



PLANNING COMMISSION MEETING
Monday, November 13, 2017 – 7:00 p.m.
City Council Chambers
23600 Liberty Street
Farmington, MI 48335

REVISED AGENDA

- 1. Roll Call**
- 2. Approval of Agenda**
- 3. Approval of Items on the Consent Agenda**
 - A. August 14, 2017 Minutes**
- 4. Pre-Application Conference with Planning Commission on PUD Planned Unit Development Concept Plan – Old 47th District Courthouse Property**
- 5. Discussion of 2019/2024 Capital Improvement Program**
- 6. Public Comment**
- 7. Planning Commission Comment**
- 8. Adjournment**

FARMINGTON PLANNING COMMISSION PROCEEDINGS
City Council Chambers, 23600 Liberty Street
Farmington, Michigan
August 14, 2017

Vice Chairperson Chiara called the Meeting to order at 7:00 p.m. at City Council Chambers, 23600 Liberty Street, Farmington, Michigan, on Monday, August 14, 2017.

ROLL CALL

Present: Buyers, Chiara, Kmetzo, Waun
Absent: Crutcher, Gronbach, Majoros
A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Director Christiansen, Building Inspector Koncsol, Recording Secretary Murphy

APPROVAL OF AGENDA

MOTION by Buyers, seconded by Waun, to approve the Agenda.
Motion carried, all ayes.

APPROVAL OF ITEMS ON CONSENT AGENDA

- a. June 12, 2017 Minutes Tabled at July 10, 2017 Meeting
- b. July 10, 2017 Minutes

Buyers asked staff if all items had been satisfied that had delayed the approval of the June 12, 2017 minutes and Christiansen responded in the affirmative.

Christiansen responded that they had and that both items on the Consent Agenda can be approved in one motion under Item 3.

MOTION by Buyers, seconded by Kmetzo, to approve the items on the Consent Agenda.
Motion carried, all ayes.

SITE PLAN REVIEW AND APPROVAL – PRIME HEALTH CARE, 31806 GRAND RIVER AVENUE

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

Director Christiansen stated that the applicant/petitioner has submitted plans to remove the existing building located at 31806 Grand River Avenue, the former Paramount Health Care, and construct a new office building for Prime Health Care, redeveloping the existing commercial site. The property is zoned C-2, Community Commercial, and medical and dental offices and clinics are permitted in the zone. The Grand River Corridor Improvement Authority reviewed and recommended approval at their July 13, 2017 meeting and a copy of their draft meeting minutes are attached. The property is located

in the Grand River Corridor and they have jurisdiction in terms of review and recommendations in the corridor.

The project includes demolition of the existing building and construction of a new 4,457 square foot one-story medical office building. The western driveway along Grand River will be removed and the other two existing driveways will remain. The parking lot will be repaired and restriped and will be expanded to the north in the R1P District, which is basically zoned as a holding district and the petitioner is taking advantage of the zoning.

The existing sidewalks along Grand River and Lakeway will remain and there will be new interior concrete sidewalks installed. New landscaping will be installed throughout the site, including lawn areas, trees, and a variety of plantings and bushes. The existing ground/monument sign will remain and a new building wall sign will be installed. There will be new wall-mounted building lighting and parking lot pole lighting and a new dumpster enclosure will be constructed.

Building Inspector Koncsol did have an opportunity to review the plans for the building as proposed and the new building meets the lot and yard requirements of the Zoning Ordinance for the C-2 Community Commercial District, including building height. The landscaping meets ordinance requirements and the petitioner is proposing to enhance the existing landscaping. The parking requirements are also met for the Zoning Ordinance including the location and number of driveways. The existing site sign will remain but a new ground/monument sign face is proposed as well as a new wall sign on the south/front building elevation facing Grand River, both which will require individual permits and will meet the sign requirements of Chapter 25 of the City Code of Ordinances.

Vice Chairperson Chiara called the Architect to the podium and opened the floor to questions from the Commissioners.

Edward Etcher, architect for the project, 11345 Moran Street, Hamtramck, Michigan came to the podium. He introduced himself and stated that Dr. Ahmad, owner of the property, was also present at the meeting.

Etcher stated that Dr. Ahmad put certain constraints on the project, that he wants two approaches to medicine, one holistic, and one traditional, housed in the same building so the floor plan reflects the two functions being kept separate, each with its own entrance and reception area and treatment rooms, and with a connecting corridor in the back with shared x-ray facilities.

He stated as far as the materials that will be utilized for the outside of the building, that different colors and materials will be used to break up the mass of the building. There will

be metal roofing and asphalt shingles and efface and stone and the different colors and materials will make it more interesting and give more definition to it. He stated that the two tower entrances will give the building a distinctive and tasteful look that will enhance the neighborhood with minimal impact.

Christiansen stated that he has displayed the site plan elements on the screen for the viewing audience at home and went over them in detail.

He indicated historically the building had been an NBD bank building and that the drive-thru is still there, that they are proposing to remove the building and the drive-thru and close the western driveway. He stated there will be a gated dumpster enclosure and that all of the landscaping is described on the site plan. Christiansen said that on the north lot line abutting residential there is a row of existing vegetation and that there has been dialogue regarding the condition of it, there are older trees there that have broken over time and need maintenance and pruning and asked if the Planning Commission is comfortable to allow the doctor to work with staff to look at removing trees and come up with a replacement plan using arborvitae or some sort of screen. He said conversation was had with the residents along that line and they did not want to see a masonry wall put in there.

He pointed out the expansion of the parking area and the significant upgrade in the lighting with it being shielded to avoid shining into adjacent properties.

The floor was opened up for questions by the Commissioners.

