



**PLANNING COMMISSION MEETING**  
**Monday, October 14, 2019 – 7:00 p.m.**  
**City Council Chambers**  
**23600 Liberty Street**  
**Farmington, MI 48335**

---

## **AGENDA**

- 1. Roll Call**
- 2. Approval of Agenda**
- 3. Approval of Items on the Consent Agenda**
  - A. August 12, 2019 Minutes**
- 4. Introduction/Discussion and Request to Schedule Public Hearing for Planned Unit Development – Certainty Home Buyers, LLC, 22100 Hawthorne Street**
- 5. Site Plan Review for Proposed Multiple Family Residential Condominium – Leo Soave, 32057 Grand River Avenue**
- 6. Public Comment**
- 7. Planning Commission Comment**
- 8. Adjournment**

FARMINGTON PLANNING COMMISSION PROCEEDINGS  
City Council Chambers, 23600 Liberty Street  
Farmington, Michigan  
August 12, 2019

Chairperson Crutcher called the Meeting to order at 7:00 p.m. at City Council Chambers, 23600 Liberty Street, Farmington, Michigan, on Monday, August 12, 2019.

**ROLL CALL**

Present: Chiara, Crutcher, Kmetzo, Majoros, Perrot, Waun, Westendorf  
Absent: None  
A quorum of the Commission was present.

**OTHER OFFICIALS PRESENT:** Director Christiansen, Attorney Saarela, Recording Secretary Murphy

**APPROVAL OF AGENDA**

MOTION by Chiara, seconded by Perrot, to approve the Agenda.  
Motion carried, all ayes.

**APPROVAL OF ITEMS ON CONSENT AGENDA**

**A. July 8, 2019 Minutes**

Commissioner Majoros stated that I would like to personally apologize to Mr. Christiansen and to his fellow Commissioners for at the conclusion of the meeting, I just want to go on record as saying, Kevin, I appreciate everything you do, I know it's a little frustrating for me personally, and I apologize for that, and I just want to state I appreciate everything you do and I thought I was a little out of line so I just want to say I apologize.

Christiansen replied there's no apology necessary, I appreciated everything you do and thank you very much.

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

**PUBLIC HEARING – CITY OF FARMINGTON DRAFT MASTER PLAN UPDATE 2018-2019**

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

Director Christiansen stated that this item is a Public Hearing for the Draft City of Farmington Master Plan Update 2018-2019. As the Planning Commission is aware, City Administration, City Consultants and the Master Plan Update Committee have been

working diligently on the update and moved it forward to the Planning Commission for their consideration.

At the May 13<sup>th</sup> meeting the Commission discussed and reviewed the Draft Master Plan Update and scheduled the required Public Hearing for the August 12<sup>th</sup> meeting. A copy of the minutes back in May is attached with the staff packet.

At their June 3<sup>rd</sup> Regular Meeting, City Council approved the Draft City of Farmington Master Plan Update 2018-2019 for distribution. They didn't approve the Plan, but they approved it as required by State statute for distribution. And there's a copy of the minutes with that action from City Council attached with your staff packet as well.

The following additional information is part of this staff packet and that is Draft City of Farmington Master Plan Update 2018-2019, and Notice of Public Hearing, the link to the Master Plan.

Christiansen stated he would like to put the Master Plan on the screen and turned it back over to Chairperson Crutcher and that the purpose of this item this evening is to hold the required Public Hearing, to open then the Public Hearing to anybody that wants to speak, to allow them to speak on the Master Plan, take public comment and then come back to the Commission. There is no action required on this item this evening.

MOTION by Majoros, supported by Perrot, to open the Public Hearing.  
Motion carried, all ayes.

(Public Hearing was opened at 7:04 p.m.)

## **PUBLIC HEARING**

Chairperson Crutcher opened the Public Hearing for public comment.  
Hearing none, on a motion by Chiara, supported by Kmetzo, to close the Public Hearing.  
Motion carried, all ayes.

(Public Hearing was closed at 7:05 p.m.)

Director Christiansen stated the next step is that State statute requires that notification be placed in a newspaper of general circulation, and that a public comment period then take place. And when City Council approved the distribution of the Draft Master Plan Update back in June, a public notice was sent out and then the 63-day period commenced and then this evening was the public hearing.

However, there's some additional time that Administrative have talked about providing, some additional time to allow for some comment to be made. There are some other entities, too, as statute required originally the Notice of Intent, there's also a Notice of Distribution to be provided and responded to, so there is some additional time to do that and that's why there is no action this evening. And in light of that, we have not received any comment to date, we'd like to, administratively we'd like some additional time to provide for any public comment because it's such a significant document as we worked on quite significantly and the Steering Committee and the Planning Commission. We want to make sure that those that want to way in have the opportunity and we're going to give them a second opportunity.

So, in light of that, no action is required this evening. We'll probably look to come back probably after another extended period of time, it may not be September, it possibly could be October meeting, so we'll give some additional time, another time period, maybe again that 63 days and then come back to the Planning Commission.

In the meantime, we have had response to the communications that have gone out to statutorily the agencies required to make aware we're updating our Master Plan and that includes Oakland County, and Oakland County Economic Development, Oakland County Planning, scheduled a meeting of their zoning subcommittee. And at that meeting which was last Tuesday, they reviewed the updated Master Plan as proposed and unanimously approved the City of Farmington Master Plan Update 2018-2019. What they found was that it was not inconsistent with adjacent community's master plans is what their requirement is to do. That is, Mr. Chairman, you have before you, you have a review letter from Oakland County, and then you have a letter indicating the action of last Tuesday. So that's for your record as chairperson.

## **PUBLIC HEARING – ZONING ORDINANCE TEXT AMENDMENT: MARIJUANA ESTABLISHMENTS**

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

Director Christiansen stated this item is a Public Hearing for a Proposed Zoning Ordinance Text Amendment regarding Marijuana Establishments. The Proposed Amendment would add the definition of the term "Marijuana Establishments" to Chapter 35 of the Zoning Ordinance, Article 21 Definitions, and amend Article 2, General Provisions, to add new Section 35-61, entitled "Marijuana Establishments." Prohibiting marijuana establishments within the City of Farmington, pursuant to Michigan Regulation and Taxation of Marijuana Act initiated Law 1 of 2018, MCL 333.27951, *Et Seq.* The following additional information is attached with your staff packet for this item. A memorandum from the City Attorney, a Notice of Public Hearing, and a copy of the Proposed Ordinance.

The City Council has considered this item and it has, following the City Attorney's direction, acted on this item and has amended the City of Farmington General Code of Ordinances. So our General Code of Ordinances is a big book of Codes and Ordinances, has been amended to reflect what is now being requested of you. What is being requested of you is to do the same thing as Council has done and place it in the Zoning Ordinance. The Zoning Ordinance's responsibility is Planning Commission with respect to statutory Public Hearings to amend the Zoning Ordinance and that's why it's before you this evening.

Subsequent to your review and action by the Planning Commission, it will be forwarded to the City Council for their consideration, since as they're a legislative body, they have final decision on changes to the Zoning Ordinances since that's also in the City Code.

Our City Attorney is here this evening with us, if you have any questions. Mr. Chair, I can just flip through really quickly. There is a memorandum from the City Attorney that I've reviewed with the City Attorney and what's placed in your packet after that discussion, they basically describe what is being requested this evening and the reason for it. This is the Public Notice for this evening and again, as I indicated, there is an amendment to both the definition section of the Zoning Ordinance, and also to the General Provisions section of the Zoning Ordinance as well.

This is the Ordinance considered by the City for Chapter 35 for the Zoning Ordinance. So this follows along with what is being requested this evening by the Planning Commission in consideration of this item.

So the action of the Planning Commission this evening is to hold the Public Hearing and make recommendation on this Ordinance to the City Council.

Chairperson Crutcher opened the floor for motions from the Commission to open the Public Hearing.

MOTION by Westendorf, supported by Perrot, to open the Public Hearing.  
Motion carried, all ayes.

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

### **PUBLIC HEARING**

Chairperson Crutcher opened the floor for public comment.

Hearing none, on a motion by Majoros, supported by Chiara, to close the Public Hearing. Motion carried, all ayes.

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

Director Christiansen then stated as indicated the City Attorney is here this evening to entertain questions from the Commission on the legality of this issue or the responsibility of the City and what is being requested this evening, again, she will be happy to answer questions the Commission might have.

Chairperson Crutcher opened the floor for questions by the Commissioners.

Commissioner Chiara asked if Council has rejected any marijuana establishments in the City of Farmington and City Attorney Saarela replied that her understanding is yes. She went on to state that this is to make sure that the City has in all the necessary places in the Code and the Zoning Ordinance.

Chiara then asked whether it's a beauty shop, drug store, restaurant, or a marijuana establishment, it just fits in. Saarela replied what we're saying is it doesn't fit in.

Majoros then clarified whether that's an exclusive marijuana establishment or another establishment that may also choose to sell, so either a dedicated facility or if they chose to also sell marijuana, it doesn't matter, this would cover it.

Saarela stated it defines what a marijuana establishment is and that would track with statutory language for an establishment and that's how it would read.

MOTION by Chiara, supported by Waun, to accept the Ordinance to Amend the City of Farmington Code of Ordinances, Chapter 35, Zoning Article 21, Definition, Section 35-252. Definitions: to add a new definition of the term "marijuana establishments" and to Amend Article 2, General Provision, to add new Section 35-61, entitled "Marijuana Establishments", prohibiting marijuana establishments within the boundaries of the City of Farmington, pursuant to the Michigan Regulation and Taxation of Marijuana Act Initiated Law 1 of 2018 MCL 333.27951, *Et Seq.*

Christiansen then stated the action is a recommendation to the City Council of the approval of the Ordinance, and then everything else that Mr. Chiara said, that would be the correction action of the Planning Commission, if the maker of the motion and support are amenable to that modification.

