for same stating the Petitioner is seeking a 14.24' variance to the average of what is already existing on that side of Farmington Road and further discussion was held.

Bertin asked Koncsol for the actual yard dimension requirement along the street and Koncsol stated a typical residential is 25 feet minimum but due to the varying setbacks that this scenario is not uncommon to that geographic area.



**BOARD OF ZONING APPEALS MINUTES -4-**

Kmetzo asked what the Historical Commission was concerned with on this variance.

The Petitioner stated they had indicated to him that four square houses don't have wrap around porches and that the Petitioner presented proof of existing homes throughout the United States and gave a history of same.

Kmetzo inquired if they had concern about proposed materials and the Petitioner responded in the negative.

Further discussion was held on existing wrap around porches in the vicinity including the Warner Mansion.

MOTION by Bertin, supported by Crutcher, to move to grant the additional waiver on the setback for the new front porch located at 23801 Farmington Road.

Motion carried, all ayes.

Bertin complimented the Petitioner on his enhancement to the district.

**PUBLIC COMMENT**

None heard.

**ADJOURNMENT**

MOTION by Bertin, seconded by Kmetzo, to adjourn the meeting.

Motion carried, all ayes.

The meeting adjourned at 7:37 p.m.

---

John D. Koncsol , Building Inspector





# CITY OF FARMINGTON

## Site Plan Review

A site plan must be submitted for review by the Planning Commission for certain uses, buildings and structures to ensure that the arrangement, location, design and materials proposed for new development comply with the requirements of the Zoning Ordinance and are consistent with the character of the city and the goals of the City of Farmington Master Plan. Please refer to *ARTICLE 13 SITE PLAN REVIEW* of the Zoning Ordinance for details relating to site plan review.

The following steps are necessary for site plan review:

1. A site plan application must be submitted to the Economic & Community Development Department located at 23600 Liberty Street according to the following schedule:

Application Submittal Date	Planning Commission Meeting Date
December 20, 2014	January 12, 2015
January 23, 2015	February 9, 2015
February 20, 2015	March 9, 2015
March 20, 2015	April 13, 2015
April 24, 2015	May 11, 2015
May 22, 2015	June 8, 2015
June 19, 2015	July 13, 2015
July 24, 2015	August 10, 2015
August 21, 2015	September 14, 2015
September 25, 2015	October 12, 2015
October 23, 2015	November 9, 2015
November 20, 2015	December 14, 2015

All Planning Commission meetings are held the second Monday of the month at City of Farmington Offices, Council Chambers, 23600 Liberty Street and begin at 7:00 p.m.

A special meeting may be requested by the applicant. Special meetings are held the fourth Monday of the month and subject to administrative scheduling. A fee of \$500.00 is required.

2. The following information must be provided with every site plan application:

- X One (1) copy of a completed and signed application form
- X Fifteen (15) copies of a site plan meeting the requirements of *ARTICLE 13 SITE PLAN REVIEW* and in accordance with the attached checklist

X Payment of the required fee as determined by the City Council

3. **Pre-Application Meeting (Optional).** Prior to submittal for Planning Commission review, applicants are encouraged to discuss procedures and required submittal information with City staff. Please contact the Economic & Community Development Director or Building Official at 248-474-5500 with any questions.

4. **Preliminary Site Plan (Optional).** The preliminary site plan review is an optional review by the Planning Commission and/or City staff which allows the city to provide general comment on compliance with the standards of the Zoning Ordinance and to discuss architectural and site concepts and alternatives prior to the preparation of a complete site plan package.

Five (5) copies of a preliminary site plan must be provided. Contents of a preliminary site plan are at the applicant's discretion. Note that this stage of review is to provide guidance only and does not bind the Planning Commission or City staff on any future decision regarding the site plan.

5. **Final Site Plan.** Fifteen (15) copies of a final site plan application must be submitted to the Economic & Community Development Department at least ~~seventeen~~ (17) days prior to the Planning Commission meeting, in accordance with the schedule provided above. All items listed on the attached checklist must be provided.

X If the site plan application is deemed complete by City administration, it will be placed on the Planning Commission meeting agenda.

X The site plan will be reviewed by the Economic & Community Development Department-including the Economic & Community Director and Building Official-and any consultants as deemed necessary by the City. Reports to be forwarded to the Planning Commission for their consideration.

X The Commission can approve, approve with conditions, or deny the request at the meeting or defer the decision until the next regularly scheduled Planning Commission meeting. If site plans are revised for resubmittal, all modifications from the previous plan must be highlighted in such a manner that the modifications are easily identified.

X Upon approval of a site plan by the Planning Commission, the approved plans shall be initialed and dated by the Economic & Community Development Director and forwarded to the Building Official. If plans have been conditionally approved, revised plans shall be submitted for administrative review by the Economic & Community Development Director prior to being forwarded to the Building Official.

X All approved site plans are valid for a period of one (1) year from the date of approval by the Planning Commission.

6. **Construction Plans/Zoning Compliance/Building Permits.** The Building Official shall utilize the approved site plan as well as other documents required under Chapter 35 as the basis upon which a zoning compliance permit shall be issued.



# CITY OF FARMINGTON

For office use only	
Date Filed:	_____
Fee Paid:	_____

## Site Plan Application

1. Project Name CLINE ADDITION

2. Location of Property

Address 23801 FARMINGTON Rd.

Cross Streets OAKLAND ST / FARMINGTON Rd

Tax ID Number \_\_\_\_\_

3. Identification

Applicant RON CLINE

Address 23801 FARMINGTON Rd

City/State/Zip FARMINGTON MI 48336

Phone (248) 231-7104 Fax \_\_\_\_\_

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

9 Property Owner 9 Other (Specify) HOME OWNER

Property Owner RON CLINE / GRETCHEN CLINE

Address 23801 FARMINGTON Rd.

City/State/Zip FARMINGTON MI 48336

Phone (248) 231-7104 Fax \_\_\_\_\_

Preparer of Site Plan RON CLINE

Address 23801 FARMINGTON Rd.

City/State/Zip FARMINGTON MI 48336

Phone (248) 231-7104 Fax \_\_\_\_\_



4. Property Information

Total Acres 0.3  
Lot Width 100 ft Lot Depth 130 ft  
Zoning District 28  
Zoning District of Adjacent Properties to the  
North \_\_\_\_\_ South 34 East 27 West 29

5. Use

Current Use of Property SINGLE HOME

Proposed Use

- G Residential Number of Units \_\_\_\_\_
- G Office Gross Floor Area \_\_\_\_\_
- G Commercial Gross Floor Area \_\_\_\_\_
- G Industrial Gross Floor Area \_\_\_\_\_
- G Institutional Gross Floor Area \_\_\_\_\_
- G Other \_\_\_\_\_ Gross Floor Area \_\_\_\_\_

Proposed Number of Employees \_\_\_\_\_

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

I, RONALD J. CLINE (applicant), do hereby swear that the above statements are true.

Ronald J. Cline 8-20-15  
Signature of Applicant Date

Ronald J. Cline 8-20-15  
Signature of Property Owner Date

I, Ronald J. Cline (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.

City Action

Approved/Denied: \_\_\_\_\_

Date: \_\_\_\_\_

By: \_\_\_\_\_

Conditions of Approval: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



# CITY OF FARMINGTON

## Site Plan Review Checklist

a. Site Plan Descriptive and Identification Data	Provided	Not Provided
Site plans shall consist of an overall plan for the entire development, drawn to an engineer's scale of not less than 1 inch = 50 feet for property less than three acres, or one inch = 100 feet for property 3 acres or more in size	✓	
Sheet size shall be at least 24 x 36 inches	B-SIZE	
If a large development is shown in sections on multiple sheets, then one overall composite sheet shall be included		✓
Title block with sheet number/title; name, address and telephone number of the applicant and firm or individual who prepared the plans; and date(s) of submission and any revisions (month, day, year)	✓	
Scale and north-point	✓	
Location map drawn to a separate scale with north-point, showing surrounding land uses, water features and streets within a quarter mile	✓	
"Not to be Used as Construction Drawings" must be noted on the site plan		✓
Legal and common description of property	✓	
Identification and seal of registered or licensed architect, civil engineer, land surveyor, landscape architect or community planner who prepared drawings		✓
Zoning classification of petitioner's parcel and all abutting parcels	✓	
Proximity to section corner and major thoroughfares	✓	
Net acreage (minus rights-of-way) and total acreage	✓	

b. Site Data	Provided	Not Provided
Existing lot lines, building lines, structures, parking areas and other improvements on the site and within 100 feet of the site		✓

Where grading is proposed, topography on the site and within 100 feet of the site at two-foot contour intervals, referenced to a U.S.G.S. benchmark

<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	-------------------------------------

Proposed lot lines, lot dimensions, property lines, setback dimensions, structures and other improvements on the site and within 100 feet of the site

<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	-------------------------------------

Location of existing drainage courses, floodplains, rivers and MDEQ regulated wetlands with elevations

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
-------------------------------------	-------------------------------------

All existing and proposed easements

<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	-------------------------------------

Details of exterior lighting including locations, height, fixtures, method of shielding and a photometric grid overlaid on the proposed site plan indicating the overall lighting intensity of the site (in footcandles)

<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	-------------------------------------

Location of waste receptacle(s) and mechanical equipment and method of screening

<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	-------------------------------------

Location, size, height and lighting of all proposed freestanding and wall signs

<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	-------------------------------------

Location, size, height and material of construction for all walls or fences with cross-sections

<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	-------------------------------------

Extent of any outdoor sales or display area

<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	-------------------------------------

Location, height and outside dimensions of all storage areas and facilities

<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	-------------------------------------

**c. Access and Circulation**

Provided

Not Provided

Dimensions, curve radii and centerlines of existing and proposed access points, roads and road rights-of-way or access easements

<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	-------------------------------------

Driveways and intersections within 250 feet of site

<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	-------------------------------------

Cross section details of existing and proposed roads, driveways, parking lots, sidewalks and pathways illustrating materials, width and thickness

<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	-------------------------------------

Dimensions of acceleration, deceleration and passing lanes

<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	-------------------------------------

Dimensions of parking spaces, islands, circulation aisles and loading zones

<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	-------------------------------------

Radii for driveways and parking lot islands

<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	-------------------------------------



Calculations for required number of parking and loading spaces	_____	_____ ✓
Designation of fire lanes	_____	_____ ✓
Traffic regulatory signs and pavement markings	_____	_____ ✓
Shared parking or access easements, where applicable	_____	_____ ✓

<b>d. Landscape Plans (city reserves the right to require plans be prepared and sealed by a registered landscape architect)</b>	<b>Provided</b>	<b>Not Provided</b>
---	-----------------	---------------------

The general location, type and size of all existing plant material, with an identification of materials to be removed and materials to be preserved	_____	_____ ✓
Limits of grading and description of methods to preserve existing landscaping	_____	_____ ✓
The location of proposed lawns and landscaped areas	_____	_____ ✓
Landscape plan, including location, of all proposed shrubs, trees and other plant material	_____	_____ ✓
Planting list for proposed landscape materials with caliper size or height of material, spacing of species, botanical and common names, and quantity	_____	_____ ✓
Calculations for required greenbelts, buffer zones, parking lot trees, detention ponds and interior landscaping	_____	_____ ✓
Method of installation and proposed dates of plant installation	_____	_____ ✓
Landscape maintenance program	_____	_____ ✓

<b>e. Building and Structure Details</b>	<b>Provided</b>	<b>Not Provided</b>
--	-----------------	---------------------

Location, height, and outside dimensions of all proposed buildings or structures	_____ ✓	_____
Building floor plans and total floor area	_____ ✓	_____
Details on accessory structures and any screening	_____	_____ ✓
Building facade elevations for all sides, drawn at an appropriate scale	_____ ✓	_____
Method of screening for all ground-, building- and roof-mounted equipment	_____	_____ ✓

Description of exterior building materials including colors (samples or photographs may be required)

\_\_\_\_\_ ✓ \_\_\_\_\_

**f. Information Concerning Utilities, Drainage and Related Issues**

Provided

Not Provided

Location of sanitary sewers and septic systems, existing and proposed

\_\_\_\_\_ ✓ \_\_\_\_\_

Location and size of existing and proposed water mains, water service, storm sewers and drains, and fire hydrants

\_\_\_\_\_ ✓ \_\_\_\_\_

Storm water retention and detention ponds, including grading, side slopes, depth, high water elevation, volume and outfalls

\_\_\_\_\_ ✓ \_\_\_\_\_

Location of above and below ground gas, electric and telephone lines, existing and proposed

\_\_\_\_\_ ✓ \_\_\_\_\_

Location of utility boxes

\_\_\_\_\_ ✓ \_\_\_\_\_

**g. Additional Information Required for Multiple-family Residential Development**

Provided

Not Provided

The number and location of each type of residential unit (one bedroom units, two bedroom units, etc.)

