



PLANNING COMMISSION MEETING
Monday, March 11, 2024 – 7:00 p.m.
Farmington Community Library
Meeting Room
23500 Liberty Street
Farmington, MI 48335

AGENDA

- 1. Roll Call**
- 2. Approval of Agenda**
- 3. Approval of Items on the Consent Agenda**
 - A. February 12, 2024 Minutes**
- 4. Site Plan Review – Proposed Outdoor Seating, Farmington Brewing Company, 33336 Grand River Avenue**
- 5. Site Plan Review – Proposed Masonic Plaza**
- 6. Public Hearing - 2025-2030 Capital Improvement Program**
- 7. Update - Current Development Projects**
- 8. Public Comment**
- 9. Planning Commission Comment**
- 10. Adjournment**

LOCATION CHANGE

PLANNING COMMISSION MEETING



FARMINGTON PLANNING COMMISSION MEETING

Monday, March 11, 2024

7:00 p.m.

The meeting location has changed to:

- Farmington Community Library
- Meeting Room
- 23500 Liberty Street, Farmington, MI 48335
- Next door to City Hall

PLEASE TAKE NOTE the Farmington City Council has scheduled a special meeting to take place at the following place and time:

<u>Date</u>	<u>Time</u>	<u>Location</u>
March 11, 2024	7:00 p.m.	Farmington Public Library Meeting Room 23500 Liberty Street Farmington, MI 48335 (248) 474-5500

This notice is given in compliance with Act No. 267-1976.


Meaghan K. Bachman, City Clerk

FARMINGTON PLANNING COMMISSION PROCEEDINGS
23600 Liberty Street
Farmington, Michigan
February 12, 2024

Chairperson Perrot called the meeting to order in Council Chambers, 23600 Liberty Street, Farmington, Michigan, at 7:00 p.m. on Monday, February 12, 2024.

ROLL CALL

Present: Crutcher, Gray, Kmetzo, Majoros, Perrot, Westendorf

Absent: Mantey

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Director Kevin Christiansen; Recording Secretary Bonnie Murphy; Brian Belesky, Director of Media Specialist, Brian Golden, Media Specialist.

APPROVAL OF AGENDA

MOTION by Crutcher, seconded by Westendorf, to approve the agenda.

Motion carried, all ayes.

APPROVAL OF ITEMS ON CONSENT AGENDA

A. January 8, 2024 Minutes

MOTION by Kmetzo seconded by Crutcher, to approve the items on Consent Agenda

Motion carried, all ayes.

SITE PLAN REVIEW – PROPOSED OUTDOOR STORAGE AREA, 22054 FARMINGTON ROAD, FARMINGTON CROSSROADS SHOPPING CENTER

Chairperson Perrot introduced this item and turned it over to staff.

Director Christiansen stated the Applicant/Petitioner has submitted plans for an outdoor storage enclosure to be located along the rear of the existing commercial building at 22054 Farmington Road at the Farmington Crossroads Shopping Center. The existing shopping center is zoned C-2, Community Commercial, outdoor display or storage that is permanent or is utilized for more than eight months during a calendar year, such as a garden center, is permitted in the C-2 district subject to site plan review in accordance with the requirements of Section 35-102 Table of Uses, special provisions, Subsection (a) of the Zoning Ordinance, a copy of which is attached with your staff packet. No changes regarding the existing commercial building or other site improvements are proposed. The submitted plans show a 21.5 x 47 foot x 6-foot high chain link fence enclosure with a gate on a concrete pad proposed to be located along the rear of the existing commercial building. A privacy screen for the fence is intended to be provided.

This would be the second outdoor storage enclosure along the rear of the Farmington Crossroads Shopping Center. An existing enclosure for Alexander's True Value Hardware was approved for the shopping center in 2013. A copy of the minutes from that approval, that site plan approval are attached with your staff packet. The requested action this evening of the Commission is to review the submitted outdoor sales display storage application and site plan for Farmington Crossroads Shopping Center. Paging down, this is the aerial photo for the Farmington Crossroads Shopping Center on the southeast corner of Nine Mile and Farmington Road. You'll note that there is the parking field that is out front of the L-shaped building and you can see the buildings and the units and the parking area again in front of the buildings and then to the rear, to the east and to the south, is the service area, that is the loading/unloading access to the rear of the units. You'll note, if you look at the east side, and this is adjacent to the rear of Alexander True Value Hardware, also, too, the rear of Ollie's, although it's not their enclosure but it's on their corner and then to the rear of Alexander True Value Hardware and that is the outdoor storage area that was approved in 2013 and you can see that here. What is proposed is a second outdoor storage area to the south of Alexander True Value Hardware so on its southeast corner behind the units that are there to the south and there's a site plan that we'll look at shortly here that shows that. Scrolling down, these are the minutes, site plan review for Alexander's True Value Hardware back in 2013 for the outdoor storage area that currently exists. This is Section 35-102 Table of Uses from the Zoning Ordinance, Article VII which are the commercial district regulations, so CBD, C-2 and C-3, you can see those headings at the top, retail, commercial, retail business and shopping centers, 50,000 square feet of floor area or less or the next one, 50,000 square feet of floor area, exceeding that are permitted uses and Special Land Uses but this is an existing shopping center. Paging down, Special Provisions, so this section here is the portion of the ordinance that refers to conducting business within a completely enclosed building and then it goes on to talk about outdoor sales storage areas. Businesses located within a shopping center as defined in this section, may be considered, so the shopping center exists, businesses located within a building that exceeds 10,000 feet, this is located in the CBD, etc. Items sold shall relate to the building or to the storage relate to the business itself. That is the intention here. Then they've got some details regarding standards for outdoor storage, outdoor display and how that is all achieved. What is being proposed is an enclosure, chain link 6-feet high to the rear of the building with the screening type material that is within the fence and that all meets ordinance requirements. What you're charged with is to review the site plan and then to consider that site plan and act on that plan.

Chairperson Perrot thanked Christiansen and called the Applicant to the podium.

Jason Nessler, Brixmor Properties came to the podium. He stated that he is the property manager of Farmington Crossroads Shopping Center. He then stated that he wants to

City of Farmington Planning Commission

February 12, 2024

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replicate the former storage area and clean up the back alley area. He then stated that Brixmor will retain the rights and maintain the fence and indicated a need to house things for summer.

Christiansen added this is a circumstance where items were getting beyond storage area with pallets, fertilizer, and there was not enough room in the enclosure.

Perrot asked if there have been any issues with the current storage area and Christiansen replied that there were no problems, just that the level of business necessitated extra storage.

Commissioner Majoros asked if this new addition would remove any parking spots and Nessler replied they will be losing two parking spaces but will move them down to a different location. Majoros asked if there were any traffic concerns and Nessler replied no.

Westendorf inquired about the dumpsters and Nessler replied there are two dumpsters that will be relocated.

Commissioner Gray asked if there was any intention to update existing wire fence or update privacy fence and Christiansen replied that the fence for the enclosure is in good shape and the new storage enclosure will be identical as far as materials.

MOTION by Majoros, supported by Kmetzo, to approve the site plan review for the Proposed Outdoor Storage Area located at 22054 Farmington Road, Farmington Crossroads Shopping Center.
Motion carried all ayes.

Perrot thanked the Petitioner.

DISCUSSION OF 2025-2030 CAPITAL IMPROVEMENT PROGRAM AND REQUEST TO SCHEDULE PUBLIC HEARING

Chairperson Perrot introduced this item and turned it over to staff.

Director Christiansen stated that this item is a request of the Planning Commission to schedule the required public hearing for the fiscal year 2025-2030 City of Farmington Capital Improvement Program. As you know this is an annual activity of the City of Farmington and certainly the Planning Commission is required by State Statute, the Planning Zoning Enabling Act of the State of Michigan requires that the City adopt a Master Plan and update that Master Plan periodically and along with that Master Plan is the implementation tool that is the Capital Improvement Program that outlines the desired

City of Farmington Planning Commission

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capital expenditures, improvements, facilities, equipment, etc. over a six-year period. And so the City updates the Capital Improvement Program annually as you are aware, there are a series of activities, the Planning Commission is charged by statute of the Michigan Planning Enabling Act with being responsible for the Capital Improvement Program, there is a Capital Improvement Program Steering Committee, there are then stakeholders, City boards, commissions, including City Council as well as the Planning Commission that weighs in on the Capital Improvement Program. The Steering Committee takes all of the interests, the inquiries, the recommendations and then puts together a draft plan. That draft plan is in process right now as you are aware and that plan will be before you in order to be considered by you at the required public hearing. If we look at the calendar we can see that the Planning Commission is green in color here, so November 13th the Planning Commission had some discussion, we've had some discussions since the fall time which is typical and we move back into the later fall, the Planning Commission formalizes items as will other boards, commissions make their input, too, the department heads then of the City also formalize their items and all of that is submitted to the Steering Committee. The Steering Committee holds three meetings and then puts together the draft plan. Where we are at right now is we are at February 12th and February 12th requires us to bring this item to you and for you to consider then and schedule the required public hearing. So, the request this evening is for you then to consider scheduling the required public hearing for the March 11th meeting for the 2025-2030 City of Farmington Capital Improvement Program.

Perrot opened the floor for questions or concerns about this item.

Majoros stated that historically we have used the same philosophy of how we've done it in the past, are these projects necessary for core infrastructure, is it for safety and resident protection, are there match grant opportunities, is it consistent with Master Plans, so keeping that as the philosophy I think, at least I do, that the subject matter experts know best, they know their department, they know the things that matter the most, and again as staff records like these are sort of broader aspirational and then the actual budget will be prioritized and then we'll look for resources based on the project. So, I think it was a good summary of some additions, it demonstrates the progress of things that happened and sets priorities as we move forward and so it's a pretty robust process, good team work, good representation and again, trust the experts that live this every day.

Perrot opened the floor for a motion from the Commissioners.

MOTION by Kmetzo, supported by Crutcher, to schedule the required public hearing for the 2025-2030 Capital Improvement Project for the March 11, 2024 Planning Commission Meeting.

Motion carried, all ayes.

UPDATE – CURRENT DEVELOPMENT PROJECTS

Chairperson Perrot introduced this item and turned it over to staff.

Director Christiansen stated things are moving full speed ahead as we enter 2024, there's quite a few projects you have been involved in and that the City is moving forward. The Maxfield Training Center project is nearing its final approvals, agreements that are necessary to be finalized in order for the developer/builder Robertson Brothers Homes to acquire the property as they have a purchase agreement to do so with the City so we anticipate that will happen shortly. Those agreements require action on behalf of the City with respect to finalize some of the approved elements and that should be done shortly and then Robertson Brothers should close on the acquisition of the property. That being the case, we can look to the project moving forward with engineering plans that have been submitted, receiving their final approval, permits that are required all being issued by the various entities that need to issue permits for the redevelopment and then once the property is acquired by Robertson Brothers, all the permits are in hand, the preconstruction meeting that is required being held and moving forward, so we anticipate that this spring. I can tell you last week I did have an opportunity to go into the Maxfield Training Center with the demolition company that is being retained by Robertson Brothers Homes for them to do an evaluation and assessment of the building in preparation for development of a proposal for demolition of the building and site elements that will be the first steps in moving forward with the project's redevelopment, there are some environmental issues to be dealt, there is some site issues as well as issues with the existing building, remediation has to take place but as that moves forward and once that is done and the demolition takes place and clean-up is done before redevelopment then we hopefully will see development of the project taking place in spring, beginning of the summer. So that's pretty exciting after all the time and effort of everyone involved, the interest of the stakeholders, it's a long time coming but certainly there's been quite a bit of coordination with everyone that needed to be involved so we're looking forward to that. The American Legion Hall, Legion Square, is moving forward. Their Brownfield plan went to the Brownfield Redevelopment Authority a week or so ago and was recommended for approval by the Authority to City Council, City Council is scheduled to consider the Brownfield Plan for the Legion Hall building, there's some remediation and environmental issues and then demolition of the building, similar to Maxfield Training Center in terms of it's an older building and some of the elements that have to be addressed for redevelopment. And that Brownfield Plan is on the agenda of the City Council for their meeting on February 20th and Public Notice has been published, so that is moving forward and once that takes place there will be agreements that are necessary to be put in place and once that happens then acquisition by the developer, Cervi Construction of Livonia, Michigan of the American Legion Hall property and they'll move forward with their site

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remediation and also demolition in preparation for development, kind of a similar timeline, they anticipate a two-year cycle for this project and that project should start this spring as well. So, again, very excited about those two residential projects bringing new housing to Farmington which is something certainly much needed and certainly something that the City is focused on. We've got a number of other smaller projects, some new businesses that have come about in the City at different locations repurposing of existing buildings, units, such as My Suites Salon in the Downtown Farmington Center continues to progress in their build out and some new tenants in the shopping center there. You'll see some new business that has come about on Grand River as well in the Grand River Corridor and so there's quite a bit that continues to move forward with repurposing and occupancy as well. It's a very active time, quite a lot going on, and I'm looking forward to getting through the wintertime and having quite a bit going on come this spring.

PUBLIC COMMENT

None heard.

PLANNING COMMISSION COMMENT

Chairperson Perrot introduced this item and opened it up for comments.

Director Christiansen discussed training programs available for board and commission members.

ADJOURNMENT

MOTION by Crutcher, supported by Westendorf, to adjourn the meeting.
Motion carried, all ayes.

The meeting was adjourned at 7:40 p.m.

Respectfully submitted,

Secretary

Farmington Planning Commission Staff Report	Planning Commission Date: March 11, 2024	Reference Number 4
Submitted by: Kevin Christiansen, Planning and Building Department Director		
Description Site Plan Review – Proposed Outdoor Seating, Farmington Brewing Company, 33336 Grand River Avenue		
<p><u>Background</u></p> <p>The owners of the Farmington Brewing Company have submitted a site plan for an additional outdoor seating area at their existing microbrewery located in the CBD Central Business District. The owners would like to locate a 2nd outdoor seating area adjacent to the rear of the existing business/building as shown on the attached site plan layout. Outdoor Seating in the CBD requires review and recommendation by the Downtown Development Authority (DDA) and approval by the Planning Commission. No changes regarding building dimensions or other site improvements are proposed. The Downtown Development Authority (DDA) Design Committee reviewed and recommended approval of the submitted site plan for the proposed outdoor seating for Farmington Brewing Company at their 2/29/24 meeting (see attached minutes). Farmington Brewing Company’s original outdoor seating site plan was approved at the September 8, 2014 Planning Commission meeting (see attached copies of meeting minutes and approved site plan/support materials).</p> <p>The applicant/petitioner, Jason Schlaff, has submitted a layout of the proposed additional outdoor seating area. He intends to review this with the Planning Commission at the March 11, 2024 meeting. Attached for your review and consideration is a copy of the Site Plan Application and a proposed site plan submitted by the applicant/petitioner.</p> <p>Attachments</p>		



DDA Design Committee Meeting
7:30AM, Thursday, February 29, 2024
City Hall Conference Room
Farmington, MI 48335

Minutes

Attending: Claire Perko, Ken Crutcher, Griffin Angeliu, Todd Craft, Brian Golden, Kate Knight

Unanimous Approval: January 26, 2024 Design Committee Minutes

Site Plan Advisory Review, Farmington Brewing Company Rear Patio, 33336 Grand River Avenue

Knight described exhibits in packet showing expansion of rear outdoor seating area during pandemic emergency outdoor dining temporary approval through code official. FBC is last outdoor seating area of that era to formally go through site plan review with Planning Commission. These advisory comments from Design Commission will be included in March PC packet for consideration. Perko: We appreciate the flexibility of the trellis-screened planters on castors, allowing the breakdown of the patio area for access, cleaning, etc. Crutcher: Can patrons stand in this outdoor area, or must they be seated? Knight: PC can confirm. Crutcher: Recommend that the north end (outside perimeter) of the plan not extend past the parking space, to ensure enough buffer between outdoor seating area and drive lane. Design Committee approved of black metal outdoor furnishings shown in packet, an upgrade from the old pandemic-era folding chairs. Great place to gather downtown with enough screening to feel comfortable.

Sign Advisory Review Jill's Pharmacy

Committee observed that the blade sign height is too high as rendered on the Farmington Road façade. Crutcher recommended alignment with transom height for appropriate scale and maximum visibility. Angeliu confirmed that original recommendation from S3 during building design process was for alignment with transom height. Perko: Concur, the blade sign was probably moved up to avoid conflicting with neighboring awning, but the design is too small to work attractively if mounted that high on the elevation. Golden: the sign is rendered too high, placed in the decorative band of bricks, should be lower to work with pedestrians reading it. Crutcher: Recommend installing to left of front door at minimum height clearance, and business should consider having sign fabricator add anti-bird nesting spiky treatment to avoid nesting soil at customer entrance. Knight: Business owner has been contacted, notified of sign grant incentive available at beginning of next fiscal year, July 1, if the business would like to be eligible for \$400 DDA grant. Business graciously declined.

Masonic Park Corner Design Update

Knight: This park design has been presented to the DDA Design Committee at every step thus far in design development. Masons have been engaged on the evolution of the park re-design since 2021, and the corner is subject to a long-term land use

agreement. The plan area committed to the land use agreement is roughly the same as the design, but proposed improvements do extend beyond the agreement area. OHM has surveyed the corner, and GMA has created an overlap exhibit showing an overage of 723 square feet. The Masons are amenable to the expanded design and improvement of the corner as a new Masonic Plaza for public use. Elements include the same finishes as the two major streetscapes: Grand River and the newly completed Farmington Road. The historic corner is a trailhead for these two pedestrian connections, and the Masonic Plaza is identified in the Downtown Master Plan as a priority space for public gathering and enhanced placemaking.

The design, by Grissim Metz Andriese Associates, is ADA-compliant, and meets the qualifications of universal accessibility as specified for MEDC's Public Spaces, Community Places grant program. Access to the park is graded to align with crosswalks and ADA-compliant furnishings are specified for flexible use with adequate clearances.

Final construction documents are subject to review by the DDA Design Committee.

Schematic renderings and plan overlay exhibit attached.

Other Business: Advisory Comments on Starbucks Outdoor Seating Area
Design Committee reviewed finishes/furnishings, observed that proposed furnishings were extremely similar to previous materials and styles, seemed consistent with this international brand. Expanded seating and furnishings under the private awning of their outdoor seating will be a nice addition to the outdoor scene in the district, especially at that prime downtown location.

Adjourn: 8:45am



CITY OF FARMINGTON

For office use only

Date Filed: _____
Fee Paid: _____

Site Plan Application

1. Project Name Farmington Brewing Company Outdoor Seating

2. Location of Property

Address 33336 Grand River Ave., Farmington, MI 48336

Cross Streets Grand River Ave & Farmington Rd

Tax ID Number 46-4590348

3. Identification

Applicant JASON Schlaff

Address 26262 La Muena St.

City/State/Zip Farmington Hills, MI 48334

Phone 248 227 6867 Fax _____

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

Property Owner Other (Specify) Tenant

Property Owner Nick Skotanis

Address 45798 Fermanagh Drive

City/State/Zip Northville, MI 48168

Phone 248 767 9522 Fax _____

Preparer of Site Plan JASON Schlaff

Address 26262 La Muena St.