Buyers asked Etcher if he had brought any samples of the materials and Etcher replied that the doctor wanted to pick them out but that they would be neutral colors which he tried to portray in the renderings.

Chiara stated he he saw the 25 necessary parking spaces but asked where the handicapped ones were and Etchin pointed to them on the screen.

Chiara then asked how many employees the facility would have and Etcher replied four plus the doctor himself. Chiara then asked if it would be the same doctor for both the holistic and the traditional side and Etcher replied yes.

The doctor then explained that there is a new therapy for chronic pain, knee pain, back pain, where they inject concentrated oxygen so there are many patients that come from as far away as Ohio and Illinois for the therapy which is performed two times a week, with traditional medicine being performed three times a week.

Kmetzo asked about the expected length of the project completion date and Etcher stated if it gets started in October of this year they are hoping to have it completed by next summer.

MOTION by Buyers, support by Waun, to approve the site plan for 31806 Grand River Avenue as requested and previously approved by the Corridor Improvement Authority with the condition that the Petitioner work with staff with respect to the north border screening and vegetation and the culling of trees including the triangle section in the north corner as well as the large trees and that a sample of the materials be submitted for review by the Planning Commission when selected and available.

Motion carried, all ayes.

SITE PLAN AMENDMENT – FRONT PORCH/NEW ENTRANCE ADDITION, 33928 GRAND RIVER AVENUE

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

Director Christiansen stated this is a request for a site plan amendment for a front porch/new entrance addition, 33928 Grand River Avenue. He stated that in 2013, the City received an application from David and Wendy Lipka, 33928 Grand River Avenue, to construct a new covered wood porch addition for their existing 2-story single family residence. The Historical Commission and the Planning Commission both reviewed and approved the proposed addition at the May 13, 2013 Planning Commission Meeting. The addition was never constructed.

The applicant is now proposing to amend the previously approved site plan and to construct a modified front porch/new entrance addition for their existing 2-story single family residence and they are no longer proposing the “wrap-around” covered wood porch. There are additional architectural enhancements also being proposed.

The amended plans have been reviewed and approved by the Historical Commission as well as the Economic and Community Development Departments review of the dimensional aspects of the amended plan and deemed it as meeting the requirements of the District.

Christiansen put the amended site plan on the screen for the Planning Commission and the viewing audience to show the proposed changes to the plans that were approved in 2013 with the east elevation showing view from the side with new stone material proposed

along base along Grand River and east elevation as well. He stated it was approved by the Historical Commission and they recommend approval.

The floor was opened up for questions by the Commissioners.

MOTION by Waun, seconded by Buyers, to approve the site plan amendment – front porch amendment/new entrance addition, for 33928 Grand River Avenue.

Motion carried, all ayes.

PUBLIC COMMENT

None heard.

PLANNING COMMISSION COMMENTS

Christiansen thanked the Commissioners for their attendance at the meeting and Commissioner Chiara for chairing the meeting. He also thanked them for their help in the transition to Epackets from the paper hard copies.

ADJOURNMENT

MOTION by Buyers, seconded by Waun, to adjourn the meeting.

Motion carried, all ayes.

The meeting was adjourned at 7:46 p.m.

Respectfully submitted,

Secretary

**Farmington Planning Commission
Staff Report**

**Planning Commission
Date:** November 13, 2017

**Reference
Number
4**

Submitted by: Kevin Christiansen, Economic & Community Development Director

Description Pre-Application Conference with Planning Commission on PUD Planned Unit Development Concept Plan – Old 47th District Courthouse Property

Background

This item is a pre-application conference (discussion and review) with the Planning Commission on a proposed PUD planned unit development concept plan for the redevelopment of the Old 47th District Courthouse Property. Article X. PUD Planned Unit Development, Section 35-135. Approval Procedure of the Zoning Ordinance provides PUD applicants an opportunity to request an optional pre-application conference with the Planning Commission on a proposed PUD concept plan. The purpose of the pre-application conference is to discuss the appropriateness of a PUD and the concept plan to solicit feedback and to receive requests for additional materials supporting the proposal. An applicant desiring such a conference shall request placement on a Planning Commission agenda.

The applicant, Boji Development, Inc. of Farmington Hills, has submitted a PUD concept plan for the redevelopment of the Old 47th District Courthouse Property. The concept plan includes a proposed layout/site plan, proposed floor plans and proposed building elevations. Also attached is an aerial photo and an existing conditions survey of the site. The applicant will be at the November 13, 2017 meeting to present the PUD concept plan to the Commission.

Attachments



City of Farmington CivicSight Map

MAP LEGEND:

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

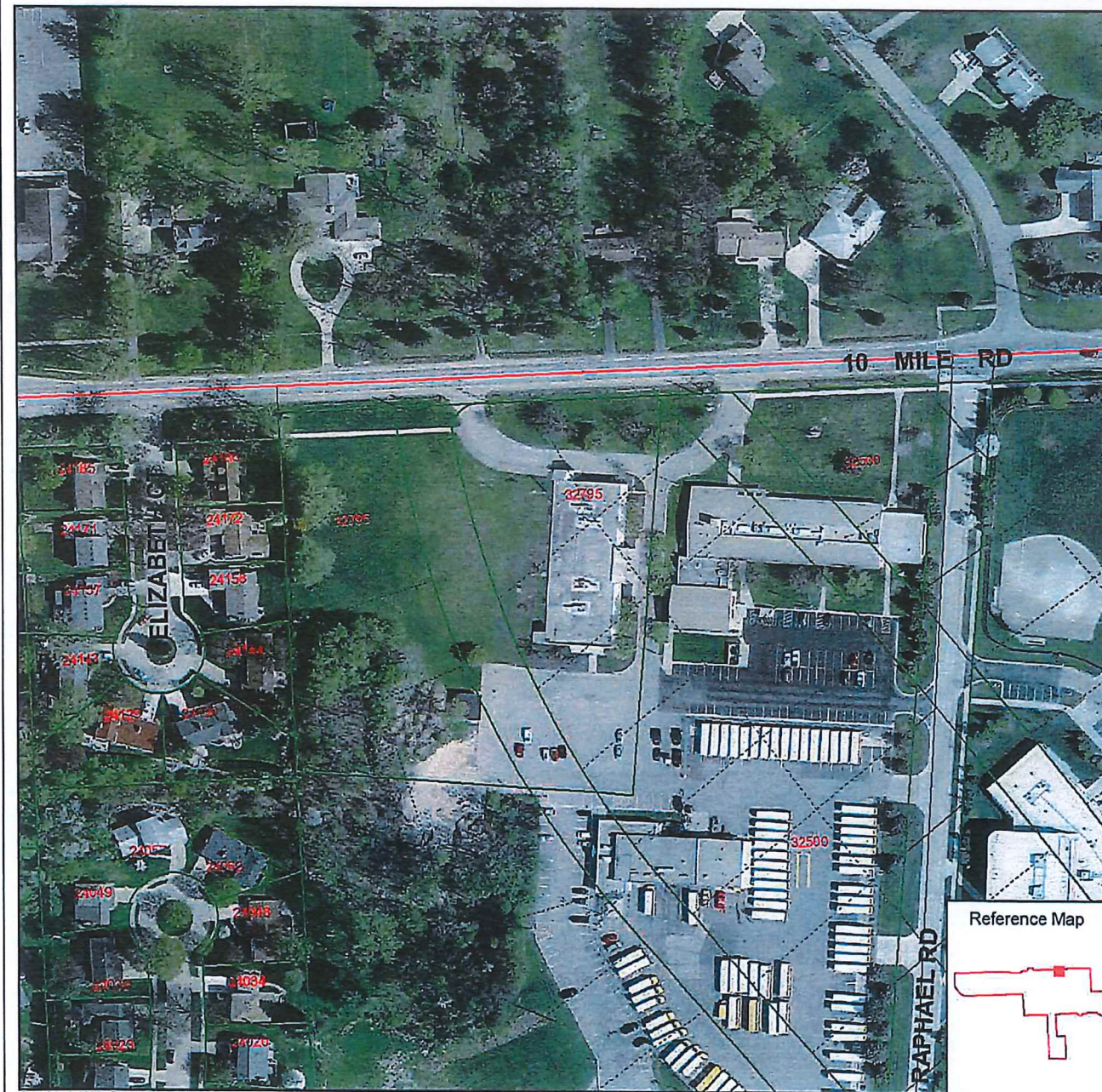
Map Scale: 1 inch = 165 feet

Map Date: 6/07/2014

Data Date: May 30, 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 sources mentioned above should be consulted for verification of the information. Once again, USE AT YOUR OWN RISK !!!



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Seal: _____

Title: _____
Concept Plan

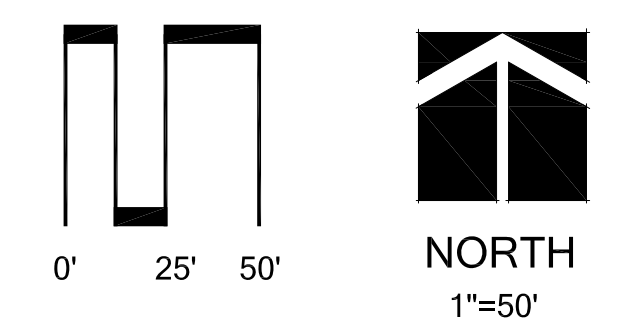
Project: _____
Ten Mile Site
 Farmington, Michigan

Prepared for: _____
 Boji Development
 31000 Northwestern Highway, Suite 145
 Farmington Hills, Michigan 48334
 248.702.6919

Revision: _____ Issued: _____
 Review September 6, 2017
 Revised September 11, 2017

Job Number: _____
 17-049

Drawn By: _____ Checked By: _____
 jca jca



Sheet No. _____

SP-1



Site Summary

Existing Zoning	R-1
Proposed Zoning	PUD
Gross Site Area	3.88 Acres
Less ROW	0.29 Ac
Net Site Area	3.59 Acres
Front Yard Setback	30'
Side to Side Setback	10'
Rear Yard Setback	35'
Units Shown	14 Units
Density Shown	3.89 Du/Ac (14 / 3.59 Acres)
Unit Size	43' x 60'



Seal: _____

Title: _____
Concept Plan

Project: _____
Ten Mile Site
 Farmington, Michigan

Prepared for: _____
 Boji Development
 31000 Northwestern Highway, Suite 145
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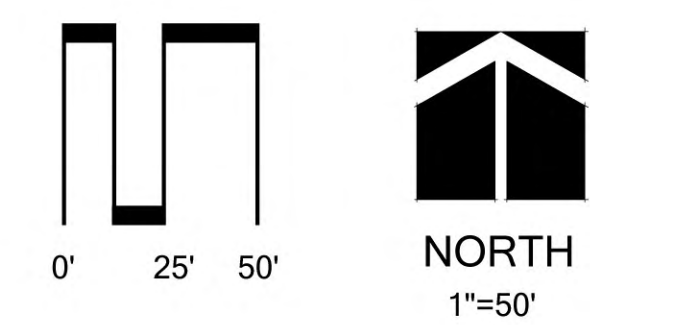
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Units Shown	14 Units
Density Shown	3.89 Du/Ac (14 / 3.59 Acres)
Unit Size	43' x 60'

Revision: _____ Issued: _____
 Review: _____ September 6, 2017
 Revised: _____ September 11, 2017