\_\_\_\_\_

Density calculations by type of residential unit (dwelling units per acre)

\_\_\_\_\_

Garage and/or carport locations and details, if proposed

\_\_\_\_\_

Mailbox clusters

\_\_\_\_\_

Location, dimensions, floor plans and elevations of common building(s) (e.g., recreation, laundry, etc.), if applicable

\_\_\_\_\_

Swimming pool fencing detail, including height and type of fence, if applicable

\_\_\_\_\_

Location and size of recreation and open space areas

\_\_\_\_\_

Indication of type of recreation facilities proposed for recreation area

\_\_\_\_\_

**h. Miscellaneous**

Provided

Not Provided

A general operations plan including description of the nature of the proposed use or activity, noise impacts, hours of operation, the number of employees, etc

\_\_\_\_\_ ✓ \_\_\_\_\_

Assessment of potential impacts from the use, processing, or movement of hazardous materials or chemicals, if applicable

\_\_\_\_\_ ✓ \_\_\_\_\_

## 3D Views/Pictures/Materials

Remodel, adding bedroom and bathroom, mud room/ sun room, expanding kitchen, and expand the front porch. Removing all alum siding and trim, storm windows. The house is nice but making it much better and to suit to our growing family.



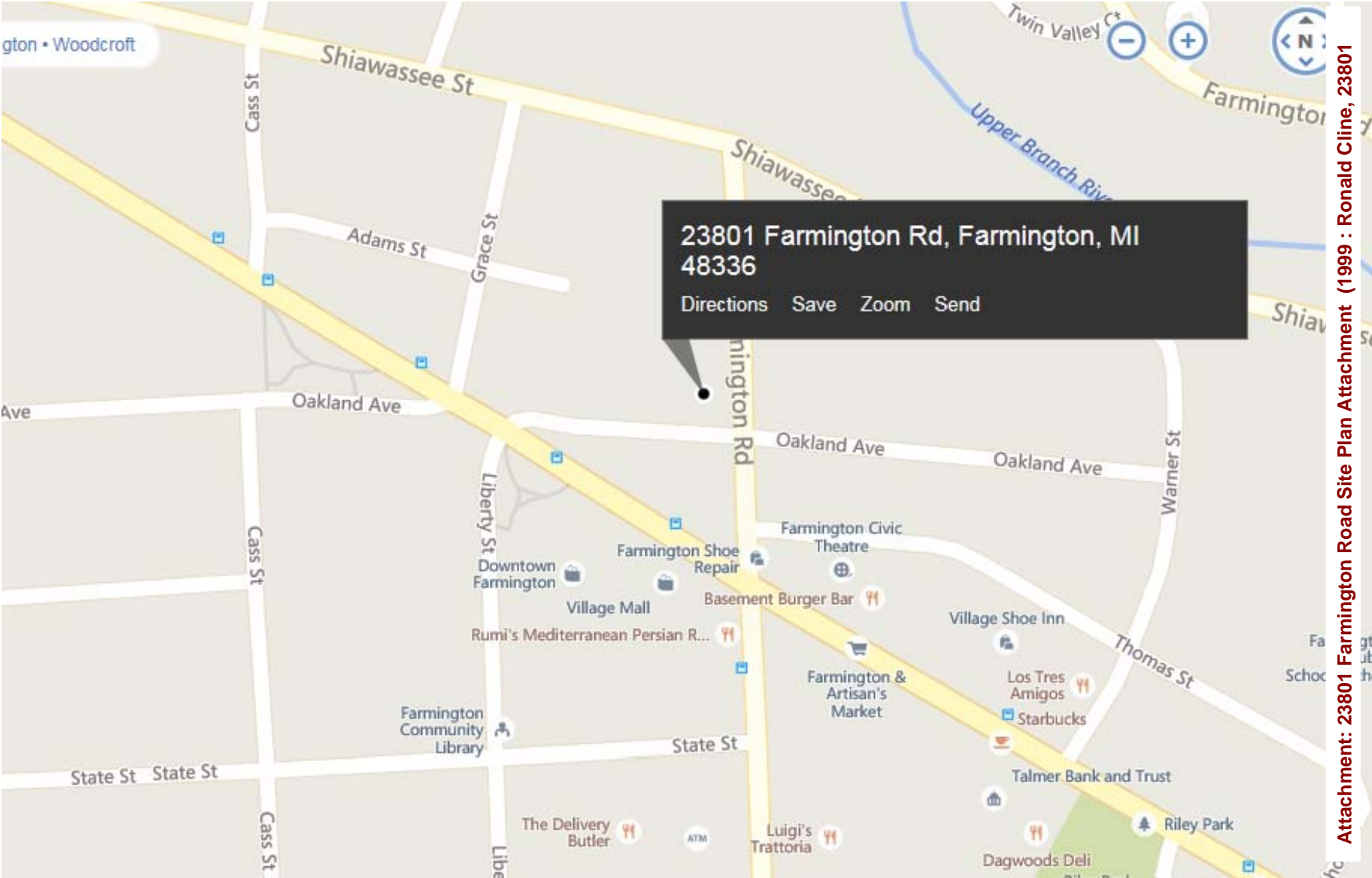
AFTER / GREEN

BEFORE / TAN



Cline's  
 23801 Farmington Rd  
[rjcline@sbcglobal.net](mailto:rjcline@sbcglobal.net)  
 Cell 248-231-7104





Attachment: 23801 Farmington Road Site Plan Attachment (1999 : Ronald Cline, 23801



6.1.e



Attachment: 23801 Farmington Road Site Plan Attachment (1999 : Ronald Cline, 23801

Packet Pg. 74





Attachment: 23801 Farmington Road Site Plan Attachment (1999 : Ronald Cline, 23801



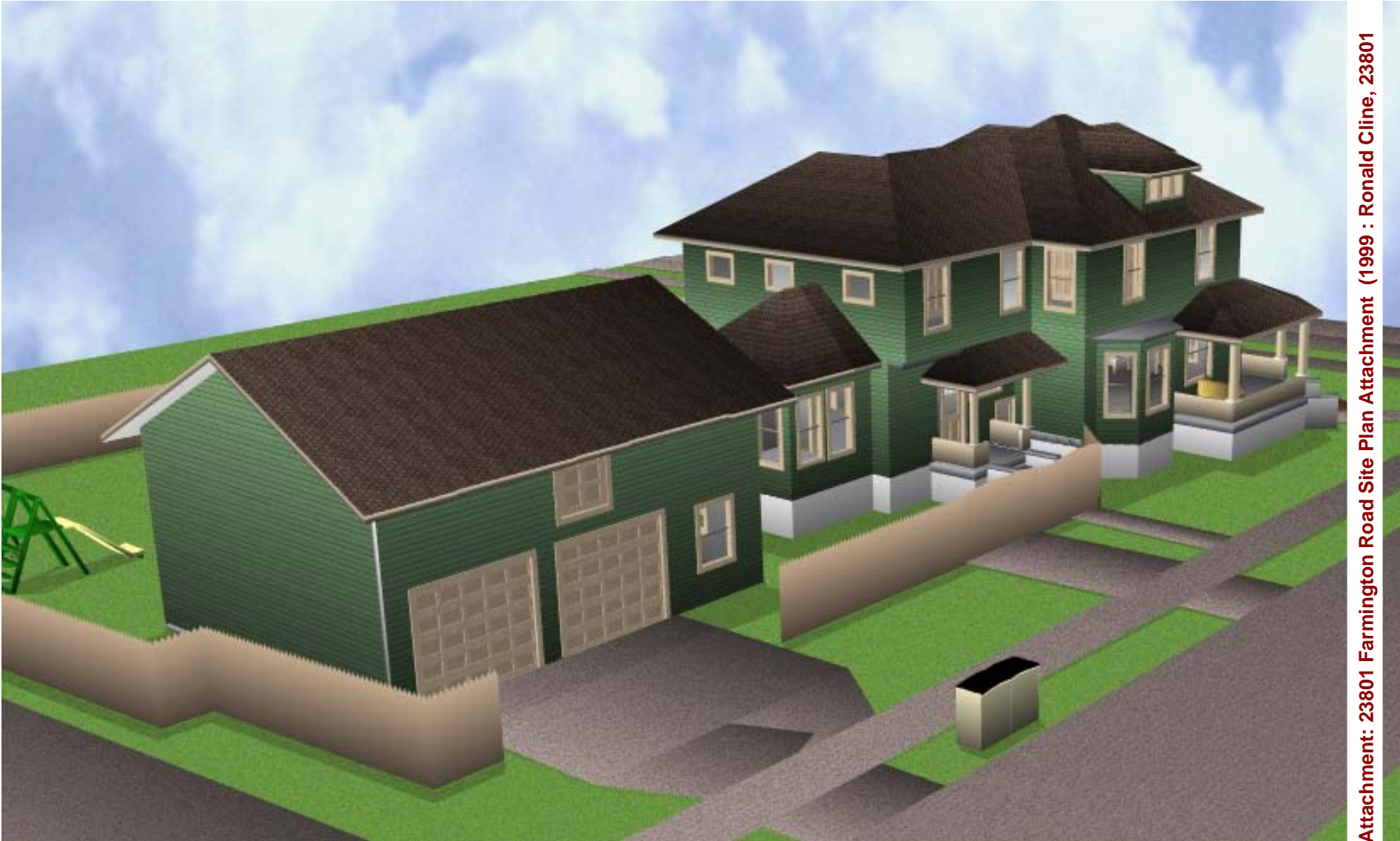


Attachment: 23801 Farmington Road Site Plan Attachment (1999 : Ronald Cline, 23801



Attachment: 23801 Farmington Road Site Plan Attachment (1999 : Ronald Cline, 23801





Attachment: 23801 Farmington Road Site Plan Attachment (1999 : Ronald Cline, 23801





Attachment: 23801 Farmington Road Site Plan Attachment (1999 : Ronald Cline, 23801



This is the carriage barn garage the I think would look good, trying to keep in character of the house and period, and address the storage of truck, car, bikes, lawn equipment and hobbies for the family. That would keep everything inside and keep the yard cluttered free and no additional shed in the future. Other ref barns below and next page, one barn that was on the property in the late 1800's.