Commissioner Chiara accepted the Friendly Amendment to his motion, with support by Waun, to move to approve and accept the text amendment and forward that recommendation to City Council to Amend the City of Farmington Code of Ordinances, Chapter 35, Zoning Article 21, Definition, Section 35-252, Definitions: to add a new definition of the term "Marijuana Establishments" and to Amend Article 2, General Provision, to add new Section 35-61, entitled "Marijuana Establishments", prohibiting marijuana establishments within the boundaries of the City of Farmington, pursuant to the Michigan Regulation and Taxation of Marijuana Act Initiated Law 1 of 2018 MCL 333.27951, *Et Seq.*

Motion carried, all ayes.

**PUBLIC HEARING FOR SPECIAL LAND USE AND SITE PLAN REVIEW FOR PROPOSED DRIVE-THROUGH – PANERA BREAD BAKERY, 34635 GRAND RIVER AVENUE**

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

Director Christiansen stated this item is a Public Hearing and consideration of a Special Land Use and Site Plan Review to construct a drive-thru on the east side of the existing Panera Bread Bakery building located at 34635 Grand River Avenue.

The existing commercial property is Zoned C-2, Community Commercial, drive-thru establishments are a Special Land Use in the C-2, Community Commercial District and require a Public Hearing and site plan review.

The Planning Commission scheduled the required Public Hearing and Site Plan Review at their July 8, 2019 meeting.

OHM Advisors, the City's Planning and Engineering Consultant has reviewed the Applicant's submitted plans and has provided a review letter which is attached with your staff report.

The Applicant is in attendance this evening to present his proposed Special Land Use and Site Plan to the Commission. The requested action of the Planning Commission is to review the submitted Special Land Use and Site Plan for the proposed drive-thru. What we have attached to the staff packet then is an aerial photograph which shows Panera Bread Bakery located on Grand River, also attached is the Public Hearing Notice, Request of Consideration of Special Land Use, Special Land Use Application is attached, and this was submitted by the Applicant. There's a Quit Claim Deed that has been provided as well as part of this information package.

The existing Panera Bakery is over twenty years old and it is an existing use that is in the building that was built for this use and it is on a property that, if I'm correct, is not owned by Panera, so the building is not owned by Panera and the Applicant is here if there's any changes to that this evening.

Also attached are plan documents with respect to the proposed drive-thru for the existing Panera Bread Bakery, they're rather detailed and it's my understanding the Applicant will go over these with you and walk you through that. So, we'll flip through these, if I can. This is a letter dated July 31<sup>st</sup>, 2019 regarding the drive-thru retrofit for Panera Bread Bakery Café, and this review is by the City's Planning and Engineering Consultant, OHM. With us this evening is Marguerite Novak, representing OHM, and she is here with respect to OHM's review and can provide that review to you and answer questions regarding their review this evening.

Marguerite Novak, OHM Advisors, stated she is a planner at OHM Advisors and that Jessica Howard from OHM is also present to discuss the engineering comments.

Novak stated she'll go over their planning comments. She indicated the letter is a combined engineering and planning review letter and it addresses compliance with the Zoning Ordinance, Master Plan, the Downtown Area Plan, Downtown Master Plan and the Downtown Parking Study. We start by giving a background to the project site, there is a summary of our comments and then a matrix of the fulfillment of the land use and zoning requirements.

So, the project is within the C-2, Commercial District, and with the addition of the drive-thru, it would be a Special Land Use. So, some of our comments on the Special Land Use requirements of the drive-thru, there are three items here, we want to see the correct number of stacking spaces shown on the site plan review. And then in addition, the parking spaces required for the restaurant, at least three spaces should be provided for customer and employee orders, that is in addition to the restaurant parking requirements.

Again, lastly, we would want to see more information and detail on the proposed location of the speakers, to ensure that any sound transmission is minimized to the neighboring residential areas.

There are some additional items here, a photometric lighting plan is needed, to further see the impact of lighting on the site. And the proposed awning needs to be shown on the site plan to ensure we have clearance for the drive-thru.



The last item I have here is further investigation is needed to ensure that no utilities are in the alley, and then further coordination with the City in permitting as well as adjacent property owners, the dumpster location, will be needed.

So basically in conclusion of our findings, we would reiterate that we defer to the Planning Commission on the Special Land Use requirements, and our comments are intended to help direct discussion.

Crutcher thanked Novak for her input.

Director Christiansen stated that he was sorry that he had not recognized Jessica Howard, who is also with OHM Advisors, who will provide engineering comments on the plan as proposed.

Jessica Howard, OHM Advisors, came to the podium. She stated that she just has a few engineering comments that are mostly for detailed engineering considerations, but just wanted to point them out now because they could change some of the intent of the Applicant for the site.

There are existing downspouts where they're proposing the drive-thru and they would recommend that the Applicant consider capturing the run-off and connecting it to their existing storm sewer system on site. And then it looks like part of that pavement goes towards the building, and they don't want to see any ponding or drainage issues created because of that, especially with cars going through there a lot more than what's going through there now.

And then there's a proposed retaining wall extension so they would want to look at more of the details for that retaining wall because that would actually be holding back dirt from the adjacent property, it's not just an esthetically pleasing wall to separate it from the adjacent properties, so there would be additional information as far as the height, the material type and just calculations for that wall that would be needed during future submittals and that's it.

Chairperson Crutcher then opened the floor for questions for the Planning and Engineering advisors from OHM.

Commissioner Majoros asked about stacking, if you look at the plan, is eight not sufficient for stacking and asked for clarification.

Novak replied that stacking, it mentions that they have ten stacking spaces, so there is a discrepancy with the plans.

Majoros then asked Christiansen if there is a minimum required in the Ordinance, is it eight or ten and Christiansen responded it's ten.

Majoros then stated there is insufficiency in stacking, and then it sounds like your other comment about the holding spaces, that's for people that order and it's not ready yet, so you pull to the side and you wait. And just the way the location is, they would have to shoot back around and park in a physical spot, so do a little 180 and go around. Like at a McDonald's, you can pull up and wait and then you can zip around after you pick up your stuff. It's physically impossible here because Spot One is where the window is so you can't pull ahead and wait there, there's really no way to maybe move around, and my assumption is the only way to resolve that is by a 180 into an existing parking spot; is that correct?

Novak replied essentially, yes.

Chairperson Crutcher asked if there were further questions from the Planning Commission. Hearing none, he then called the Applicant to the podium.

Matt Diffen, Diffen & Associates, Civil Engineers for the project, came to the podium and introduced Mike Brunetto, from Panera. He stated they reviewed the comments the Engineer and Planner put together. He stated the drive-thru stacking, they feel they can work through that, they just had a last-minute change from Panera where they wanted to move the menu board and so somehow, they lost a couple spaces, so they are entertaining a few ideas on how to handle that. So, whether they bring plans back next month and this gets tabled, or if that's something that you can have them look at, he believes he can make that work.

Diffen went on to state as far as the Commissioners' comments about the other three spaces that are required, he is correct, they will have to come around, and whether they pick spots here or over here, it depends on what's easier on the people inside the restaurant to get their food too, they still have enough parking to meet the minimum requirements for the three for that, so it's just a matter of what's the most, the best operational position for those to be.

Majoros stated that at some places we count street parking to get to the minimum required but what we're hearing is we have three spaces that would be designated as "hold for customer pick-up order", we're not impeding into the minimum required parking based on what's there now for the existing use.

Christiansen replied he's had that conversation with OHM, that was a concern that they had, that they wanted to make sure that parking calculations were such that they were still meeting their requirements and they're still required to do so.

Chairperson Crutcher opened the floor for questions.

Diffen replied that the minimum requirement for the restaurant is 32, and they have in excess of that. He went on to state that as far as noise goes, this site is significantly depressed from the adjoining properties upwards of 8 feet or so, there's mature evergreen trees and a 6-foot wall on top along the property line and they are putting in a significant more landscaping to fill in any gaps or to help buffer that, too. And the speaker, as with most drive-thru speakers, the volume is easily adjusted up and down. So, for whatever reason if it was too loud or didn't meet the initial decibel requirements for the City, it could be adjusted down so that it would. There's been other scenarios on other sites where they've had the same depressed scenario, the speaker and actually the background noise on the studies that they did on those sites, came back that the background noise was more than what the drive-thru was producing. So in most of those situations as you all know when you pull up to the drive-thru you've got you speaking out of the car towards the speaker and the speaker speaking back to you, and the intent would be to never have that volume, or those conversations be any louder than two people talking in a parking lot. So like I said, the depression of the site, the existing vegetation and walls that are there and then the landscaping that they're proposing will help to alleviate a lot of that sound. And he stated they will obviously give a photometric plan to match the site plan, mostly with the lighting in the parking lot remaining but they are putting a few doming lights and then probably relocating the existing lights so it will all be down shielded lighting, they'll make sure that it zeroes out before it gets to any lot lines. Again, you have mature evergreen trees that will block the light, too, so it's hard for any of the down shielded light projecting one way, and then an evergreen tree that is 30-feet tall, it's hard to get light on, but they'll make sure, they'll get the engineer to provide those calcs, so they have them. Drainage for the downspouts, he believes it was in the plans already but, what they're proposing is a trench drain system along the drive-thru because if the engineering is correct, the existing grade does slope towards an existing building. We put notes on there and if they're not they'll be on there next time, that those downspouts are to be tied directly into the underdrain that they're putting into the ground and then the surface flow will be caught by the trench drain. And what that drain trench does it's sort of a catch basin, you don't have to slope, or you can slope along the whole side and catch more water and you don't have any problem in that situation. So that's what they came up with that as sort of a best-case scenario.