City/State/Zip Farmington Hills, MI 48334

Phone 248 227 6867 Fax _____

4. Property Information

Total Acres 0.04
Lot Width 24 ft Lot Depth 109 ft
Zoning District _____
Zoning District of Adjacent Properties to the
North _____ South _____ East _____ West _____

5. Use

Current Use of Property Commercial

Proposed Use

<input type="checkbox"/>	Residential	Number of Units	_____
<input type="checkbox"/>	Office	Gross Floor Area	_____
<input checked="" type="checkbox"/>	Commercial	Gross Floor Area	<u>1612</u>
<input type="checkbox"/>	Industrial	Gross Floor Area	_____
<input type="checkbox"/>	Institutional	Gross Floor Area	_____
<input type="checkbox"/>	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, Jason Schiapp (applicant), do hereby swear that the above statements are true.

[Signature] 11/20/23
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.

<p><u>City Action</u></p> <p>Approved/Denied: _____</p> <p>Date: _____</p> <p>By: _____</p> <p>Conditions of Approval: _____</p> <p>_____</p> <p>_____</p>
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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)1
- PARCELS
- ROADS OUTSIDE FARMINGTON
- RIGHTOFWAY
- MULTITENANTPAVING
 - ROW EXTEND
 - / LOT HISTORY
- OPEN WATER (FEATURETYPE)
 - DetentionPond
 - StreamRiver
 - LakePond
 - Channel
 - SwampMarsh
- 2017 AERIAL PHOTOS (Image)



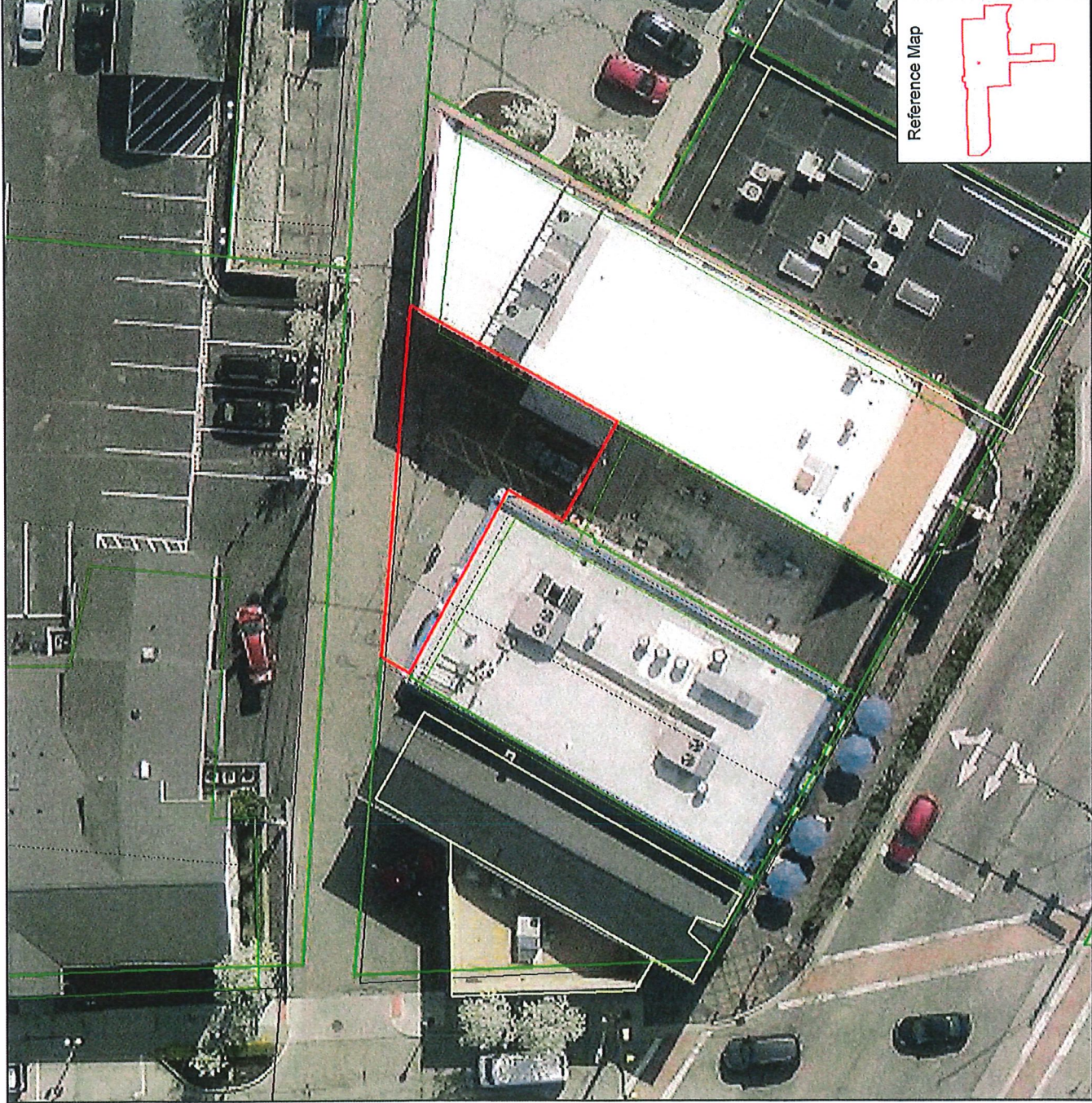
Map Scale: 1 inch = 31 feet

Map Date: 2/26/2024

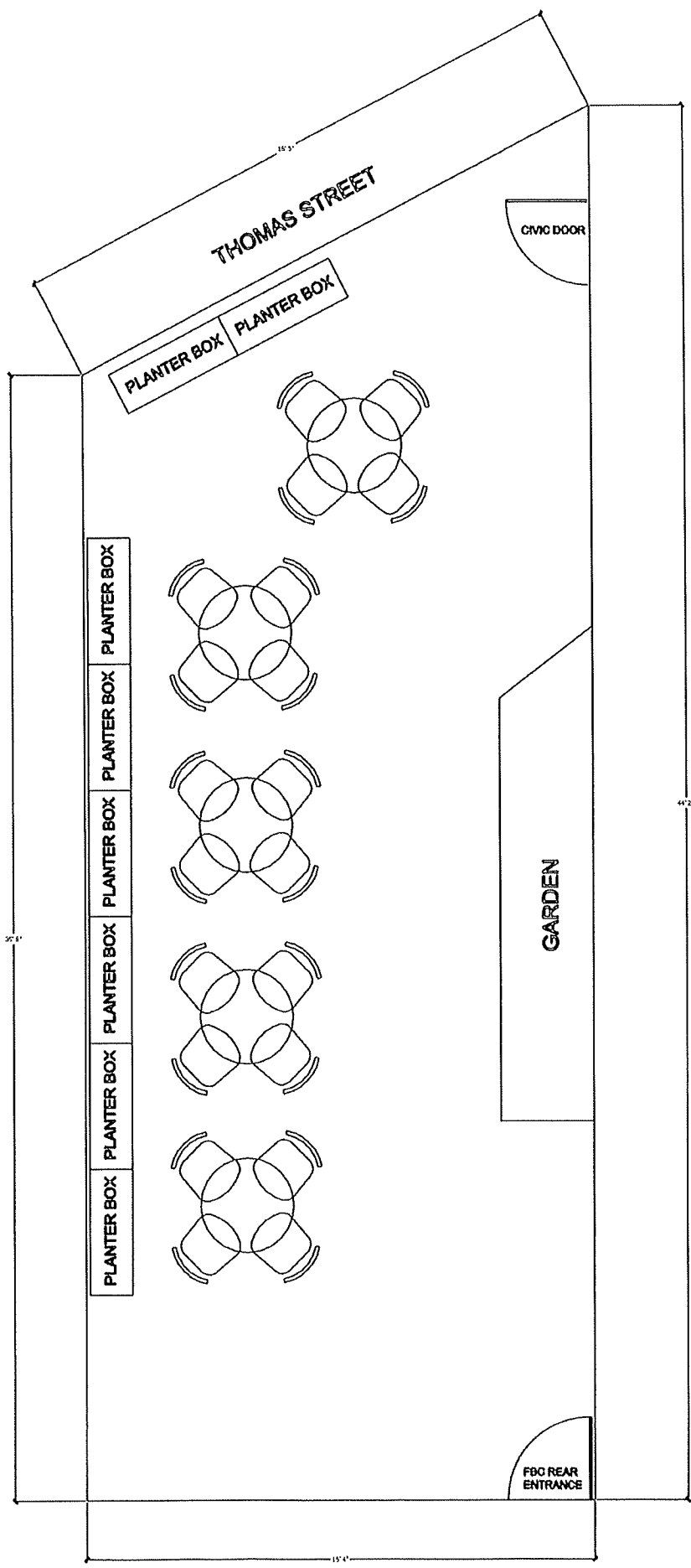
Data Date: October 30, 2020

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

Disclaimer: Information provided by this program has been compiled from recorded deeds, plats, easements, surveys, and other public records and data. It is not a legally recorded map or survey and is not intended to be used as one. Users of this data are hereby notified that the information sources mentioned above should be consulted for verification of the information. Once again, USE AT YOUR OWN RISK !!



Reference Map





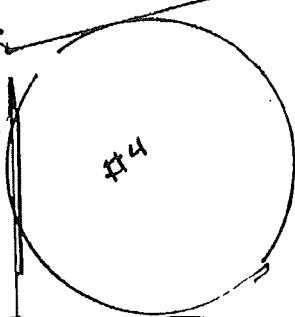
Thomas St

264"

428"

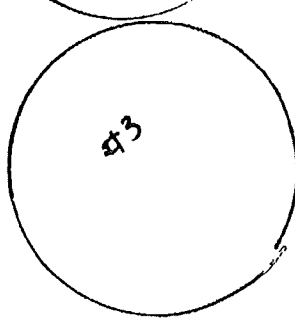
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#4



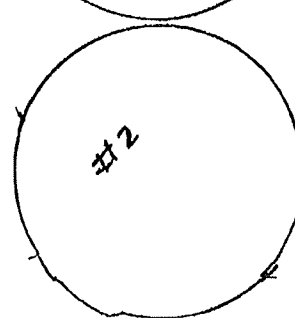
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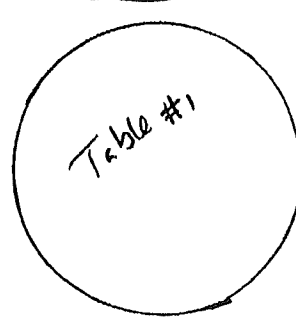
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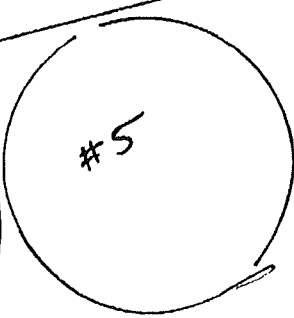
48"

Garden Box #1



159"

#5



48"

#6

36"

196"

Civic Door

530"

Garden

Rear entrance







City of Farmington
Economic & Community Development Dept
23600 Liberty St
Farmington, MI 48336
(248) 474-5500
Fax (248) 473-7261

RECEIVED JUN 11 2020
ES'CD RKC

**TEMPORARY SPECIAL EVENT PERMIT
APPLICATION**

Business name and type: Farmington Brewing Company, Microbrewery and Taproom

Address: 33336 Grand River Ave Business Phone #: 248-957-9543

Name of applicant: Jason Schlaff - Owner

Applicant's address: 608 Meadowdale St., Ferndale, MI 48220 Phone #: 248-227-6867

Email address: jason@fbcbrewing.com

Responsible Party (if different from Applicant) Same

Phone number and email for Responsible Party _____

Type and name of Business: Farmington Brewing Company, Microbrewery and Taproom

Hours of operation M-Thr 4p-11p, F 4p-Midnight, Sat Noon-Midnight, Sun 2p-10p

To the fullest extent permitted by law, the individual or sponsoring organization assume(s) all risks and agrees to defend, pay on behalf of, indemnify, and hold harmless, the City of Farmington, including all of its elected and appointed officials, all employees and volunteers, against any and all claims, demands, suits, or loss, including all costs connected therewith, including but not limited to attorney fees, and for any damages which maybe asserted, claimed, or recovered against or from the City of Farmington, by reason of personal injury, including bodily injury or death, and/or property damage, including loss of use thereof, which arise out of your actions during this special event.

As the duly authorized individual or agent of the sponsoring organization, I hereby apply for approval of this special event, affirm the above information, and agree that I (or the sponsoring organization) will comply with the City's Temporary Special Event Permit requirements and rules and all other City requirements, ordinances, and other laws which apply to this temporary special event.

Jason Schlaff
APPLICANT'S SIGNATURE

6/11/2020
DATE

- Submission Checklist:
Signed application
Scaled Plan with requested information
Landlord approval (if business is a tenant)

Right of Way Permit application if needed, for any use of City or public property, including sidewalks, parking areas, or open spaces
Insurance certificates showing City as additional insured (if applicable)

Please submit all documents to the City of Farmington Economic & Community Development Department by mail, drop off, fax at number above or email to kchristiansen@farmgov.com
Please allow 48 hours for review of complete applications. Once any temporary measures or fixtures are installed please call 248.474.5500 24 hours prior to opening for inspection.

FOR OFFICE USE ONLY

Date Submitted 6/11/20 Layout Drawing ✓
Landlord approval N/A Approval Date 6/15/20
Application Approved: KIC Permit # PTSE20-005
Inspection complete: _____



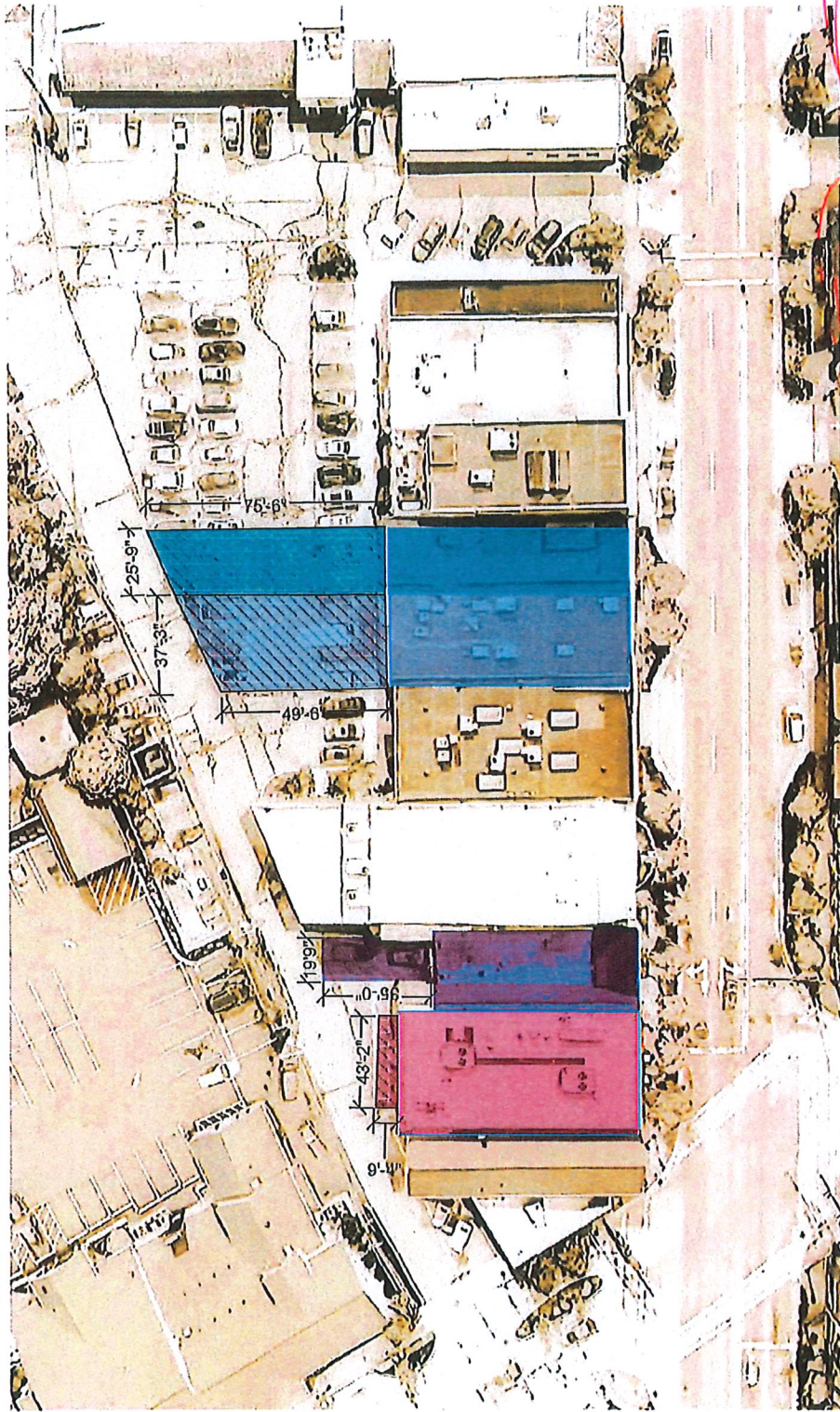
EXPANDED OUTDOOR DINING



SOCIAL DISTRICT



AREA 2



Cowley's



Basement
Burger

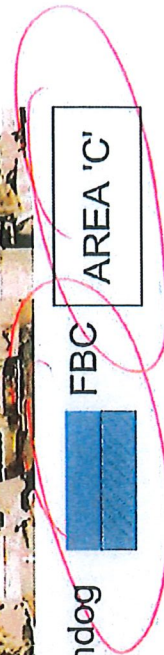


Browndog



FBC

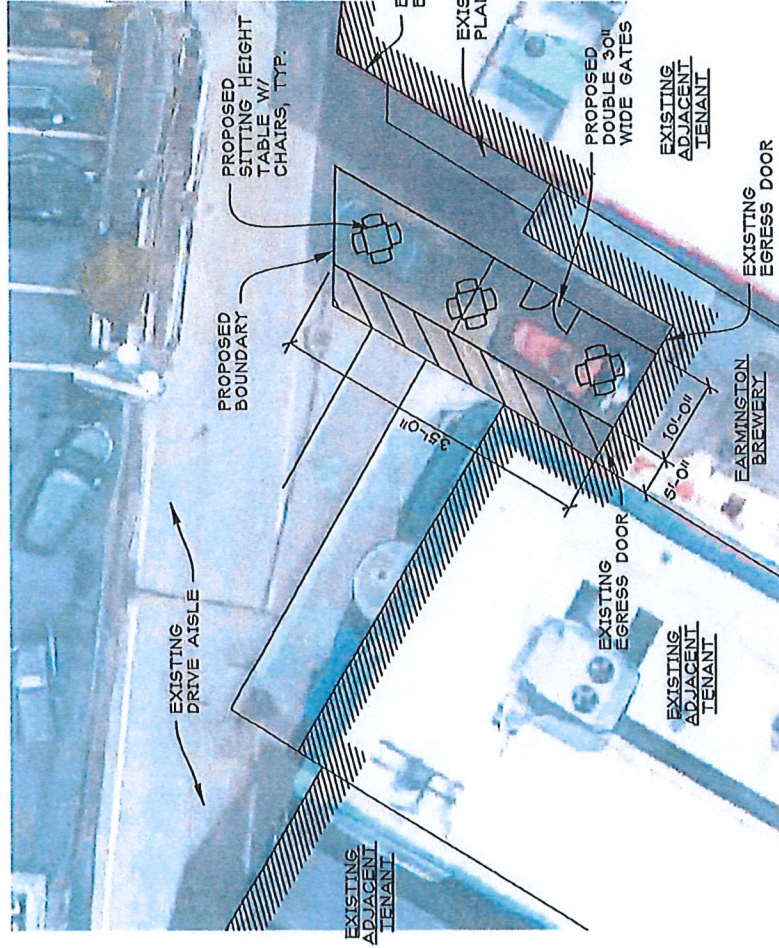
AREA 'C'



FARMINGTON BREWERY

QUANTITIES:

27.5" DIA. SITTING HEIGHT TABLES:	3
CHAIRS:	12
3" DIA. STANDING HEIGHT TABLES:	0



NOTES:

1. PAYMENTS TO BE HANDLED BY MERCHANTS AT EACH TABLE AND/OR INSIDE BUILDING.
2. BOUNDARY AESTHETICS TO BE DETERMINED BY THE DDA DESIGN COMMITTEE AND TO INCLUDE A COMBINATION OF PLANTERS AND FENCING.
3. TRASH TO BE DISPOSED OF INSIDE BUILDING.