6.1.e



Attachment: 23801 Farmington Road Site Plan Attachment (1999 : Ronald Cline, 23801

Packet Pg. 81

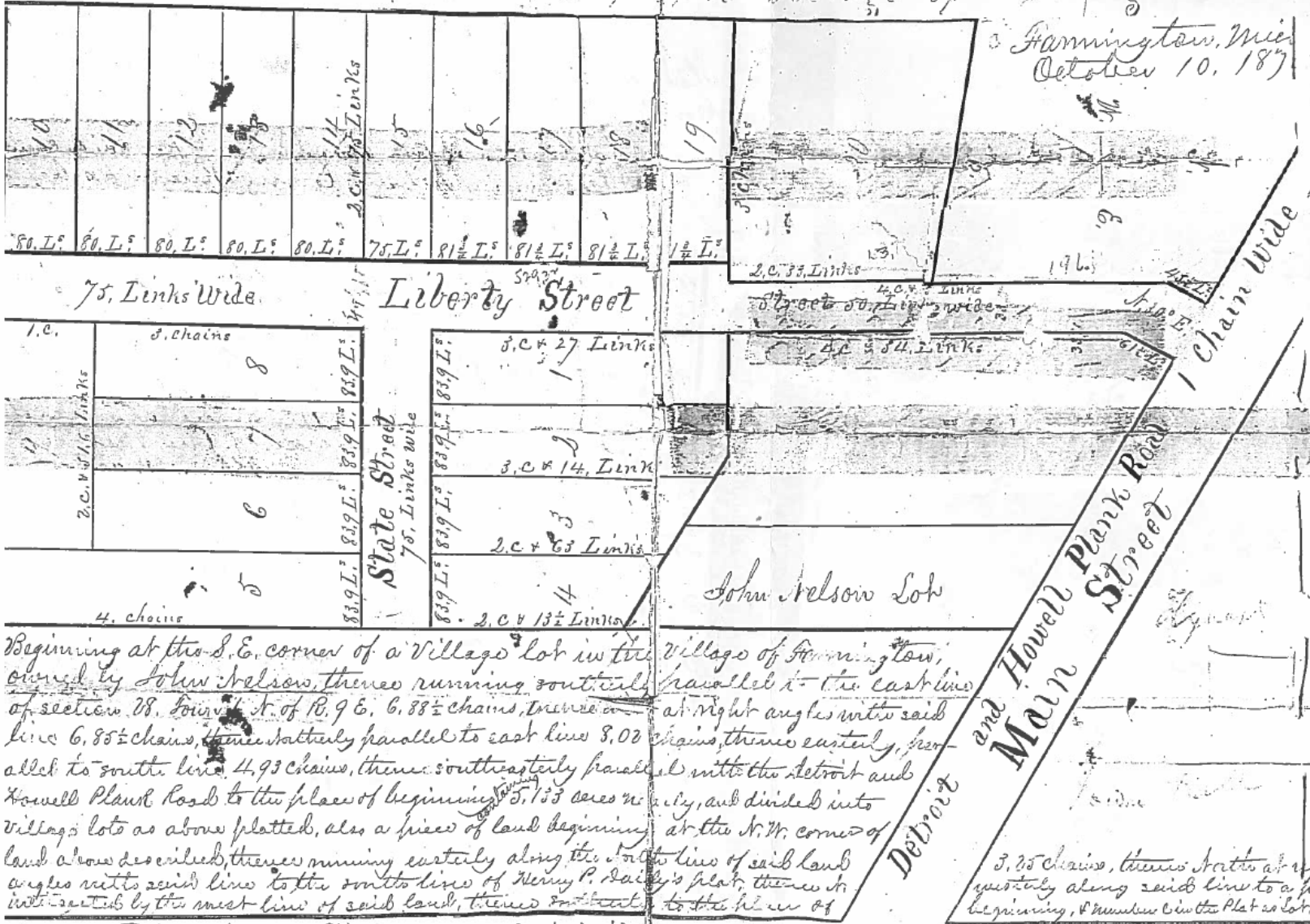


Showing the barn on the property, 1871.

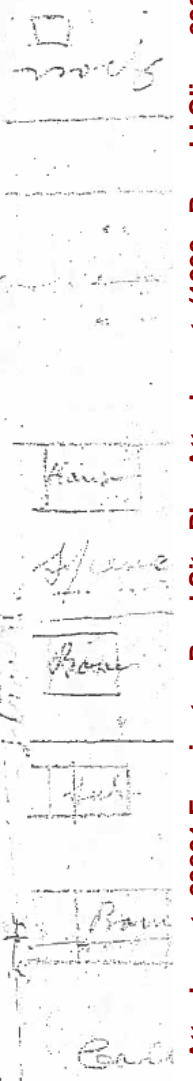
Page 1

Subsequent addition to the village of Farmington.

Farmington, Mich  
October 10, 1871



Beginning at the S.E. corner of a Village lot in the village of Farmington, owned by John Nelson, thence running southerly parallel to the east line of section 28, town of N. of R. 9 E. 6, 88 1/2 chains, thence at right angles into said line 6, 88 1/2 chains, thence southerly parallel to east line 3, 00 chains, thence easterly, parallel to south line 4, 93 chains, thence southeasterly parallel with the Detroit and Howell Plank Road to the place of beginning, 5, 75 1/2 acres nearly, and divided into village lots as above platted, also a piece of land beginning at the N.W. corner of land above described, thence running easterly along the north line of said land at right angles into said line to the south line of Henry P. Dairy's plat, thence N. with said plat by the west line of said land, thence southerly to the line of



Attachment: 23801 Farmington Road Site Plan Attachment (1999 : Ronald Cline, 23801

State of Michigan }  
 County of Washtenaw } ss On this tenth day of October  
 -taken in the year of Our  
 Lord one thousand, eight hundred & seventy  
 personally appeared before me the undersigned  
 a Notary Public for said County  
 Leonardus Webster to me known as being  
 the proprietor of the millinery described  
 called and named "Leonardus Webster's addi-  
 tion to the Village of Farmington" and  
 acknowledged the execution of said Plat  
 before me as millinery, described, and at  
 the same time declared before me that  
 the streets, lanes and alleys therein des-  
 cribed to be, and the same are hereby  
 dedicated to the use of the Public,  
 in accordance with the  
 Proprietor Justice of the Peace

me Johnson  
 J. Webster

Notary Public  
 Registered Office  
 Leonardus Webster  
 121 1/2  
 A. R. N. 170 at  
 Farmington  
 in section 12  
 of Plat 12 1/2

PEERLESS BLUE PRINT CO.  
 1139 GRISWOLD ST.  
 CADILLAC, MICH.  
 DETROIT, MICH.

1870

1870

1870

1870

1870

1870

1870

1870



Porch View



Attachment: 23801 Farmington Road Site Plan Attachment (1999 : Ronald Cline, 23801



FOR THE FRONT PORCH, THERE ARE MANY FOURSQUARE HOUSES WITH DIFFERENT PORCHES. SOME ARE SIMPLE, SOME HAVE 1/2 WRAP AROUND, SOME WITH CARPORT (CARRIAGE PORCH), AND SOME TIME WRAP AROUND . A LOT OF THE FOURSQUARE HOUSES WERE BUILT ON SMALL LOTS THAT HAVE JUST ENOUGH ROOM FOR THE HOUSE AND A DRIVEWAY, SOMETIMES WITH NOT EVEN ROOM FOR A DRIVEWAY. WITH A LARGE LOT, A WRAP AROUND PORCH WOULD LOOK GREAT.



Attachment: 23801 Farmington Road Site Plan Attachment (1999 : Ronald Cline, 23801



In regards to the Historical Commission not wanting the addition on the porch: There is no tax break, from the state, as indicated in their reply. According to the county tax assessor's office, neither myself or the city gets a tax break for historic preservation. The porch addition will help to reinforce our efforts to keep it historical making the same foundation, wall, pillar, floor, and ceiling. Other porches in the historic district either boxed around the porch or didn't try to follow the historic character. Because the house is on an angle and doesn't face Farmington Rd. squarely, the porch addition will taper slightly closer to the road. Other houses in the neighborhood also sit closer to the road than current building codes allow.



Attachment: 23801 Farmington Road Site Plan Attachment (1999 : Ronald Cline, 23801





Attachment: 23801 Farmington Road Site Plan Attachment (1999 : Ronald Cline, 23801

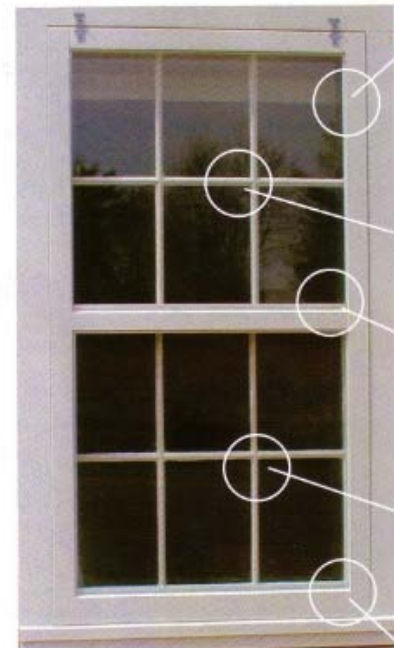


## MATERIALS THAT MAKES IT LOOK RIGHT

- VINTAGE ROPE WINDOWS
- VINTAGE STORM WINDOWS
- CLASIC CINDER BLOCKS 1800'S TO MID 1900'S, STILL USING ORIGINAL FORMS
- JAMES HARDIE SIDING WOOD GRAIN, 4" EXPOSURES, SUPERIOR SIDING, LOOK LIKE WOOD
- ROOF SHINGLE, PRESIDENTIAL SHAKE TL, FIBER GLASS CONSTRUCTION
- CARRIAGE DOORS FOR GARAGE
- REPEATING CORNICE LOW BRACKET FOR A LITTLE MORE DETAIL ON EAVES.



### True Mortise and Tenon Joinery 6.1.e



- Traditional wooden frame gives an historic home or new home built in the traditional style a classic look. **But the wooden frames remain on the house in all seasons. Glass and screen panels are changed from inside the house!**
- For most efficient cooling, a top screen can be ordered.
- Aluminum extrusions can be painted to match trim colors, and there is no unsightly vinyl track.
- With no screen in winter, full sun comes through the window.
- Waterproof glue prevents joint



Attachment: 23801 Farmington Road Site Plan Attachment (1999 : Ronald Cline, 23801



ACCENT COLOR: Boothbay Blue



TRIM COLOR: Sail Cloth

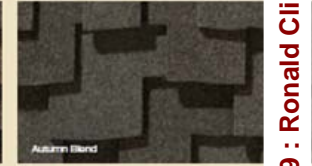
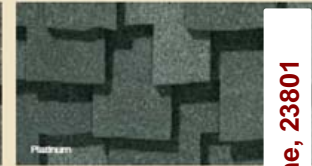
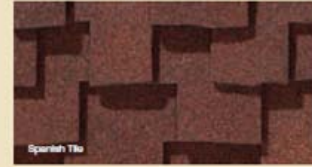
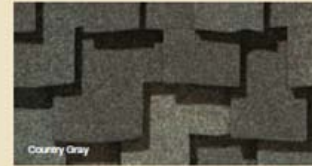


BODY COLOR: Heathered Moss



# PRESIDENTIAL SHAKE™ II color palette

6.1.e



Attachment: 23801 Farmington Road Site Plan Attachment (1999 : Ronald Cline, 23801

- HOME
- BLOCK INFO
- GALLERY
- GET QUOTE
- CONTACT US

## Classic Rock Face Block Patterns

16 Inch Block



Design 1 - Shallow Rock Face  
(Applies to 8x16 block)



Design 2 - Heavy Rock Face  
(Applies to 8x16 block)



Design 3 - Heavy Rock Face  
(Applies to 8x16 block)



Design 4 - Heavy Rock Face  
(Applies to 8x16 block)