And then the alley issues, I know Mr. Christiansen didn't really touch on it, but I believe we're working towards the City owns the alley now, putting easements in place prior to

the City vacating that alley, each of the owners on each side of the alley would get half of the alley, but the easements for egress and ingress over our whole parcel over that alley would be in place. The overhead lines that are there now which I believe are the only utilities, those easements would still be in place. And then they're offering to share their dumpster with the neighbors next door to alleviate their current dumpster issues. Their current dumpster now is supposed to be back here, but with the existing configuration of this building there's no way you could ever get a trash truck in there, so they've been pulling their dumpster out into the alley and that's where it currently sits. So obviously that's an eyesore, you can see it directly off of Grand River and it's not what the Commission or the Ordinance or the intent of how a dumpster enclosure is supposed to work. So we're offering to build a much larger dumpster enclosure in the back, share it with the neighbors, give them all the access and rights to it that they need. The retaining wall, they are going to have a 6 to 8-foot structural retaining wall, the structural engineer has already been on the site and looked at it. So the next time we submit there will be a little bit more detail with that, but our intent would be to have a poured concrete wall with brick that matches the rest of the building. And then as you get down towards the end, the rock that is there now will become a lot shorter and we'll try to keep that under three feet.

Chairperson Crutcher asked if the dumpster is shared with just the businesses on the west end of the strip center or the whole strip center and Diffen replied it is the whole strip center and that they would offer a double dumpster to accept all of their waste as well as theirs.

Majoros asked if those businesses accessed those dumpsters while walking through the alley currently and Diffen replied most of them do but the very end building has a door off the back door.

Crutcher asked if there is an alley behind those buildings and Diffen replied yes.

Christiansen stated that he would like to elaborate on this and help clarify some facts. The planning consultant's review indicated in miscellaneous items page 2 of 3, "The Applicant is willing to work with the City in permitting the drive-thru at the proposed location for the drive-thru in an alley that the City owns. Further investigation may be needed to ensure no utilities are in the alley, in addition coordination with adjacent property owners, what we needed to address with dumpster locations. Plus, the general comment, there are several alternatives that can be pursued to facilitate this. If I go back to the site plan to help Mr. Majoros' question that is being asked, this is the base site plan, and this site plan shows the footprint of the four-unit strip center building to the east and shows the alley, the stacking spaces and the dumpster. If you look here, you can see on the site plan, the dumpster location in the southeast corner. You'll see in the dash line

the existing dumpster, it's oriented to the Avenue, so that the disposal vehicles enter off of Grand River, come straight down the alley, they enter the dumpster, and they back up. The adjacent property has its dumpster behind the building and the access, Mr. Majoros, is walking around and going down the alley and using that dumpster and that's how it's used. And originally it was approved to be in that enclosure, but has over time been out on the edge of it for better access for disposal vehicles. What's being proposed is combining both properties dumpster use. And what's proposed here as you see here, is to reorient the dumpster into the parking lot towards the west and to have it be constructed now, reconstructed as a double dumpster. And so there are several things that need to be addressed, one is how the alley functions and how it's used and who owns it and how all that transpires. Again, it's a platted alley, it's a public alley. The City has some alternatives available to it, it could go through an abandonment and as Mr. Diffen alluded to, there could be a separation or split of the alley, and property owners on the adjacent sides, Panera and the strip center, could then have the property after abandonment and vacation, they could work together on an easement agreement for access maintenance and the like, it could stay a public alley, there could be an easement agreement put in place for its function and use, that's another alternative that's available.

So, there's a couple different things here. That has yet to move forward and it's being held in abeyance subsequent to the consideration of the site plan and Special Land Use first.

Majoros then asked if you're the fourth tenant on the property to the east, you're going to walk down, which is what they do today, right? Christiansen replied in part, yes. Majoros then stated in theory you're going to have to negotiate more traffic in the drive-thru when you're going to go throw your refuse away. Majoros then asked what the hours of operation of the drive-thru would be and Diffen replied same hours as the store, 6:30 a.m. to 9:00 or 9:30 p.m., and then on the weekends it's even shorter hours than that, Sunday's it closes at 8:30 and it doesn't open until 7:00 or 8:00 in the morning, but we're not having any extended hours or 24 hours.

Chiara then asked seeing that the City owns that alley, in the wintertime there's this stuff that falls from the sky called snow, who is responsible for plowing that, do you have any idea?

Diffen replied that currently the tenants are taking care of that and we will continue to do so regardless if you vacate it or easements are put in place for it.

Majoros then stated your website has the hours of operation as Monday through Friday, 6:00 to 9:30 p.m.; Saturday as 6:30 to 9:30, Sunday 7:00 to 9:00. Diffen asked if it was

for that specific location and Majoros replied Grand River and Whitaker and Diffen stated you may be correct.

Chairperson Crutcher called for a motion to open the Public Hearing.

MOTION by Majoros, supported by Perrot, to open the Public Hearing  
Motion carried, all ayes.

(The Public Hearing was opened at 7:40 p.m.)

### **PUBLIC HEARING**

Chairperson Crutcher opened the floor for comments from the public.

Robert Kull, 23917 Whitaker, came to the podium and stated he's got a few comments on this drive-thru, he feels it was just yesterday that he was here talking about the other drive-thru on the other side which is the Tropical Smoothie Café. He hasn't seen it yet, but it's been approved so we now have the proposal of two drive-thrus on either side at the very corners of Whitaker Drive and Grand River. He stated he is here to basically object to this for several reasons. The main reason is related to the traffic, he hasn't seen a traffic study, there wasn't one for Tropical Smoothie Café and he doesn't know if there would be one for this but now we've added another variable. We haven't seen the Tropical Smoothie Café, we don't know what kind of traffic will be generated, there were comments about that, and it was dealt with in a way that allowed it to happen. Traffic coming in on Grand River, exiting on Whitaker, now these two points aren't connected but you'll notice that that exit is directly across the street from the entrance to the Panera. And based on the plans, the entrance to the drive-thru would be mainly through that area on Whitaker. So now people coming down Whitaker turning into Panera, there's currently insufficient stacking spaces, it's backing up currently from, if we look at the plan, the traffic wraps around and comes toward Whitaker. I go to Panera every morning, I'm not opposed to Panera, I love Panera, but there's a lot of traffic at Panera at certain times of the day. Like World Wide Center, it's different times of the day have more traffic and particularly in the school time you'll see Panera serve a lot of teachers and students. And so there's a large amount of traffic just going in and out, a lot of people picking up their morning or coffee to into Longacre because as you know Longacre is at the end of Whitaker and so the traffic generally if you sometimes the Farmington Police will set up the little traffic monitor because there's so many people rushing through Whitaker because they're late to get their child to school and/or to get to work. So now we've got the people rushing to Longacre, they're taking the drive-thru from Tropical Smoothie Café, they're taking the drive-thru into Panera, all at Whitaker which never had a drive-thru, even as of today, there's still not a drive-thru there. Then when you exit, you're exiting

the drive-thru at Panera going north towards Grand River, you've got traffic coming in to go to the strip center over there with the nail salon and whatever else is over there, they have to cut through the exit for the drive-thru exit so you imagine this coming down, you're exiting the drive-thru this way, and someone is trying to cut through that way, they have to stop in order to get through, you're backing up traffic on Grand River. Now you've gone through your Panera drive-thru, you're exiting, you're turning left onto Grand River and you'll find that there's a lane that's now -- Grand River eastbound is now only one lane, and so that's right where it transitions. So the traffic volume is the same but now it's converted to one lane, so the frequency is increased so you've got more traffic, it's harder to turn left. I can attest to that because I go north on Grand River, I turn left every day. It's harder now to turn left, well, it's even harder to turn left, people generally try to avoid it, turning left out of the Panera because Hitachi is toward the north. So the people that are going to Hitachi get in the middle lane and you can't see it on the map but it's right there. You go into the middle lane and you're turning left, and I've done it myself where you kind of get head-on with the other person. You've got the trucks that are delivering in the alley that back-up. You've got the City of Farmington which has some sort of water station there, I don't know what it is, but they were there today, they're there maybe once a week or maybe once every other week, they put two trucks there, they're blocking part of Whitaker right there. There's a lot going on at that intersection and that's without -- there's a lot going on now but when you add two drive-thrus which the community has never had, it's a Special Land Use requirement. The residential community is zoned R-I-C, Residential Country Estate, it's supposed to be a quieter, more peaceful, I'm not saying that it is, why should we be entitled to something that someone else might not, but that's what it's zoned, I didn't make up the Master Plan, the City created the Master Plan, talk about neighborhood centers, discouraging heavily auto oriented businesses and this plan will increase the --- it turns it into an auto oriented business, it's not right now. It's very nice, peaceful, there's people sitting out, you pull in, people are there eating. Now we've got a drive-thru and we've cut down the number of seats for people that can physically be there has been cut down. We've got LED lights that say drive-thru, there's now a proposal, there's been three of them, the signage says drive-thru. Clearly the business plan, the model is to turn this into a drive-thru restaurant, to increase traffic, and it's just not right. It's not appropriate for the character of the neighborhood. There was a major accident, I think it was last month, right at that intersection, it's a dangerous intersection, this will just make it worse. The sound levels, that's the other thing, the sound levels, I had a long discussion with World Wide Center and Mr. Barbat and the City Attorney about the sounds coming through the drive-thru speaker, of course we haven't seen it yet, we came to an agreement as to how that would be handled, myself privately with the owner of World Wide but that's another issue, 6:30 in the morning to 9:30 at night, the early evening is when you want to sit out on your deck or your patio and enjoy the relative quiet and not hear the orders from Panera. There might be a volume control, everything has a volume control, but it doesn't mean that people are going to use it. So