TEMPORARY OUTDOOR SEATING PLAN

SCALE: 1" = 10'-0"



ISSUE DATE: 06-10-2020



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
06/10/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER White Insurance Agency 52 West Main Street Fremont, MI 49412	CONTACT NAME: Chris Rodenberger PHONE (A/C, No., Ext.): 231-924-3100 FAX (A/C, No.): 231-924-1055 E-MAIL ADDRESS: crodemberger@whiteagency.com
	INSURER(S) AFFORDING COVERAGE
INSURED FARMINGTON BREWING CO LLC 33336 GRAND RIVER AVE FARMINGTON, MI 48336	INSURER A: Fremont Insurance Company NAIC # 13994
	INSURER B:
	INSURER C:
	INSURER D:
	INSURER E:
	INSURER F:

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD	WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	Y		CPP 0046035	05/15/2020	05/15/2021	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTIONS						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory In MI) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER CITY OF FARMINGTON 23600 LIBERTY STREET FARMINGTON, MI 48335	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
---	--

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Jessica Westendorf - Fwd: Additional Seating

From: Jason Schlaff <jason@fbcbrewing.com>
To: Jessica Westendorf <jwestendorf@farmgov.com>
Date: 6/11/2020 10:12 AM
Subject: Fwd: Additional Seating
Attachments: 2nd-Updated-Temporary-Special-Event-Permit.pdf; XFMDDB45 (3).pdf

Jessica,

Please find the requested doc attached as well as this forwarded email from our landlord, Nick Skotanis.

Thanks for your help!

----- Forwarded message -----

From: Nick Skotanis <nskotanis@hotmail.com>
Date: Wed, Jun 10, 2020 at 11:50 AM
Subject: Re: Additional Seating
To: Jason Schlaff <jason@fbcbrewing.com>

I have no problem with you adding additional outdoor seating. This was discussed with the Dda for Farmington. I was on a conference call with them discussing some of these options. Let me know if you need anything else other than this email stating it's OK. Also I have attached a small paragraph from square processing on what a liquor/brewery has done. I currently process with Square. They have been extremely helpful during this process. I have been able to gather customer email addresses and send notifications to improve sales.

FARMINGTON PLANNING COMMISSION PROCEEDINGS
Farmington Public Library, 23550 Liberty Street
Farmington, Michigan
September 8, 2014

Chairperson Bowman called the meeting to order at 7:08 p.m. in the Farmington Public Library, 23550 Liberty Street, Farmington, Michigan.

ROLL CALL

Present: Bowman, Buyers, Chiara, Crutcher, Gronbach

Absent: Babcock, Majoros

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: City Manager Pastue, Director Christiansen, Building Inspector Koncsol, Councilpersons Cowley, McShane, Schneemann, Scott and Mayor Galvin.

APPROVAL OF AGENDA

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

Motion carried, all ayes.

APPROVAL OF ITEMS ON CONSENT AGENDA

a. Minutes of Regular Meeting – August 11, 2014

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

Motion carried, all ayes.

**MICHIGAN ECONOMIC DEVELOPMENT CORPORATION (MEDC) PRESENTATION
REDEVELOPMENT READY COMMUNITIES (RRC) PROGRAM**

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

Director Christiansen stated that there will be a presentation by the Michigan Economic Development Corporation (MEDC) regarding Redevelopment Ready Communities (RRC) at tonight's Planning Commission meeting. He stated that attached with the staff report there was a memorandum from the City Manager and additional materials to describe the RRC program. He indicated the City is pursuing the RRC designation from the MEDC and the meeting and presentation tonight is part of the evaluation process. He noted that representatives of all the City's Boards and Commissions were present at the meeting. He introduced Jennifer Rigterink and Stacy Esbrook from the MEDC who would facilitate the presentation.

Jennifer Rigterink, who oversees the statewide program, made a power point presentation on the RRC program which is a certification program looking at a

community's planning and zoning activities, plans, policies. She went through the handout provided to the Commission indicating it would give an overview of what the RRC is as well as the history of the program. The various steps were reviewed in the process resulting in the culmination of the signing of a memorandum of understanding.

Stacy Esbrook then went over the Best Practices policy of the program indicating the steps involved being signing a memorandum of understanding, adopting a resolution of support by a governmental body, providing pre-evaluation information, reviewing best practices and engaging in a best practice training series. She then welcomed questions from the audience and the Commissioners.

McShane inquired if there was a logo used in marketing cities and Rigterink responded that there is a certification logo that the community will have a licensing agreement enabling them to use it on letterhead or website similar to the "Pure Michigan" branding.

Mayor Galvin asked how the formal structure that is in this program is perceived by developers and the like and further discussion was held.

Rigterink touched on the development feasibility studies that had been performed.

Cowley asked for specific examples of cities that had participated in the program and their success in completing same.

Rigterink cited Roseville as one whose city manager states that going through the process has made their different boards and commissions more cohesive. She also named Muskegon, Allegan and Boyne City as places where development feasibility studies were done. She invited all to Roseville on the coming Wednesday at 9:00 a.m. where their certification event will take place. She also said as a result of their participation in this program, an economic development director position was created in Roseville and it was that individual who facilitated the completion of the program and its success.

Scott inquired if MDOT and other reviewing bodies were asked for input in the program and Rigterink responded in the affirmative and discussion followed.

Christiansen thanked them for their presentation as well as Chairperson Bowman.

**OUTDOOR SEATING SITE PLAN REVIEW – FARMINGTON BREWING COMPANY,
33336 GRAND RIVER AVENUE**

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

Christiansen stated they had received an application and site plan submitted by the Farmington Brewing Company for outdoor seating at 33336 Grand River Avenue, that being in the Central Business District, the application must be reviewed by both the Downtown Development Authority and Planning Commission for approval.

Jason Schlaff, 35249 Caryn, Farmington Hills, one of the owners of the Brewery, was present to address the layout and pictures provided to the Planning Commission and to answer any questions. He stated they wanted to continue on with the front fascia and theme from Cowley's Irish Pub, using the same wrought iron gate system.

Christiansen provided an aerial photo showing the intersection of Grand River and Farmington Road. He stated the 33336 address was repurposed a number of years ago with a façade renovation and interior modifications and reconstruction inside for the Mentobe Café. The Brewery is the new tenant and they are in the process of finishing some interior modifications and want to take advantage of the streetscape and have outdoor seating area like Cowley's and the Basement Burger Bar. Christiansen indicated that Mentobe had outdoor seating but change of use requires coming back before the Planning Commission for approval.

A powerpoint presentation was shown depicting the proposed layout of chairs and tables. The same wrought iron tables and chairs used for the prior tenant will be utilized at the Brewery.

The floor was opened up for questions from the Commissioners.

Bowman inquired if there would be wait service outside and the Petitioner responded in the affirmative.

Gronbach sought clarification from the Petitioner that the fence would be in line with Cowley's with the five foot sidewalk and that matching materials would be utilized and he indicated it would. He then inquired if there would be outside trash receptacles outside and the Petitioner stated he didn't expect large trash generation from the outdoor seating.

Crutcher inquired on the width of the opening and the Petitioner responded it was a double door and wheelchair accessible.

Buyers asked about the height of the fence and the Petitioner stated it is approximately 38 inches, with the goal to match it exactly with Cowley's.

Chairperson Bowman thanked the Petitioner for the information and entertained a motion from the Commission.

MOTION by Gronbach, seconded by Buyers, to approve outdoor seating for the Farmington Brewing Company, 33336 Grand River Avenue, with the provision that the

SITE PLAN REVIEW – EXXON MOBIL SERVICE STATION, 32410 GRAND RIVER AVENUE

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

Christiansen indicated that the property owner for former site of the BP Gas Station is proposing several changes and improvements as well as upgrades to the existing service station site which will be an Exxon Mobil Station. They will included interior modifications to the existing service station building and exterior changes to the existing building façade and service station site. The exterior changes include façade improvements and parking lot upgrades as well. The applicant has submitted a site plan for the proposed changes and improvements for review by the Planning Commission.

Christiansen put up an aerial photo of the site at Grand River and Power. He stated the existing service station was built in 1957 and has a series of bays as well as a small vestibule area. The Petitioner submitted plans to improve the existing building, expand the interior to create a convenience store, which will be expanded from the existing vestibule into two of the bays. The third service bay area will be repurposed and opened up.

Chairperson Bowman invited the Petitioner to come forward.

Ziad El-Baba, Engineer for the project, Walled Lake, Michigan stated the service station in order to compete wants to expand into the two bays to put in a convenience store. They are proposing a walk-in cooler, new sales counters, and an enhancement of the façade of the building. They are not adding any square footage at this time. He said the building now is old fashioned and they are proposing a more modern approach in order to be more appealing and to compete as a retail store and not just a gas station.

Chairperson Bowman thanked Mr. El-Baba and opened the floor up for questions from the Commission.

Crutcher inquired as to the number of parking space provisions and Mr. El-Baba responded there are eighteen, where eleven is required. Crutcher then asked him to delineate where they are and discussion followed.

Christiansen stated that staff questioned the operation and indicated that being that the stations is expanding into a convenience store and will maintain a repair bay, they need additional parking for cars that are in service.

Gronbach inquired of Inspector Koncsol if the issue of vehicles being stored on premise could be addressed with Code Enforcement and Koncsol responded that it could and that if a violation occurred it could be addressed in court as well.

Mr. El-Baba replied by stating that after investing all of the money into the improvement of the façade that they certainly would not want to make it look like a used car lot. He also stated they are more focused on the convenience store aspect of the station rather than the mechanic side.

Further discussion was held on the issue of parking of vehicles on the property and other parking concerns.

Crutcher inquired if there was a landscape plan and Christiansen responded they had not received one yet.

Gronbach stated that there is usually a sample board of materials with colors with site plan approval and there is not one with this application.

Further discussion was held about the missing elements of the site plan.

Christiansen suggested that in light of the concerns expressed about the lack of landscape plans and samples of building materials that perhaps this agenda item should be tabled until the next meeting so they can be supplied to the Commission.

MOTION by Buyers, seconded by Crutcher, to table Petitioner's request for Site Plan Review for Exxon Mobile Service Station, 32410 Grand River Avenue, until the regularly scheduled October Planning Commission meeting or the next scheduled meeting in two weeks, depending on when the applicant provides the missing materials required by the Commission.

Motion carried, all ayes.

**PRE-APPLICATION CONFERENCE WITH PLANNING COMMISSION ON PUD
PLANNED UNIT DEVELOPMENT CONCEPT PLAN – GRAND RIVER-HALSTEAD
PLAZA**

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

Pastue introduced Lonnie Zimmerman to talk about the project.

Zimmerman indicated the 14.04 acre old K-Mart Center on Grand River and Freedom Road has had a lot split conditionally approved and that the developers of the site felt it could benefit from the PUD process. He introduced the key persons present at the meeting that will be involved in developing the site.

A power point presentation was shown depicting the proposed plans for the four parcels involved detailing the landscaping plans, office building façade, primary access to the site, parking, and other elements of the project.

Based on time constraints, there was brief questioning by the Commissioners.

Bowman raised the question of the phrase “new car prep” that was described in the area proposed for the Suburban Collection and it was explained that is where new vehicles are brought to prepare them for the showrooms.

Crutcher asked why the location was not on the west side of Freedom Road as opposed to where they propose it and the response was that a traffic study was done and the location would allow the site to flow efficiently based on where the initial car hauling trucks come in. Crutcher then commented on the impact of the noise on the residential areas close by. The Petitioner responded the area could be relocated to another part of the site if that posed a problem.

Chairperson Bowman thanked the Petitioners for their brief overview and indicated that the matter is set for a Public Hearing at the September 22nd, 2014 Planning Commission Meeting.

PUBLIC COMMENT

Paul Bertin asked the developers of the Grand River – Halstead Plaza to consider something softer, stating their architecture is somewhat dated.

PLANNING COMMISSION COMMENTS

None heard.

STAFF COMMENTS

None heard.

ADJOURNMENT

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

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

Respectfully submitted,

Secretary

Farmington Planning Commission Staff Report	Planning Commission Date: September 8, 2014	Reference Number
Submitted by: Kevin Christiansen, Economic and Community Development Director		
Description Outdoor Seating Site Plan Review – 33336 Grand River Avenue, Farmington Brewing Company		
<p><u>Background</u></p> <p>The owners of the Farmington Brewing Company have submitted a Site Plan Application for proposed outdoor seating for their new microbrewery located in the CBD Central Business District. Outdoor Seating in the CBD requires review and approval by the Downtown Development Authority (DDA) and the Planning Commission. No changes regarding building dimensions or other site improvements are proposed.</p> <p>The applicant/petitioner, Jason Schlaff, has submitted a layout of the proposed outdoor seating area and pictures of the outdoor seating. He intends to review these with the Planning Commission at the September 8th, 2014 meeting.</p> <p>Attachments</p>		



CITY OF FARMINGTON

For office use only

Date Filed: _____

Fee Paid: _____

Site Plan Application

1. Project Name Farmington Brewing Company

2. Location of Property

Address 33336 Grand River

Cross Streets Farmington Rd and Grand River

Tax ID Number 46-4590348

3. Identification

Applicant Jason Schlaff

Address 35249 Canyon St

City/State/Zip Farmington Hills, MI 48331

Phone 248-227-6867 Fax N/A

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

Property Owner Other (Specify) lease

Property Owner Nick Skotinis

Address 23748 West Rd

City/State/Zip Brownstown, MI 48183

Phone 734-377-6033 Fax N/A

Preparer of Site Plan Jason Schlaff

Address 35249 Canyon St

City/State/Zip Farmington Hills, MI 48331

Phone 248-227-6867 Fax N/A

4. Property Information

Total Acres 0.04
Lot Width _____ Lot Depth _____
Zoning District Commercial
Zoning District of Adjacent Properties to the
North _____ South _____ East _____ West _____

5. Use

Current Use of Property Microbrewery
Proposed Use _____

G Residential	Number of Units	_____
G Office	Gross Floor Area	_____
G Commercial	Gross Floor Area	<u>1745 ft²</u>
G Industrial	Gross Floor Area	_____
G Institutional	Gross Floor Area	_____
G Other _____	Gross Floor Area	_____

Proposed Number of Employees 10

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

I, Jason Schlaff (applicant), do hereby swear that the above statements are true.

Jason Schlaff 8/27/14
Signature of Applicant Date

[Signature] 8-27-14
Signature of Property Owner Date

I, Nick Skotaris (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
CivicSight Map

MAP LEGEND:

- CITY BOUNDARY
- RIVERS-STREAMS
- MULTITENANTBUILDING (Type)
 - BUILT
 - PROPOSED
 - COMM_INDUST BLDGS
 - RAPHAEL STREET(POLY2)
 - RAPHAEL STREET(POLY1)
 - PARCELS
 - ROADS OUTSIDE FARMINGTON
 - RIGHTOFWAY
 - MULTITENANTPAVING
 - ROW EXTEND
 - LOT HISTORY
- OPEN WATER (FEATURETYPE)
 - DetentionPond
 - StreamRiver
 - LakePond
 - Channel
 - SwampMarsh
- 2010 AERIAL PHOTOS (Image)

