



**Regular Planning Commission Meeting
7:00 PM, MONDAY, JANUARY 13, 2014
City Council Chambers
23600 Liberty Street
Farmington, MI 48335**

REGULAR MEETING AGENDA

I. CALL TO ORDER

Roll Call

II. APPROVAL OF AGENDA

III. APPROVAL OF ITEMS ON THE CONSENT AGENDA

1. October 14, 2013 Minutes

IV. ZONING ORDINANCE TEXT AMENDMENT

1. Zoning Ordinance Text Amendment - Outdoor Display, Sales and Storage

V. ELECTION OF OFFICERS - PLANNING COMMISSION SECRETARY

VI. PLANNING COMMISSION MEETING SCHEDULE

1. 2014 Planning Commission Meeting Schedule

VII. PUBLIC COMMENT

VIII. PLANNING COMMISSION COMMENT

IX. ADJOURNMENT

**Farmington City Council
Staff Report****Council Meeting Date:**
January 13, 2014**Reference
Number
(ID # 1511)****Submitted by:** Vincent Pastue, City Manager**Description:** October 14, 2013 Minutes**Requested Action:****Background:****Agenda Review****Review:**

| | |
|---------------------|---------|
| Vincent Pastue | Pending |
| City Manager | Pending |
| Planning Commission | Pending |

FARMINGTON PLANNING COMMISSION PROCEEDINGS
 City Council Chambers 23600 Liberty Street
 Farmington, Michigan
 Monday, October 14, 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: Babcock (7:05), Bowman, Buyers, Chiara, Crutcher (7:05), Gronbach, Scott
 Absent: None.

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Director Christiansen, Building Inspector Koncsol.

APPROVAL OF AGENDA

Christiansen asked to add an additional item to the agenda regarding the Mlplace Partnership

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

Motion carried, all ayes.

APPROVAL OF ITEMS ON CONSENT AGENDA

a. Minutes of Regular Meeting – September 9, 2013

MOTION by Scott, seconded by Crutcher, to approve the item on the Consent Agenda.

Motion carried, all ayes.

SITE PLAN REVIEW – 33629 Shiawassee

Director Christiansen stated that the Commissioners were provided a site plan in their packets for a wood deck addition and detached garage to be built at 33629 Shiawassee. The Historical Commission had already approved it as the home is located in the Historical District.

Building Inspector Koncsol has reviewed the dimensional aspects of the plan and has indicated that it meets the requirements of the district.

A power point presentation was shown and Petitioner Julie Durst went over it with the Commission, explaining the details of the proposed project, that the covered porch with

lean/to had been removed and the building materials that will be utilized, including the replacement of the rotted wooden cellar door with a steel double entry door. She stated she would eventually like to cover and screen it. The plans also included a two-car garage in the left rear corner of the property, 22 X 22, with matching siding to the home. It would be five feet off of both fence lines and has a gravel drive that she would eventually like to pave.

Buyers inquired if the gravel continued all the way to the garage and the Petitioner responded that it would stay that way for the time being, she would want to pave it eventually, but it was not part of the renovation mortgage.

Gronbach asked if the front of the garage faced Shiawassee and the Petitioner responded in the affirmative.

Bowman asked Director Christiansen if the site plan was already approved and reviewed by the Historical Commission and Christiansen said yes, all dimensions were within zoning code.

Scott inquired about the dotted line at the rear of the property and Charles Durst, an audience member, responded that the Petitioner has nine feet of lot two and stated it was not an easement upon questioning by Scott and further discussion was held.

MOTION by Gronbach, seconded by Chiara, to approve the site plan as presented for 33629 Shiawassee.

Motion carried, all ayes.

Chairperson Bowman duly noted that Babcock and Crutcher were in attendance at the meeting since they arrived after roll call.

MIPLACE PARTNERSHIP, PLACEPLAN LETTER OF INTEREST

Director Christiansen acknowledged an urban studies student in attendance at the meeting. He introduced the agenda item and provided handouts to the Commission. He stated the City of Farmington Hills had adopted a resolution supporting a grant proposal to the MiPlace Partnership Placeplans Grant Program and was requesting approval for City of Farmington to do the same. He stated the Michigan Municipal League invited communities to participate in phase two of the program and eight communities would be selected as recipients in the fall. He went over the September 26, 2013 letter from Farmington and Farmington Hills.

The area for Farmington would be the 10 Mile and Orchard Lake area where it is zoned mixed use in both cities and the goal would be to make that area a focus area between the two communities with improvements, redevelopment, sidewalk improvements, and parking improvements that would add to economic development and land use in that area. He read the response letter stating that the project had been selected for further

City of Farmington Planning Commission
Minutes of October 14, 2013
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consideration and went over the details of the request, including asking City Council for a resolution. He then asked the Farmington Planning

Commission to consider adopting a resolution similar in form to the one drafted in Farmington Hills.