Job Number: _____
 17-049

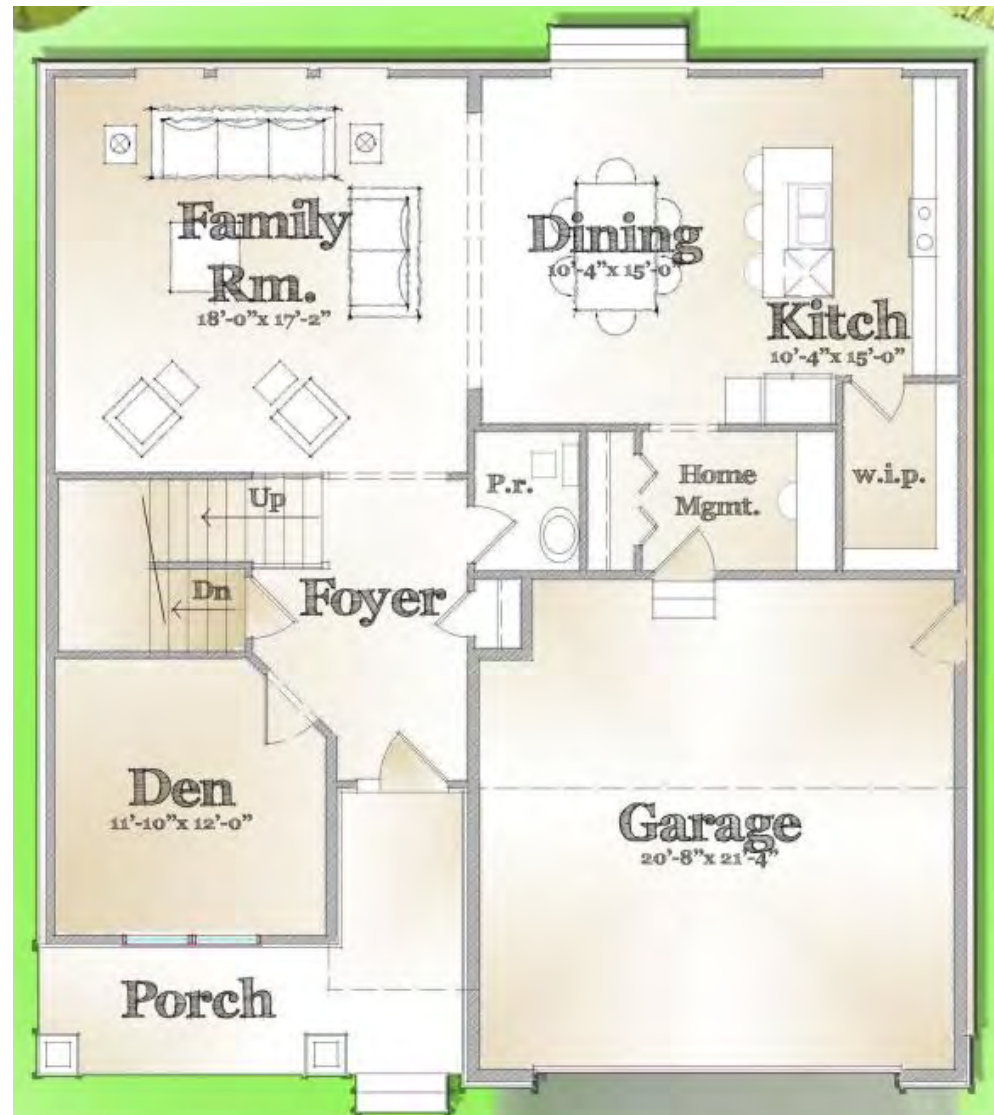
Drawn By: _____ Checked By: _____
 jca jca