Map Scale: 1 inch = 26 feet

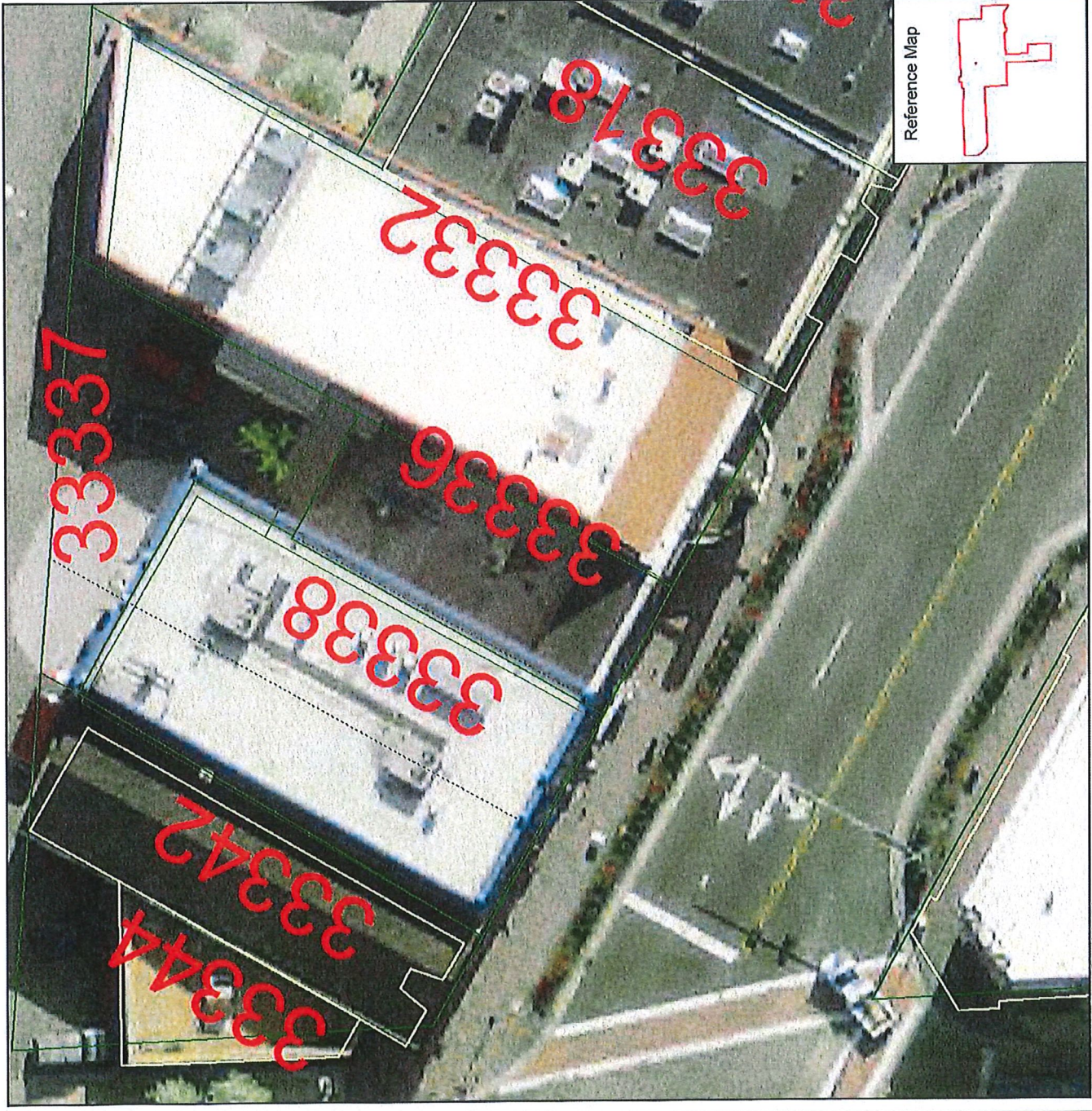
Map Date: 9/05/2014

Data Date: August 29, 2014

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

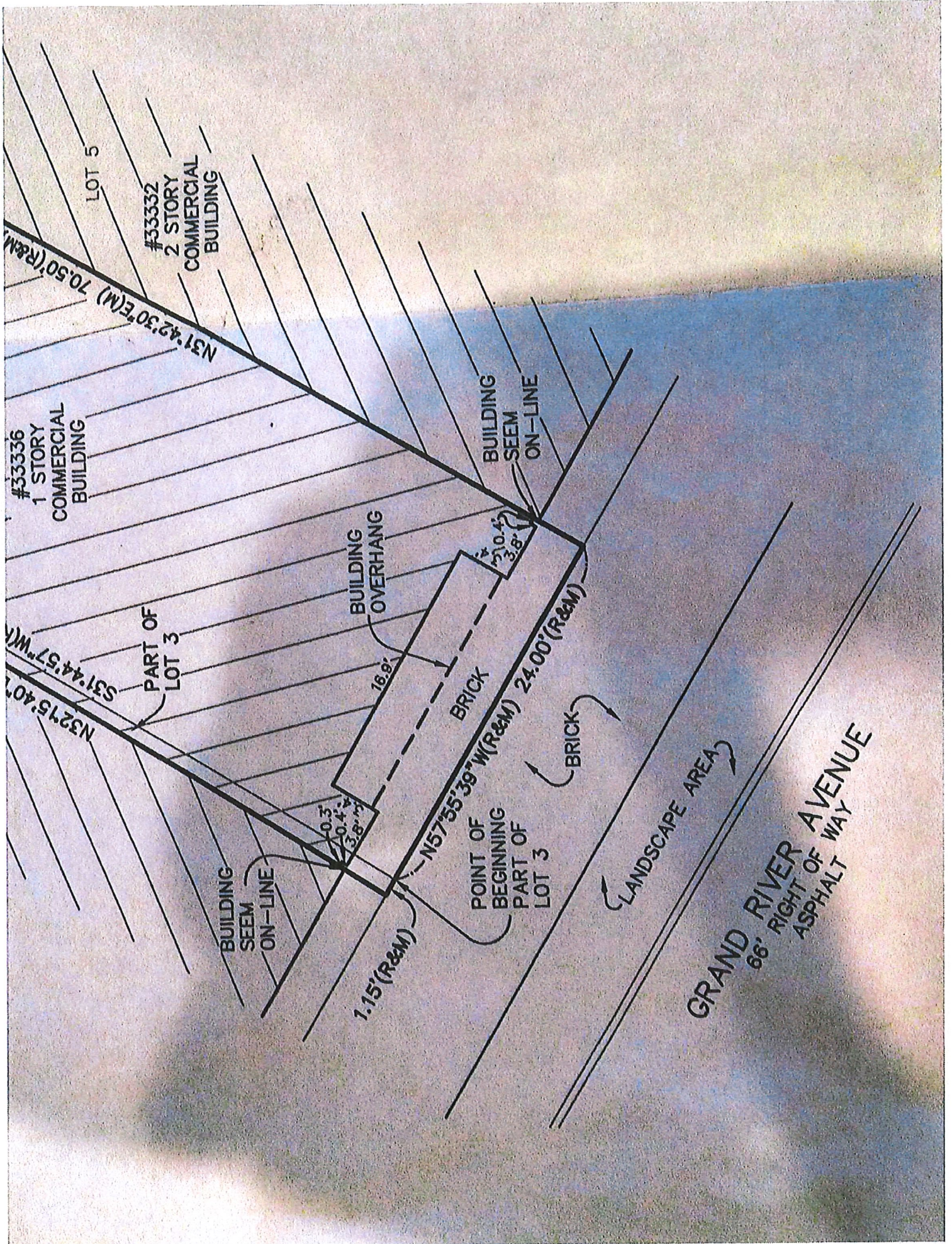


Disclaimer:
Note: The information provided by this program has been compiled from recorded deeds, plats, taxmaps, surveys, and other public records and data. It is not a legally recorded map or survey and is not intended to be used as one. Users of this data are hereby notified that the information is provided "AS IS" without any representation or warranty of the information. Once again, USE AT YOUR OWN RISK !!!



Reference Map





#33336
1 STORY
COMMERCIAL
BUILDING

LOT 5
#33332
2 STORY
COMMERCIAL
BUILDING

BUILDING
SEEM
ON-LINE

BUILDING
OVERHANG

PART OF
LOT 3

BRICK

BRICK

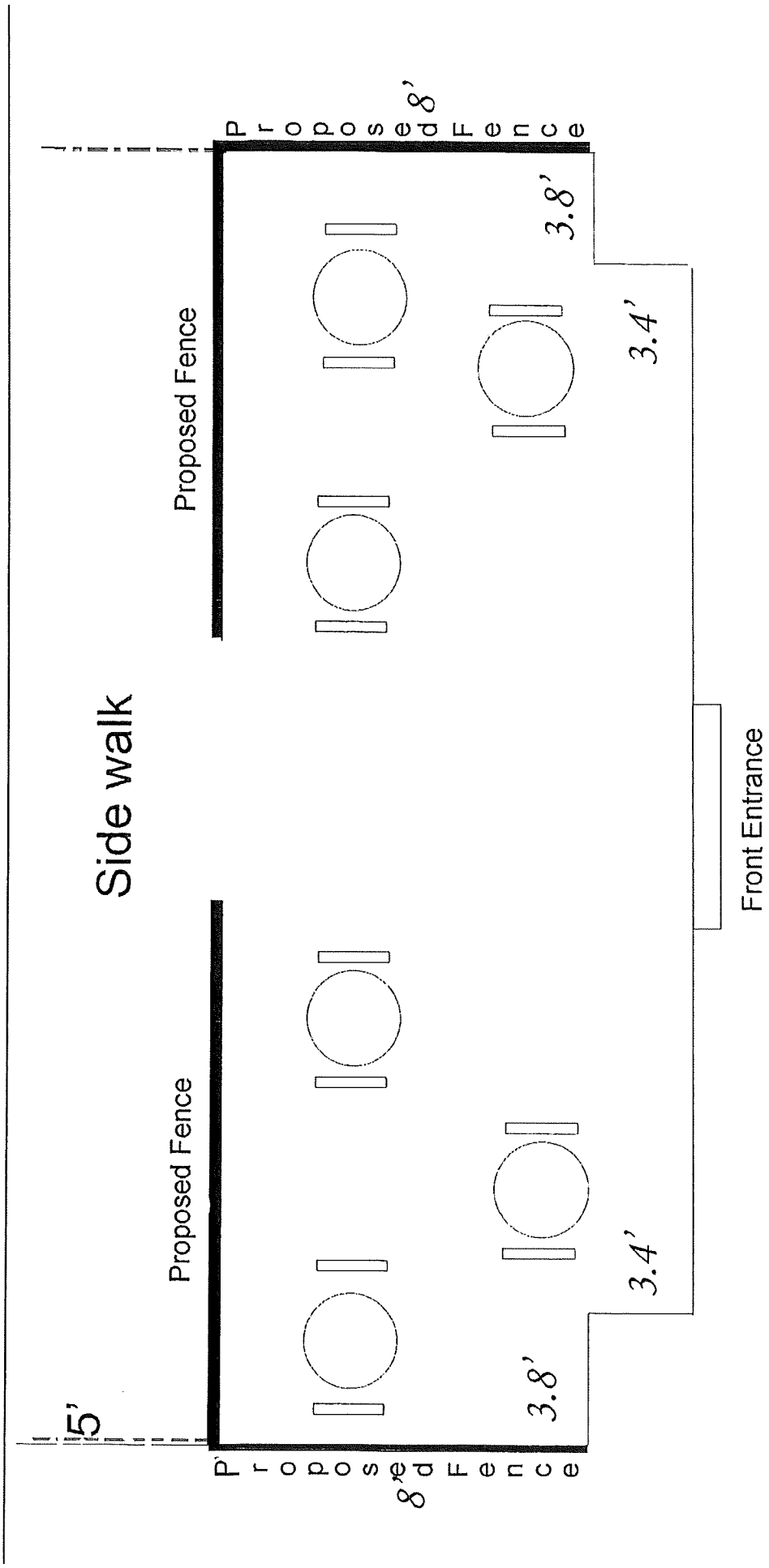
POINT OF
BEGINNING
PART OF
LOT 3

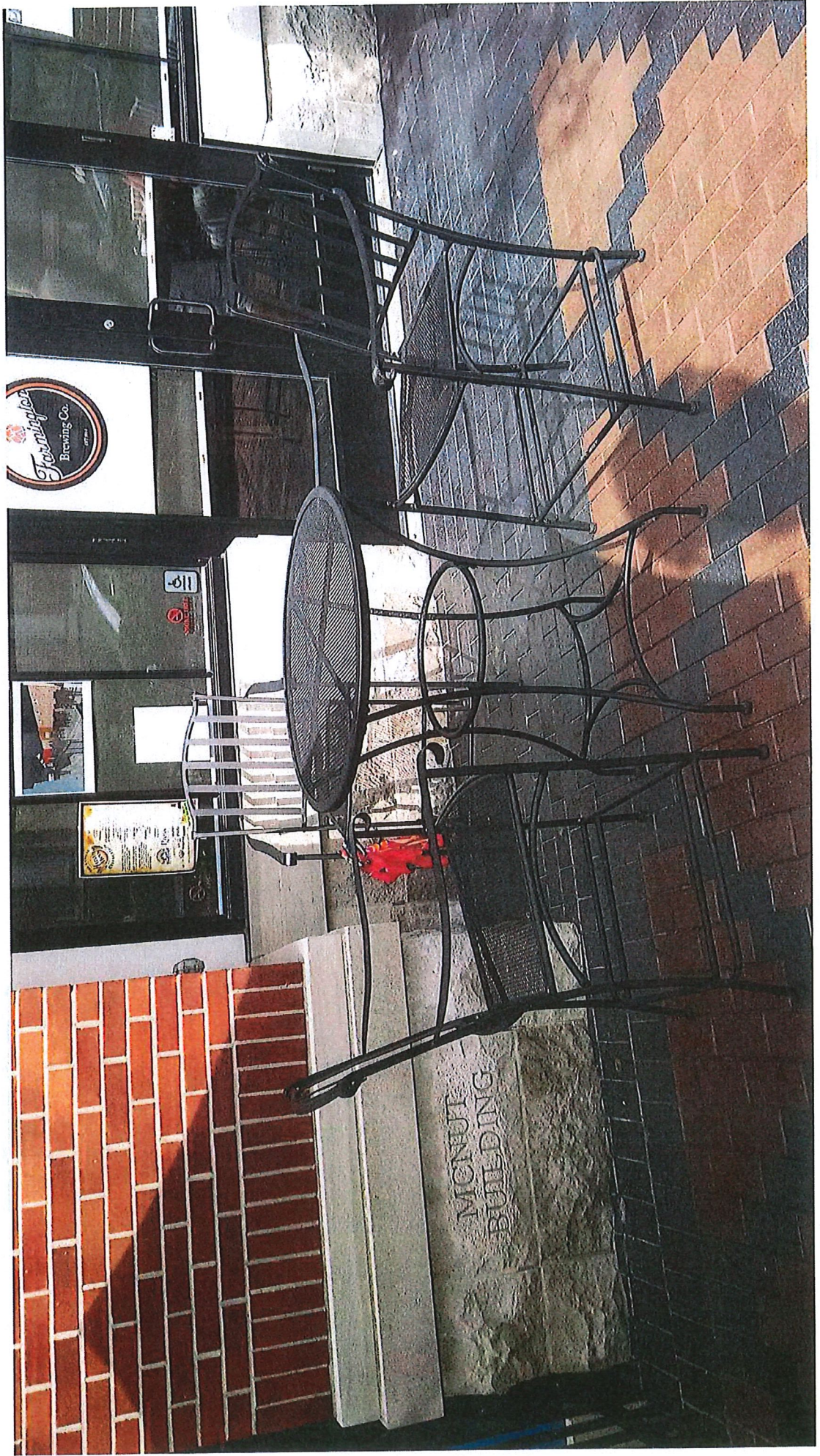
BUILDING
SEEM
ON-LINE

LANDSCAPE AREA

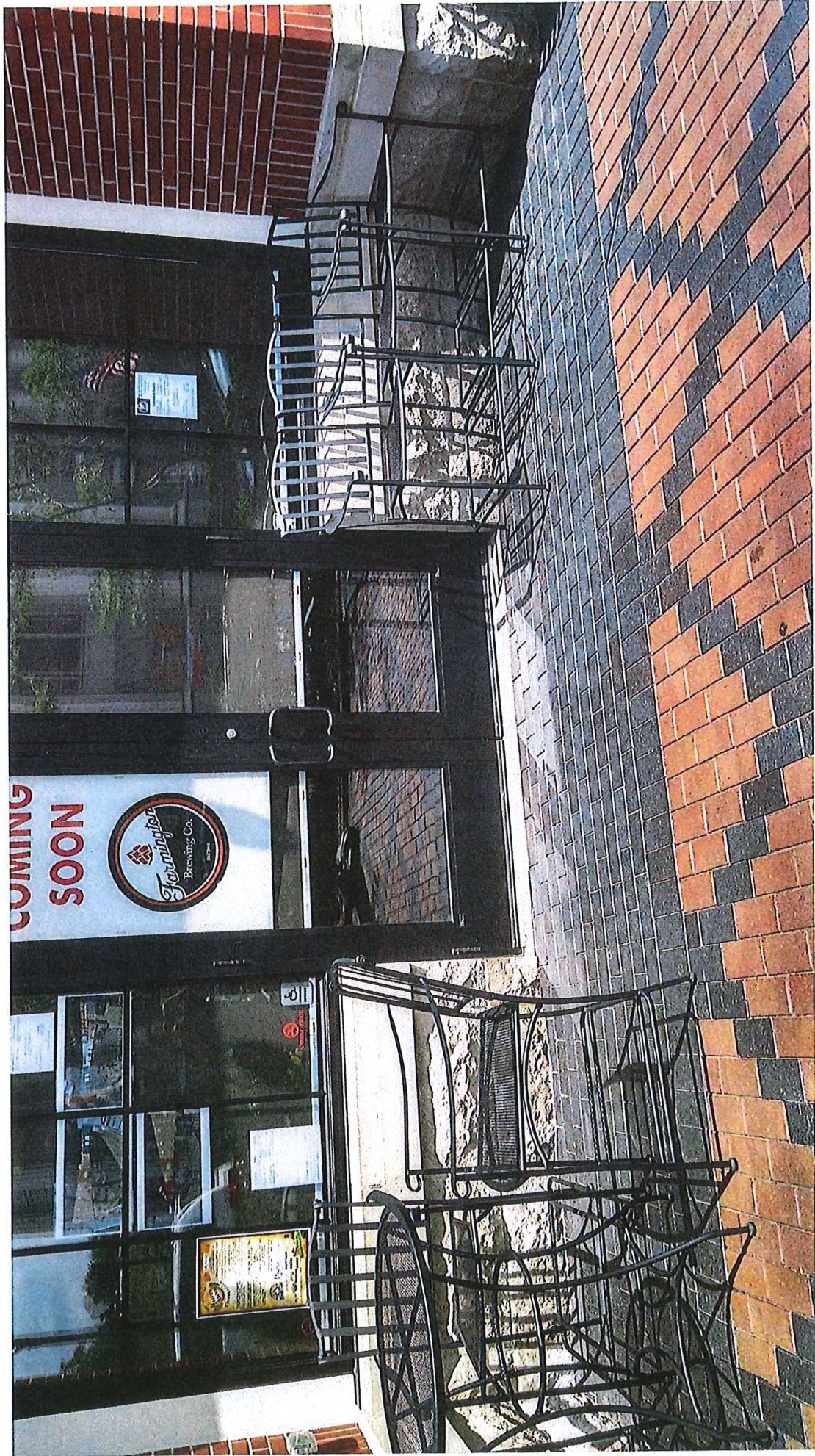
GRAND RIVER AVENUE
66' RIGHT OF WAY
ASPHALT

Grand River Ave









- c. Approved outdoor display, sales and storage areas may continue until such time as the property ownership changes or a revised site plan is approved. Approval shall not be transferrable to new owners or users. Changes of ownership or use shall be required to return to the planning commission for a renewal of their privileges, to ensure they are aware of the limitations that exist.
13. The planning commission may allow outdoor display, sales, and storage for businesses that do not meet the criteria listed in subsection 1., provided all other provisions of this section (a) are met and the applicant establishes that compliance with the strict requirements of subsection 1. would unreasonably prevent the use of the property for a permitted purpose; that the proposed display, sales, and/or storage would not adversely affect adjacent or nearby properties and would not adversely affect the public health, welfare, and safety.

(b) Accessory outdoor seating areas may be permitted by annual license when accessory to a permitted or special land use in the district subject to the following:

1. Whether the seating area is proposed as part of a site plan application or an existing business, it shall require site plan review and approval by the planning commission in accordance with Article 13 Site Plan Review. Insurance in a form and amount deemed acceptable by the city attorney's office shall be provided with the application. Once initial approval has been granted by the planning commission, an annual license shall be issued by the building official. The license may be renewed annually by the building official, provided that it complies with the original planning commission approval and the requirements of this section. The building official may, at any time, refer an outdoor seating permit to the planning commission for renewal if the Building Official feels additional review is necessary.
2. Outdoor seating shall be permitted between April 15 and October 31, with all furniture and fixtures removed after October 31. All tables, chairs, railings and related fixtures shall be removed when not in use. If weather permits, the building official may extend this time for outdoor seating on privately owned property only.
3. Outdoor seating shall not be the primary seating of the restaurant, except for carry-out restaurants when approved by the planning commission.
4. Outdoor seating areas shall be located in a manner to maintain a minimum pathway width of five (5) feet (clear of structures such as light poles, trees and hydrants) along the sidewalk so as not to interfere with pedestrian traffic. Outdoor dining areas may be either curbside or adjacent to the building front provided that the location change allows an appropriate walking path alignment with neighboring properties as determined by the city.
5. Chairs and tables shall be of quality durable material such as metal or wood.
6. Outdoor seating areas shall be maintained in a clean and sanitary condition. Waste receptacles shall be provided in instances where wait staff does not clear all tables.
7. Outdoor service areas shall be well-defined, with clearly marked access points, making it obvious to patrons whether they are within or outside of the designated dining area. The on-premises licensee shall not sell, or allow the consumption of, alcoholic liquor outdoors, except in the defined area.