Chairperson Bowman opened up the floor for comments and questions.

Scott inquired as to the size of the area at 10 mile and Orchard Lake and how far it would extend.

Christiansen responded as far east as the end of commercial development and maybe ½ miles west from Orchard Lake to Farmington Road. He stated that sidewalks are planned on the north side from the Jehovah's Witness property all the way to Power Road and on the south side of 10 Mile from Power to Orchard Lake that there are currently no sidewalks and that on-street parking is being discussed and proposed in front of the barber shop on Ten Mile.

Babcock questioned matching cited for both cities.

Scott inquired if the item was mainly for engineering and Christiansen responded it is designated as funding to bring technical experts to the community to help tackle key strategic questions and further discussion was held.

Crutcher questioned how far north and south on Orchard Lake the area would extend and Christiansen responded currently it is concentrated along the Ten Mile corridor and up Orchard Lake 1/4 to 1/2 mile north as far as Farmington Hills is concerned and the City of Farmington had renovation to shopping center on southwest corner and the bowling alley was repurposed and Greens. He indicated that in front of barber shop that part of the travel lane eastbound after Power, that will be taken down, and parking put in.

Scott confirmed that the share is a 50/50 match and Christiansen indicated that is currently what the discussions are and that is being handled by the management staff.

Gronbach cautioned if the acceptance of state funds would bring about restrictions or guidelines on projects and Christiansen responded that there is no mandate like with MDOT as it is not a regulatory approach tied to the funds.

Crutcher asked for clarification of wording of resolution.

Motion by Chiara, supported by Crutcher to approve submitting a similar resolution as Farmington Hills did supporting the City of Farmington's interest in the Phase Two of the PlacePlans Pilot Program.

Motion carried, all ayes.

Chairperson Bowman thanked Christiansen for his input.

PUBLIC COMMENT

None heard.

PLANNING COMMISSION COMMENTS AND ANNOUNCEMENTS

Babcock apologized for being late.

Scott indicated that the historical district and City Council has started looking into expanding the ordinance for upgrading restrictions on requirements for historical homes and that the Planning Commission should be aware of those issues and to be in tune to the pros and cons of pursuing that ordinance might get compromised by new ordinance.

Christiansen responded that currently the zoning ordinance provides for the historical commission to review and to make recommendations on any construction in the historic district and that they are not an approval body, they are an advisory body and that the final approval rests with the Planning Commission. He stated there is discussion right now at the Council level to modify that ordinance and potentially give historical commission some approval authority.

Chiara inquired if Birmingham had such a district and Christiansen responded in the affirmative.

Bowman expressed concerned that too many restrictions may limit renovations and would not attract new residents to the city.

Scott stated he is not looking for moratorium, just putting it on the radar for the Planning Commission.

Crutcher inquired about the sandwich shop and discussion was held concerning same which will now be called the Brisket Gourmet Deli.

The progress of Biggby and Orange Leaf was also brought up.

ADJOURNMENT

MOTION by Chiara, seconded by Crutcher, to adjourn the meeting.

MOTION carried, all ayes.

The meeting was adjourned at 7:52 p.m.

Respectfully submitted,

Secretary

**Farmington City Council
Staff Report**

Council Meeting Date:
January 13, 2014

**Reference
Number
(ID # 1512)**

Submitted by: Kevin Christiansen, Economic Community Development Director

Description: Zoning Ordinance Text Amendment - Outdoor Display, Sales and Storage

Requested Action:

Background:

Attached is a proposed Zoning Ordinance Text Amendment regarding Outdoor Display, Sales and Storage prepared by LSL. The Planning Commission discussed this item late last year and asked that an amendment to the current Outdoor Display, Sales and Storage regulations in the Zoning Ordinance be prepared addressing the Commission's concerns.

The requested action of the Planning Commission is to review the proposed Zoning Ordinance Text Amendment for Outdoor Display, Sales and Storage and to schedule a public hearing.

Attachment

Agenda Review

Review:

Kevin Christiansen Pending
City Manager Pending
Planning Commission Pending



January 10, 2014

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

From: Sherrin Hood, Senior Planner

Re: Outdoor Display, Sales and Storage

I understand the City is interested in potential revisions to the existing provisions regarding outdoor storage and sales. Presently, the City allows both temporary and permanent outdoor sales and storage, and would like to consider tightening up the provisions to restrict such activity to businesses that are customarily expected to need outdoor storage or sales areas. For example, outdoor storage is often associated with nursery uses, larger home improvement stores, automobile dealerships, etc. and is not as customary for retailers or service providers.