Sheet No. _____

CONCEPT HOME B

May 2017



Square Feet: 2467

Beds: 4

Baths: 2 1/2



TK DESIGN
&
ASSOCIATES

BojiHOME
BUILDERS

CONCEPT HOME C

May 2017



Square Feet: 2739

Beds: 4

Baths: 3 1/2

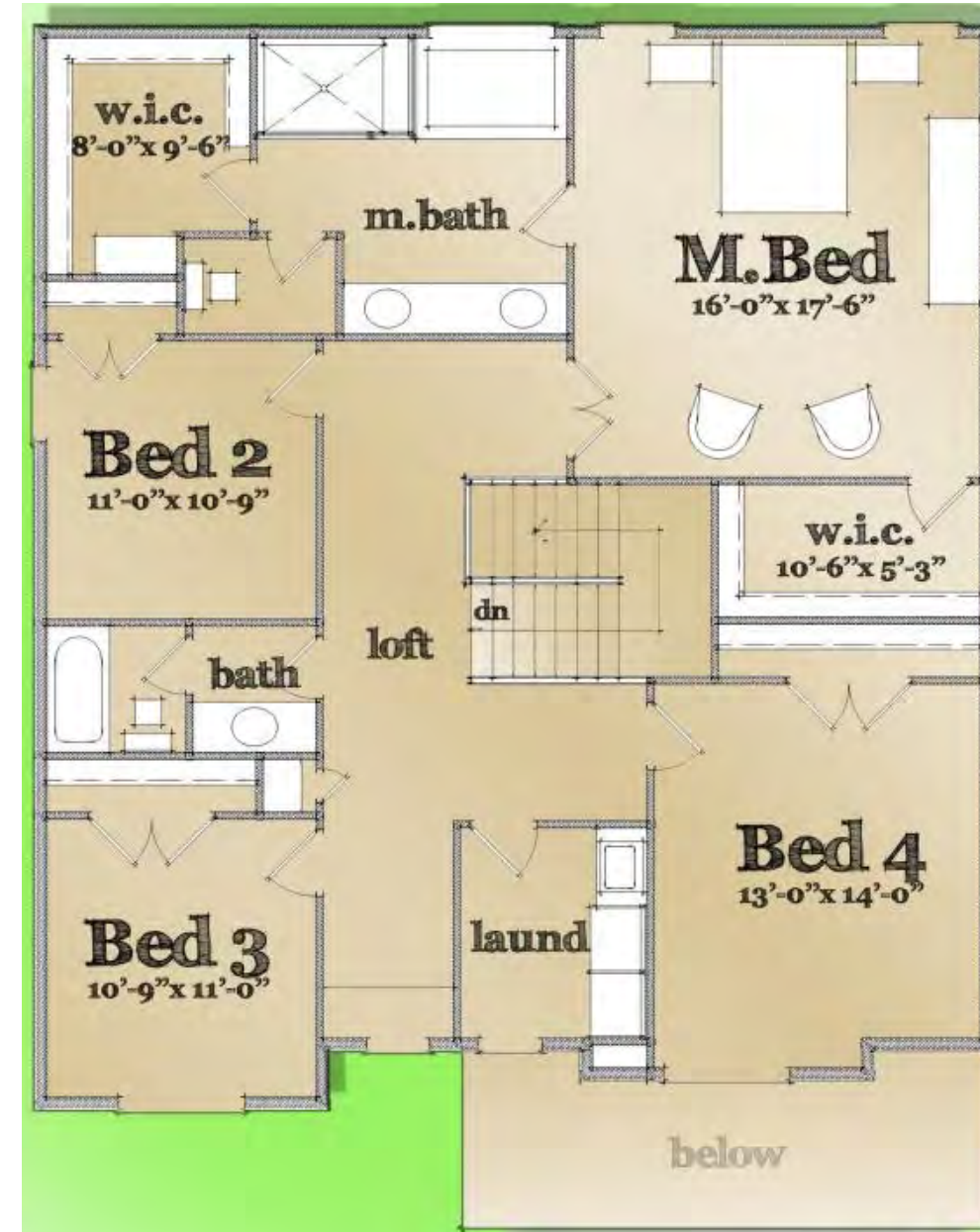
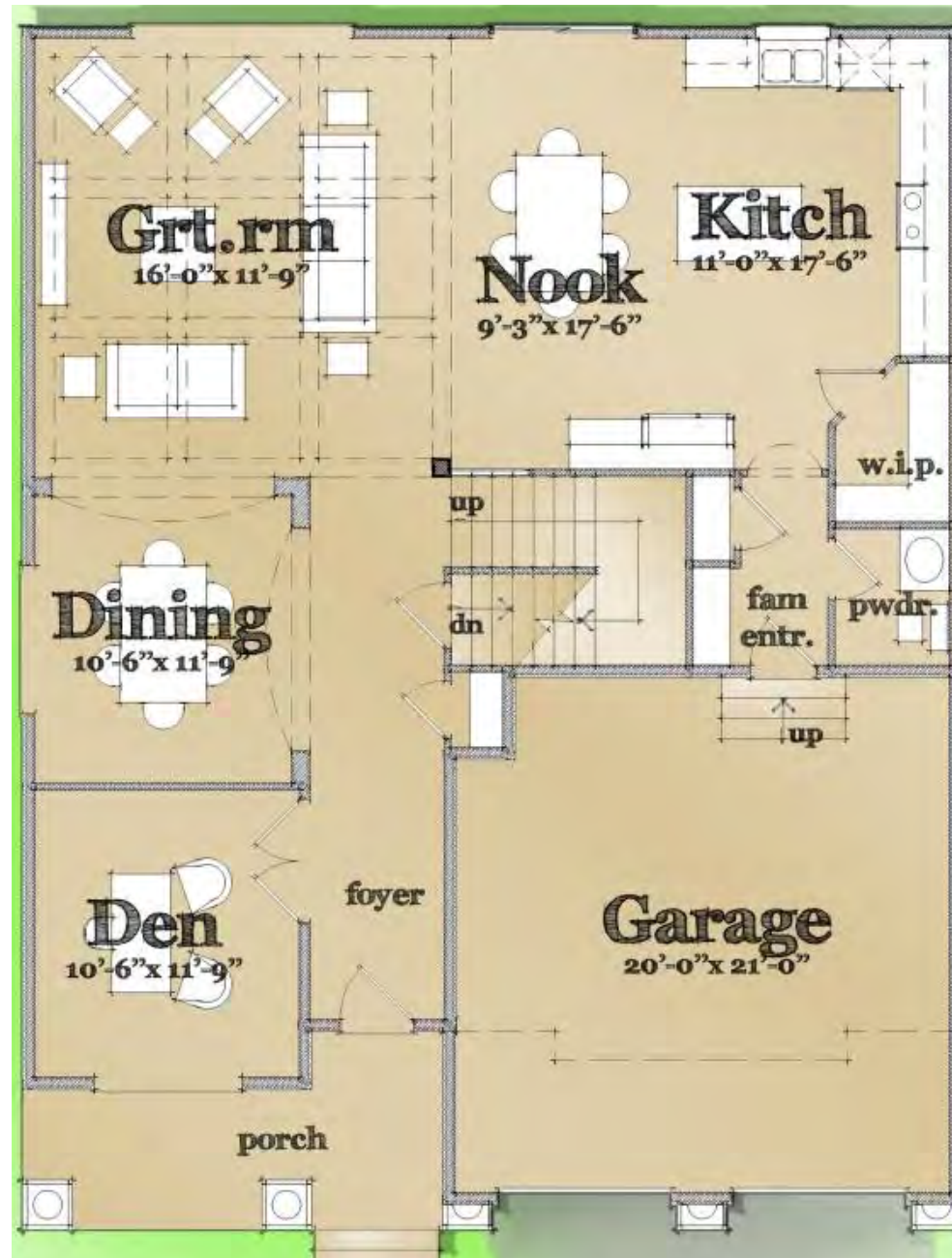