Outdoor seating areas shall be delineated by outlining the periphery in some manner as to distinguish the public walkway from dining area. This may be accomplished by the use of planters, railings, or walls reviewed and approved by the planning commission.

8. For outdoor seating areas located within the public right-of-way, approval by the corresponding jurisdiction (i.e., Farmington DPW, MDOT, or Road Commission for Oakland County) is required. Proof of insurance naming the city as an additional insured, in a form and amount deemed acceptable by the city attorney's office, shall be required. A license agreement in a form deemed acceptable to the city attorney's office shall also be required.
 9. If there is not adequate space to allow for outdoor dining on the sidewalk adjacent to the site, an elevated, ADA compliant, platform may be erected in a parking lot to create an outdoor dining area, but only if the city engineer determines there is sufficient space available for this purpose given parking and traffic conditions. Specially designated parking spaces (ADA accessible, loading zones, etc.) shall only be considered for use if the spaces can be temporarily replaced within a close proximity. Use of a public parking lot for such purpose shall require city council approval.
 10. Additional outdoor lighting and/or amplification is prohibited without approval of the city.
 11. Applicants may be asked to demonstrate that additional parking demand can be met before approval.
 12. The city retains the right to revoke outdoor seating permits if all sections of this article have not been met, or if the operation of such areas is found by the city to be dangerous or otherwise detrimental to surrounding uses or pedestrian or vehicular traffic.
- (c) Drive-through uses may be allowed as an accessory to any permitted bank, pharmacy, dry cleaner, or restaurant use, provided the following are met:
1. Drive-through uses shall be designed to minimize conflicts with pedestrian or vehicular circulation and shall meet the following standards:
 2. The number of drive-through lanes shall be limited to the following:
 - a. Drive-through banks and car washes shall have a maximum of three (3) drive-through lanes, including any that are devoted to ATM(s).
 - b. All other drive-through uses shall have a maximum of one (1) drive-through lane.
 3. Stacking Spaces shall be provided as required in Article 14, Off-Street Parking and Loading Standards and Access Design.
 4. Communication and speaker boxes shall meet the following requirements:
 - a. Speakers shall be placed as close as safely possible from the edge of the drive-through lane; in no case may speakers be more than three (3) feet from the drive-through lane.
 - b. Where feasible, speakers shall face away from residential neighborhoods.
 - c. Noise from communication speakers shall not exceed fifty (50) decibels at a nonresidential property line and thirty (30) decibels at any residential property line. Where a screening wall is provided, the noise level shall be measured on the residential side of the screening wall.

Farmington Planning Commission Staff Report	Planning Commission Date: March 11, 2024	Reference Number 5
Submitted by: Kevin Christiansen, Economic and Community Development Director		
Description Site Plan Review – Masonic Plaza		
<p><u>Background</u></p> <p>This item is a review and recommendation to the City of Farmington Downtown Development Authority (DDA) Design Committee of proposed plans for the repurpose of that portion of the existing Masonic Lodge property located on the northwest corner of the intersection of Grand River Avenue and Farmington Road in Downtown Farmington. The Downtown Development Authority (DDA) Design Committee reviewed and forwarded the proposed plans for Masonic Plaza from their 2/29/24 meeting to the Planning Commission for the Commission’s review and consideration (see attached minutes).</p> <p>Attached for your review and consideration is a copy of the proposed plans for Masonic Plaza submitted by the DDA.</p> <p>Attachments</p>		



City of Farmington Civicsight Map

MAP LEGEND:

- CITY BOUNDARY
- ~ RIVERS-STREAMS
- MULTITENANTBUILDING (Type)
 - BUILT
 - COMM_INDUST BLDGS
 - RAPHAEL STREET (POLY)2
 - RAPHAEL STREET (POLY)
 - PARCELS
 - ROADS OUTSIDE FARMINGTON
 - RIGHTOFWAY
- MULTITENANTPAYING
 - ROW_EXTEND
 - LOT_HISTORY
- OPEN WATER (FEATURETYP)
 - DetentionPond
 - StreamRiver
 - LakePond
 - Channel
 - SwampMarsh
- 2017 AERIAL PHOTOS (Image)



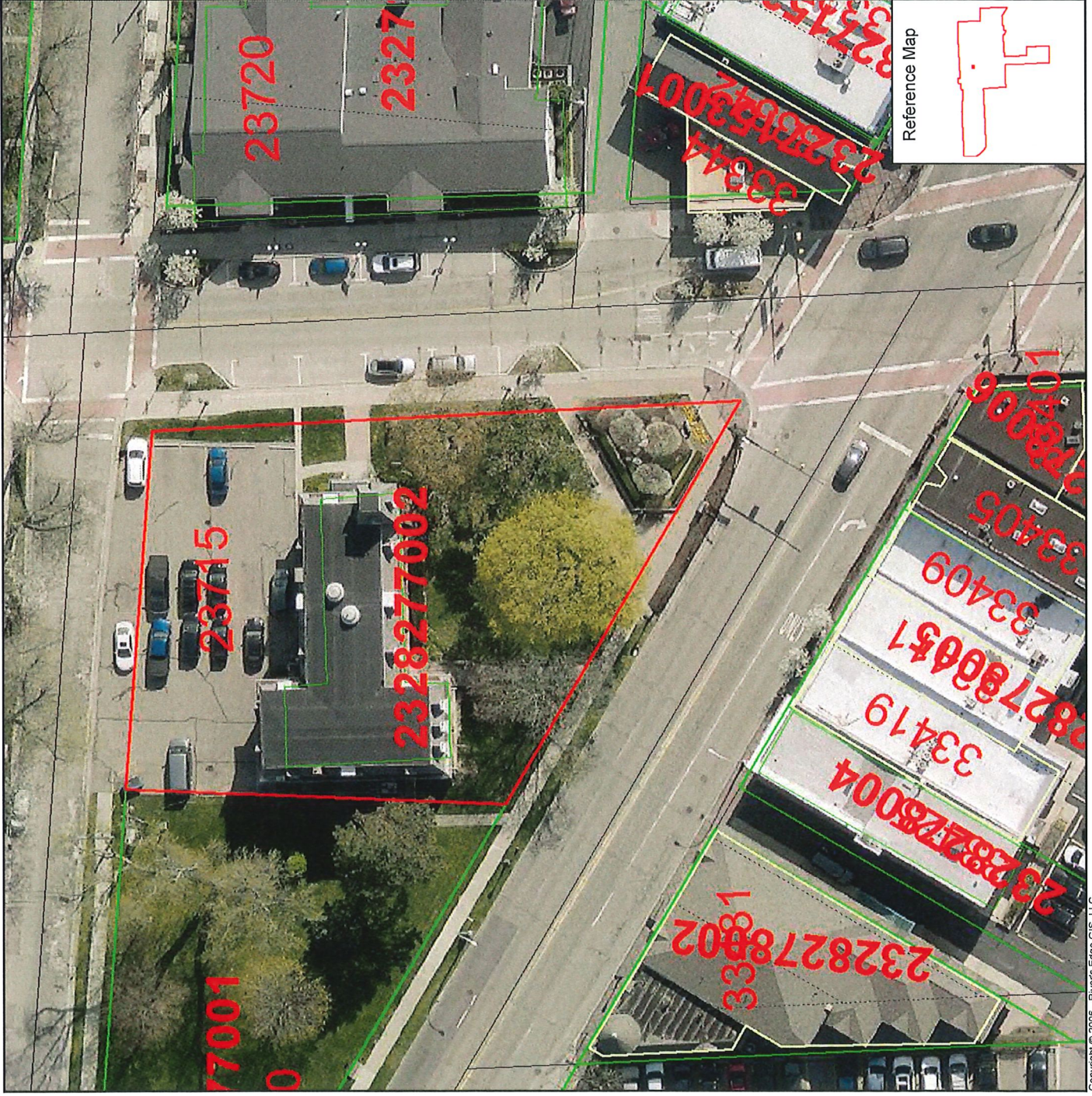
Map Scale: 1 inch = 49 feet

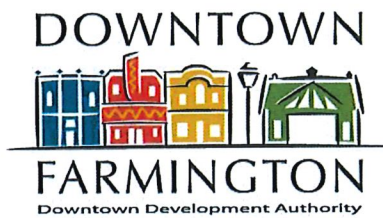
Map Date: 3/08/2024

Data Date: October 30, 2020

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

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DDA Design Committee Meeting
7:30AM, Thursday, February 29, 2024
City Hall Conference Room
Farmington, MI 48335

Minutes

Attending: Claire Perko, Ken Crutcher, Griffin Angeliu, Todd Craft, Brian Golden, Kate Knight

Unanimous Approval: January 26, 2024 Design Committee Minutes

Site Plan Advisory Review, Farmington Brewing Company Rear Patio, 33336 Grand River Avenue

Knight described exhibits in packet showing expansion of rear outdoor seating area during pandemic emergency outdoor dining temporary approval through code official. FBC is last outdoor seating area of that era to formally go through site plan review with Planning Commission. These advisory comments from Design Commission will be included in March PC packet for consideration. Perko: We appreciate the flexibility of the trellis-screened planters on castors, allowing the breakdown of the patio area for access, cleaning, etc. Crutcher: Can patrons stand in this outdoor area, or must they be seated? Knight: PC can confirm. Crutcher: Recommend that the north end (outside perimeter) of the plan not extend past the parking space, to ensure enough buffer between outdoor seating area and drive lane. Design Committee approved of black metal outdoor furnishings shown in packet, an upgrade from the old pandemic-era folding chairs. Great place to gather downtown with enough screening to feel comfortable.

Sign Advisory Review Jill's Pharmacy

Committee observed that the blade sign height is too high as rendered on the Farmington Road façade. Crutcher recommended alignment with transom height for appropriate scale and maximum visibility. Angeliu confirmed that original recommendation from S3 during building design process was for alignment with transom height. Perko: Concur, the blade sign was probably moved up to avoid conflicting with neighboring awning, but the design is too small to work attractively if mounted that high on the elevation. Golden: the sign is rendered too high, placed in the decorative band of bricks, should be lower to work with pedestrians reading it. Crutcher: Recommend installing to left of front door at minimum height clearance, and business should consider having sign fabricator add anti-bird nesting spiky treatment to avoid nesting soil at customer entrance. Knight: Business owner has been contacted, notified of sign grant incentive available at beginning of next fiscal year, July 1, if the business would like to be eligible for \$400 DDA grant. Business graciously declined.

Masonic Park Corner Design Update

Knight: This park design has been presented to the DDA Design Committee at every step thus far in design development. Masons have been engaged on the evolution of the park re-design since 2021, and the corner is subject to a long-term land use

agreement. The plan area committed to the land use agreement is roughly the same as the design, but proposed improvements do extend beyond the agreement area. OHM has surveyed the corner, and GMA has created an overlap exhibit showing an overage of 723 square feet. The Masons are amenable to the expanded design and improvement of the corner as a new Masonic Plaza for public use. Elements include the same finishes as the two major streetscapes: Grand River and the newly completed Farmington Road. The historic corner is a trailhead for these two pedestrian connections, and the Masonic Plaza is identified in the Downtown Master Plan as a priority space for public gathering and enhanced placemaking.

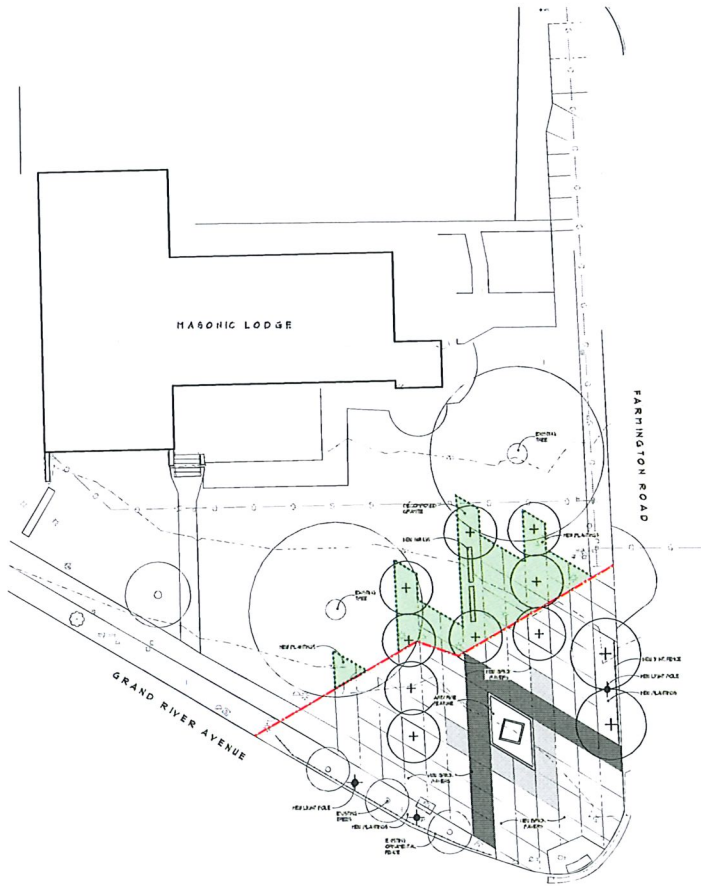
The design, by Grissim Metz Andriese Associates, is ADA-compliant, and meets the qualifications of universal accessibility as specified for MEDC's Public Spaces, Community Places grant program. Access to the park is graded to align with crosswalks and ADA-compliant furnishings are specified for flexible use with adequate clearances.

Final construction documents are subject to review by the DDA Design Committee.

Schematic renderings and plan overlay exhibit attached.

Other Business: Advisory Comments on Starbucks Outdoor Seating Area Design Committee reviewed finishes/furnishings, observed that proposed furnishings were extremely similar to previous materials and styles, seemed consistent with this international brand. Expanded seating and furnishings under the private awning of their outdoor seating will be a nice addition to the outdoor scene in the district, especially at that prime downtown location.

Adjourn: 8:45am



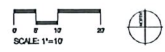
--- APPROXIMATE EXISTING PROPERTY LINE
 - - - ENCHROACHMENT OF PROPOSED DESIGN ONTO NEIGHBORING PROPERTY

**GRISSIM
 METZ ASSOCIATES
 ANDRIESE**

Landscape Architecture
 15000 Edward N. Hines Dr., Suite A
 Plymouth, MI 48170
 Ph: 248-347-7910

Client	Mason's Corner
Address	
Site	Property Exhibit
Project No.	110101
Date	02/05/2014
Sheet	56
Scale	1" = 10'

Drawn by	David Kozlowski
Checked by	
Date	02/20/2014
Project Name	
Site Name	











Farmington Planning Commission Staff Report	Planning Commission Date: March 11, 2024	Reference Number 6
Submitted by: Kevin Christiansen, Economic and Community Development Director		
Description Public Hearing – 2025-2030 Capital Improvement Program		
<u>Background</u> This item is to hold the required public hearing for the 2025-2030 Capital Improvement Program. The Capital Improvement Program Steering Committee and City staff have been working diligently on updating the program to incorporate into the City Master Plan and are requesting the Planning Commission to hold the public hearing at the March 11, 2024 meeting. At the February 12, 2024 Planning Commission meeting, the Commission scheduled the Public Hearing for the Capital Improvement Program for the March 11, 2024 Planning Commission meeting. Public notice was published and the draft 2025-2030 Capital Improvement Program is attached for your review. Attachments		

**CITY OF FARMINGTON
PLANNING COMMISSION
NOTICE OF PUBLIC HEARING
MONDAY, MARCH 11, 2024
7:00 P.M.**

Please take notice, the Farmington Planning Commission will hold a Public Hearing on Monday, March 11, 2024 at 7:00 p.m. in the Council Chambers located at 23600 Liberty Street, Farmington, MI 48335 to discuss and review the City of Farmington 2025-2030 Capital Improvement Program.

The City of Farmington Capital Improvement Program Steering Committee and City staff have been working diligently the last several months updating the City's 6-year Capital Improvement Program in order to comply with State statutory requirements and the City's Charter. The program will be incorporated within the City's Master Plan.

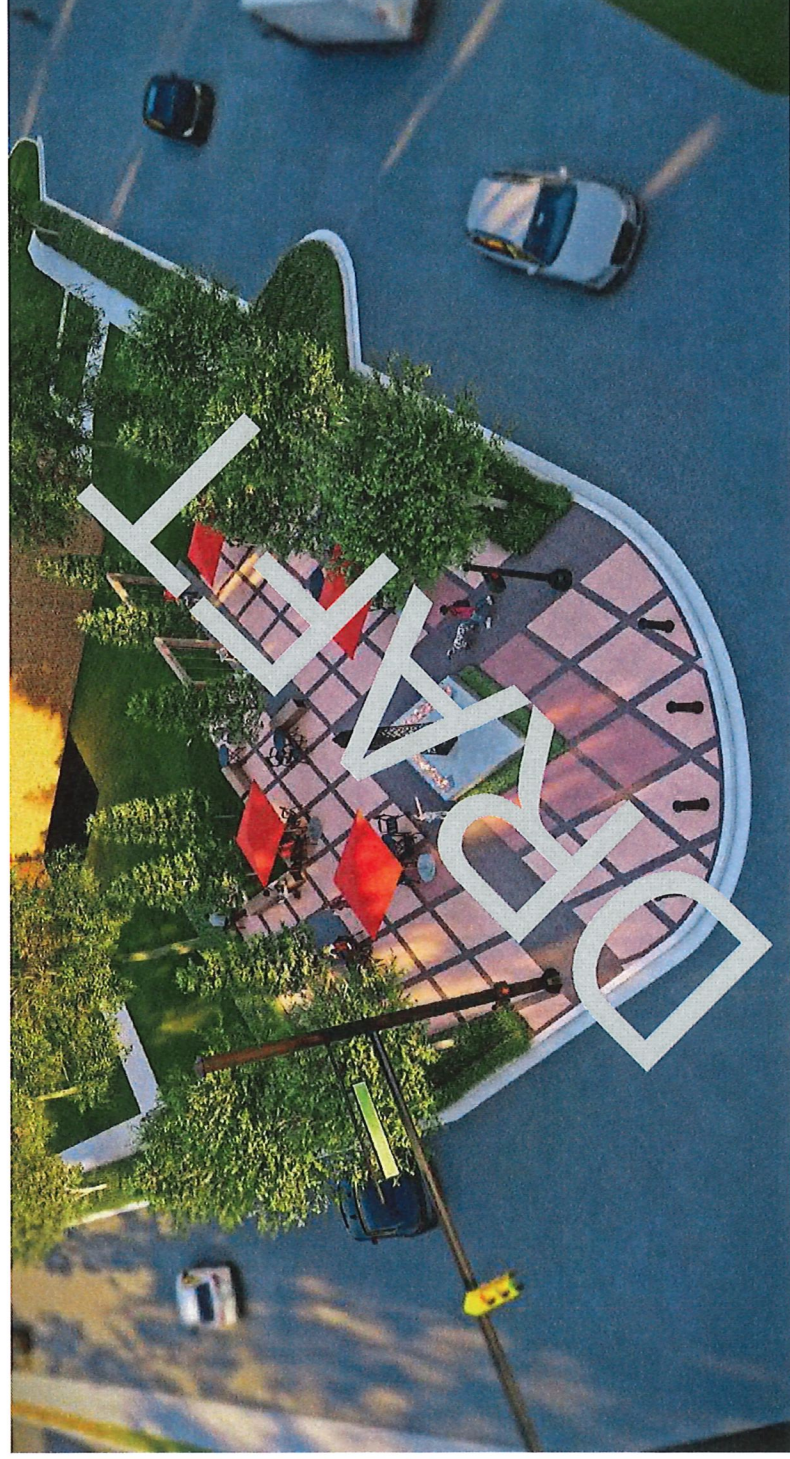
All interested residents are encouraged to attend the public hearing to be heard, and any written materials concerning the Draft 2025-2030 Capital Improvement Program shall be received and considered.