I'd like a requirement as to the decibel levels of the speaker to be minimized and as far as how that's controlled, I know there are automatic controls, an automatic control is better than a manual control, but it seems to me it would be. The hours of operation, a limitation on hours of operation I think is very important. Panera, like I said I love Panera, I go there all the time, it's a bakery, you know, no offense to fast food restaurants, but it is not a fast food restaurant, it's not a Rally's, it's not a Burger King, a Taco Bell, it's a Panera, it's a very nice place, there's a bakery there in the early morning they're baking fresh bread, fresh coffee, but Panera is there on a lease and when their lease expires it's now Rally's, it's now Burger King, it's a Wendy's across the street, maybe across the street it's a Rally's because that's what World Wide puts there and Wendy's goes here, but they're fast food restaurants and that's I don't think consistent with the Master Plan. I think also there is an issue with the alley being vacated and that the by-pass lane, the ordinance requires a by-pass lane, so really what you're seeing in the alley is a drive-thru lane but what's next to it, it's got to be I guess a by-pass lane, I don't know that it's labeled that but the ordinance requires a by-pass lane. That by-pass lane is going to be where people are walking to get – there's a sidewalk from the strip center to the Panera and so people have to walk across that by-pass lane and then the people who are also removing the garbage from the strip center, they're going to be walking through the by-pass lane. There's going to be a lot of traffic there. People right now park in that by-pass lane when there's not enough parking at Panera because that happens frequently, I've parked in the alley several times, never been hit, which is good. Thank you.

Crutcher thanked Mr. Kull and asked if there were any more comments from the public.

Hearing none, on a motion by Majoros, supported by Chiara, to close the Public Hearing. Motion carried, all ayes.

(Public Hearing was closed at 7:50 p.m.)

Chairperson Crutcher opened the floor for questions from the Commissioners.

Waun stated she has a question for Counsel. One of the points just brought up is something that she had in mind, if this is approved for this tenant and this tenant vacates, what happens? Does the drive-thru continue for whatever could occur, could be McDonald's, could be Rally's.

City Attorney Saarela replied if it's an approved Special Land Use, so if it's the same use coming in and they don't have to seek another site plan, if they meet the same requirements of the Zoning Ordinance and it was approved for a drive-thru, it would be approved for a drive-thru. If anything changed and they weren't meeting the requirements



of the Zoning Ordinance, they have another site plan review, we'd have to look at it at that time to see if it meets the requirements of the Zoning Ordinance.

Chairperson Crutcher asked if a fast food restaurant could be there and Saarela replied yes, if it was an approved Special Land Use.

Chairperson Crutcher then asked the Applicant how they would be dealing with the parking overflow and Diffen responded that the whole purpose of the drive-thru is to streamline the operations in the bakery. They're not a McDonald's, they're not a Burger King, they don't want to be a fast food restaurant. Lots of people in businesses order their food online and this way they don't have to park, you know there are cars that come in the restaurant and wait in line to get their food. They can order online, they can pay online, they can just come through and grab their stuff and go and what that does is that it frees up the people pulling in and out in the parking lot in the congestion in the lines that you have inside. So this whole thing is to help and with the alley and the by-pass lane and again, even just with the garbage truck, not coming in off of Grand River and trying to back back-out, everything that we've tried to do here is to make it a better scenario than what you had. It's an established business, it's been there for twenty years, it does a really good business and they do have some busy hours of operation, but we intend that those same people are going to come in and if they're going to have to go to school or to their job or they want to get through there at lunchtime, I mean we've all done it at multiple different Paneras, you pull up there and the parking lot is full and it's because either the tables are all full inside or you've got a lot of people --- what Panera has determined is you've got a lot of people coming and going with take-out hours. So this drive-thru helps with all that, if that makes sense.

Crutcher then stated so you can preorder and prepay and so when you come up through the drive-thru you're not coming up to order, you're coming up to pick up your food and Diffen said yes, they're just trying to streamline the carry out service which is a large part of their existing business. And it benefits the sit down business because now the patrons that want to sit down aren't fighting in the line with the same people that just want a carry-out and they don't have to look for parking spaces because everyone went through the drive-thru instead of parking and getting out of their car to go in and get their food inside.

Crutcher indicated that not only is there a requirement of ten stacking spaces but potentially you have a line-up of fifteen to twenty cars line up out onto the street to get into the drive-thru line and Diffen replied that the objective is to efficiently move people through there and that there's some training involved but these things work very well. Just so that you're aware the drive-thru typically when we do these, we couldn't do it on this one because of the alley, but we usually and we are planning to reconfigure inside, but the drive-thru has its own kitchen and staff specifically for that. It's not mixed with the

restaurant staff anymore, again to help streamline both the carry out customers and the restaurant patrons that want a sit-down experience. So there's a separate kitchen area specifically for the drive-thru and then there's a separate kitchen area specifically for the restaurant and staff for both of those, again, to keep lines down and to keep everybody moving forward and make their whole experience more enjoyable.

Crutcher asked Christiansen if there is a requirement for a traffic study to be done and Christiansen replied that is up to the Commission, if they deem it necessary.

Crutcher then asked what the peak times are for the restaurant and Diffen replied early in the morning when people are on their way to work and then right at lunch time. Crutcher then asked if he knew what the numbers are and Diffen replied he does not, not on this store.

Mike Brunetto, Panera Bread, came to the podium and replied to the question of peak times, that approximately 15% of their business will go through the drive-thru, that's very different from McDonald's, McDonald's is typically 50% or so. So the amount of vehicles going through that drive-thru is considerably less what you're used to seeing or being a part of for some of the other fast food restaurants.

Crutcher then stated that the peak hours coincide with the increased traffic for school and then with the drive-thru there will be a lot of traffic there.

Brunetto replied one of the effects that they see from the drive-thru is that it does free up spots in the parking lot, so you don't have as much at those peak hours, people pulling in, can't find a spot, stop, back-up, it will create some more vacant spots in that parking lot and to that extent it will reduce some of the congestion and some of the lines.

Majoros said the question to him seems to be, does the drive-thru fundamentally bring in incremental business or does it redistribute the business you already have. With 15% usage of drive-thru, if you had a Panera non drive-thru location and you were generating X amount of revenue or X amount of business or whatever metrics you use to assess your business, if you put a drive-thru in in a comparable situation, clearly you're doing this to make money and facilitate things; but do you see your metrics of your revenue generated per store from 6:00 to 9:00 a.m. has gone from X to Y or are you just simply saying we don't really get a lot of incremental business out of this, we just facilitate traffic flow and kind of keep the business.

Brunetto replied that they are doing this for incremental business, and they do see about a 15% increase in sales almost across the board when we add a drive-thru.

Crutcher clarified that Brunetto said that whatever traffic is there will increase by 15% and Brunetto replied you will see an increase in vehicles, yes, without a doubt.

Majoros then stated you can't equate revenue improvement to 15% traffic but there will be more people so if the intent of the drive-thru is not redistribution and ease of movement, but incremental revenue there will be more people in theory moving through but the flip side of that is will a facility that is optimized for the business of those that want to park and walk in and those that want to use the drive-thru, there may be things that may facilitate that flow. So will an optimized footprint allow for injecting more cars and really not create more havoc, that's the question.

Crutcher stated they're decreasing the parking lot and increasing the number of cars coming in because now there's a drive-thru so people who would have gone on past will now stop and Majoros replied that a car coming through the drive-thru would spend an average of one minute eight seconds on the property versus a parked car would be there for 30 minutes, an hour, whatever it is. So I'm not buying or selling, I'm just saying not every car is going to have the same experience there as a parked car would.

Crutcher then stated his question was will there be an increase in cars just because there's a drive-thru, they may be moving faster, but there will be more cars moving faster, it seems like that would be the case.

Majoros then asked if more people would take Whitaker because of the drive-thru, so if you were going to Longacre to drop your kid off, or you were a teacher or whatever, and you normally take Gill every day, you now know there's a drive-thru, will you go one or two streets east or west, do you know what I mean, and say, oh, I'll pop in there because there's a drive thru. It's not going to invite more people to go to Longacre, but will it move traffic around from Gill over here because there's a suitable alternative to get your breakfast faster.

Crutcher stated he thinks Whitaker is the shortcut.

Majoros stated if he's coming westbound on Grand River, I'd probably turn left on Gill.

Crutcher stated he remembers doing that drive and the going to Panera after dropping his kids off at school.

Kmetzo inquired about the status of Tropical Smoothie Café and is concerned about having two drive-thrus and asked for an update.

Christiansen replied the status of the approved Tropical Smoothie with the drive-thru that was mentioned earlier, is that there were several components to that proposed site plan and in the motion of approval of the Tropical Smoothie with a drive-thru. The first is the existing building on the existing site and that is in the process of being upgraded as was required by both the Zoning Board of Appeals in their granting a variance for the stacking spaces I think was one of their items and that was then approved by the Planning Commission. Again, the existing building right now is undergoing roof reconstruction, repair and upgrades, as one of the conditions of approval by both the Zoning Board and the Planning Commission. The second item then is building modifications, façade modifications, those plans have been submitted and they're under review and permits are pending to be issued right now for that façade modification. Again, that was a condition of approval by both the Zoning Board and the Planning Commission as well. There are other site elements of the existing shopping center site that also have to be addressed and upgraded and then there's Tropical Smoothie that's brand new. And there have been property investigations, there have been some preliminary engineering that's been done, there have been some borings that have been taking place out there but there have not been final plans that have been submitted, construction plans that have been submitted for permit yet. They're working on the existing building and the existing site first but it's all in the process.