Design 5 - Heavy Rock Face



Design 6 - Shallow Rock Face





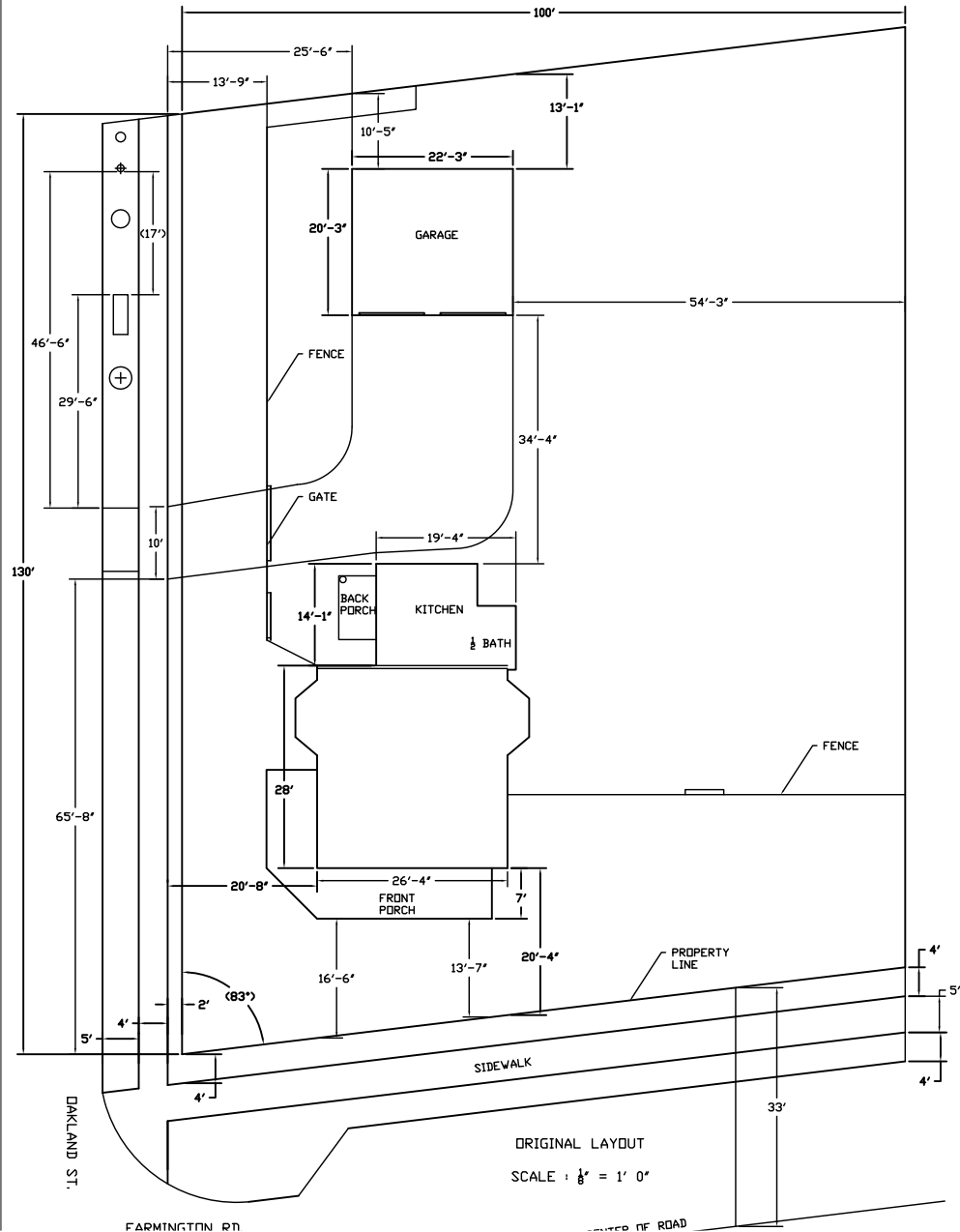
OTHER SIMILAR ADDITIONS.

6.1.e



Attachment: 23801 Farmington Road Site Plan Attachment (1999 : Ronald Cline, 23801





**General Notes**

THE ADDITIONS WILL BE DONE TO FOLLOW STATE BUILDING CODES AND KEEPING THE HOUSE IN CHARACTER OF THE HISTORIC HOUSES. REMOVING THE ALUMINUM SIDING AND EAVES/CEILING WITH USING THE ORIGINAL SIDING (IF ABLE) OR USING NEW SIDING IN CHARACTER OF THE HOUSE. REPLACING THE ALUMINUM STORE WINDOWS WITH WOODEN ONES. ALSO USING SAME STYLE FOUNDATION BRICK AS ORIGINAL. (STILL MADE IN INDIANA).

THE ADDITION OF THE HOUSE IS TO MEET OUR FAMILY NEEDS OF SPACE. THE KITCHEN WILL BE EXPANDED FROM THE BACK WEST AND NORTH. A NEW FOUNDATION CREATED TO EXPAND THE BASEMENT ABOVE THE KITCHEN WILL BE THE NEW MASTER SUITE, BEDROOM, WALK-IN CLOSET AND BATHROOM. WEST OF THE KITCHEN THERE WILL BE A NEW MUD/SUNROOM.

THE OTHER ADDITION OF THE HOUSE IS EXTENDING THE FRONT PORCH NORTH TO CREATE A 11' BY 12' SITTING AREA NEEDED. THIS WILL BE MADE WITH THE SAME FOUNDATION BRICK AND FRAME AND DETAIL WILL BE THE SAME. EVEN THE COLUMN WILL MATCH THE ORIGINAL. THE ORIGINAL PORCH LETS US PUT CHAIRS IN A ROW, FINE TO HAVE A TALK WITH TWO PEOPLE BUY ANY MORE IT IS HARD TO SEE THE PERSON. WITH THE ADDITION WE ARRANGE THE FURNITURE TO HAVE MY FAMILY AND FRIENDS HAVE A NICE PLACE TO FACE TALK AND ENJOY THE FARMINGTON DOWNTOWN.

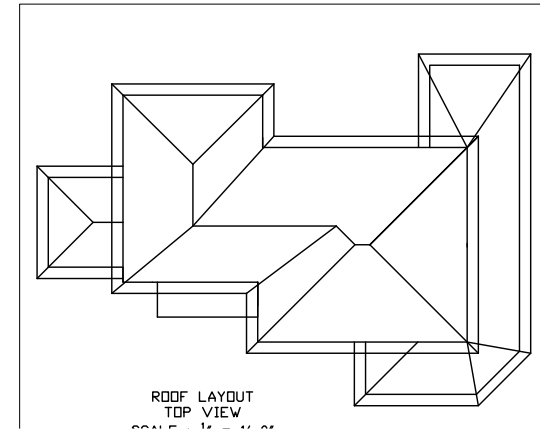
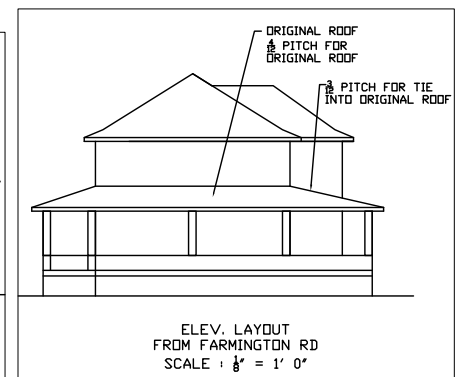
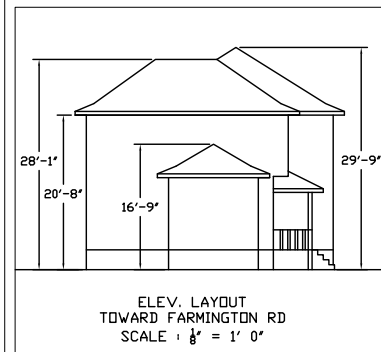
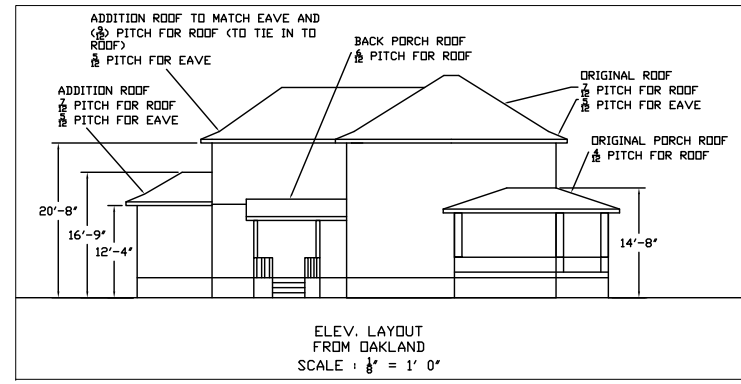
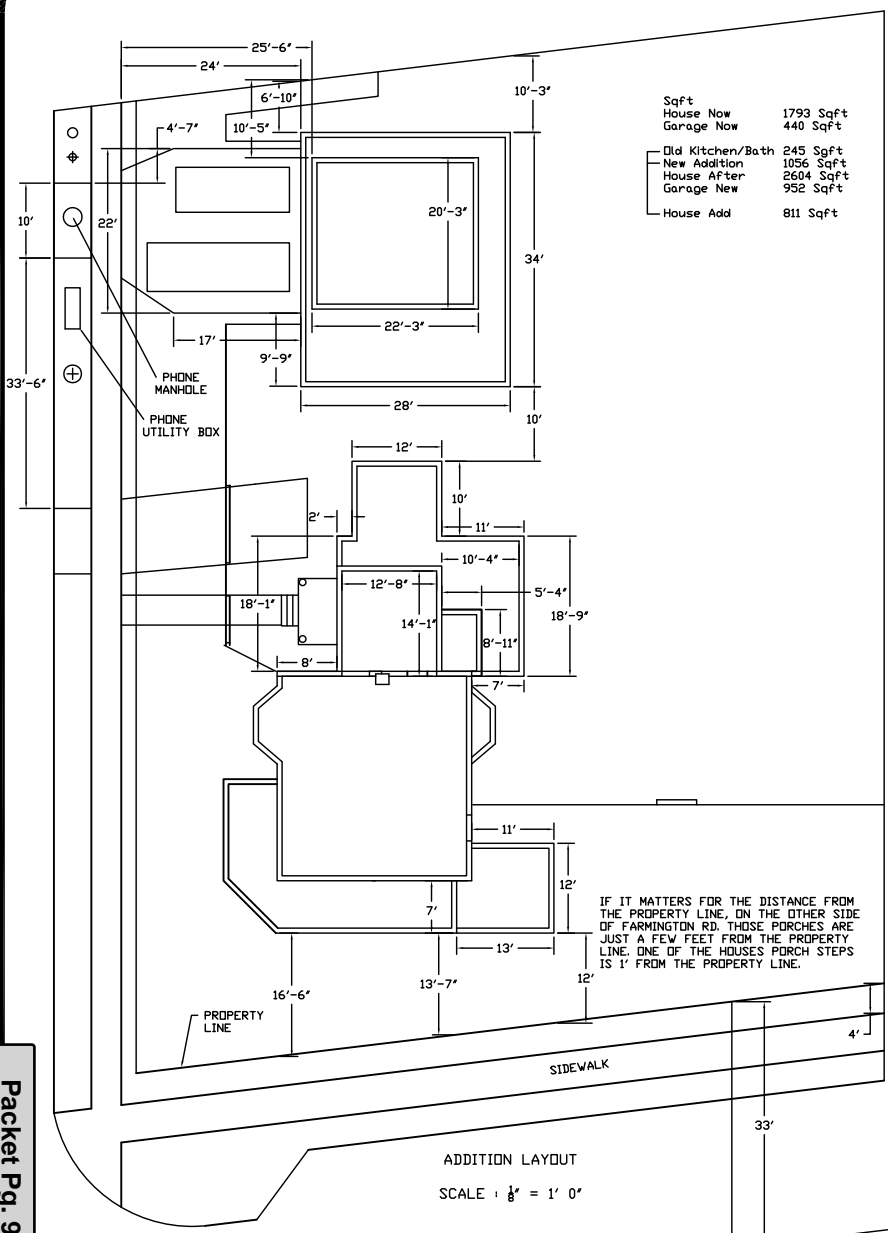
THE OTHER ADDITION IS REPLACING THE SMALL 2 CAR GARAGE WITH A CARRIAGE BARN STYLE. THE GARAGE NOW WILL NOT FIT MY TRUCK AND INCONVENIENCE TO PUT NORMAL CARS/SUV IN THE GARAGE, PLUS TRYING TO PUT IN TWO CARS. THERE IS NOT MUCH ROOM FOR YARD EQUIPMENT AND BIKES. I WOULD LIKE TO HAVE THE GARAGE DOORS FACING OAKLAND ST., HAVING A DRIVEWAY BETWEEN THE PHONE BOX AND LAST TREE THAT WOULD LET US PUT THE CARS IN THE GARAGE AT EASY OR PUT THE CARS IN FRONT OF THE GARAGE. THAT WOULD FREE UP AT LEAST ONE PARKING SPOT. WHERE MOST OF THE TIME WE HAVE TO LEAVE OUR CARS IN THE STREET.