TK DESIGN
&
ASSOCIATES

BojiHOME
BUILDERS

CONCEPT HOME D

May 2017



Square Feet: 2810

Beds: 4

Baths: 2 1/2

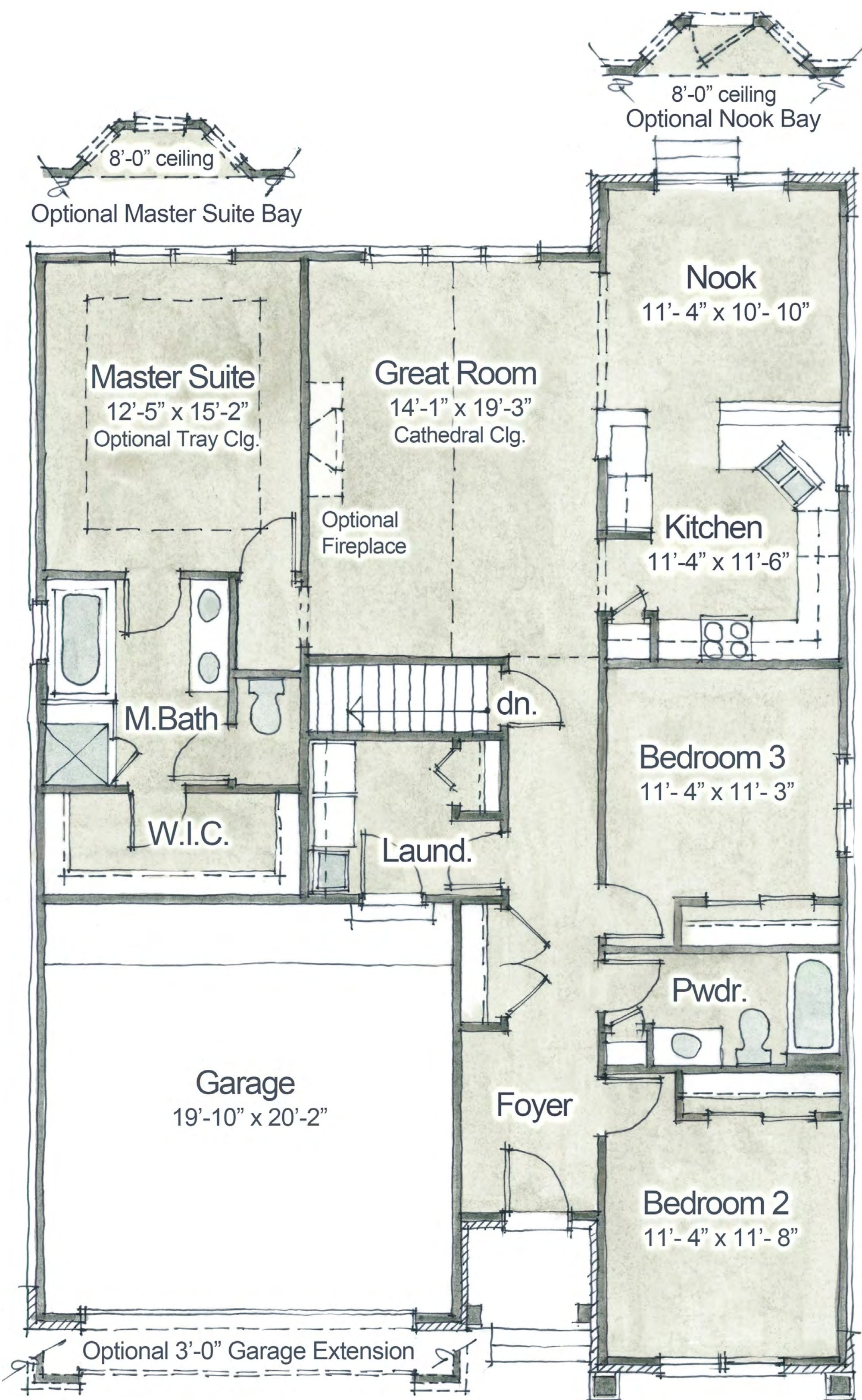


TK DESIGN
&
ASSOCIATES

BojiHOME
BUILDERS

FEATURES

- 3 BEDROOMS
- 2 BATHROOMS
- 9'-0" FIRST FLOOR CEILINGS
- 2 CAR GARAGE
- OPEN KITCHEN & NOOK
- PANTRY CLOSET
- LARGE GREAT ROOM WITH CATHEDRAL CEILING
- PRIVATE & LUXURIOUS MASTER SUITE WITH SPACIOUS WALK IN CLOSET, SOAKING TUB, SEPARATE SHOWER & PRIVATE WATER CLOSET
- PLENTY OF CLOSET SPACE THROUGHOUT