Kmetzo then asked the Applicant if this the first time they decided to put a drive-thru in this building and if so, why right now.

Brunetto replied that's a good question. They have done all the easy ones, a lot of these sites are very east and don't have retaining walls, don't have dumpsters that have to be relocated, and those are the ones that they did first. This will be one of the more expensive drive-thrus they've had to do and they've kind of picked all the low hanging fruit and are now attacking the more difficult ones.

Kmetzo then asked if this is the only Panera in Oakland County that doesn't have a drive-thru and Brunetto replied that he can't answer that, he doesn't know.

Chairperson Crutcher asked if there was a motion from the Commission.

MOTION by Waun, supported by Westendorf, to deny the Special Land Use Application and Site Plan Review for Panera Break Bakery for the addition of a drive-thru for an existing one-story restaurant building a 34635 Grand River, located in the C-2, Community Commercial District. This motion is based upon the following findings of fact:

Regarding Zoning Ordinance Section 35-152, Standards for Approval of Special Land Uses requires all five criteria to be satisfied and denial would result from failure of any one or more of the criteria:

1. This is not compatible with the goals, objectives and policies of the city of Farmington Master Plan: the use is not compatible with the Future Land Use designation of Neighborhood Centers, which favors small scale and low intensity uses to meet daily needs of the City's residents and discourages uses that are heavily auto oriented.
2. The proposed drive-thru favors motorists and passersby, rather than promoting the C-2 zoning district's intent of providing convenience to neighboring residents.
3. Drive-thrus are known to generate increased traffic volumes in and around their sites, and especially at peak traffic times and this is detrimental to the natural environment, public health, safety or welfare by reason of excessive production of traffic, noise, and other such nuisance.
4. Waiting spaces are not specified on the site plan.
5. The proposed speaker is positioned in the direction of the adjacent residential neighborhood.

A roll call vote was taken on the foregoing resolution with the following result:

AYES: Crutcher, Waun, Westendorf

NAYS: Chiara, Kmetzo, Majoros, and Perrot

Motion failed for lack of support.

MOTION by Perrot, supported by Chiara, to approve the Special Land Use application with conditions regarding Zoning Ordinance Section 35-152, Standards for approval of Special Land Uses for the following findings of fact:

1. This use is compatible with the goals, objectives and policies of the City of Farmington Master Plan:
  - a. The proposed drive-thru window is accessory to an existing restaurant/commercial use that is consistent with the property's Future Land Use designation of "Neighborhood Centers."
  - b. The drive-thru is intended to improve the efficiency of the site's operations and reduce parking demands by diverting some customers to the drive-thru rather than parking and walking in. The drive-thru is not intended or expected to change the character of the site in to one that is heavily auto-oriented.

2. The use will promote the intent of the zoning district in which the use is proposed:
  - a. The proposed use is consistent with the C-2 zoning district's intent of creating mixed-use centers that include uses that provide convenience to residents in adjoining neighborhoods.
  - b. Though the drive-thru will benefit passing motorists, it will also provide convenience to neighborhood residents and, by reducing parking demands for the restaurant, could alleviate concerns about spillover parking that some residents have identified on Whittaker during peak times.
3. The use will be constructed, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and so as not to change the essential character of the area in which it is proposed.
  - a. The proposed use is compatible with surrounding commercial uses.
  - b. The addition of the drive-thru is intended to improve the efficiency of the site and reduce parking demands by redirecting a portion of customers to the drive-thru.
4. The use will be served adequately by public facilities and services, such as traffic operations along streets, police and fire protection, drainage structures, water and sewage facilities and primary and secondary schools.
  - a. The existing Panera Baker and Café is adequately served by public services, and the proposed drive-thru will not affect its needs.
  - b. Traffic patterns will be unaffected, as existing means of ingress and egress will remain.
  - c. The drive-thru is intended to reduce parking demands for the site by diverting some customers to the drive-thru instead of walking in.
5. The use will not involve uses, activities, processes, materials and equipment or conditions of operation that, in comparison to permitted uses in the district, will be detrimental to the natural environment, public health, safety or welfare by reason of excessive production of traffic, noise, smoke odors or other such nuisance.
  - a. The site uses existing means of ingress and egress to Grand River and Whittaker.
  - b. The site satisfies the Zoning Ordinance's requirements for drive-thru stacking spaces, and the queue is designed to wrap around the building and remain internal to the site.

Regarding the specific requirements for drive-thru facilities required by Zoning Ordinance Section 35-158(J):

1. Stacking. Sufficient stacking capacity in accordance with Article 14, Parking and Loading Standards for the drive-thru portion of the operation shall be provided to ensure that traffic does not extend into the public right-of-way.
  - a. The site satisfies the Zoning Ordinance's requirements for stacking capacity. As designed, the drive-thru queue will remain internal to the site.
2. Bypass Lane. A bypass lane shall be provided around the drive-thru window.
  - a. The site plan provides for a bypass around the drive-thru window.
3. Waiting Spaces. In addition to parking space requirements for restaurants and pharmacies, at least three (3) parking spaces shall be provided, in close proximity to the exit of the drive-thru portion of the operation, to allow for customers waiting for delivery of orders.
  - a. Parking spaces exist near the drive-thru exits that can be used by customers waiting for delivery of orders.
4. Connection to Commercial Development. Direct vehicular access connections with adjacent commercial developments shall be provided where feasible as determined by the Planning Commission.
  - a. The site is directly connected to adjacent commercial development via an existing alley.
5. Canopy. The proposed clearance of any canopy shall be noted on the site plan. The canopy shall be no higher than the principal building.
  - a. The site plan does not include a canopy exceeding the height of the building.
6. Outdoor Speaker. Outdoor speakers for the drive-thru facility shall be located in a way that minimizes sound transmission toward neighboring properties and uses.
  - a. The site is buffered from neighboring residential by a wall and substantial mature landscape that will minimize sound transmission into the neighborhood.

The site plan review conditions of Zoning Ordinance 35.163(d) are satisfied with conditions necessary to site plan review, based on specific findings.

1. Site Design Characteristics.
2. Building Design.
3. Change of Use and Redevelopment
4. Preservation of Significant Natural Features.
5. Street.
6. Access, Driveways and Circulation.
7. Emergency Vehicle Access.
8. Sidewalks, Pedestrian and Bicycle circulation.

9. Parking.
10. Loading.
11. Waste Receptacles.
12. Lighting.
13. Mechanical Equipment and Utilities.
14. Landscaping.
15. Utilities and Stormwater Management.
16. Noise.
17. Other Agency Reviews.

This motion is subject to the following conditions:

1. All improvements shall be constructed as shown on the site plan submitted to the City and reviewed by the Planning Commission, being the revised site plan dated 12-17-18, prepared by LK Architecture, Inc. on behalf of Panera.
2. The Applicant shall comply with all conditions identified in the plan review of OHM Advisors dated July 31, 2019, to the satisfaction of OHM and the City, and shall submit any documentation, including revised site plans, as necessary to demonstrate compliance with those conditions.
3. The approval is subject to compliance with all applicable codes and ordinances, including but not limited to the City of Farmington Code of Ordinances noise and nuisance ordinances, City of Farmington Zoning Ordinance including all applicable site plan review criteria, all permit requirements, and any approval requirements of other governmental agencies.
4. This approval is conditioned on the Applicant negotiating a resolution that is satisfactory to the City and neighboring property owner to secure access rights to the existing City alley for use as the drive-thru lane, and to address dumpster location.

A roll call vote was taken on the foregoing motion with the following result:

AYES: Chiara, Crutcher, Kmetzo, Majoros, Perrot

NAYS: Waun, Westendorf

Motion carried, 4-2.

Diffen thanked the Planning Commission for their time and is looking forward to working with them on this project.



## **SITE PLAN AMENDMENT FOR OUTDOOR SEATING – SIDECAR SLIDER BAR, 32720 GRAND RIVER AVENUE**

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

Director Christiansen stated the owner of Sidecar Slider Bar, Scott Pelc, has requested a site plan amendment for their approved outdoor seating for his new now existing restaurant located at 32720 Grand River Avenue, in the CBD, Central Business District. Façade improvements and outdoor seating were approved by the Planning Commission at the May 14, 2018 meeting and a copy of the minutes of that meeting are attached with your staff packet. No changes regarding building dimensions or other site improvements are proposed with this request. Mr. Pelc has submitted plans for the proposed amended outdoor seating area including a layout of the proposed outdoor seating area and proposed outdoor seating tables and chairs. He is here this evening to review the plan and site plan information with the Planning Commission for your consideration for the amended outdoor seating area.

The staff packet had an aerial photo, the aerial photo shows Grand River Avenue, shows the end cap unit which is Side Car Slider Bar at the Village Commons Shopping Center. You can see 32720 Grand River Avenue. You can see the parking lot and the access area which is the loading area, the alley which is to the east, and out front you see it on Grand River, a green space area, and you can kind of see a little bit of the outdoor patio area, this is before Sidecar came to the property. And the area that you see here is the flat area with the stone around it and the green space, that's the area that is being proposed for additional outdoor seating.

This is the plan submitted by Mr. Pelc, the existing restaurant building, down at the bottom of the drawing which is west, the entrance, entrance vestibule and the existing patio area. To the far right which is Grand River Avenue or south, the new patio area.

You might recall that on the approved site plan for Sidecar, they had both the outdoor seating area, the existing patio proposed and approved back in 2018, and they had the area that's on the south side approved as an area for seating and two fireplaces or two firepits. After consideration of those facilities, working with staff, working with City building official and inspector, working with the Fire Marshal, the decision was made that instead of the firepits, expand the outdoor seating so instead of two firepits and chairs, to have table service, tables and chairs here in this area and connect the two areas. So you can see the existing patio, the new patio which is where the firepits were as approved, and you see now a new connection, a concrete pathway.