No.	Revision/Issue	Date

Plan Name and Address

Project Name and Address  
**CLINE ADDITION**  
 23801 FARMINGTON RD.  
 FARMINGTON MI, 48336

Project	Sheet
ORIGINAL	01
Date	7-19-15
Scale	AS NOTED
	OF 06

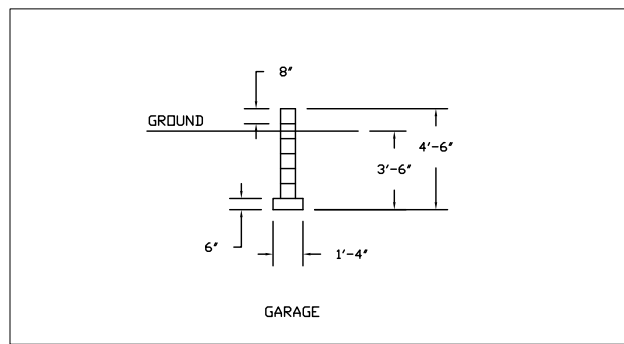
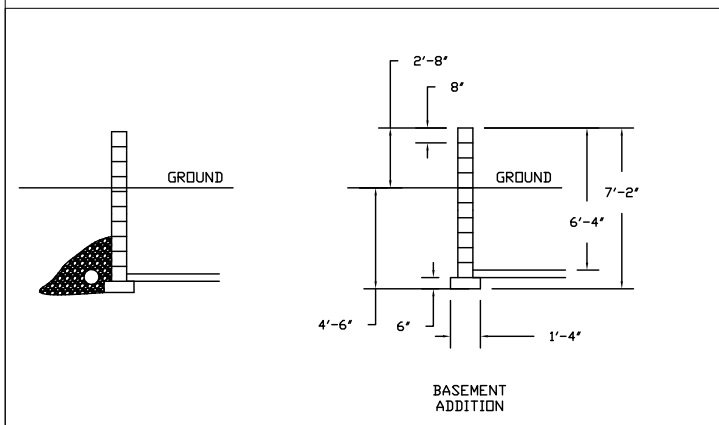
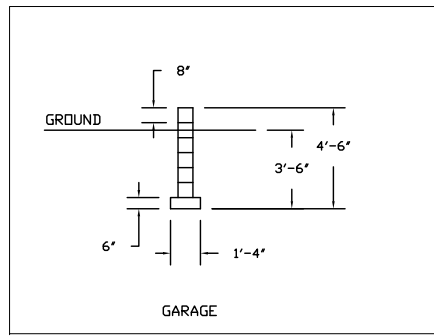
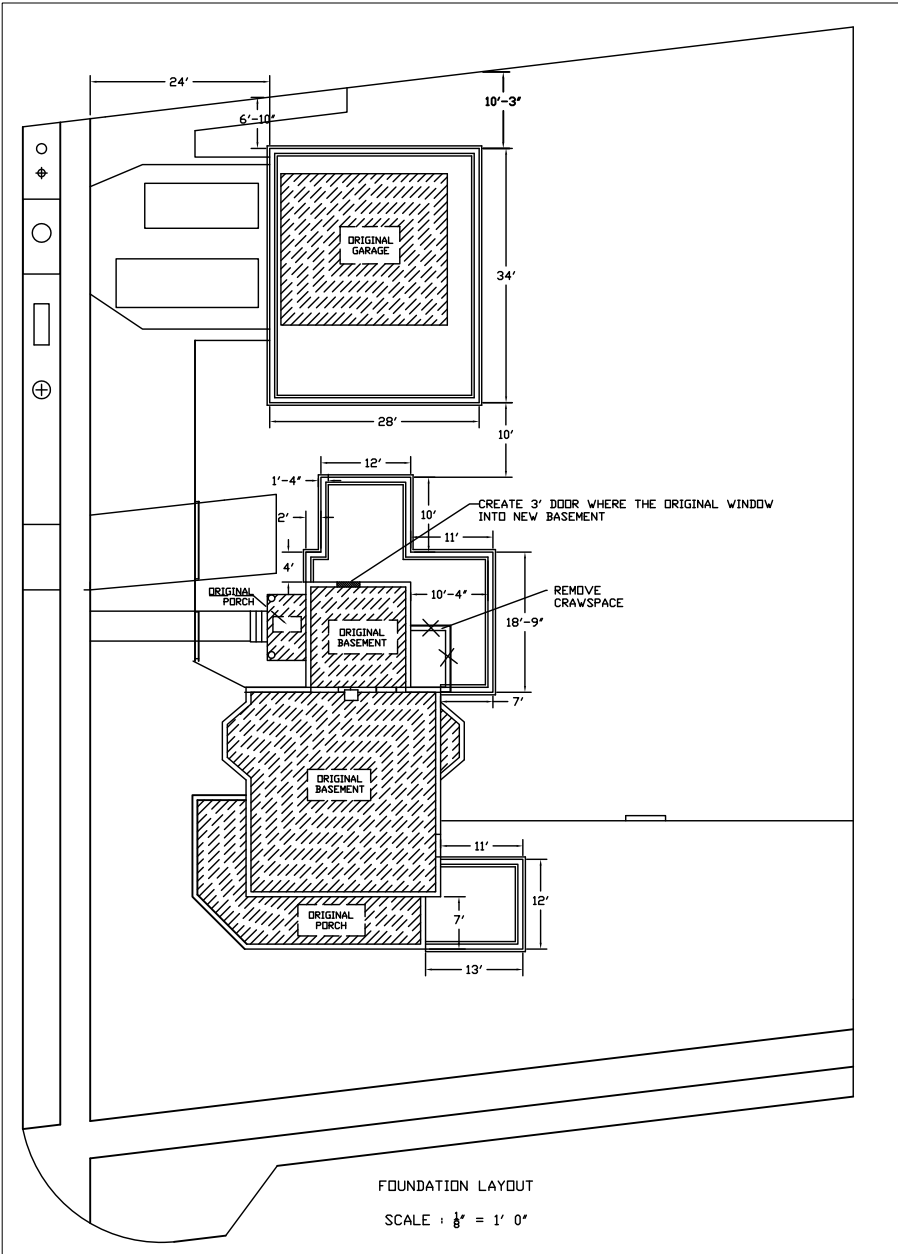


General Notes

No.	Revision/Issue	Date

Project Name and Address  
 CLINE ADDITION  
 23801 FARMINGTON RD.  
 FARMINGTON MI 48336

Project Name and Address  
 ADDITION  
 Date: 7-19-15  
 Scale: AS NOTED  
 Sheet: 02 OF 06



General Notes

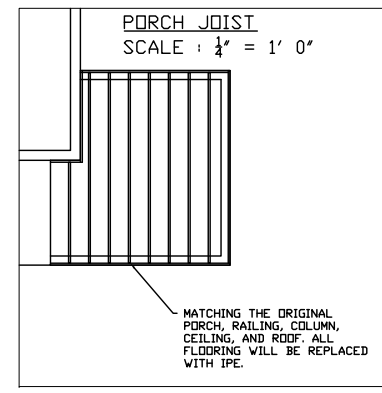
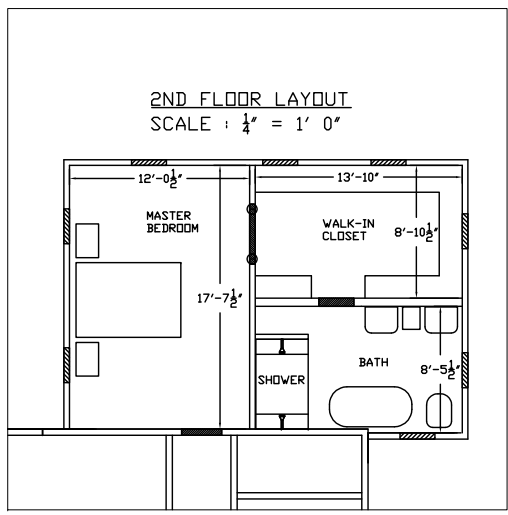
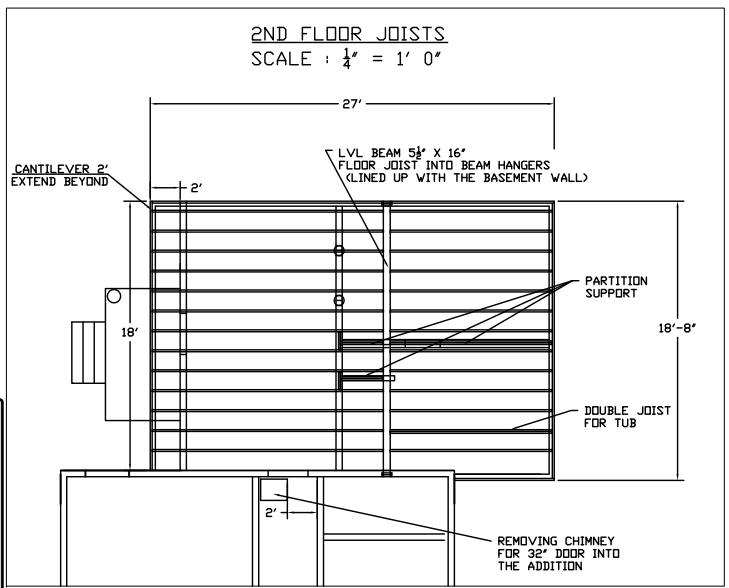
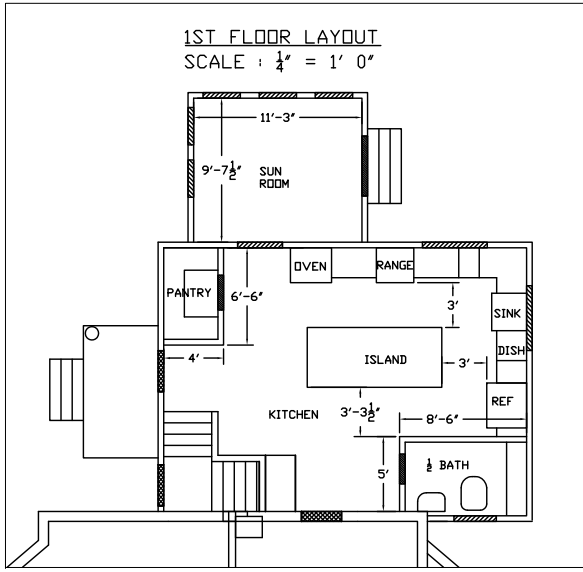
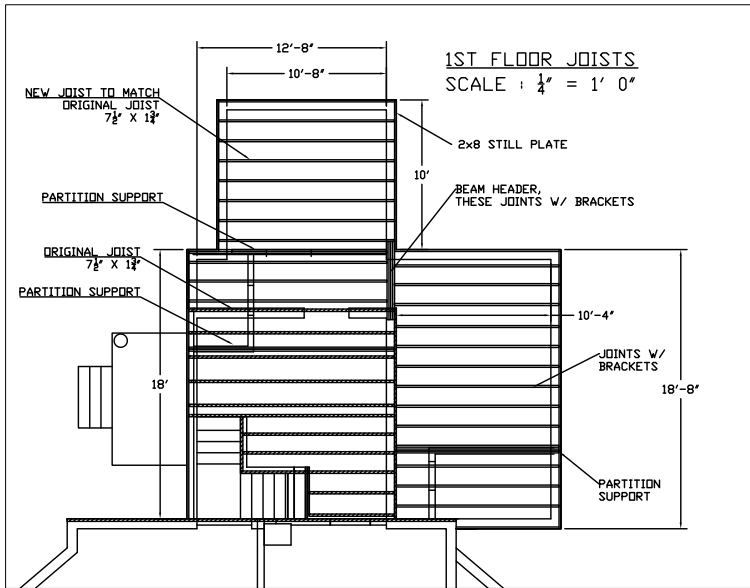
No.	Revision/Issue	Date