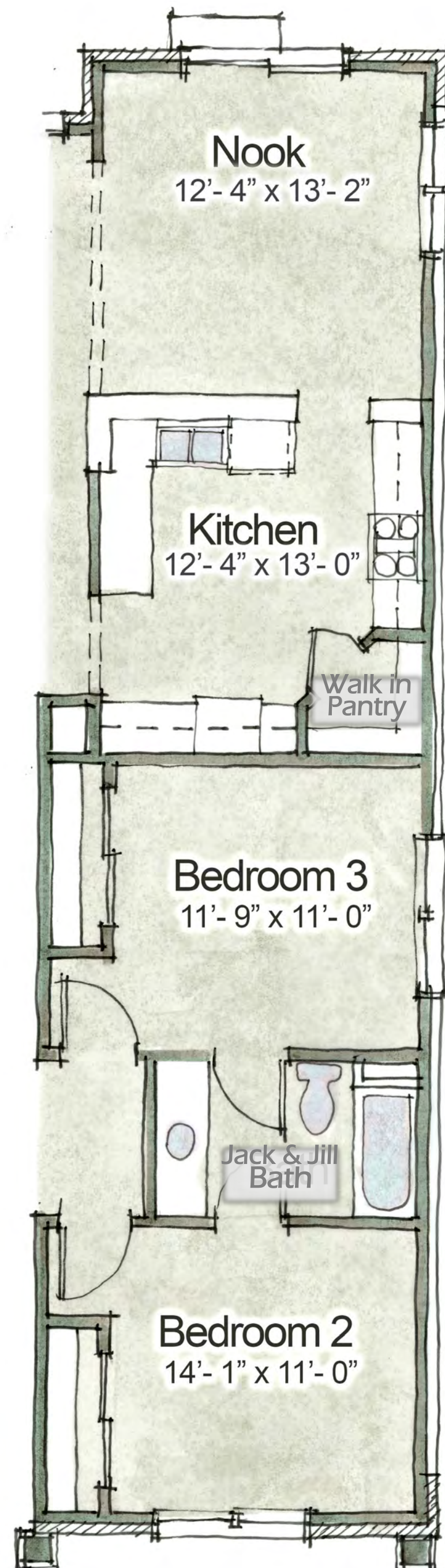
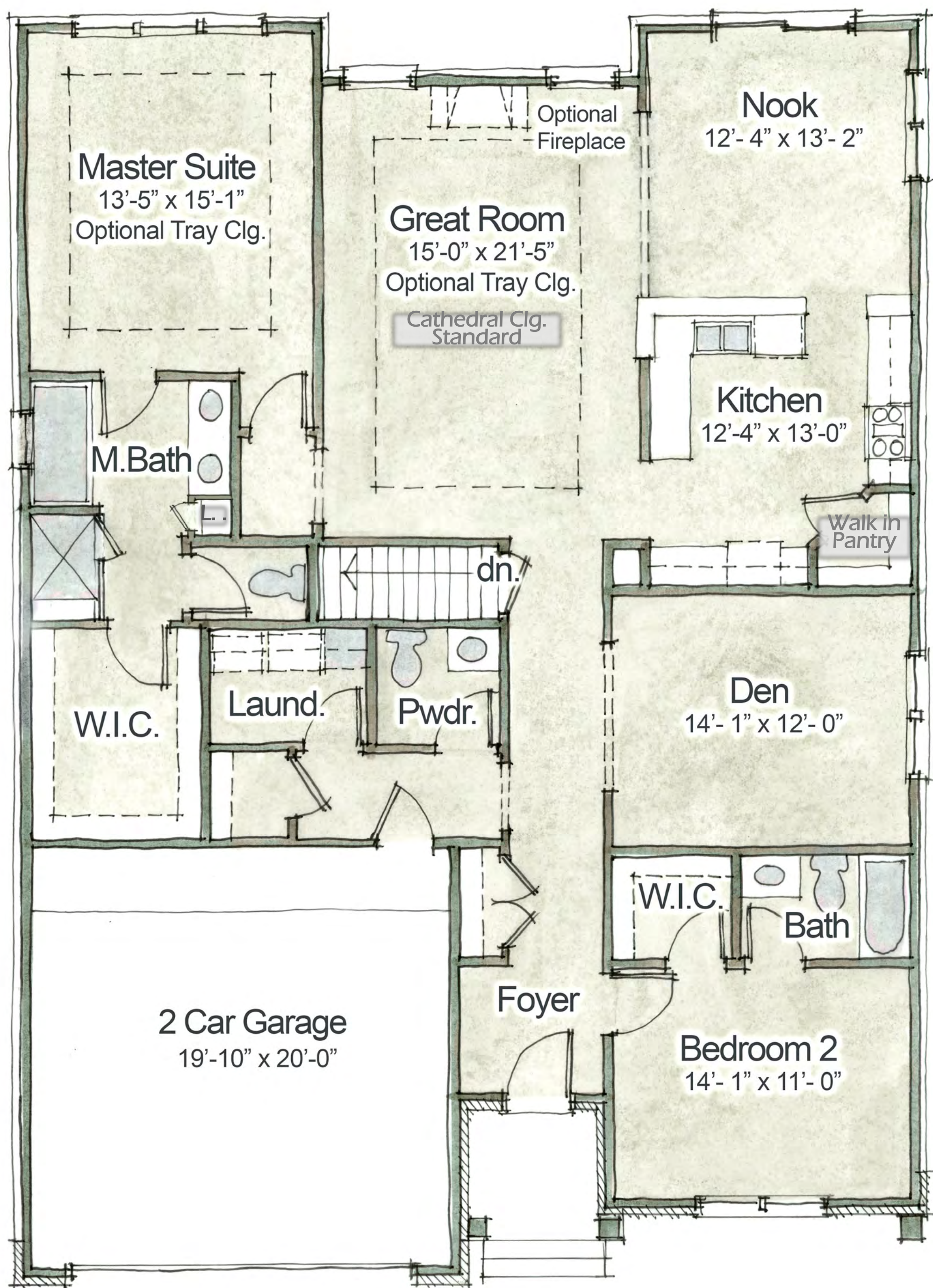
First Floor