The Draft 2025-2030 Capital Improvement Program is available for review at Farmington City Hall located at 23600 Liberty Street, Farmington, MI 48335 during regular business hours. A copy is also available for review on the city's website at www.farmgov.com.

Kevin P. Christiansen, AICP, PCP, Planning and Building
Department Director

Publish: February 25, 2024, Oakland Press

City of Farmington



Capital Improvement Program FY 2025-2030

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Planning Commission Members

Steven Majoros
Chair

Geof Perrot
Vice Chair

Miriam Kmetzo
Secretary

Kenneth Crutcher

DeWayne Gray

Julia Mantey

Daniel Westendorf

Steering Committee

Organization Representatives

Steven Majoros
Planning Commission Representative

Maria Taylor
City Council Representative

Kate Krout
Downtown Development Authority
Representative

Patrick Thompson
Corridor Improvement Authority
Representative

City Staff

David M. Murphy
City Manager

Kevin P. Christiansen
Planning and Building Department
Director

Paul (Bob) Houhanisin
Director of Public Safety

Charles J. Eudy
Superintendent of Public Works

Christopher M. Weber
Director of Finance & Administration

CITY OF FARMINGTON
OAKLAND COUNTY, MICHIGAN

PLANNING COMMISSION RESOLUTION

A regular meeting of the Planning Commission of the City of Farmington, Oakland County Michigan, was held on March XX, 2024 at City Hall, 23600 Liberty Street, Farmington, Michigan 48335: The following resolution was offered by Planning Commission member XX and supported by XX.

WHEREAS, adhering to Michigan P.A. 33 of 2008 and Farmington City Code section 23-39, a Capital Improvement Program (CIP) shall be created for the ensuing six years; and

WHEREAS, the CIP will further the goals of the City to promote the safety, well-being, and general welfare of its residents; and

WHEREAS, the CIP is a road map for future funding and planning of capital improvement projects, not an appropriation of funds and;

WHEREAS, the City has created a number of plans to help guide the creation of the CIP, including, the Farmington Master Plan, the Farmington Recreation Master Plan, the Farmington Vision Plan, the Farmington Downtown Area Plan, the Downtown Master Plan, the Grand River Corridor Vision Plan, the Rouge River Nature Trail Project, and the Orchard Lake & 10 Mile Roads Intersection Report, and;

WHEREAS, the Capital Improvement Program Steering Committee was created to evaluate and finalize the CIP, and;

WHEREAS, appropriate stakeholders including the public, the administration of the City of Farmington, the City Council, the Planning Commission, the Downtown Development Authority, the Grand River Corridor Improvement Authority, the Parking Committee, the Pathways Committee and the Steering Committee have developed a comprehensive list of potential capital improvement projects; and

WHEREAS, the components of the CIP have been subject to public hearing, review and a duly noticed full public hearing on March XX, 2024, therefore;
BE IT RESOLVED, the Capital Improvement Program presented for review on March XX, 2024, is adopted by the City of Farmington Planning Commission.

AYES: All

NAYS: None

ABSTENTIONS: None

Transmittal Letter

City of Farmington
Planning Commission

March XX, 2024

To the residents of the City of Farmington and all interested parties,

The enclosed Capital Improvement Program (CIP) was created to comply with state and local laws and was adopted by the City Planning Commission on March XX, 2024. It is designed to do specifically two things: 1. Enhance public awareness of issues in the community that need to be addressed, and show the residents that the City is actively working towards remedying them; and 2. Increase transparency and efficiency in the budget process.

The CIP is a resource that examines large expenditure capital projects that the City, the residents, and the Planning Commission have identified as improvements of need for safety, usability, or future planning purposes. For each project, the plan recognizes a source of funding, and a desired window of completion. Having a comprehensive list of this kind is critical to effective financial and land use planning. This year's CIP identifies a total of 117 projects totaling \$57,555,571.

The CIP is not a plan of projects to be completed; rather it is a list of all potential projects, so that inventory of costs, funding sources and timelines can be easily seen and planning can be accomplished in a proper and logical manner.

Several entities were integral to creating the finalized CIP. These are, to the public, the administration of the City of Farmington, the City Council, the Downtown Development Authority, the Grand River Corridor Improvement Authority, the Parking Committee, the Pathways Committee and the Steering Committee. The CIP was developed with their input over the course of several months and with great dedication.

Under the authority and direction of the Michigan Planning and Enabling Legislation (Public Act 33 of 2008), The City of Farmington's Planning Commission is pleased to present the Capital Improvement Program FY2025-2030.

Respectfully Submitted,

The City of Farmington Planning Commission

Introduction

What is a Capital Improvement Program (CIP)?

A Capital Improvement Program (CIP) is a short-term plan for identifying and categorizing large and/or very expensive projects. Like a household's budgeting plan for big-ticket items, a CIP is a city's plan to find funding for projects that cannot be accomplished in one year.

A "Capital Improvement" for the City's purposes here is any improvement that is at least one of the following:

- A purchase or improvement of a facility, system, infrastructure, or piece of equipment that costs \$10,000 or more, with an expected service life of more than 1 year
- Is a non-recurring expenditure
- Is a study that leads to such purchases

CIP vs City Budget

A CIP is not the same as a city budget. A city budget appropriates funds, a CIP is merely an identification of projects. The CIP assists City Council and the City Administration by having a comprehensive list of projects that need to be accomplished. This list helps prioritize and plan for the budget year after year. A CIP cannot spend funds on projects, rather, its purpose is to examine each of the projects in detail and determine estimated costs, timelines and funding sources for each project.

Why Create a CIP?

A CIP is required by state law and City Ordinance. The state law statute is the [Michigan Planning Enabling Act, Act 33 of 2008](#). Section 65 reads, "To further the desirable future development of the local unit of government under the master plan, a planning commission, after adoption of a master plan, shall annually prepare a capital improvements program of public structures and improvements, unless the planning commission is exempted from this requirement by charter or otherwise."

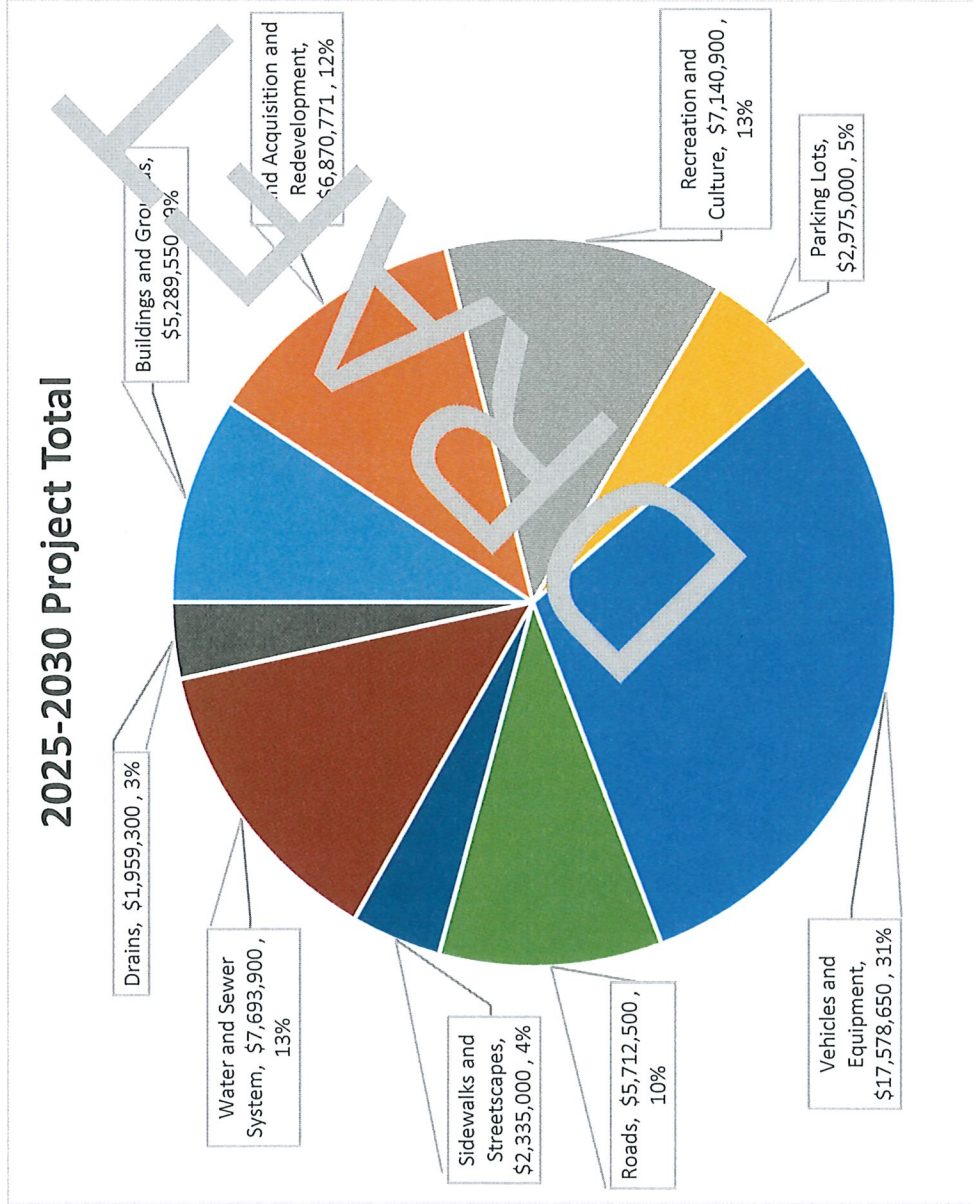
Additionally, Farmington City Code requires a Capital Improvement Plan. [Section 23-39](#) of the Farmington City code states, "The planning commission shall annually prepare a capital improvements program of public structures and improvements, showing those structures and improvements in general order of their priority, for the following six-year period, in accordance with the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3801 et seq."

Benefits of the CIP

There are many benefits to creating a CIP. Because a CIP is a list of all projects the City has identified, it enables proper planning in a logical manner. A well-executed CIP program has many benefits, including:

- Calling attention to community deficiencies and providing a means to correct them
- Identifying long-term and short-term expenditures, which greatly improves the budgeting process and efficiency
- Enhancing the ability to secure grants, reducing the taxpayer burden
- Increasing the likelihood of departmental inter-governmental cooperation, improving continuity and reducing costs
- Encouraging efficient governance

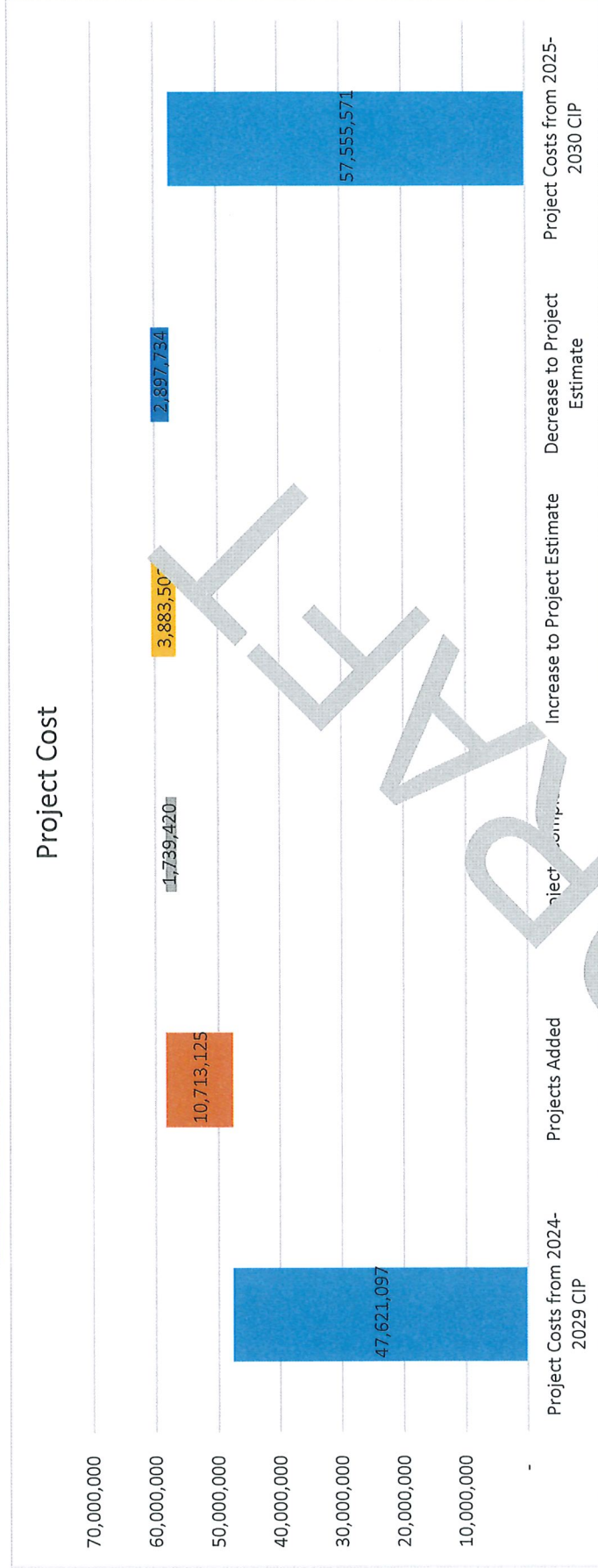
Executive Summary



Quick View

Total Projects:	117
Total Value:	\$57,555,571
Projects \$ by Year:	
2025	\$17,828,670
2026	\$15,700,867
2027	\$10,451,567
2028	\$5,631,233
2029	\$4,755,634
2030	\$3,187,600

Executive Summary



Significant Projects Added Include:

- \$1,486,000 – MTC Stormwater, Parking Lot, Low Voltage Lines
- \$1,876,000 – Thomas and School Street, Promenade Art Park
- \$1,400,000 – Stormwater Interceptor, Orchard Street, Farmington
- \$150,000 – DDA Streetlighting Conversion to LED
- \$2,955,000 – City Hall and DPW Building Maintenance

- \$212,000 – Various Theater Upgrades
- \$375,000 – Sidewalk Repairs
- \$1,500,000 – Ladder Truck
- \$130,000 – Financial Software
- \$271,000 – Generators for Water and Sewer Systems

Significant Projects Completed Include:

- Dinan Park - \$300,000
- Women's Park - \$57,000
- Concrete & HMA Roads - \$610,000

- Sidewalks - \$300,000
- DPW Equipment – \$346,000
- Water & Sewer Equipment - \$65,000

Program Summary

The CIP identified 117 projects across 9 different categories. Some will generate revenue for the City and others will not, but they will all benefit the City. The CIP is guided by the plans and policies that the City has in place, as well as studies, reports and public input. The following plans were used as a basis for this CIP:

- [City of Farmington Master Plan \(2020\)](#)
- [Recreation Master Plan \(2019\)](#)
- [Farmington Vision Plan \(2013\)](#)
- [Downtown Area Plan \(2015\)](#)
- [Grand River Corridor Vision Plan \(2022\)](#)
- [Orchard Lake & 10 Mile Roads Intersection Redesign Analysis \(2015\)](#)
- [Rouge River Nature Trail Project \(2016\)](#)
- [Downtown Master Plan \(2017\)](#)

These plans can be found on the City's website www.farmgov.com.

Funding Sources

Various funding sources are needed to accomplish CIP projects. Some projects will be completed. As is often the case, project totals exceed available funding. A large portion of the funding for the projects in the CIP comes from the City's General Fund. Additional major sources of funding include a voter-approved 3 mill levy; water and sewer rates for any water and sewer infrastructure projects; and, [Act 51](#) and a voter-approved 1.5 mill levy for roads. There are also grants, federal programs, public/private partnerships, and other sources that will help decrease the City's share of the costs.

Currently, the following resources are available on a yearly basis:

- \$850,000 for Capital Projects
- \$1,000,000 for Roads and Sidewalks
- \$400,000 for Water and Sewer
- \$200,000 for Department of Public Works Equipment
- \$50,000 for DDA Eligible Projects

Project Prioritization

Projects are prioritized. Their prioritization is a result of several factors, including: need, funding status, citizen safety and well-being, and time restraints. As would be expected, the projects with the higher priority are likely to be accomplished earlier than those with lower priority. Items in the CIP are categorized in terms of priority. Ranked from low to high they are: Under Consideration → Desired, Not Necessary → Necessary, Long Term → Necessary, Short Term → Urgent.

Capital Improvement Program

The Capital Improvement Program is broken down into nine categories:

- Buildings and Grounds
- Drain System
- Land Acquisition and Redevelopment
- Parking Lots
- Recreation and Culture
- Roads
- Sidewalks and Streetscapes
- Vehicles and Equipment
- Water and Sewer System

These categories each have the most notable projects listed as well as project values by year. To keep this document succinct, not all projects are listed. The full list of projects is in Appendix A. In addition, the appendix spreadsheet includes a total of 10 (ten) years of projects. This document will be updated annually to include new project ideas and remove those that have been completed or are deemed no longer to be necessary. This document is not a directive to spend money, only a tool to guide possible projects by showing their importance level, judged by the community. Not all projects will be completed. Some may never happen, others will.

Buildings and Grounds

Significant Building and Grounds projects include:

Repair of City Hall and DPW Building - City Hall and the DPW Building were constructed in the 1950's and 1960's. These buildings were last renovated in the 1990's and 1970's respectively. Both structures are in need of significant repairs including: new roofs, windows, HVAC systems, boilers, and ADA accessible entryways.



Quick View

Total City owned Buildings:	13
Total Projects:	17
Total CIP:	\$5,289,550
Projected cost by year:	
2025	\$1,505,000
2026	\$760,300
2027	\$1,816,767
2028	\$607,483
2029	\$300,000
2030	\$300,000

Buildings and Grounds - Continued

Significant Building and Grounds projects include:

Salt Dome – The current salt dome is 45 years old. Budgeting for a major reconstruction should be scheduled by 2027. This will likely include demolishing the current wooden framing, and above grade concrete. The footings could remain. Estimated cost is \$625,000.



Renovation of Firearms Range - The Firearms Range was built in the 1960's and is in need of maintenance. The ventilation system is outdated, the automatic track that moves and faces the targets is no longer functional, and the backstop is worn to the point that ricochets are possible. To safeguard against ricochets, a mat system is used which requires regular replacement.

Drain System

Significant Drain System projects include:

The City has been notified by the Oakland County Water Resource Commissioner of various repairs that are required for the Caddell Drain system. The most expensive repair is for the Caddell Drain located at 9 Mile and Drake. Although not in the City of Farmington, it is part of the network that drains the City and surrounding communities, and each community is required to pay a share. The City's portion of the cost of the projects is estimated at \$380,800. In addition to this project, minor repairs will be performed throughout the Caddell Drain totaling \$178,433.