Current regulations for outdoor sales, display and storage are contained in Article 7, Commercial Districts under the Table of Uses. Among other things, that section allows for both temporary and permanent storage. The proposed amendments would simply make outdoor display and storage an accessory to a permitted use that must be considered during site plan review. As part of that process, it can be reasonably assumed that issues of parking, circulation, landscaping, will be discussed as part of the Planning Commission's review against the required Site Plan Review standards listed in Section 35-163.D. Therefore, the provisions listed in Article 7 have been pared back to those that may not be addressed during site plan review.

The provision for temporary storage has been removed in favor of general standards that can be applied to both temporary and permanent storage areas. Either type must receive site plan review by the Planning Commission, and once approved, would be allowed (pursuant to any conditions imposed during site plan review) until the site conditions or ownership changes.

The amendments provided on the following pages includes both a marked up copy of the current ordinance (text in ***bold italics*** is proposed new language, and ~~stricken text~~ is proposed to be deleted) and a clean copy so you can see both what is proposed to be deleted from the existing ordinance, and how the final ordinance might look if adopted.

I look forward to discussing this issue more with you at an upcoming Planning Commission meeting. In the meantime, please feel free to contact me with any questions you may have.

MARKED UP VERSION

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

- (a) All retail businesses shall be conducted within a completely enclosed building; provided, however, that a site plan may be approved by the planning commission for accessory outdoor display, sales or storage, including garden centers and nurseries, subject to *ARTICLE 13, SITE PLAN APPROVAL* and the following requirements:
1. **Only businesses located within a Shopping Center as defined in this ordinance, or those located within buildings containing over 20,000 square feet in size.**
 2. **Items sold shall:**
 - a. **Relate to the permanent business, such as the sale of flowers at a home improvement store, or sale of ice melt at automobile service stations.**
 - b. **Not include items that are customarily sold inside the building. For example, furniture stores may not place furniture outside for sale.**
 - c. **Be located on a durable and dustless surface and shall be graded and drained to dispose of all surface water.**
 - d. **Be arranged and constructed so as not to pose a hazard to pedestrians and to minimize risk of fire hazard.**
 13. Merchandise displayed shall be accessory to the retail business conducted within the building and shall be owned and operated by the same merchant within the building.
 24. Outdoor storage or display is allowed outside of the required yards where confined to areas shown on an approved site plan. The planning commission may require that areas where outdoor display, sales, or storage are permitted be clearly marked with pavement markings or other means for purposes of enforcement and ensure maintenance of fire lanes.
 3. ~~Outdoor display, sales, or storage, including any structure or enclosure, shall be arranged and constructed to minimize risk of fire hazard and be structurally sound.~~
 4. ~~Any staging area intended for the temporary loading or unloading of materials for outdoor display or sales shall be clearly noted on the site plan and marked on the pavement. Activities in such areas are restricted to unloading and may not be used for storage or display.~~
 5. Outdoor vending machines and drop boxes shall be prohibited. This provision shall not apply to ice machines and newspaper stands.
 6. ~~Where seasonal commercial outdoor display and sales of retail items is proposed within a sidewalk, the following requirements shall apply:~~
 - A6. Display areas shall be limited to 10% of the gross floor area of the principal building, or that portion of the building occupied by the business, and shall be located within the paved area adjacent to the building, and arranged so as to not to consume required parking or obstruct circulation. Display areas shall also maintain adequate clear area for safe pedestrian circulation along the sidewalk in front of the building, which shall be no less than 5 feet wide in the CBD and shall be no less than 3 feet wide in C-2 and C-3; provided, however, that the width of the clear area shall in all events meet all applicable state and federal regulations and building codes, including all barrier-free and ADA requirements. Other open or unused areas of the site may be utilized so long as parking is not obstructed and there is no detriment to adjacent property.
 - b. ~~Items shall be arranged so as not to pose a hazard to pedestrians. No items shall be stored, displayed, or stacked above a height of 4 feet.~~
 67. Displays shall be prohibited on municipally-owned sidewalks, public land or public right-of-way unless approved by the City Council. **except as may be allowed by the City Council for downtown events.**