Chairperson Crutcher called the Applicant to the podium.

Scott Pelc, owner of Sidecar Slider Bar, came to the podium. He stated they're not able to do the firepit tables at this point so they decided to reshape the patio, lay concrete, it was a patio block before, so they decided to pour concrete and they want to enclose it with a fence, some decorative planters at each corner, one at the middle, and provide an egress from the Grand River Patio to the parking lot patio.

Majoros asked Christiansen if this increased the size of the patio at all, it didn't intrude more toward the street, it's basically the same footprint just recalibrated for a different use and Christiansen replied the shape is a little bit different, it was kidney shaped before and they kind of edged it off and you see the planters that contain the area. One of the things that's required of an outdoor seating area where alcohol is served, it's got to be defined and enclosed and that's why it's proposed this way. There was also some concern about the proximity to Grand River, so squaring it off and giving it an edging and putting in planter boxes is also not only definition but a safety issue as well, so this separation was put in place to address that.

Majoros then asked if the path that connects the west side existing patio with the proposed new patio, that's not fenced in, so there is just an open walkway that connects the two parts, is that correct, and Christiansen replied in the affirmative.

Pelc said they'll be ADA compliant.

Majoros stated but not fenced in and Christiansen replied correct.

Crutcher asked if it increases their outdoor seating and Pelc replied it would increase their seating from 12 to 24 seats and it was 16 with the firepits.

Crutcher asked if the seating is in compliance and Christiansen replied yes.

MOTION by Majoros, supported by Chiara, to approve the site plan amendment for outdoor seating, Sidecar Slider Bar, 32720 Grand River Avenue, as proposed in the plans submitted for the August 12, 2019 Planning Commission meeting.

Motion carried, all ayes.

## **PUBLIC COMMENT**

None heard

## **PLANNING COMMISSION COMMENTS**

Chiara stated he surprised to hear there will be a separate kitchen for drive-thru for Panera as they're extremely efficient now.

## **ADJOURNMENT**

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

The meeting was adjourned at 8:30 p.m.

Respectfully submitted,

---

Secretary

<b>Farmington Planning Commission Staff Report</b>	<b>Planning Commission Date:</b> October 14, 2019	<b>Reference Number</b> 4
<b>Submitted by:</b> Kevin Christiansen, Economic and Community Development Director		
<b>Description</b> Introduction/Discussion and Request to Schedule Public Hearing for Planned Unit Development – Certainty Home Buyers, LLC, 22100 Hawthorne Street		
<b>Background</b>  The applicant/petitioner has submitted a Planned Unit Development (PUD) Application to redevelop the existing residential property located at 22100 Hawthorne Street. The existing legal non-conforming multiple family used property is currently zoned R-1, Single Family Residential. The subject property is identified as Single Family Residential on the current City of Farmington Master Plan – Future Land Use Plan. The applicant/petitioner is proposing to redevelop the property for multiple family residential condominiums. A public hearing and recommendation to City Council on the proposed Conceptual/Preliminary PUD plan is required.  The purpose of this item is to introduce and discuss the proposed PUD, and to schedule the required public hearing for the November 11, 2019 Planning Commission meeting.  Attachments		



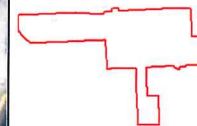
City of Farmington  
CivicSight Map

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 (FEATURETYP)
  - DetentionPond
  - StreamRiver
  - LakePond
  - Channel
  - SwampMarsh
- 2017 AERIAL PHOTOS (Image)



Reference Map



Map Scale: 1 inch = 51 feet  
 Map Date: 7/05/2019  
 Data Date: May 3, 2019



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 !!!



*Certainly Home ~~Project~~ Refund*  
*Bugarsic*  
**CITY OF FARMINGTON**

*PO Box 952*  
*Farmington, MI*  
*48332*

**Planned Unit Development**

The Planned Unit Development (PUD) is a design option offered to encourage innovation in land development by permitting flexibility in the regulations for development. Variations in housing types, preservation of natural and historic features, creative use of open space, efficient use of public services and utilities, and the development of convenient recreational facilities are objectives of the PUD development technique. The PUD is accomplished through variation in design and dimensional requirements as determined by the Planning Commission. Please refer to *ARTICLE 10 PLANNED UNIT DEVELOPMENT* of the Zoning Ordinance for details of specific standards and procedures required for PUDs.

The following steps are necessary for PUD review and approval:

1. **Pre-application Conference with the Planning Commission (Optional).** The applicant may request a pre-application conference with the Planning Commission to discuss the appropriateness of a PUD and to solicit feedback on the proposal.
  - A. A PUD application must be submitted to the Economic & Community Development Department located at 23600 Liberty Street according to the following schedule:

<b>Pre-Application Submittal Date</b>	<b>Planning Commission Meeting Date</b>
December 26, 2018	January 14, 2019
January 23, 2019	February 11, 2019
February 20, 2019	March 11, 2019
March 20, 2019	April 8, 2019
April 24, 2019	May 13, 2019
May 22, 2019	June 10, 2019
June 19, 2019	July 8, 2019
July 24, 2019	August 12, 2019
August 21, 2019	September 9, 2019
September 25, 2019	October 14, 2019
October 23, 2019	November 11, 2019
November 20, 2019	December 9, 2019

All Planning Commission meetings are held the second Monday of the month at City of Farmington Offices, Council Chambers, 23600 Liberty Street and begin at 7:00 p.m.

A special meeting may be requested by the applicant. Special meetings are held the fourth Monday of the month and subject to administrative scheduling. A fee of \$500.00 is required.



# CITY OF FARMINGTON

For office use only  
 Date Filed: \_\_\_\_\_  
 Fee Paid: \_\_\_\_\_

## Planned Unit Development Application

1. Project Name REGAL HANTHORNE ESTATES

2. Location of Property

Address 22100 HANTHORNE ST.  
 Cross Streets 9 MILE & GRAND RIVER

3. Identification

Applicant VINCENT COLBERT  
 Address 30800 NORTHWESTERN HWY #235  
 City/State/Zip FARMINGTON HILLS, MI 48334  
 Phone 248-270-8893 Fax 248-432-7617

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

9 Property Owner 9 Other (Specify) WARRANTY DEED

Property Owner CERTAINTY HOME BUYERS LLC  
 Address 30800 NORTHWESTERN HWY #235  
 City/State/Zip FARMINGTON HILLS, MI 48334  
 Phone 248-270-8893 Fax 248-432-7617

Preparer of Site Plan JAMES C SCOTT & ASSO.  
 Address 380 E. LONG LAKE RD #120  
 City/State/Zip BLOOMFIELD HILLS, MI 48304  
 Phone 248-746-5554 Fax \_\_\_\_\_

4. Property Information

Zoning District R1 Area 27  
Width 160' Depth 150'  
Current Use R2 (4 units)  
Zoning District of Adjacent Properties to the  
North R1 South C2 East C3 West R1

5. Proposed Use

G Residential	Acres <u>12</u>	Number of Units
G Office	Acres <u>   </u>	Gross Floor Area
G Commercial	Acres <u>   </u>	Gross Floor Area
G Industrial	Acres <u>   </u>	Gross Floor Area
G Institutional	Acres <u>   </u>	Gross Floor Area
G Other <u>                  </u>	Acres <u>   </u>	Gross Floor Area

6. Planned Unit Development Eligibility Criteria

- ~  **Unified Control.** Proof that the development is under the control of one owner or group of owners.
- ~  **Recognizable Benefit.** The applicant must provide written responses to the eligibility criteria as noted on page 3 of this application.

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

I, VINCENT COLBERT (applicant), do hereby swear that the above statements are true.

Vincent Colbert 8-1-2019  
Signature of Applicant Date

Vincent Colbert 8-1-2019  
Signature of Property Owner Date

I, CERTAINTY HOME BUYERS (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.



7. **Planned Unit Development Information.** The applicant shall demonstrate to the Planning Commission that the PUD provides **at least three (3)** of the following site design elements that could not be attained through a project designed under conventional zoning:

Criteria	Provided	Comment
Preservation of unique site design features		
High quality architectural design beyond the site plan requirements of this chapter		
Extensive landscaping beyond the site plan requirements of this chapter		
Preservation, enhancement or restoration of natural resources (trees, slopes, non-regulated wetland areas, views to the river		
Preservation or enhancement of historic resources		
Provision of open space or public plazas or features		
Efficient consolidation of poorly dimensioned parcels or property with difficult site conditions (e.g. topography, shape etc.);		
Effective transition between higher and lower density uses, and/or between non-residential and residential uses; or allow incompatible adjacent land uses to be developed in a manner that is not possible using a conventional approach		
Shared vehicular access between properties or uses		
A complementary mix of uses or a variety of housing types		
Mitigation to offset impacts on public facilities (such as road improvements		

\* The PUD criteria included above is not the only requirement for PUD applications. For additional information please refer to **ARTICLE 10 PLANNED UNIT DEVELOPMENT** of the City of Farmington Zoning Ordinance.

