

FARMINGTON PLANNING COMMISSION PROCEEDINGS
City Council Chambers 23600 Liberty Street
Farmington, Michigan
Monday, February 11, 2013

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: Bowman, Chiara, Crutcher (arrived 7:04 p.m.), Gronbach, Schneemann,
Scott
Absent: Babcock.

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Director Christiansen, Building Inspector Koncsol, Councilperson McShane, Director Knowles.

Chairperson Bowman welcomed new planning commissioner Steven Schneemann and Director Christiansen described his background and commitment to the community.

APPROVAL OF AGENDA

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

APPROVAL OF ITEMS ON CONSENT AGENDA

- a. **Minutes of Regular Meeting – December 10, 2012**
- b. **Minutes of Joint Planning Commission Meeting – December 12, 2012**

MOTION by Chiara, seconded by Gronbach, to approve items on Consent Agenda.
Motion carried, all ayes.

SITE PLAN REVIEW – THE GROVES RETAIL CENTER

Christiansen provided background for the proposed building façade improvements in the Central Business District at 33025 -33037 Grand River Avenue – The Groves Retail Center, detailing the two part site plan from new owner, Manifold Ventures, involving the building refacement, and road and parking in front of building, The Grove Street Project.

Christiansen then gave a power point presentation of the vision that was put together by the DDA for the downtown.

A special assessment district was established to facilitate the agreements which were executed by City Council the preceding week. Bid packets for the Grove Street Project went out as well on February 5th.

Christiansen further detailed the project in conjunction with the power point presentation, showing proposed pedestrian gathering places, color changes on building, and the new monument sign that will replace the existing pylon one in place. Additional parking will be achieved with the changes taking place in the reconfiguration of parking lots.

Christiansen indicated Grove Street Project is now being implemented and stated it would not be possible without the collaborative effort with Manifold Ventures.

Charlie Kughn and Ricky Singh and Tom Duke from Manifold Ventures were introduced and presented the site plan for Planning Commission's review as well as Angela Cwayna from Harvey Nudell Architects. Details for the project were gone over.

The floor was opened up for questions from the Commissioners.

Scott expressed concern about the lack of improvements occurring to the east side of the building, it being a fairly prominent façade when traveling westbound on Grand River and the applicant agreed to address those concerns.

Signage was also discussed and whether or not it met the ordinance.

Christiansen indicated that part of the agreements in place between Manifold Ventures and the City includes removal of the existing nonconforming pylon sign and one proposed is a monument sign with a height restriction mandated by ordinance, and funding provided by City not used for removal of existing sign will be used by Manifold Ventures for the new sign per the agreement.

Scott expressed support for signage shown in plans.

Kughn stated that in all likelihood sign will be nonconforming and they will have to come back before ZBA for approval.

Christiansen stated that City Council had given blessings for site plan but ordinance does not require Council approval for site plan in downtown but rather the Downtown Development Authority. The DDA Design Committee reviewed the site plan and recommended approval for site plan subject to modification of color hue.

Further discussion was held on proposed colors for the façade and canopy.

Chiara stated that there are actually no addresses on Grove Street, all buildings are listed as Grand River.

MOTION by Gronbach, seconded by Chiara, to approve site plan as presented for redevelopment of the Groves Retail Center with the stipulation that any modifications to color scheme be re-presented to the Commission for review and the comments concerning the yellow hues be modified as discussed.
Motion carried, all ayes.

Christiansen stated thanks to Manifold Ventures for the pleasure of working together on this project and looks forward to moving forward with same.

LOT SPLIT – 33200 GRAND RIVER AVENUE

Chairperson Bowman gave historical background of lot that being the former Dimitri's Restaurant and parking lot.

Director Christiansen indicated that the DDA bought the lot in July of 2012 and that included the restaurant and parking lot. DDA is seeking approval to split the existing parcel into two separate parcels in order to lease and/or sell existing building to a new tenant. Existing parking lot will remain owned and maintained by DDA and improved and upgraded for use as municipal parking.

The lot split request has been reviewed by City Administration and it has been determined it will not create any nonconformity as it pertains to the City Code and has recommended approval by Planning Commission to go to City Council.

Director Christiansen stated there are several municipal projects moving forward this spring into the summer, that being the Grove Street Project. That project is now out for bid and the construction start goal is April 1st with a 10-12 week construction period, culminating with completion by July 1st, before Founder's Festival.

Another project is improvements for Warner Street north of Grand River and into the Oakland Street area neighborhood, Thomas Street, Oakland Street and out to Shiawassee, those plans include street improvements, and infrastructure improvements as well, which was included in the bid package as well.

As such, Warner Street shares a common boundary with this parcel that is requesting lot split.

Christiansen detailed the plans via power point, streetscape improvements, pedestrian crossings, new islands and landscaping on corners.

Gronbach inquired if shading reflected new paving, and Christiansen indicated that parking lot will remain as is but with upgrades of asphalt, striping, and topcoating.

He detailed landscape plan and indicated they are meeting with the church this week to discuss the changes.

Two drawings were prepared by engineering consultants, two lot split sketches, taking the existing parcel and splitting that property into two parcels, A and B. He stated that lot splits, by ordinance; require review and recommendation by the Planning Commission to City Council which has final approval of same.

Director Knowles indicated that the improvements to the parking lot and Warner Street are being funded through the DDA through a TIF, through a bond issue and in order to maintain tax exempt status the lot cannot be an incomer generating property. So by splitting the property and maintaining parking as public, it will fulfill the obligations of the bond issue.

Further discussion was held about current lighting in parking lot.

MOTION by Chiara, seconded by Scott, to recommend approving lot split request involving parcel located at 33200 Grand River Avenue to City Council.
Motion carried, all ayes.

CONCEPTUAL SITE PLAN REVIEW – 33200 GRAND RIVER AVENUE

Christiansen stated the City has been working with the new tenant, Los Tres Amigos, on proposed modifications to the existing building to include interior and exterior as well as proposed outdoor seating.

The conceptual site plan was submitted to the Planning Commission but no action was required.

PUBLIC COMMENT

Inspector Koncsol stated that a couple residential projects will be up and coming in the City.

PLANNING COMMISSION COMMENTS AND ANNOUNCEMENTS

Chiara asked if contact information could be updated.

Crutcher inquired on progress of Grand River/Drake Shopping Center and Scott asked if Building Department has made any extra inspections.

Schneemann stated he is very pleased to be serving with such a distinguished group and is excited about what is happening in the City.

Chairperson Bowman said she is glad to have him on board and was unable to attend joint planning commission meeting but that it looked like it went well.

Christiansen reminded everyone about the City's Vision meeting coming up on the 23rd at Farmington High School at 6:30 p.m.

ADJOURNMENT

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

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

Respectfully submitted,

Secretary