9'-0" Ceiling

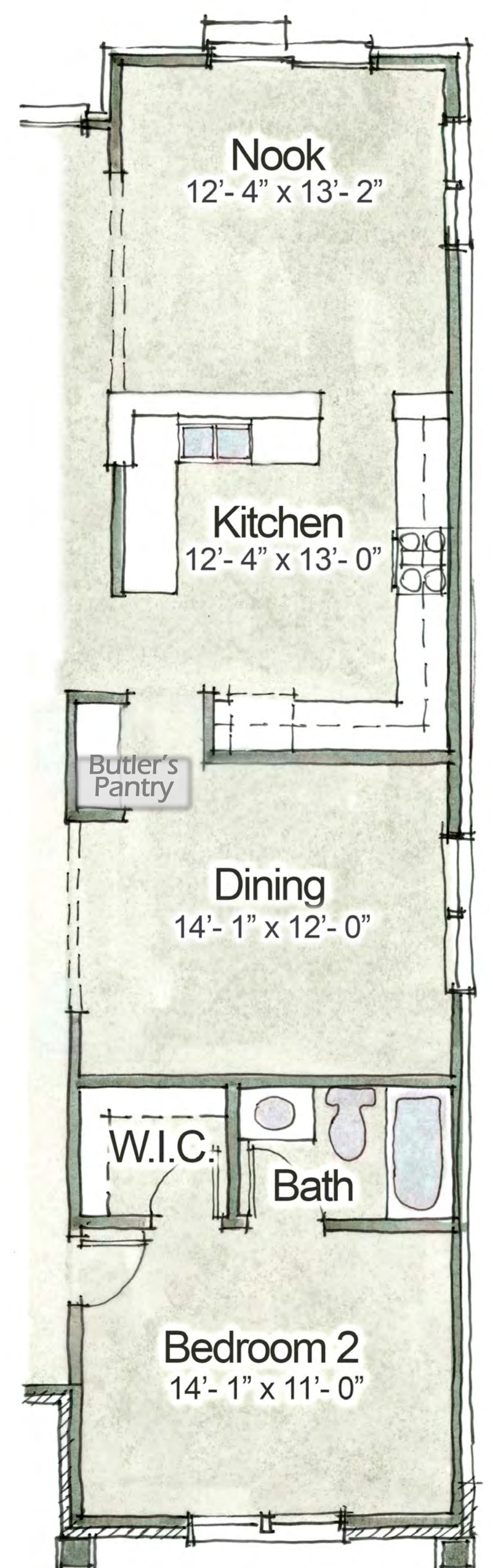


FEATURES

- 2 OR 3 BEDROOMS
- 2 1/2 BATHROOMS
- 9'-0" FIRST FLOOR CEILINGS
- 2 CAR GARAGE
- OPEN KITCHEN, NOOK & LARGE GREAT ROOM
- WALK-IN PANTRY
- PRIVATE & LUXURIOUS MASTER SUITE WITH SPACIOUS WALK IN CLOSET, SOAKING TUB, SEPARATE SHOWER & PRIVATE WATER CLOSET
- PLENTY OF CLOSET SPACE THROUGHOUT
- 3 LAYOUT OPTIONS AVAILABLE TO SUIT YOUR LIFESTYLE



BEDROOM #3 OPTION



DINING ROOM OPTION

First Floor

9'-0" Ceiling







Calendar for Fiscal Year 2019-24 Capital Improvement Program Process

October	Planning Meeting to discuss calendar Kevin, Lisa, David, Chris
November	Planning Meeting to discuss possible revisions to CIP Kevin, Lisa, David, Chris
November	Department Heads meet to discuss CIP Program at Department Head Meeting.
December 4	City Council meets to discuss CIP Program and to appoint representative to CIP Steering Committee. Items must be submitted by January 3.
December 6	DDA Meeting to discuss CIP and appoint Kate or a Board member to Steering Committee. Items must be submitted by January 19.
December 14	CIA Meeting to discuss CIP Program and appoint representative to CIP Steering Committee. Items must be submitted by January 19.
December 11	Planning Commission meets to discuss CIP Program and appoint a member to serve on the committee. Items must be submitted by January 19.
December 13	Department Head meeting to discuss new CIP Program. Items must be submitted by January 19
January 3	City Manager's Office to schedule 3 meetings in January/February for CIP Steering Committee.
January 3	Council submits CIP requests.
January 3	DDA to formalize items for submission to CIP Steering Committee.
January 8	Planning Commission to formalize items for submission to CIP Steering Committee
January 11	CIA to formalize items for submission to CIP Steering Committee.

January 19	Department Heads submit CIP requests. CIA submits CIP requests. DDA submits CIP requests. Planning Commission submits CIP requests.
January 26	Draft Schedule of Capital Improvements circulated to CIP Steering Committee.
Jan 29 – Feb 9	CIP Steering Committee meets to create CIP..
Feb 12 – Feb 16	Draft CIP created.
Feb 21	E&CD advertises Public Hearing for FY 2019-24 CIP on February 25 and posts plan on website on February 23.
March 12	Planning Commission meets to hold public hearing regarding CIP and possibly approve plan.
April 9	Planning Commission meets to approve CIP if not already approved on March 12.
April 16	City Manager submits CIP along with proposed budget to City Council.
April 23	City Council Budget Review Session & Review of DDA Budget.
April 24 - May 25	City Council reviews and adjusts proposed budgets.
May ???	2 nd Council Review Session, if necessary.
May 21	City Council schedules budget and millage public hearing for June 19.
June 7	City Clerk advertises Public Hearing for FY 2017-18 Budget.
June 18	City Council holds Public Hearing regarding FY 2017-18 Budget and Millage Rate, and considers adoption.
June 19	City Clerk publishes summary of adopted budget.

Planning Commission
 Department Heads
 DDA
 City Council
 CIA