City Action

Approved/Denied: \_\_\_\_\_

Date: \_\_\_\_\_

By: \_\_\_\_\_

Conditions of Approval: \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_



# CITY OF FARMINGTON

## Planned Unit Development (PUD) Review Checklist

### 1. Concept Plan (Pre-Application)

a. Pre-application data: to be submitted for Pre-Application and/or Preliminary Planning Commission review	Provided	Not Provided
Parallel plan showing development based on current zoning standards	_____	_____
Concept plan (including general arrangement of landscaping and building architecture)	_____	_____
Documentation of PUD qualifications	_____	_____
Table of all Zoning Ordinance deviations	_____	_____
Market studies, fiscal impact analysis, traffic impact analysis, environmental impact assessments if requested	_____	_____



CITY OF FARMINGTON

**Planned Unit Development (PUD) Review Checklist**

**2. PUD Site Plan Review**

a. Site Plan Descriptive and Identification Data	Provided	Not Provided
--	----------	--------------

B. The following items must be submitted with the pre-application request:

<b>Pre-Application Concept Plan</b>	
	One (1) copy of a completed and signed application form
✓	<b>One (1) digital copy</b> of a parallel plan or development plan showing the development possible based on current zoning district standards
✓	<b>One (1) digital copy</b> of a concept plan illustrating the general arrangement of buildings, parking, access and landscaping; alternatives for site arrangement and building architecture are also suggested
	Documentation supporting the qualification criteria outlined in <i>SECTION 35-132 B</i>
	A table which details all deviations from zoning district requirements
	Any additional information requested by the Planning Commission to better assist in the PUD determination including market studies, traffic impact studies, environmental impact assessments, etc.
	Payment of the required fee as determined by the City Council

C. The Planning Commission shall discuss the PUD concept with the applicant, offer feedback and request additional information if necessary. If adequate information has been provided, the Planning Commission may schedule a public hearing on the PUD request.

## 2. PUD Site Plan Review

A. Prior to the public hearing, a PUD concept plan in accordance with the schedule above and including the following items, must be provided:

<b>PUD Site Plan</b>	
	Information as noted in the table above if not already provided or if the information has changed
	<b>One (1) digital copy</b> of a site plan in accordance with <i>SECTION 35-165</i>
	A draft PUD Agreement
	Payment of the required fee as determined by the City Council

B. The PUD application will be reviewed by the Economic & Community Development Department including the Economic & Community Development Director and Building Official and any consultants as deemed necessary by the City. Reports to be forwarded to the Planning Commission for their consideration.

C. The Planning Commission shall review the application, offer comments and set a public hearing. Notice of the hearing shall be given not less than fifteen (15) days before the date of the hearing by publication in a newspaper of general circulation. Residents within 300 feet of the subject property will also receive notice of the hearing from the City.

- D. The Planning Commission shall hold the public hearing as noticed. After comments from the public are received, the Commission shall review the PUD application in consideration of the criteria outlined in *SECTION 35-135 C.4*. The Commission can recommend approval, approval with conditions, or denial of the request to the City Council at the meeting or defer the decision until the next regularly scheduled Planning Commission meeting.
  - E. The City Council shall review the concept plan and draft PUD agreement. The City Council shall then either approve, approve with conditions or deny the PUD agreement.
3. **Final Site Plan Review.** A final PUD site plan shall be submitted which addresses all conditions imposed by the Planning Commission and PUD agreement. The PUD final site plan will be reviewed in accordance with city site plan review procedures. Upon approval of any PUD by the Planning Commission, the approved plans along with any conditions imposed by the Commission, shall be initialed and dated by the Planning Commission chairperson and forwarded to the Economic & Community Development Department.

OAKLAND COUNTY TREASURERS CERTIFICATE

I HEREBY CERTIFY that there are no TAX LIENS or TITLES held by the state or any individual against the within description and all TAXES on same are paid for five years previous to the date of this instrument as appears by the records in the office except as stated.  
Reviewed By: RC

Feb 19, 2019

5.00 E-FILE

Sec. 135, Act 206, 1893 as amended  
ANDREW E. MEISNER, County Treasurer

Not Examined

LIBER 52585 PAGE 649  
\$21.00 DEED - COMBINED  
\$4.00 REMONUMENTATION  
\$5.00 AUTOMATION  
\$1,763.00 TRANSFER TX COMBINED  
02/19/2019 06:07:08 PM RECEIPT# 17112  
PAID RECORDED - Oakland County, MI  
Lisa Brown, Clerk/Register of Deeds

STATE OF MICHIGAN



REAL ESTATE  
TRANSFER TAX

OAKLAND  
02/19/2019  
17112

\$225.50 CO  
\$1,537.50 ST  
001200656



WARRANTY DEED

Drafted by: John Apostol, 2100 Coe Ct., Auburn Hills, MI 48326

When recorded return to: Certainty Home Buyers LLC, a Michigan limited liability company, 30800 Northwestern Hwy., Suite 235, Farmington Hills, MI 48334

THE GRANTOR(s): Beacon Enterprises LLC, a Michigan limited liability company

Whose address is: 55733 Whitney Court, Shelby Township, MI 48315

Conveys and warrants to: Certainty Home Buyers LLC, a Michigan limited liability company

Whose address is: 30800 Northwestern Hwy., Suite 235, Farmington Hills, MI 48334

the following described premises: See attached Exhibit A.

Tax Parcel No: 23-35-126-004

Commonly known as: 22100 Hawthorne Street, Farmington, MI 48336

for the sum of [REDACTED]

COUNTY Transfer Tax: [REDACTED]  
STATE Transfer Tax: [REDACTED]

Subject to easements, reservations and restrictions of record.

Grantor: Beacon Enterprises LLC, a Michigan limited liability company  
Grantee: Certainty Home Buyers LLC, a Michigan limited liability company  
Page 2 of 3

Dated: Feb. 12, 2019

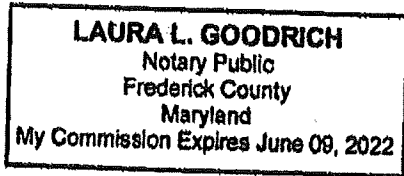
Signed and Sealed:

Beacon Enterprises LLC, a Michigan limited liability company

Askold Skalsky for Beacon Enterprises  
by Askold Skalsky, Sole Member

STATE OF MICHIGAN Maryland )  
COUNTY OF Washington ) ss

On this 12<sup>th</sup> February 2019, before me personally appeared, Beacon Enterprises LLC, a Michigan limited liability company by Askold Skalsky, Sole Member, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.



Notary Public: Laura L. Goodrich  
Printed Name: Laura L. Goodrich  
Frederick County, MD  
My Commission Expires: 6/9/2022

Grantor: Beacon Enterprises LLC, a Michigan limited liability company  
Grantee: Certainty Home Buyers LLC, a Michigan limited liability company  
Page 3 of 3

---

EXHIBIT A

Land situated in the City of Farmington Hills, County of Oakland, State of Michigan, more particularly described as:

Lot 28 and the South 1/2 of Lot 29, of "REGAL ORCHARDS SUBDIVISION", according to the plat thereof recorded in Liber 29, Page(s) 17 of Plats, Oakland County Records.

Tax Parcel No: 23-35-126-004  
Commonly known as: 22100 Hawthorne Street, Farmington, MI 48336



## City of Farmington-(PUD) Planned Unit Development Eligibility Requirements

### Item 6-7

There are many benefits of The Regal Hawthorne Estates, however in compliance with the PUD Application (item 6-7). The following adheres to the request of the applicant to specifically show at least three of 10 design elements that could not be attained through a project designed under conventional R1 zoning. Please see 3 elements that apply for our proposed PUD request:

#### **1) High quality architectural design beyond the R1 site plan requirements.**

It is important to note that the property in which we are requesting a R3 use under the PUD is presently being used for multi-family. It currently has **3 separate OLD Style extremely worn buildings** consisting of (4) one bedroom/1 bath units. The property has been grandfathered allowing it to be used as a 4 unit multi-family property for decades. This designation has existed since the 1920s which makes our R3 PUD request of 12 condominiums both logical and non-intrusive to the immediate block and overall subdivision. **Additionally, the beautifully well-appointed brick elevation with a side by side unit layout helps retain a neighborly intimacy of individual home ownership.** Presently the existing buildings are rentals vs individually owned condominiums. Our proposed condos will be sold to homeowners vs renters therefore producing long term homeowners and residents vs short term cyclical tenants. We all know that home/condo ownership makes for stable vibrant neighborhoods and great communities. Additionally, our project is a win for the city for it gains a new significant tax base generating substantially more income than its present R1 designation.

#### **2) A complementary mix of uses of a variety of housing types.**

The proposed R3 under the PUD will also help supply a newer housing stock that provides more contemporary open floor plans, square footage, 2 full baths and other amenities necessary to attract and retain today's homeowner. In our personal review of Farmington's residential mix, the city's housing stock is pretty much maxed out and to a large degree is land locked.