- d. ~~The permit shall be valid for one calendar year. During that calendar year, merchandise may be placed outdoors for a total of no more than 8 months, which need not be consecutive months, such as 4 months in spring and fall. The timeframe shall be specified in the permit application. All structures associated with the outdoor display shall be temporary and removable at the end of the season for storage indoors.~~
- e. ~~Following the initial planning commission site plan approval, the permit may be renewed annually by the building official, subject to the plan originally approved by the planning commission. If the building official finds any violations of this ordinance or the conditions of the planning commission's original approval, no renewal shall be issued, and any new outdoor display shall require a new permit from the planning commission.~~
7. ~~Outdoor display, sales, or storage that is permanent or is utilized for more than 8 months during a calendar year, such as a garden center, shall be permitted, subject to site plan approval and the following:~~
- a. ~~Decorative fences, knee walls, other architectural features containing limits or enclosures may be required by the planning commission to assure compatibility with the existing or intended character of the general vicinity. An obscuring screen consisting of a wall, fence or landscaping shall be required as determined by the planning commission.~~
- b. ~~All stored materials or equipment, including loosely packaged materials, shall not be piled, stacked or stored higher than the height of the obscuring screen or the height of the building if stored along a building wall.~~
- c. ~~The storage of pallets, soil, stone, sand, mulch, and similar loosely packaged materials shall be contained and covered to prevent blowing onto adjacent properties. The planning commission may require construction of a containment area for such uses, particularly when large quantities will be present.~~
- d. ~~All outdoor storage areas shall be paved with a permanent, durable, and dustless surface and shall be graded and drained to dispose of all surface water.~~
- e8. All loading and truck maneuvering shall be accommodated on-site or on a dedicated easement.
- F9. Fencing and lighting for security and aesthetic purposes may be required as determined by the planning commission. Fences shall comply with All lighting shall be shielded from adjacent residential areas in accordance with *Section 35-48, Exterior Lighting*.
- 10. *Uncovered items displayed or stored outside between April 15th and October 31st. The Building Official may extend this time as weather permits.***
- 11. *Approved outdoor display, sales and storage areas may continue until such time as the property ownership changes or a revised site plan is approved. New owners of approved outdoor display, sales and storage areas shall be required to return to the Planning Commission for a renewal of their storage privileges, to ensure they are aware of the limitations that exist.***

CLEAN VERSION

Section 35-102 Table of Uses

Special Provisions

- (a) All retail businesses shall be conducted within a completely enclosed building; provided, however, that a site plan may be approved by the planning commission for accessory outdoor display, sales or storage, including garden centers and nurseries, subject to *ARTICLE 13, SITE PLAN APPROVAL* and the following requirements:
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 - b. Not include items that are customarily sold inside the building. For example, furniture stores may not place furniture outside for sale.
 - c. Be located on a durable and dustless surface and shall be graded and drained to dispose of all surface water.
 - d. Be arranged and constructed so as not to pose a hazard to pedestrians and to minimize risk of fire hazard.
 3. Merchandise displayed shall be accessory to the retail business conducted within the building and shall be owned and operated by the same merchant within the building.
 4. Outdoor storage or display is allowed outside of the required yards where confined to areas shown on an approved site plan. The planning commission may require that areas where outdoor display, sales, or storage are permitted be clearly marked with pavement markings or other means for purposes of enforcement and ensure maintenance of fire lanes.
 5. Outdoor vending machines and drop boxes shall be prohibited. This provision shall not apply to ice machines and newspaper stands.
 6. Display areas shall be limited to 10% of the gross floor area of the principal building, or that portion of the building occupied by the business
 7. Displays shall be prohibited on municipally-owned sidewalks, public land or public right-of-way except as may be allowed by the City Council for downtown events.
 8. All loading and truck maneuvering shall be accommodated on-site or on a dedicated easement.
 9. Fencing and lighting for security and aesthetic purposes may be required as determined by the planning commission. Fences shall comply with All lighting shall be shielded from adjacent residential areas in accordance with Section 35-48, Exterior Lighting.
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**Farmington City Council
Staff Report****Council Meeting Date:**
January 13, 2014**Reference
Number
(ID # 1513)****Submitted by:** Vincent Pastue, City Manager**Description:** 2014 Planning Commission Meeting Schedule**Requested Action:****Background:****Agenda Review****Review:**

| | |
|---------------------|---------|
| Vincent Pastue | Pending |
| City Manager | Pending |
| Planning Commission | Pending |

**2014 PLANNING COMMISSION
MEETING SCHEDULE
MONDAY**

| | |
|---------------------------|-----------|
| Monday, January 13, 2014 | 7:00 p.m. |
| Monday, February 10, 2014 | 7:00 p.m. |
| Monday, March 10, 2014 | 7:00 p.m. |
| Monday, April 14, 2014 | 7:00 p.m. |
| Monday, May 12, 2014 | 7:00 p.m. |
| Monday, June 9, 2014 | 7:00 p.m. |
| Monday, July 14, 2014 | 7:00 p.m. |
| Monday, August 11, 2014 | 7:00 p.m. |
| Monday, September 8, 2014 | 7:00 p.m. |
| Monday, October 13, 2014 | 7:00 p.m. |
| Monday, November 10, 2014 | 7:00 p.m. |
| Monday, December 8, 2014 | 7:00 p.m. |