Project Name and Address

Project Name and Address  
CLINE ADDITION  
23801 FARMINGTON RD  
FARMINGTON MI 48336

Project	Sheet
FOUNDATION	03
Date	7-19-15
Scale	AS NOTED
	OF 06





General Notes

No.	Revision/Issue	Date

Project Name and Address

Project Name and Address

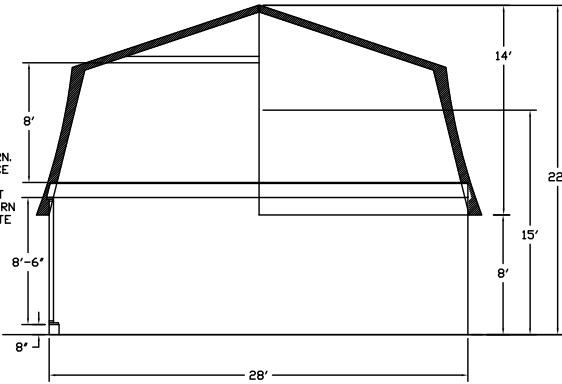
CLINE ADDITION  
23801 FARMINGTON RD.  
FARMINGOTN MI, 48336

Project	JOISTS	Sheet	04
Date	7-19-15	OF	06
Scale	AS NOTED		

GAMBREL BARN STYLE

STYLE 2

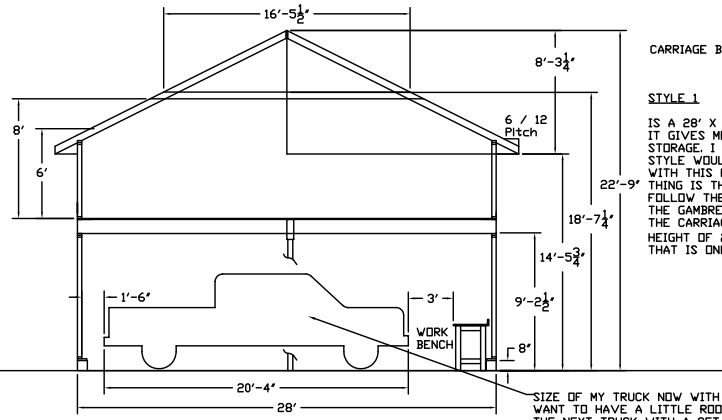
IS A 28' X 34' GAMBREL BARN. THIS FOLLOWS THE ORDINANCE HEIGHT. THAT GIVES ME THE HEAD ROOM FOR STORAGE BUT DOESN'T MATCH WITH THE BARN THAT WAS THERE IN THE LATE 1800'S AT THAT PROPERTY.



CARRIAGE BARN STYLE

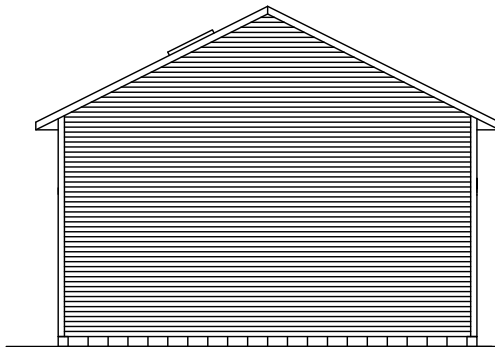
STYLE 1

IS A 28' X 34' CARRIAGE BARN. IT GIVES ME HEAD ROOM FOR STORAGE. I THINK THAT THIS STYLE WOULD LOOK MUCH BETTER WITH THIS HOUSE. THE ONLY THING IS THAT THIS STYLE WON'T FOLLOW THE ORDINANCE HEIGHT. THE GAMBREL BARN HEIGHT IS 22'. THE CARRIAGE BARN HAS THE HEIGHT OF 22' 9" WITH A PITCH THAT IS ONLY 9' TALLER.



SIZE OF MY TRUCK NOW WITH 6FT BOX. WANT TO HAVE A LITTLE ROOM IF I BUY THE NEXT TRUCK WITH A 8FT BOX.

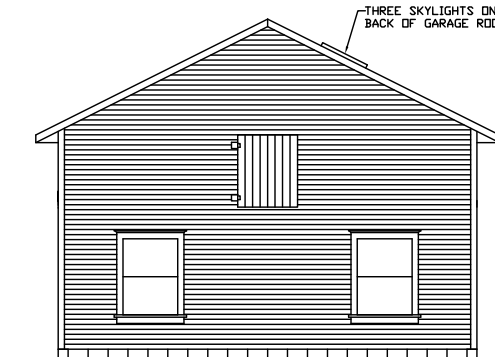
GARAGE LAYOUT  
SCALE: 1/4" = 1' 0"



CARRIAGE BARN STYLE  
WEST SIDE



CARRIAGE BARN STYLE  
FRONT SIDE



CARRIAGE BARN STYLE



CARRIAGE BARN STYLE

General Notes

No.	Revision/Issue	Date

Project Name and Address

CLINE ADDITION  
23801 FARMINGTON RD.  
FARMINGTON MI, 48336

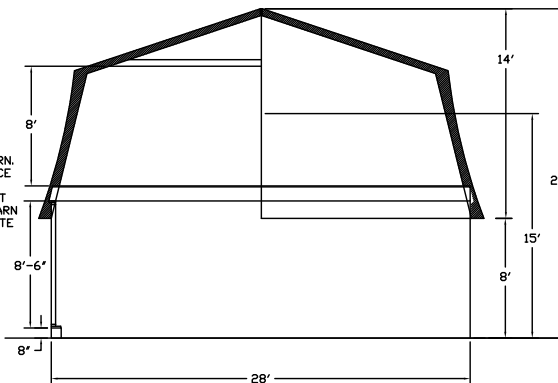
Project	GARAGE	Sheet	05
Date	7-19-15	OF	06
Scale	AS NOTED		

GARAGE LAYOUT  
TWO GARAGE LAYOUTS  
SAME HEIGHT WITH 5 1/4 / 12 PITCH

GAMBREL BARN STYLE

STYLE 2

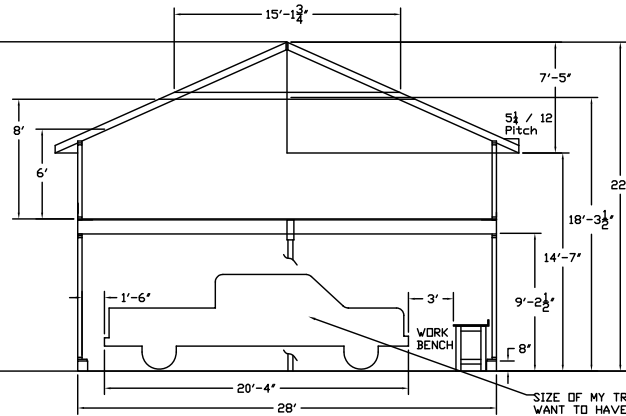
IS A 28' X 34' GAMBREL BARN. THIS FOLLOWS THE ORDINANCE HEIGHT. THAT GIVES ME THE HEAD ROOM FOR STORAGE BUT DOESN'T MATCH WITH THE BARN THAT WAS THERE IN THE LATE 1800'S AT THAT PROPERTY.



CARRIAGE BARN STYLE

STYLE 1

IS A 28' X 34' CARRIAGE BARN. IT GIVES ME HEAD ROOM FOR STORAGE. I THINK THAT THIS STYLE WOULD LOOK IN CHARACTER WITH THE PERIOD OF THE HOUSE. THE ONLY THING IS THAT THIS STYLE WON'T FOLLOW THE ORDINANCE HEIGHT MAX OF 15'. THE CALCULATED HEIGHT IS 18' 3 1/2". THE GAMBREL BARN HAS A CALCULATED HEIGHT OF 15'. THE GAMBREL BARN TOTAL HEIGHT IS 22' AND THE CARRIAGE BARN TOTAL HEIGHT OF 22' WITH 5 1/4 / 12 PITCH.



SIZE OF MY TRUCK NOW WITH 6FT BOX. WANT TO HAVE A LITTLE ROOM IF I BUY THE NEXT TRUCK WITH A 8FT BOX.

GARAGE LAYOUT  
SCALE: 1/4" = 1' 0"

General Notes

No.	Revision/Issue	Date

Print Name and Address

Project Name and Address

CLINE ADDITION  
23801 FARMINGTON RD.  
FARMINGTON MI, 48336

Project	GARAGE	Sheet	06
Date	7-19-15	OF	06
Scale	AS NOTED		



**Farmington City Council  
Staff Report**
**Council Meeting Date:**  
September 14, 2015

**Reference  
Number  
(ID # 2007)**
**Submitted by:** Kevin Christiansen, Economic Community Development Director

**Description:** Dolphin Center, 31691-31715 Grand River Avenue

**Requested Action:**

Approve

**Background:**

At the July 13, 2015 Planning Commission meeting, the Commission approved a site plan proposing several changes/improvements and upgrades to the existing building and commercial site located at 31691-31715 Grand River Avenue (Dolphin Center). The approved changes include exterior changes to the existing building façade and a proposed outdoor seating area for a future tenant. The building is located in the C-3, General Commercial District, and required review and approval by the Planning Commission. No changes regarding building dimensions or other site improvements were proposed (see attached copy of meeting minutes).

The applicant/petitioner is requesting to amend the approved site plan and has submitted a revised building elevation plan modifying the approved north building elevation. The amended plan calls for modification of the façade improvements to the existing building previously approved by the Planning Commission. The approved site signage (new site sign face) has been installed. The approved landscape modifications are also underway. The applicant/petitioner will be at the September 14, 2015 meeting to present the amended site plan to the Commission.