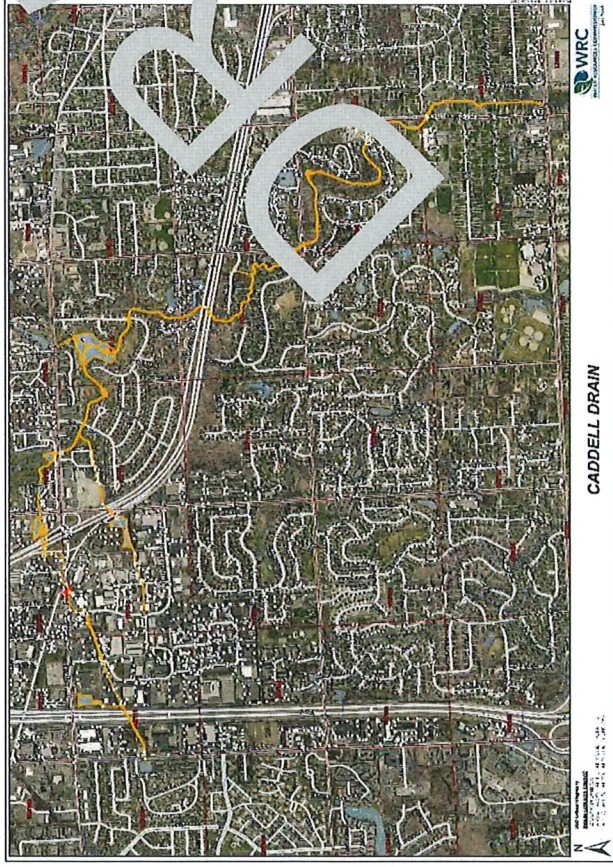
Quick View

Total Projects:	3
Total CIP:	\$1,959,300
Projected cost by Year:	
2025	\$186,433
2025	\$372,867
2027	\$0
2028	\$0
2029	\$1,400,000
2030	\$0

Drain System-Continued

Significant Drain projects include:

There are 2 County Drains that run through the City of Farmington – Caddell Drain and US-16 Drain. In addition, the City maintains multiple stormwater outfall to the Rouge River or tributaries to the Rouge, and many points of connection to Road Commission of Oakland County storm sewers on Farmington Road and Orchard Lake Road.



Land Acquisition and Redevelopment

Significant Land Acquisition and Redevelopment projects include:

Maxfield Training Center and Part of Shiawassee Park – The City purchased the Maxfield Training Center and a part of Shiawassee Park from Farmington Public Schools in 2019. The City plans for the Maxfield Training Center include demolishing the current building, cleaning up any potential contamination on the site, and selling the property to a developer for residential/commercial redevelopment. The City will collaborate with developers to pay for demolishing and site clean-up, pledging future property tax revenue to offset certain development costs. The Shiawassee Park property will be retained as part of the park. The City purchased the Shiawassee Park property from Farmington Public Schools because many of the grants available to improve and revitalize parks require ownership of the land.



Quick View

Total Projects:	5
Total CIP:	\$6,870,771
Projected cost by Year:	
2025	\$6,820,771
2026	\$50,000
2027	\$0
2028	\$0
2029	\$0
2030	\$0

Land Acquisition and Redevelopment - Continued

Significant Land Acquisition and Redevelopment projects include:

Land Acquisition and Redevelopment – Several studies have been completed in the past several years that have recommended an increase in the density of various commercial areas throughout the City. In order to increase densification, the City may have to purchase parcels in order to facilitate consolidation. These concepts are shown in detail in the Farmington Vision Plan, Downtown Area Plan, Downtown Master Plan, and Grand River Corridor Improvement Vision Plan. There are currently no specific land acquisition and redevelopment projects planned in the next 6 years. However, these types of projects are based on opportunities that may present themselves at any time. An example of the concept is shown below.



Parking Lots

Significant Parking Lot projects include:

The City owns or maintains 23 parking lots, driveways, and alley ways. Routine maintenance of these items is anticipated to cost approximately \$15,000 on an annual basis. Maintenance includes crack sealing, sealcoating, and striping. Occasional resurfacing is also required. Below is a map of City owned parking lots. The lots at Drake Park and the DPW Building are not shown.



Quick View

Total City owned Parking Lots:	7
Total Spaces:	779
Total Projects:	7
Total CIP:	\$2,975,000
Projected cost by year:	
2025	\$225,000
2026	\$2,512,000
2027	\$83,000
2028	\$54,000
2029	\$85,000
2030	\$16,000

Parking Lots - Continued

Significant Parking Lot projects include:

The Downtown Farmington Parking Study Update determined that an additional 429 parking spaces would be required in 5-10 years to support land use densification from retail to restaurant. In order to begin creating additional parking spaces, the City and DDA are considering various properties throughout the DDA to purchase or reconfigure for surface parking. The CIP includes the purchase or reconfiguration of properties in the amount of \$1,000,000 (50 spaces x \$20,000 per space)

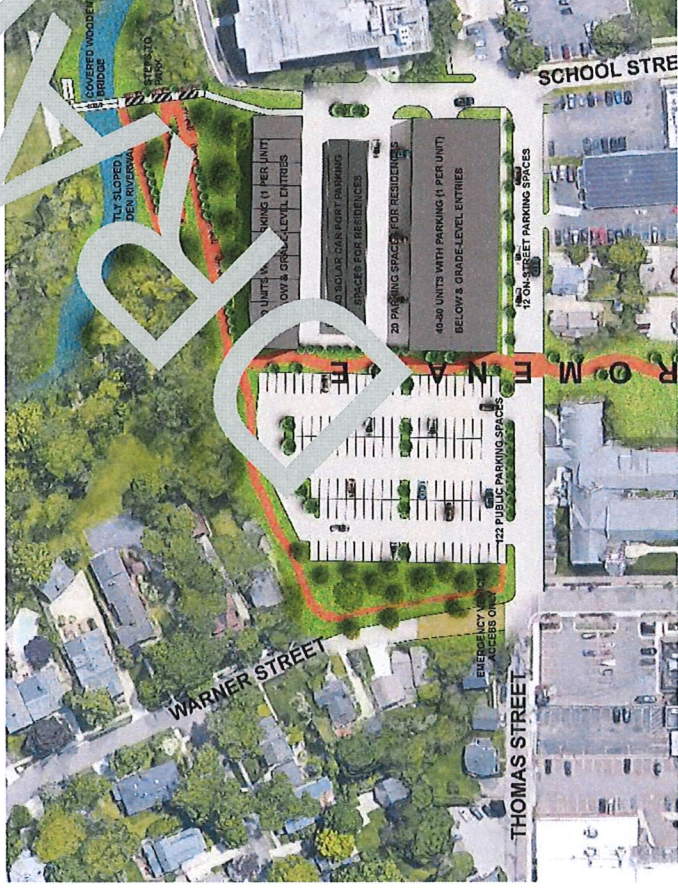
In order to create 429 parking spaces, a parking structure would need to be constructed. Below are the locations suggested for a new parking structure. A new structure is included in the CIP for construction in the next 5-10 years.



Recreation and Culture

Significant Recreation and Culture projects include:

Shiawasee Park/Downtown Connection – This plan includes \$3,980,000 to create a pathway from Riley Park to Shiawasee Park through the Maxfield Training Center property. The pathway will likely be paid for through City funds, Grants, and Developer Contributions. To date, the City has received \$2,100,000 in grant funding.



Quick View

City Parks:	6
Total Area:	37.2
Total Projects:	34
Total CIP:	\$7,140,900
Projected cost by year:	
2025	\$2,975,000
2026	\$3,765,100
2027	\$105,000
2028	\$125,800
2029	\$150,000
2030	\$20,000

Roads

The City levies property taxes of 1.5 mills for roads. This levy, together with Act 51 gas and weight taxes, provide funding to resurface all of the roads in the City of Farmington. Unlike many communities, the City does not special assess for road projects.

Each year, the City reviews and ranks all of their roads. These "Paser Ratings" are used by City Administration to select which roads to work on. In addition to the paser ratings, the City takes into account the water and sewer infrastructure under the roads and attempts to combine road and water and sewer projects in the most efficient manner possible.

Quick View

Miles of Major Street roads in Farmington:	7.36
Miles of Local Street roads in Farmington:	26.35
Total Projects:	4
Total CIP:	\$5,712,500
Projected cost by Year:	
2025	\$252,000
2026	\$1,460,500
2027	\$1,000,000
2028	\$1,000,000
2029	\$1,000,000
2030	\$1,000,000

Roads - Continued

Significant Road projects include:

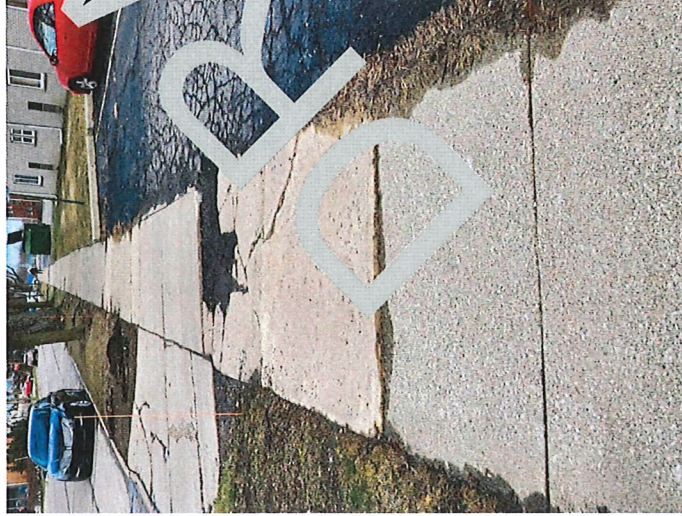
Thomas and School Streets – The CIP includes reconstruction of Thomas and School streets in the 2024/25 and 25/26 fiscal years in association with the Maxfield Training Center project.



Sidewalks and Streetscapes

Significant Sidewalks and Streetscapes projects include:

Power, 10 Mile, Orchard Lake, Grand River – The City is planning to complete a \$300,000 sidewalk replacement program in the area bounded by Power, 10 Mile, Orchard Lake, and Grand River.



Quick View

Total CIP: \$2,335,000

Total Projects: 8

Projected cost by Year:

2025	\$460,000
2026	\$435,000
2027	\$390,000
2028	\$390,000
2029	\$345,000
2030	\$315,000

Vehicles and Equipment

Significant Vehicle and Equipment projects include:

Municipal Broadband Infrastructure – The CIP contains \$13,000,000 to construct a city-wide fiber optic cable network. The network will be installed by Si-Fi and will be privately owned and operated. It will connect all locations in both the City of Farmington and Farmington Hills.



Quick View

Total CIP:	\$17,578,650
Total Projects:	29
Projected cost by Year:	
2025	\$5,064,199
2026	\$5,879,233
2027	\$6,150,333
2028	\$187,850
2029	\$150,035
2030	\$147,000

Water and Sewer System

Significant Water and Sewer projects include:

Water and Sewer Lines – The City has approximately 50 miles of water lines and 50 miles of sewer lines. Typically, the City replaces or lines these pipes as road projects are completed. In the 2023/24 fiscal year, the City will complete a comprehensive study of these lines and their conditions in order to identify areas in need of repair and upgrades.



Quick View

Total Projects:	10
Total CIP:	\$7,693,900
Projected cost by year:	
2025	\$526,700
2026	\$652,300
2027	\$533,600
2028	\$3,266,100
2029	\$1,325,600
2030	\$1,389,600

City of Farmington
 Capital Improvement Plan
 Appendix A
 Overview

Project Category	Project Name	Prioritization Rank	City	Fund	Funding Source										Total			
					Outside	Outside	Source	2025	2026	2027	2028	2029	2030	2031-2034				
Water and Sewer System	Construction of Second Watermain Crossing Grand River	Desired, Not Necessary	100%	WS	0%	N/A	0%	N/A	2,000,000									2,000,000
Sidewalks and Streetscapes	Grand River Streetscape - Farmington to Oakland	Desired, Not Necessary	100%	DDA	0%	N/A	0%	N/A	753,000									753,000
Sidewalks and Streetscapes	Grand River Streetscape - Grove to Mayfield	Desired, Not Necessary	100%	DDA	0%	N/A	0%	N/A	1,158,000									1,158,000
Sidewalks and Streetscapes	Grand River Streetscape - Mayfield to Power	Desired, Not Necessary	100%	CIA	0%	N/A	0%	N/A	1,764,600									1,764,600
Sidewalks and Streetscapes	Grand River Streetscape - Power to Brookdale	Desired, Not Necessary	100%	CIA	0%	N/A	0%	N/A	1,764,600									1,764,600
Sidewalks and Streetscapes	Grand River Streetscape - Brookdale to Orchard Lake	Desired, Not Necessary	100%	CIA	0%	N/A	1.23?		1,323,000									1,323,000
Buildings and Grounds	Building and Grounds Routine Capital Improvements	Various	Various	Various	Various	Various	Various	Various	1,505,000	769,300	1,816,767	607,483	300,000	300,000				4,769,562
Drains	Drains Routine Capital Improvements	Various	Various	Various	Various	Various	Various	Various	559,300	186,433	372,867							
Parking Lots	Parking Lot Routine Capital Improvements	Various	Various	Various	Various	Various	Various	Various	2,159,500	1,512,000	83,000	54,000	85,000	16,000				184,500
Recreation and Culture	Parks Routine Capital Improvements	Various	Various	Various	Various	Various	Various	Various	1,919,400	200,100	105,000	335,800	350,000	29,000				519,900
Roads	Major and Local Roads Routine Capital Improvements	Various	Various	STREET	Various	Various	Various	Various	9,662,500	1,460,500	1,000,000	1,000,000	1,000,000	1,000,000				4,000,000
Sidewalks and Streetscapes	Sidewalks and Streetscapes Routine Capital Improvements	Various	Various	Various	Various	Various	Various	Various	3,245,000	305,000	310,000	310,000	315,000	315,000				1,169,000
Vehicles and Equipment	Public Safety Routine Capital Improvements	Various	Various	Various	Various	Various	Various	Various	4,093,050	1,114,000	1,602,000	157,000	122,000	122,000				679,050
Vehicles and Equipment	DPW Equipment Routine Capital Improvements	Various	Various	Various	Various	Various	Various	Various	2,141,119	421,900	10,000	20,850	18,034					1,381,469
Vehicles and Equipment	General Government Equipment Routine Capital Improvements	Various	Various	Various	Various	Various	Various	Various	595,000	105,000	205,000	10,000	10,000					75,000
Water and Sewer System	Water and Sewer System Routine Capital Improvements	Various	Varir	Various	Various	Various	Various	Various	14,884,800	526,700	533,600	3,266,100	1,325,600	1,389,600				7,190,900
TOTAL									\$ 109,107,052	\$ 17,828,670	\$ 15,700,867	\$ 5,631,233	\$ 4,755,634	\$ 3,187,600	\$	\$ 57,555,571	\$	51,596,481

Note: The colored lines above represent totals from the detail pages that follow. In other words, the overview pages show unique one-time projects. The sum of the routine projects of the detail pages. This is done so that a total of projects can be shown in summary format.

City of Farmington
 Capital Improvement Plan
 Appendix A
 Buildings and Grounds

Project Category	Project Name	Prioritization Rank	City	Fund	Funding Source															
					Outside	Source	Total	2023	2026	2027	2028	2029	2030	2031-2034						
								Outside	Source											
1 Buildings and Grounds	DPW Salt Dome Reconstruction	Urgent	55%	GF		45% MDOT	\$ 625,000	\$ 625,000												
2 Buildings and Grounds	City Hall Miscellaneous	Necessary, Short Term	100%	GF		0% N/A	735,150													
3 Buildings and Grounds	City Hall Parking Lot	Necessary, Short Term	100%	GF		0% N/A	650,000	160,000												
4 Buildings and Grounds	City Hall Floor Drains/Epoxy Truck Bay Floor	Necessary, Short Term	100%	GF		0% N/A	60,000	60,000												
5 Buildings and Grounds	City Hall Roof Replacement	Necessary, Short Term	100%	GF		0% N/A	500,000													
6 Buildings and Grounds	City Hall Mechanical and Plumbing	Necessary, Short Term	100%	GF		0% N/A	910,000	60,000												
7 Buildings and Grounds	City Hall Furniture	Necessary, Short Term	100%	GF		0% N/A	60,000	50,000												
8 Buildings and Grounds	City Hall Public Safety Furniture	Necessary, Short Term	100%	GF		0% N/A	20,000													
9 Buildings and Grounds	City Hall South Truck Bay Door Replacement	Necessary, Short Term	100%	GF		0% N/A	30,000	30,000												
10 Buildings and Grounds	Public Safety Front Desk Ballistic Glass	Necessary, Short Term	100%	C		0% N/A	215,362	10,300												
11 Buildings and Grounds	9 Mile Retention Miscellaneous	Necessary, Short Term	100%	GF		0% N/A	190,000													
12 Buildings and Grounds	9 Mile Retention Boiler Replacement	Necessary, Short Term	50%	GF	WS	0% N/A	2,748,100	316,000	190,000											
13 Buildings and Grounds	DPW Buildings Miscellaneous	Necessary, Short Term	100%	GF		50% W&S	1,000,000	150,000												
14 Parking Lots	DPW Lot	Necessary, Short Term	100%	GF		0% N/A	850,000	350,000												
15 Buildings and Grounds	DPW Roof Replacement	Necessary, Short Term	100%	GF/WS		0% N/A	168,000	60,000												
16 Buildings and Grounds	DPW Stairstep Cracking/Trackpointing	Necessary, Short Term	50%	GF		50% W&S	60,000	60,000												
17 Buildings and Grounds	Key Fob Replacement	Necessary, Short Term	50%	CIF		50% W&S	78,500													
18 Buildings and Grounds	City Hall - Exterior Lighting	Necessary, Long Term	100%	GF		0% N/A	1,000,000													
19 Buildings and Grounds	Renovation of Firearms Range	Necessary, Long Term	100%	GF		0% N/A	100,000													
20 Buildings and Grounds	Drake Park Storage	Necessary, Long Term	100%	GF		0% N/A	100,000													
TOTAL							\$ 10,050,112	\$ 1,505,000	\$ 760,300	\$ 1,816,767	\$ 607,483	\$ 300,000	\$ 300,000	\$ 300,000	\$ 4,760,562					

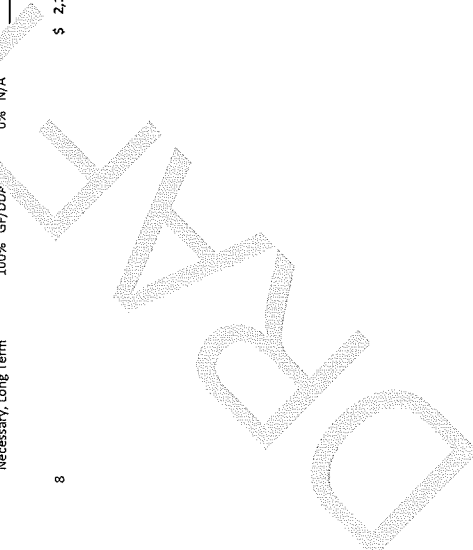
City of Farmington
 Capital Improvement Plan
 Appendix A
 Drains

