

FARMINGTON PLANNING COMMISSION PROCEEDINGS
City Council Chambers, 23600 Liberty Street
Farmington, Michigan
April 9, 2018

Chairperson Crutcher called the Meeting to order at 7:00 p.m. at City Council Chambers, 23600 Liberty Street, Farmington, Michigan, on Monday, April 9, 2018.

ROLL CALL

Present: Chiara, Crutcher, Gronbach, Majoros, Perrot, Waun

Absent: Kmetzo

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Director Christiansen, Recording Secretary Murphy

APPROVAL OF AGENDA

MOTION by Chiara, seconded by Majoros, to approve the Agenda.

Motion carried, all ayes.

APPROVAL OF ITEMS ON CONSENT AGENDA

a. March 12, 2018 Minutes

MOTION by Majoros, seconded by Chiara, to approve the items on the Consent Agenda.

Motion carried, all ayes.

SITE PLAN REVIEW – 33309 SHIAWASSEE ADDITION

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

Christiansen thanked the Chairman and stated that Section 13.02 of the Zoning Ordinance specifies uses subject to the site plan approval requirements in the Zoning Ordinance. Construction and renovation and expansion within the Historical District are subject to Planning Commission approval. The Code further states prior to submittal of the site plan to the Planning Commission, a site plan shall be submitted to the City's Historical Commission for review and comment. The City received an application from Pine Building Company, Inc. on behalf of James Schachern, 33309 Shiawassee, to construct a 557 square foot rear addition to the existing two-story single family residence. The design and location of the addition is shown on the plans and information that are attached with the staff report.

The Historical Commission reviewed the plans on March 22nd at its meeting in March and unanimously recommends approval of the plans as submitted.

The Planning Commission is to review the esthetics of the proposed addition and the addition as proposed is in accordance with the Zoning Board and its site plan requirements and the Building Department requirements of the single-family residential zoning district where this property is located.

If you look at your staff packet and up on screen we have this information as well. He showed an aerial photo of the subject property located on Shiawassee, single-family homes are adjacent to both the east, west and south of the property. He pointed out a photograph submitted by the Petitioner, the front view, front elevation of the existing home and the detached two-car garage. He showed a photograph of the rear of the single-family residence showing the rear of the house and also the existing deck. He showed another view of the rear from the southwest corner showing the addition as proposed. A picture of the adjacent property to the east at 33221 Shiawassee was also shown. A photograph of the property from the front was also put on the screen as well as the survey from the property showing the existing conditions. He indicated this is an area of older single-family homes, part of the Historic District.

He went over the floor layout as submitted by the Petitioner, showing the existing floor plan and stated the Petitioner is proposing to modify those areas and to expand the footprint of the home to the rear, so that the family room and deck area being enclosed and expanded into to create an expanded family room and a nook area, and modifications to the kitchen, and to the bathroom as well, a powder room and walk-in closet and walk-in pantry, so the bathroom becomes a powder room and a walk-in pantry in the kitchen. The master bedroom expansion takes some of the bathroom area, an expansion of the walk-in closet, and the expansion of the master bedroom includes a master bathroom. There is a relocation of the deck, a new deck.

The elevation drawings were shown that were submitted by the Petitioner, depicting the expanded family room, chimney area, flue and the nook, the nook area being where the deck is currently at. The new deck will be to the west that comes outside of the expanded master bedroom which accesses onto the deck and the east and west elevations were shown as well.

He reiterated these plans were reviewed by the Historical Commission at their March 22nd, 2018 meeting where they unanimously recommended for approval to the Planning Commission.

He stated the homeowner is present at the meeting and the contractor as well.

Crutcher thanked Christiansen and called the contractor to the podium.

Lou Aiello, from Pine Building Company, came to the podium and stated he would be happy to answer any questions the Commissioners might have.

Chiara asked when he anticipated starting the project and stated his office staff will schedule a date approximately two weeks after receiving the permit and bank approval for the financing.

Gronbach stated that customarily samples of the materials they are going to be used are brought to show the Planning Commission and asked if they would be compatible to the existing siding, and color scheme and the Petitioner stated they would match with what is on the home now.

Crutcher stated it looks like they are adding on to the footprint of the building and asked if it complied with all setback requirements and the Petitioner responded in the affirmative, that all setbacks are complied with. Crutcher stated that the site plan should reflect that and the Petitioner stated they would include it in the site plan.

Christiansen pointed out the existing survey of the property shows that the addition as proposed is in line with both the east side and the west side of the existing footprint of the house and goes into the rear and that the setback requirements are met.

MOTION by Gronbach, supported by Chiara, to approve the site plan addition at 33309 Shiawassee.

Motion carried, all ayes.

Waun thanked the homeowner for staying in the community and expanding his house.

James Schachern, 33309 Shiawassee, stated he loves the historical aspects of his home, that he grew up in a home like this and they planned on keeping the traditional look of the home and that the expansion will help by providing more room for him and his family. He thanked the Planning Commission for their approval.

PUBLIC COMMENT

None heard.

PLANNING COMMISSION COMMENTS

Commissioner Perrot stated that he had an opportunity to attend a workshop last month offered by the Michigan Association of Planning, a nonprofit organization that basically supports smaller communities to understand planning and the requirements thereof. He

indicated it was an excellent learning tool for both his seat on the Planning Commission and the Zoning Board of Appeals and would recommend it highly. He said he came away seeing how well off Farmington is as far as organization and Master Plan development and the Capital Improvement Plan and how all the plans fit in together.

He thanked City Administration for their help in getting him registered for the event and stated he is looking forward to more workshops in the future.

ADJOURNMENT

MOTION by Majoros, supported by Chiara, to adjourn the meeting.
Motion carried, all ayes.

The meeting was adjourned at 7:15 p.m.

Respectfully submitted,

Secretary