Attachments

**Agenda Review**
**Review:**

Kevin Christiansen	Pending	
City Manager	Pending	
Planning Commission	Pending	09/14/2015 7:00 PM

City of Farmington  
CivicSight Map



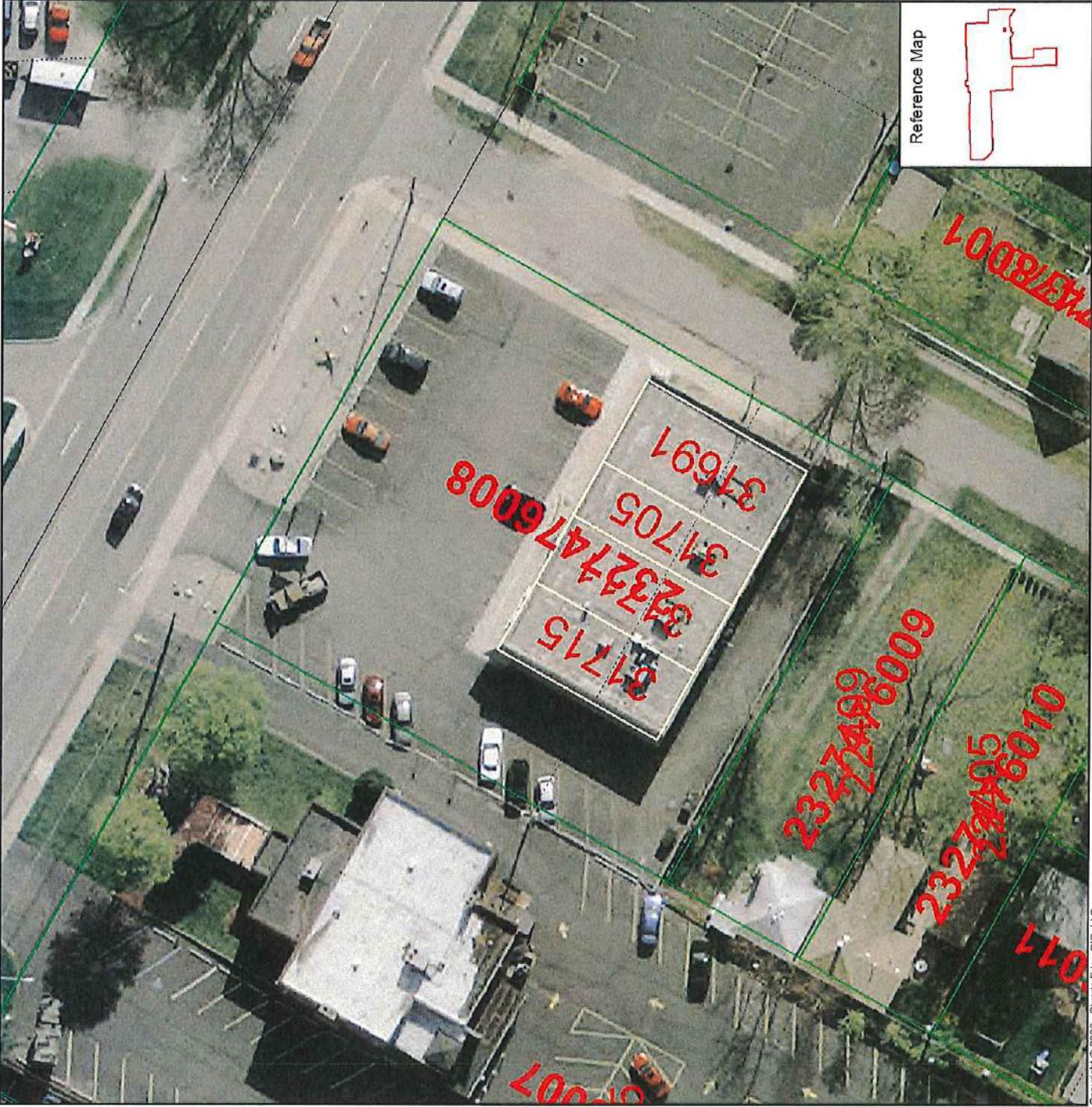
MAP LEGEND:

- CITY BOUNDARY
- RIVERS-STREAMS
- MULTITENANTBUILDING (Type)
- BUILT
- PROPOSED
- COMM\_INDUST BLDGS
- RAPHAEL STREET(POLY)2
- RAPHAEL STREET(POLY)
- PARCELS
- ROADS OUTSIDE FARMINGTON
- RIGHTOFWAY
- MULTITENANTPAVING
- ROW EXTEND
- LOT HISTORY
- OPEN WATER (FEATURETYP)
- DetentionPond
- StreamRiver
- LakePond
- Channel
- SwampMarsh
- 2010 AERIAL PHOTOS (Image)

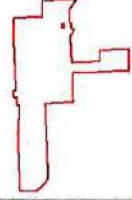


Map Scale: 1 inch = 49 feet  
 Map Date: 7/10/2015  
 Data Date: June 19, 2015  
 Sources: City of Farmington, Oakland County GIS  
 Utility, Rivers Edge GIS, LLC.

Disclaimer:  
 Note: The information provided by this program has been compiled from recorded deeds, plats, taxmaps, surveys, and other public records and data. It is not a legally recorded map or survey and is not intended to be used as such. The information is provided for informational purposes only. The information sources mentioned above should be consulted for verification of the information. Once again, USE AT YOUR OWN RISK !!!



Reference Map





City of Farmington Planning Commission  
Minutes of July 13, 2015  
Page 5

Christiansen stated there is specificity contained in the language of the ordinance that would address some of the concerns expressed by the Commission but assured them that Code Enforcement monitors the displays on a routine basis.

Chiara asked if this is a 12-month approval that is renewed yearly and Christiansen responded in the affirmatives, stating that if the Petitioner was not compliant, they could deny the renewal. Chiara asked if the items would be brought in nightly and the Petitioner replied yes.

Bowman thanked the Petitioner for his presentation and brought it back to the Commissioners for discussion.

Chiara commented that they did a great job on the resurfacing of the parking lot at the Plaza.

Gronbach reiterated his concern about having defined guidelines regarding the outdoor displays and Majoros agreed. He also spoke about the denials that had been made by the Planning Commission recently.

Bowman responded that the denials were not under the same conditions and that is why the revisions were made in the ordinance and Crutcher indicated that one of the denials concerned a resale shop with used items.

Chiara asked fellow Commissioners how many had actually been in the Overstock Outlet store.

Further discussion was held concerning the language of the ordinance.

Christiansen stated the Planning Commission could place conditions on the approval if they so deemed necessary.

Majoros clarified if the one-year renewal of the outdoor displays and sales could be done by staff and Christiansen indicated yes. He then referred Majoros to page 3 of the ordinance, Section 12, and read the language into the record.

MOTION by Chiara, seconded by Crutcher, to approve the submitted plans as shown for Overstock Outlet, 31550 Grand River, consisting of two 4.5 x 50 feet long sections located in the front entrance of the commercial building under the existing building 12 foot overhang, for a 12-month period of time, and subject to review after twelve months to determine its compliance with the terms and conditions of approval by the Planning Commission and the ordinance requirements of Section 35-102.

Motion carried, four to two (Gronbach, Buyers).

 **REQUEST FOR FAÇADE AND SITE IMPROVEMENTS – DOLPHIN CENTER, 31691-31715 GRAND RIVER**



City of Farmington Planning Commission  
Minutes of July 13, 2015  
Page 6

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

Christiansen went over the details of the proposed changes and improvements as well as upgrades to the existing building on the Dolphin Center site. He stated exterior changes to the existing building façade and a proposed outdoor seating area for a future tenant. The building is located in the C-3, General Commercial District and requires review and approval by the Planning Commission. No changes regarding building dimensions or other site improvements are proposed. A site plan has been submitted as well as a layout of outdoor seating area. The existing site sign is also intended to be modified and new grass, sod, is intended to be installed in the existing landscaped areas along Grand River. An aerial photograph was included in the Commissioners' packets depicting the Dolphin Center, a four-unit small commercial retail building located along the south side of Grand River just to the west of Orchard Lake Road and is known by the Dolphin Center due to the statue of a dolphin that sits out in front of the building. He then showed the modifications of the existing sign proposed which would make it meet ordinance requirements for shopping centers outside of the downtown. The existing building and entries to the four units were shown and he stated the Petitioner is proposing to reface the existing building and create a new roof line, cultured stone will be utilized as well as new wall sconces installed and a new exterior being proposed along the top of the stone work, glazing being utilized around the new entry doors and new glass along the entire frontage for all four units.

Bowman thanked Christiansen for his introduction and invited the Petitioner to the podium.

Salvatore Pellerito, 1723 Pine Court, Commerce Township, came to the podium. He indicated that Kevin had done a good job in presenting his project and welcomed questions from the Commissioners.

Buyers asked for a missing depiction that was presented on the screen and not in their packets.

Bowman asked for the history of the dolphin statue and what the future had in store for it. Pellerito responded it could remain if the Commission so desired, but he would give it a touch up.

Buyers stated they will not be approving the outdoor seating at tonight's meeting and the Petitioner stated it was his intent to include that for a future tenant, not yet determined. The issue of parking requirements was brought up and Christiansen stated the building would still be in compliance with the utilization of two spaces for the outdoor seating.

Buyers inquired about exterior lighting on the building and the Petitioner responded that he is putting new sconces on. Buyers then inquired if there would be new windows and doors and the Petitioner responded in the affirmative and that double doors would be put in.

City of Farmington Planning Commission  
Minutes of July 13, 2015  
Page 7

Buyers then asked if the side of the proposed building would be higher than the existing and the Petitioner responded that the height is consistent all around. Christiansen responded that there will be a small extension to break up the roof line. Buyers then inquired about the sign and the Petitioner indicated that it is 20 feet tall and he is lowering it to 16 feet to meet current ordinance requirements. The issue of sod being put on the Grand River and east side of the property was discussed and the Petitioner stated that was his intention to re-sod both those areas.

Gronbach asked if there were any color or material samples and the Petitioner stated the stones would be a beige color or taupe, and the crown around would be a limestone color or grayish. Gronbach stated those would have to be submitted as part of his final approval and that his site plan does not include any landscape or sod plans and that would also be required with final approval. The issue of irrigation of the areas was also discussed.

Crutcher asked staff if trees were required and Christiansen responded no, that this is a façade renovation and all else is site improvements the Petitioner has indicated he is willing to do and wants to do. Christiansen indicated detailed plans would be provided with the final site plan to include the sod and that tonight's minutes will reflect the beige stone.

Buyers asked Gronbach if he would prefer to have the Petitioner come back to the next Planning Commission meeting with those details and Gronbach stated that if the Petitioner submits his final plans to staff for review and approval that include the colors and materials and landscape details and they meet staff approval, that that would be sufficient.

Christiansen said he would provide that information to the Commissioners when they receive it.

Crutcher asked if the Petitioner had a name for the center and he responded Signature Investments.

Bowman thanked the Petitioner and brought the item back to the Commission for further discussion.