Project Category	Project Name	Prioritization Rank	City	Fund	Funding Source		Fiscal Year Ended June 30									
					Outside	Source	2025	2026	2027	2028	2029	2030	2031-2034			
1 Drains	Caddell Drain - 9 Mile & Drake Culvert Replacement	Urgent	100% General	General	0%	N/A	\$ 380,800	\$ 126,933	\$ 253,867							
2 Drains	Caddell Drain System Improvements	Urgent	100% General	General	0%	N/A	178,500	59,500	119,000							
TOTAL		2					\$ 559,300	\$ 186,433	\$ 372,867	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -



City of Farmington
 Capital Improvement Plan
 Appendix A
 Parking Lots

Project Category	Project Name	Prioritization Rank	Funding Source										Total									
			City	Fund	Outside	Source	2025	2026	2027	2028	2029	2030		2031-2034								
1 Parking Lots	Routine Parking Lot Maintenance	Necessary, Short Term	100%	GF/DDA	0%	N/A	\$	152,000	\$	10,000	\$	12,000	\$	13,000	\$	14,000	\$	15,000	\$	16,000	\$	72,000
2 Parking Lots	Downtown Parking Lot	Necessary, Short Term	0%	N/A	100%	Private		1,600,000		200,000		1,400,000										
3 Parking Lots	Mailbox	Necessary, Short Term	100%	GF/DDA	0%	N/A		70,000				70,000										
4 Parking Lots	North Parking Lot Reconfiguration Connection	Necessary, Short Term	100%	GF/DDA	0%	N/A		115,000		15,000		100,000										
5 Parking Lots	City Hall East Lot	Necessary, Short Term	100%	GF	0%	N/A		70,000														
6 Parking Lots	Parking Study	Necessary, Short Term	100%	GF/DDA	0%	N/A		40,000				40,000										
7 Parking Lots	State Street Lot	Necessary, Long Term	100%	GF/DDA	0%	N/A		50,000														50,000
8 Parking Lots	West Lot	Necessary, Long Term	100%	GF/DDA	0%	N/A		62,500														62,500
TOTAL								\$ 2,159,500		\$ 225,000		\$ 1,512,000		\$ 83,000		\$ 54,000		\$ 85,000		\$ 16,000		\$ 184,500



City of Farmington
 Capital Improvement Plan
 Appendix A
 Recreation and Culture

Project Category	Project Name	Prioritization Rank	City Fund	Funding Source															
				Outside Source	Total	2025	2026	2027	2028	2029	2030	2031-2034							
1 Recreation and Culture	Theater Basement Waterproofing	Urgent	100% CIF	0% N/A	\$ 30,000	\$ 30,000													
2 Recreation and Culture	Shiawassee and Drake Team Bench Area Improvements	Necessary, Short Term	50% GF	50% SFBI	28,000		28,000												
3 Recreation and Culture	Riley Park Wifi	Necessary, Short Term	100% GF	0% N/A	10,000	10,000													
4 Recreation and Culture	Shiawassee and Drake Ball Diamond Surface Improvements	Necessary, Short Term	50% GF	50% SFBI	10,000	10,000													
5 Recreation and Culture	Theater Roof Repair	Necessary, Short Term	100% Theater	0% N/A	10,000	10,000													
6 Recreation and Culture	Theater Overhead Lighting	Necessary, Short Term	100% Theater	0% N/A	18,000	18,000													
7 Recreation and Culture	Theater Exhaust/AC Downstairs Project	Necessary, Short Term	100% Theater	0% N/A	15,000	15,000													
8 Recreation and Culture	Theater Renovate Outdoor Signage and Canopy	Necessary, Short Term	100% Theater	0% N/A	30,000	30,000													
9 Recreation and Culture	Theater New Data Conduit	Necessary, Short Term	100% Theater	0% N/A	12,000	12,000													
10 Recreation and Culture	Public Art - trailheads, murals, and other	Necessary, Short Term	100% DDA	0% N/A	10,000	10,000													
11 Recreation and Culture	Box Office Reconfiguration	Necessary, Short Term	100% Theater	0% N/A	22,000	22,000													
12 Recreation and Culture	Women's Park Phase 2	Necessary, Short Term	100% GF	0% N/A	58,000	58,000													
13 Recreation and Culture	Riley/Sundquist Pavilion Lighting and Electrical Upgrades	Necessary, Short Term	100% GF	0% N/A	30,000	30,000													
14 Recreation and Culture	Recreation Master Plan Update	Necessary, Short Term	100% GF	0% N/A	75,000	75,000													
15 Recreation and Culture	Recycling for Downtown, Syndicate, and Parks	Necessary, Short Term	100% GF	0% N/A	10,000	10,000													
16 Recreation and Culture	Theater digital projectors (2)	Necessary, Long Term	100% Theater	0% N/A	140,000	140,000													
17 Recreation and Culture	Theater Concessions update	Necessary, Long Term	100% Theater	0% N/A	30,000	30,000													
18 Recreation and Culture	Riley/Sundquist Pavilion Floor Resurfacing	Necessary, Long Term	100% Theater	0% N/A	10,000	10,000													
19 Recreation and Culture	Riley/Sundquist Pavilion Painting	Necessary, Long Term	100% GF	0% N/A	10,000	10,000													
20 Recreation and Culture	Ice Rink Renovation	Necessary, Long Term	70% GF	30% Grant/Donation	250,000	250,000													
21 Recreation and Culture	Gazebo in Front of Farmington Place	Necessary, Long Term	50% GF	50% Grant/Donation	33,700	33,700													
22 Recreation and Culture	Theater Lighting Panels	Necessary, Long Term	100% GF	0% N/A	152,700	152,700													
23 Recreation and Culture	Riley/Sundquist Ice Rink Chiller Screen	Desired, Not Necessary	100% DDA	0% N/A	25,000	25,000													
24 Recreation and Culture	Riley/Sundquist Park Paver and Approaches	Desired, Not Necessary	50% GF	50% Grant	90,000	90,000													
25 Recreation and Culture	Riley/Sundquist Park North Side Enclosures	Desired, Not Necessary	50% GF	50% Grant	20,000	20,000													
26 Recreation and Culture	Riley/Sundquist Pavilion East Entryway Arch	Desired, Not Necessary	50% GF	50% DDA	20,000	20,000													
27 Recreation and Culture	Flanders Park Shelter	Desired, Not Necessary	100% GF	0% N/A	50,000	50,000													
28 Recreation and Culture	Grand River at Shiawassee Bridge Property Acquisition	Desired, Not Necessary	50% CIA	50% Grant	25,000	25,000													
29 Recreation and Culture	Memorial Park Improvements (Masonic Temple)	Desired, Not Necessary	50% GF	50% Grant	50,000	50,000													
30 Recreation and Culture	Theater Seating	Under Consideration	100% Theater	0% N/A	125,000	125,000													
31 Recreation and Culture	Drake Park Large Field Outfield Fence	Under Consideration	0% N/A	100% SFBI	30,000	30,000													
TOTAL					\$ 1,519,400	\$ 1,519,400	\$ 405,000	\$ 200,100	\$ 105,000	\$ 125,800	\$ 150,000	\$ 20,000	\$ 513,500						

City of Farmington
 Capital Improvement Plan
 Appendix A
 Roads

	Project Category	Project Name	Prioritization Rank	City	Fund	Funding Source		Total	2025	2026	2027	2028	2029	2030	2031-2034
						Outside	Source								
1. Roads		Freedom Road and M-5 Repair	Urgent	100% Street	100% Street	0% N/A	\$ 75,000	\$ 75,000							
2. Roads		Gill	Necessary, Short Term	100% Street	100% Street	0% N/A	1,587,500	127,000	1,460,500						
3. Roads		Road Program	Necessary, Long Term	100% Street	100% Street	0% N/A	8,000,000	-	-	1,000,000	1,000,000	1,000,000	1,000,000	4,000,000	
TOTAL							\$ 9,662,500	\$ 202,000	\$ 1,460,500	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 4,000,000	\$ 4,000,000



City of Farmington
 Capital Improvement Plan
 Appendix A
 Sidewalks and Streetscapes

Project Category	Project Name	Prioritization Rank	City	Fund	Funding Source									
					Outside Source	Total	2025	2026	2027	2028	2029	2030	2031-2034	
1 Sidewalks and Streetscapes	Sidewalk Replacement Program	Necessary, Short Term	100% STREET	STREET	0% N/A	\$ 2,250,000	\$ -	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 1,000,000
2 Sidewalks and Streetscapes	Power, 10 Mile, Orchard Lake, Grand River	Necessary, Short Term	100% STREET	STREET	0% N/A	300,000	300,000							
Sidewalks and Streetscapes	Sidewalks Behind Buildings on Grand River Abutting North Parking Lot	Necessary, Short Term	67% STREET	STREET	33% DDA	75,000	75,000							
4 Sidewalks and Streetscapes	Rolling Tree Management Program	Necessary, Short Term	90% STREET	STREET	10% Grant	520,000	55,000	60,000	60,000	60,000	65,000	65,000	160,000	
TOTAL						\$ 1,445,000	\$ 430,000	\$ 305,000	\$ 310,000	\$ 310,000	\$ 310,000	\$ 315,000	\$ 315,000	\$ 1,160,000

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City of Farmington
 Capital Improvement Plan
 Appendix A
 Public Safety Equipment

Project Category	Project Name	Priority/ization Rank	City	Fund	Funding Source																		
					Outside	Outside	Source	Total	2025	2026	2027	2028	2029	2030	2031-2034								
1 Vehicles and Equipment	Patrol Vehicles	Urgent	100%	GF	0%	N/A	\$	1,003,000	\$	55,000	\$	92,000	\$	92,000	\$	92,000	\$	112,000	\$	112,000	\$	448,000	
2 Vehicles and Equipment	Pumper Truck	Necessary, Short Term	25%	GF	75%	Grant	1,000,000																
3 Vehicles and Equipment	Ladder Truck	Necessary, Short Term	100%	GF	0%	N/A	1,500,000						1,500,000										
4 Vehicles and Equipment	Emergency Siren Controls	Necessary, Short Term	100%	GF	0%	N/A	24,000						12,000										
5 Vehicles and Equipment	Administration Vehicles	Necessary, Short Term	100%	GF	0%	N/A	167,000						52,000										
6 Vehicles and Equipment	In-Car Computers	Necessary, Long Term	100%	GF	0%	N/A	27,000																
7 Vehicles and Equipment	Taser Replacement	Necessary, Short Term	100%	GF	0%	N/A	16,000						16,000										
8 Vehicles and Equipment	Gun Range Maintenance Program	Necessary, Short Term	100%	GF	0%	N/A	100,000						10,000										
9 Vehicles and Equipment	Cameras to Cover Farmers Market and Farmington Road	Necessary, Short Term	100%	GF	0%	N/A	80,000						80,000										
10 Vehicles and Equipment	Fire Turnout Gear	Necessary, Short Term	100%	C	0%	N/A	106,050						12,000										
11 Vehicles and Equipment	Thermal Imaging Camera	Necessary, Long Term	60%	GF	40%	RAP Grant	10,000																
TOTAL							\$ 4,033,050		\$ 237,000		\$ 1,114,000		\$ 1,602,000		\$ 157,000		\$ 122,000		\$ 122,000		\$ 94,050		\$ 679,050

City of Farmington
 Capital Improvement Plan
 Appendix A
 DPW Equipment

Project Category	Project Name	Priority/ Rank	City	Fund	Funding Source																	
					Outside Source	Outside Source	Total	2025	2026	2027	2028	2029	2030	2031-2034								
1 Vehicles and Equipment	1994 Cold Patch Hot Box #57	Urgent	100%	ISF	0%	N/A	\$	27,600	\$	27,600												
2 Vehicles and Equipment	Exmark 60" Laser Mower	Necessary, Short Term	100%	ISF	0%	N/A		18,034		18,034												
3 Vehicles and Equipment	2000 GMC Dump Truck, Scraper, Plow & Spreader #6	Necessary, Short Term	100%	ISF	0%	N/A		261,266		261,266					18,034							
4 Vehicles and Equipment	10 Ton Trailer #44	Necessary, Short Term	100%	ISF	0%	N/A		20,850		20,850				20,850								
5 Vehicles and Equipment	Sewer Televising Camera	Necessary, Short Term	100%	ISF	0%	N/A		80,000		80,000												
6 Vehicles and Equipment	1989 Liberty Landscape Trailer #79	Necessary, Short Term	100%	ISF	0%	N/A		12,240		12,240												
7 Vehicles and Equipment	Leaf Loader #83	Necessary, Short Term	100%	ISF	0%	N/A		61,160		61,160												
8 Vehicles and Equipment	2015 Chevy Express #15	Necessary, Short Term	100%	ISF	0%	N/A		60,000		60,000												
9 Vehicles and Equipment	Caterpillar XN 9WM01504 #67	Necessary, Short Term	100%	ISF	0%	N/A		141,780		141,780												
10 Vehicles and Equipment	Steel ROPS Cab/Hydraulic Broom Sweeper	Necessary, Short Term	100%	ISF	0%	N/A		20,850		20,850												
11 Vehicles and Equipment	1984 Ford Tractor	Necessary, Short Term	100%	ISF	0%	N/A		45,870		45,870												
12 Vehicles and Equipment	SCADA Field Equipment	Necessary, Short Term	100%	ISF	0%	N/A		10,000		10,000			10,000									
13 Vehicles and Equipment	#1 Pickup	Necessary, Long Term	100%	ISF	0%	N/A		82,369		82,369							82,369					
14 Vehicles and Equipment	Calcote Pedestal Calcium Pre-Wetter	Necessary, Long Term	100%	ISF	0%	N/A		12,500		12,500							12,500					
15 Vehicles and Equipment	Ford F350 4x4 Pickup, GMC Pickup w/Plow #14	Necessary, Long Term	100%	ISF	0%	N/A		75,000		75,000							75,000					
16 Vehicles and Equipment	GMC Extended Cab 4x4 Pickup w/Plow #1, 52	Necessary, Long Term	100%	ISF	0%	N/A		60,000		60,000							60,000					
17 Vehicles and Equipment	2023 GMC Dump Truck, Plow, Scarper and Spreader #9	Necessary, Long Term	100%	ISF	0%	N/A		300,000		300,000							300,000					
18 Vehicles and Equipment	#16 Plow and Tool Box	Necessary, Long Term	100%	ISF	0%	N/A		80,000		80,000							80,000					
19 Vehicles and Equipment	#11 Pickup with Plow and Utility Box	Necessary, Long Term	100%	ISF	0%	N/A		80,000		80,000							80,000					
20 Vehicles and Equipment	Freightliner Step Van (2022) #13	Necessary, Long Term	100%	ISF	0%	N/A		200,000		200,000							200,000					
21 Vehicles and Equipment	1994 Bandit Brush Chipper #4	Necessary, Long Term	100%	ISF	0%	N/A		35,000		35,000							35,000					
22 Vehicles and Equipment	2014 Freightliner Dump Truck, Scraper, Plow & Spreader #8	Necessary, Long Term	100%	ISF	0%	N/A		350,000		350,000							350,000					
23 Vehicles and Equipment	Leaf Loader #27	Necessary, Long Term	100%	ISF	0%	N/A		70,000		70,000							70,000					
24 Vehicles and Equipment	2001 Mid185SQ6ID Compressor w/Access	Necessary, Long Term	100%	ISF	0%	N/A		25,000		25,000							25,000					
25 Vehicles and Equipment	1990 Beuthling Mdl B-60 Tandem Asphalt Roller #80	Necessary, Long Term	100%	ISF	0%	N/A		11,600		11,600							11,600					
Total								\$ 2,141,119		\$ 288,866		\$ 421,900		\$ 10,000		\$ 20,850		\$ 18,034		\$ -		\$ 1,381,469

City of Farmington
 Capital Improvement Plan
 Appendix A
 General Government Equipment

Project Category	Project Name	Prioritization Rank	City	Funding Source		Total	2025	2026	2027	2028	2029	2030	2031-2034
				Fund	Outside Source								
1 Vehicles and Equipment	Website Update	Necessary, Short Term	100% GF	0% N/A	\$ 45,000			\$ 15,000				\$ 15,000	\$ 15,000
2 Vehicles and Equipment	Storage	Necessary, Short Term	100% GF	0% N/A	65,000	65,000							
3 Vehicles and Equipment	New Computers Due to Upgrade to Windows 11	Necessary, Short Term	100% GF	0% N/A	30,000	30,000							
4 Vehicles and Equipment	Election Equipment Replacement	Necessary, Long Term	100% GF	0% N/A	50,000			50,000					
5 Vehicles and Equipment	Financial Software Upgrade	Necessary, Short Term	100% GF	0% N/A	130,000			130,000					
6 Vehicles and Equipment	IT Equipment	Necessary, Long Term	100% GF	0% N/A	120,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	60,000
TOTAL					395,000	105,000	10,000	205,000	10,000	10,000	10,000	25,000	75,000



City of Farmington
 Capital Improvement Plan
 Appendix A
 Water and Sewer

Project Category	Project Name	Project Rank	City	Fund	Funding Source													
					City	Outside	Source	Total	2025	2026	2027	2028	2029	2030	2031-2034			
1 Sewer System	Evergreen Farmington Sewer District	Urgent	100%	WS	0%	N/A	\$	146,000	\$	14,600	\$	14,600	\$	14,600	\$	14,600	\$	58,400
2 Sewer System	9 Mile Retention	Necessary, Short Term	100%	WS	0%	N/A	2,333,000	45,000	432,000	432,000	432,000	432,000	432,000	432,000	432,000	432,000	432,000	128,000
3 Water System	Water Booster	Necessary, Short Term	100%	WS	0%	N/A	320,000	32,000	32,000	32,000	32,000	32,000	32,000	32,000	32,000	32,000	32,000	128,000
4 Sewer System	Pump Stations Repairs	Necessary, Short Term	100%	WS	0%	N/A	135,000	10,000	10,000	15,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	40,000
5 Water System	Auto Read Meters	Necessary, Short Term	100%	WS	0%	N/A	507,400	153,700	153,700	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	100,000
6 Water System	Portable Electronic Devices	Necessary, Short Term	100%	WS	0%	N/A	25,500			15,000								10,500
7 Water System	Watermain Replacements, 5 Miles per Year	Necessary, Short Term	100%	WS	0%	N/A	4,786,500				742,500							2,376,000
8 Water System	Generator Replacements	Necessary, Short Term	100%	WS	0%	N/A	271,400	271,400										
9 Sewer System	Belaire Sewer Lining	Necessary, Short Term	100%	WS	0%	N/A	200,000						2,000,000					1,200,000
10 Sewer System	Study for Climate Change and Resiliency	Necessary, Short Term	100%	WS	0%	N/A	1,210,000		10,000									1,200,000
11 Sewer System	Chesley Lift Station	Necessary, Long Term	100%	WS	0%	N/A	1,000,000											1,000,000
12 Water System	Water Meter Pit Installation	Necessary, Long Term	100%	WS	0%	N/A	950,000											950,000
TOTAL							\$ 14,884,800	\$ 526,700	\$ 652,300	\$ 533,600	\$ 3,256,100	\$ 1,325,600	\$ 1,389,600	\$ 1,389,600	\$ 1,389,600	\$ 1,389,600	\$ 7,190,900	