

FARMINGTON PLANNING COMMISSION PROCEEDINGS
City Council Chambers, 23600 Liberty Street
Farmington, Michigan
May 11, 2015

Vice Chairperson Crutcher 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, Buyers, Chiara, Crutcher, Gronbach,

Absent: Bowman, Majoros

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Director Christiansen

Caitlyn Malloy-Marcon, LSL Planning

APPROVAL OF AGENDA

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

Motion carried, all ayes.

APPROVAL OF ITEMS ON CONSENT AGENDA

A. April 13, 2015 Minutes

Motion by Gronbach, seconded by Buyers, to approve the items on the Consent Agenda.

Motion carried, all ayes.

PUBLIC HEARING – ZONING ORDINANCE TEXT AMENDMENT: OUTDOOR SEATING

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

Christiansen gave a brief overview of this agenda item stating that the Planning Commission had reviewed LSL Planning's memorandum of February 13, 2015 regarding modification and clarification to the existing Outdoor Seating standards at the April 13, 2015 meeting. The items addressed in the memorandum included State mandated enclosures, ADA requirements, and right-of-way restrictions. LSL prepared the draft zoning text amendment and a Notice was placed in the Observer as required and tonight is the date for the scheduled Public Hearing on the amendment.

Caitlyn Malloy-Macron from LSL Planning was present and indicated that the language in the draft ordinance was to create looser regulations in regards to enclosing outdoor seating areas for restaurants. She stated previously a fence or wall of some sort separating outdoor seating space from the rest of the public right-of-way was required and that the language now reads that there can be planters or posts to mark off outdoor seating.

She also stated changes were made to allow for dining platforms for restaurants where there is not enough sidewalk space to allow for outdoor seating and that an ADA compliant platform could be built in the right-of-way or taking up a parallel parking space as long as if a handicapped space or loading zone was utilized for the platform that a specially designated spot within close proximity would be made available to replace same.

Christiansen indicated the gist of the change is that the State had mandated enclosure previously and this modification is recognizing that and giving it more flexibility.

Chiara raised the issues that the City of Birmingham has faced with the dining platforms.

Christiansen discussed the many areas that could utilize the outdoor seating and further discussion was held.

MOTION by Chiara, supported by Buyers, to open the Public Hearing.
Motion carried, all ayes.

(Public Hearing opened at 7:12 p.m.)

PUBLIC HEARING

No comments heard.

MOTION by Buyers, supported by Chiara, to close the Public Hearing.
Motion carried, all ayes.

(Public Hearing closed at 7:13 p.m.)

Buyers commented that in Section #9 that he would like to see the language read "proximity" and not "close proximity" as stated.

Malloy-Marcon indicated she would make that change.

MOTION by Buyers, supported by Babcock, to make a recommendation to forward the proposed amendment to the City Council for their review and consideration.
Motion carried, all ayes.

PUBLIC HEARING – ZONING ORDINANCE TEXT AMENDMENT: SINGLE FAMILY RESIDENTIAL ZONING STANDARDS

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

Christiansen stated that the Planning Commission had reviewed LSL Planning's March 6, 2015 memorandum regarding existing Single Family Residential Zoning Standards in the Zoning Ordinance pertaining to building setbacks, building height, and lot coverage in the R-1 Zone at the April 13, 2015 meeting. He stated a Notice was placed in the Observer about the Public Hearing being held tonight on the text amendment.

Malloy-Marcon indicated that the text amendment is to allow existing single homes to expand in the R-1 Zoning District only, by changing the minimum rear yard setback from 30 to 25 feet; to remove the words "two-stories" under 30 foot maximum height; and to allow for 5 percent additional maximum lot coverage to go from 30 to 35 percent; and for front yard setback averaging to go from 90 percent to 80 percent in R-1 Districts, and that no front yard setback will be less than 15 feet, thus allowing more flexibility for expansion for the homes in the R-1 District.

MOTION by Chiara, supported by Buyers, to open the Public Hearing.
Motion carried, all ayes.

(Public Hearing opened at 7:21 p.m.)

PUBLIC HEARING

No comments heard

MOTION by Gronbach, supported by Babcock, to close the Public Hearing.
Motion carried, all ayes.

(Public Hearing closed at 7:22 p.m.)

MOTION by Gronbach, supported by Babcock, to make a recommendation to forward the proposed amendment to the City Council for their review and consideration.
Motion carried, all ayes.

PUBLIC COMMENT

None heard.

PLANNING COMMISSION COMMENTS

Christiansen provided a copy of the current zoning map delineating the R-1 District where the proposed zoning amendment addressed. He stated the purpose was to soften the standards where there are older subdivisions and to provide them an opportunity for expansion.

Chiara stated that since he got back from Florida he has been trying to watch Planning Commission Meetings and City Council Meetings with UVerse and can't get Farmington.

Christiansen called on Brian Belesky who was present recording the meeting for broadcast to address Chiara's concerns.

Belesky stated it sounded like a server issue and urged Commissioners to address their complaints to AT &T and also City Manager Pastue.

ADJOURNMENT

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

The meeting was adjourned at 7:33 p.m.

Respectfully submitted,

Secretary