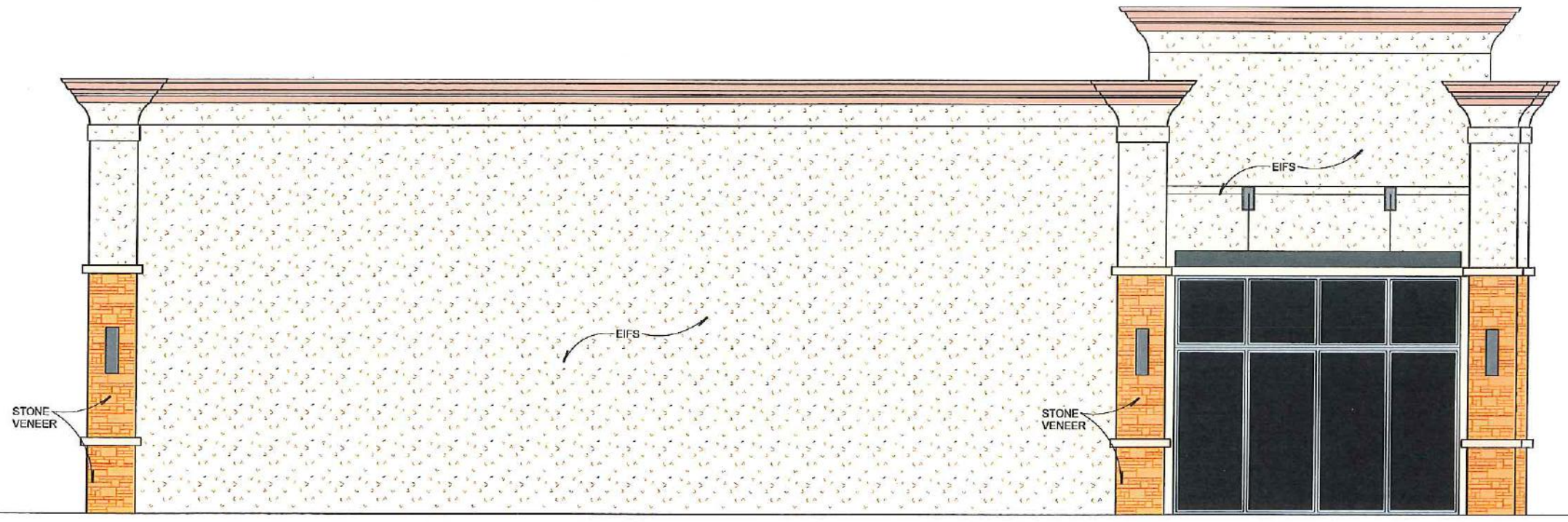
MOTION by Majoros, seconded by Crutcher, to approve the site plan review for 31691-31715 Grand River Avenue, Dolphin Center, pending final plan approval by staff for landscaping, color schemes within the spirit of the colors discussed at tonight's meeting, inclusive of the reduction of the height of the sign and subject to further approval of any proposed outdoor seating at a future meeting and as future plans dictate.  
Motion carried, all ayes.

Bowman thanked the Petitioner.



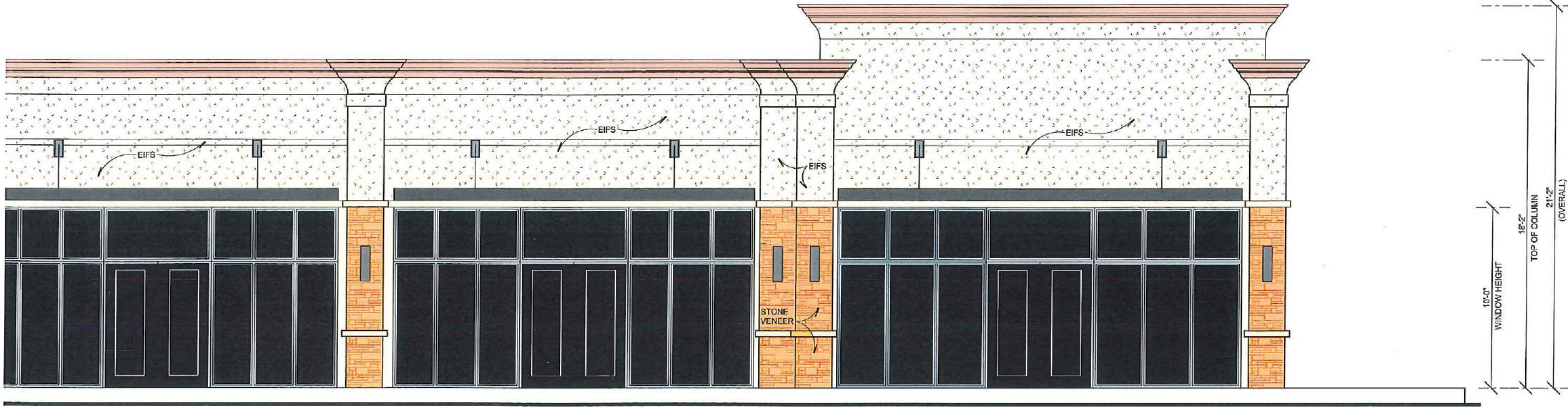






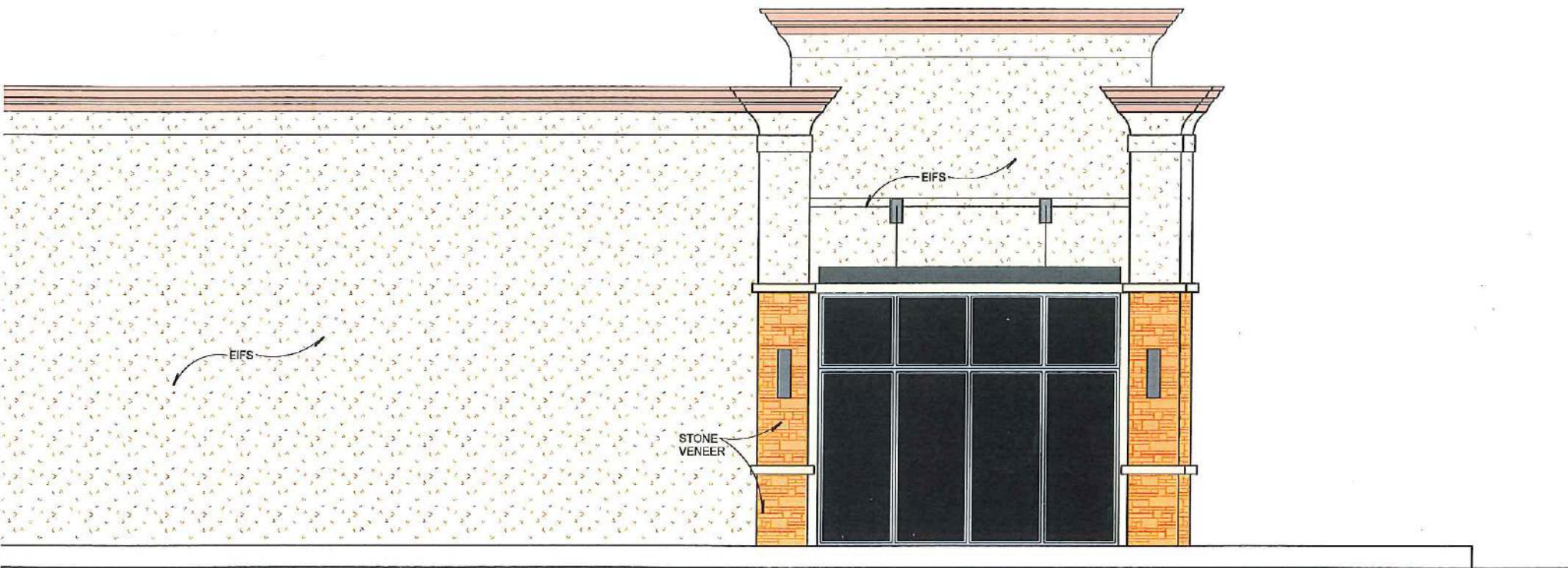
**LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"





### FRONT ELEVATION

SCALE: 1/4" - 1'-0"



### LEFT ELEVATION

SCALE: 1/4" - 1'-0"



D'Anna Associates  
Architecture | Engineering

1055 SOUTH BLVD. E, SUITE 200  
ROCHESTER HILLS, MI 48307  
P 248-862-7702 F 248-862-7707

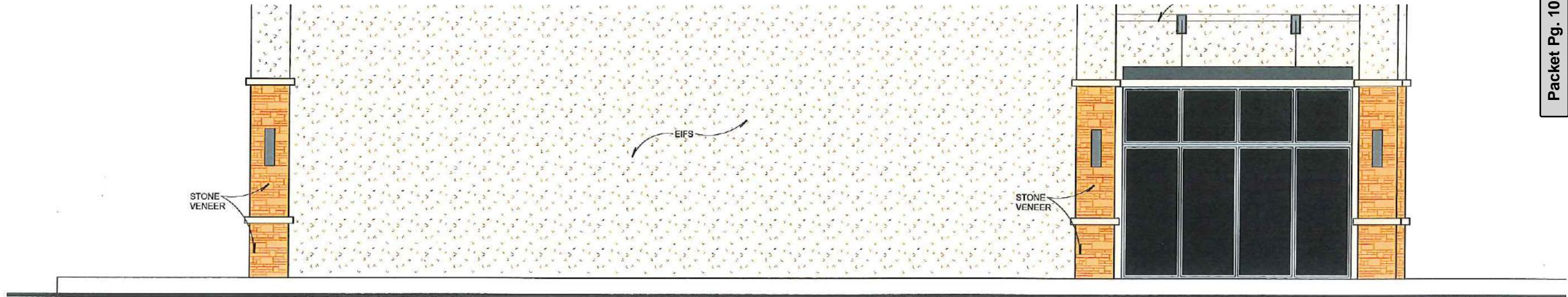
dannaassoc.com



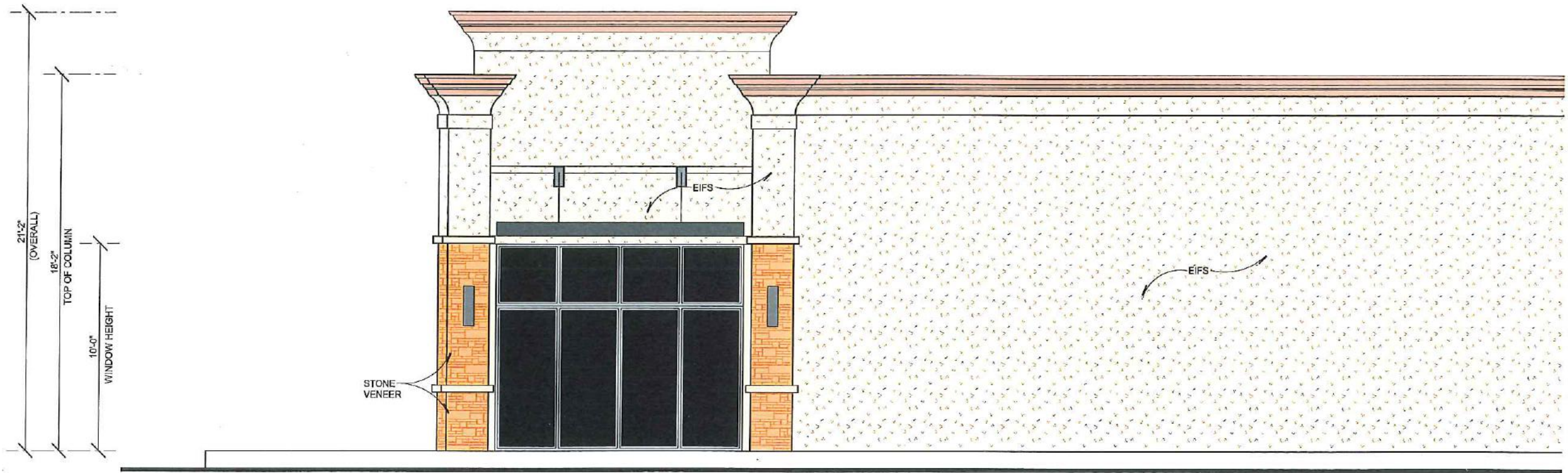
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D'ANNA ASSOCIATES © 2014 COPYRIGHT





**LEFT ELEVATION**  
SCALE: 1/4" - 1'-0"



**RIGHT ELE**  
SCALE: 1/4" - 1'-0"











December 13, 2014 10:20 PM

Edit

7.1.f



Attache

Packet Pg. 108



Framing non com 2x4  
non com 1/2" plywood

Metel roof water & ice  
metal roof metal panels by  
JmL metal

E.I.F.S. - Tyvek/stucco wrap over plywood  
mechanically fasten 1 1/2" Eps board  
BASF SENERGY MATERIAL

stone - WILL BE Applied over  
columns and bottom 36"  
of wall

stone will be applied with  
merter

### RC Plastering

Licensed & Insured  
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Interior & Exterior

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Interior Repair

Cultured Stone  
Stucco

Chris LaCrosse  
(313) 623-7522

A.W.C.I. Certified  
rcplastering12@yahoo.com