According to the vision of both the City's current 2009 Master Plan, its revision plan underway, and its Farmington's 2013 Vision Plan; redevelopment and increasing residential dwellings of all forms is one of the main objectives of the city. All of the City's plans and studies emphasize the need for newer housing, the promotion of home ownership, and a focus to attract and retain growing families. **(Our proposed PUD R3 projects is in total harmony with the City's plans).**

On page 13 of Farmington's 2013 Vision Plan, It shows the median age as per the 2010 census was 39.5 which is close to the median age of 39.4 for the larger Detroit-Warren-Livonia metro area. As Farmington's baby boomers age, the percentage of the population that is 65 or older will increase. In 2017, 17.8 percent of Farmington's population will be over 65 vision plan states. Many older adults prefer to "age in place," meaning they want to stay in their homes or communities as they get older, this is also stated according to AARP's findings. This is a fact that ends up further limiting existing housing on the market. The City must find ways grow additional residential dwellings of all types in the City. **Condominiums being an excellent option and one with many homebuyers prefer.**

Farmington's 2013 Vision Plan states, New 21st Century housing options will be an important community element to allow the aging demographic to remain in the community. A focus on attracting and retaining young professionals will be an important component when planning for the future. The young, educated workforce (millennials) most often seek places that provide quality of life and cutting edge development with a variety of amenities and distinct sense of plan. They often shy away from the older home stock. In 2010, the percentage of people ages 25-34 was 15.2%. It is was expected to increase slightly to 15.5% by 2017. It is important that Farmington works to attract and retain members of this demographic group through desired 21<sup>st</sup> century housing as they are starting families, and looking to grow a business or career etc. **Our proposed R3 project is in total lock step with this objective. Our proposed PUD R3 Condominium project is in total harmony with the residential housing strategies of Farmington's 2009 Master Plan, 2013 Vision Plan, and even the City's LSL Grand River Corridor Study** as it emphasizes strengthening surrounding residential neighborhoods and promoting a walkable pedestrian connectivity to surrounding neighborhoods adjacent to the Grand River Corridor. **Our PUD R3 Project is tailored made for this objective due to the fact our property backs into a section of the Grand River Commercial Corridor.**

### **3) Efficient consolidation use of a poorly dimensioned parcel with difficult site conditions.**

The property shape of 22100 Hawthorne consist of a shape and depth that makes it difficult to consolidate and maximize its full potential use. Because of the property line as it aligns with the commercial property of A&W an inward angle is created making it awkward for R1 development This is further exacerbated by the '150 depth of the property. Our proposed condominium project allows for us to consolidate the property maximizing its use and overcoming the awkward shape, wasted square footage and unfortunate alignment with the A&W commercial property.

In addition to our reviewing the City's plans and vision of redevelopment, we learned a great deal in our meetings and discussions with the Economic and Community Development Department (Kevin Christenson). In those discussions it was again confirmed that the City's residential redevelopment vision embraces residential new construction in order to provide newer residential dwellings that provide newer amenities unavailable in the city's older structures. This is especially true with the limited condominium offerings in the city. **Each of our condos are 3 bedrooms with attached garages all designed for family ownership, this is very rare find in Farmington. Our family style condos are a great fit for Farmington where land for residential type dwellings is limited, not to mention also providing the coveted amenities of today's market.**

It also very important to point out there is an older **40 plus unit long standing R3 Condominium complex just 2 blocks north of our location.** This shows a long standing mix of R1 and R3 on Hawthorne Street for decades. The neighborhood has maintained its intimate and beautiful character with this mix.

### **4) Other important factors for this PUD Project.**

The proposed PUD R3 zoning and designation will be compatible with the site's physical, geological, hydraulic, and environmental features. All the underground water and sewer is perfectly located and it is important to also note that our property butts up against an adjacent commercial Grand River property (A&W Restaurant) this also provides added underground capacity and the walkability to the local small businesses along the adjacent Grand River Corridor.

It is important to reemphasize that our property already is multifamily. The property has been grandfathered for decades allowing the 3 buildings that contain 4 very small one bedroom units whose rent simply won't generate enough to sustain this old investment. This make it more logical to grant the R3 zoning request. The 3 existing building were built in the 1920s and due to their obsolescence, the high cost of any potential renovation and high cost of the ongoing maintenance simply are no longer cost affective options. Additionally, to revert this property back to R1 and maybe build a single family home also is not feasible because its property alignment with the A&W restaurant and Grand River Corridor.

The compatibility of our proposed PUD R3 condominium project will not impact the suitability of the uses and zoning surrounding us. It will not negatively impact the environmental, density, nature of use, traffic, aesthetics, and infrastructure surrounding us. **We expect the new projects to increase the value of the surrounding properties significantly due to the expected sales price of \$215,000.00-\$230,000.00 per condo.**

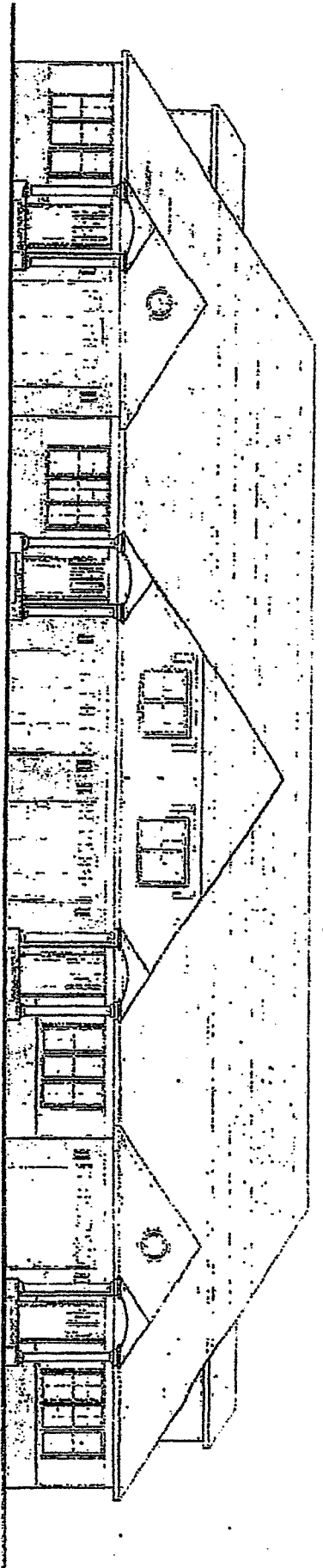
The capacity of the City Infrastructure and services are sufficient to accommodate the uses permitted without compromising the health, safety, and welfare of the City.

Additionally, the capacity of the City infrastructure and services are sufficient to accommodate the uses in our PUD request. This can be done without a negative effect on the health, safety, or welfare of the city.

Lastly it is important to note the owners bring extensive development and construction experience to this project. We represent over 40 years of real estate development and construction projects. As a matter of fact the very 12 unit condominiums being proposed for our Farmington property we have completed in other locations.

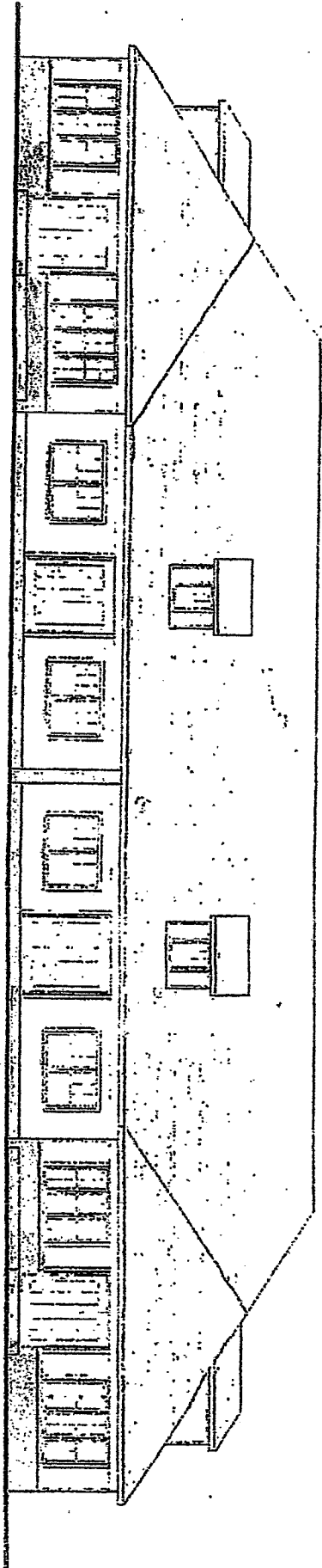
We have the funding to move forward successfully as well. We have been fortunate to have constructed hundreds of projects including condos, single family homes, assisted living facilities, and small commercial. We would like the Hawthorne Condominium project to be the beginning of other opportunities where we can play a small part in enhancing the beautiful City of Farmington.

Thanks for your consideration.



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

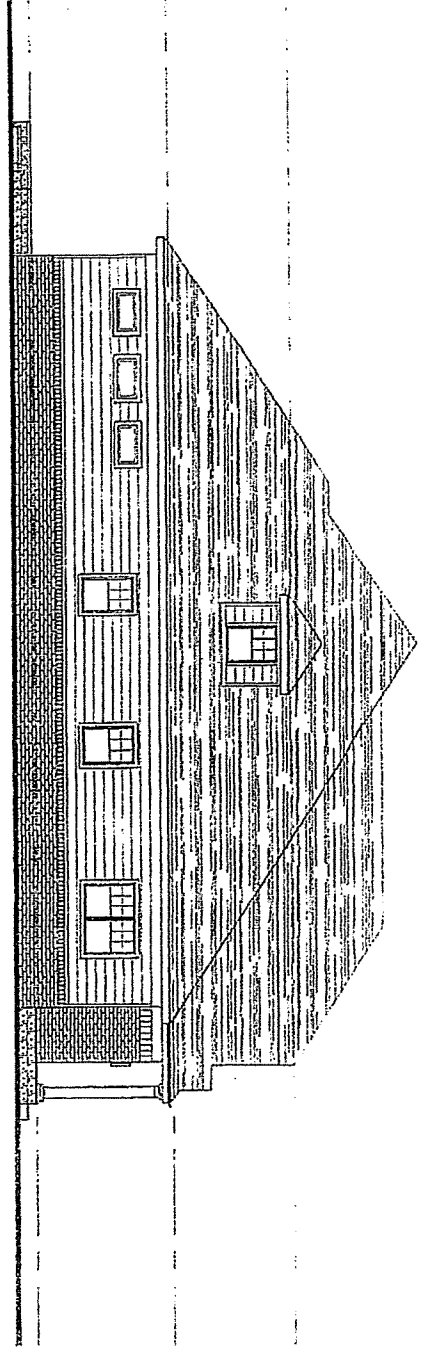


REAR ELEVATION

SCALE: 1/4" = 1'-0"

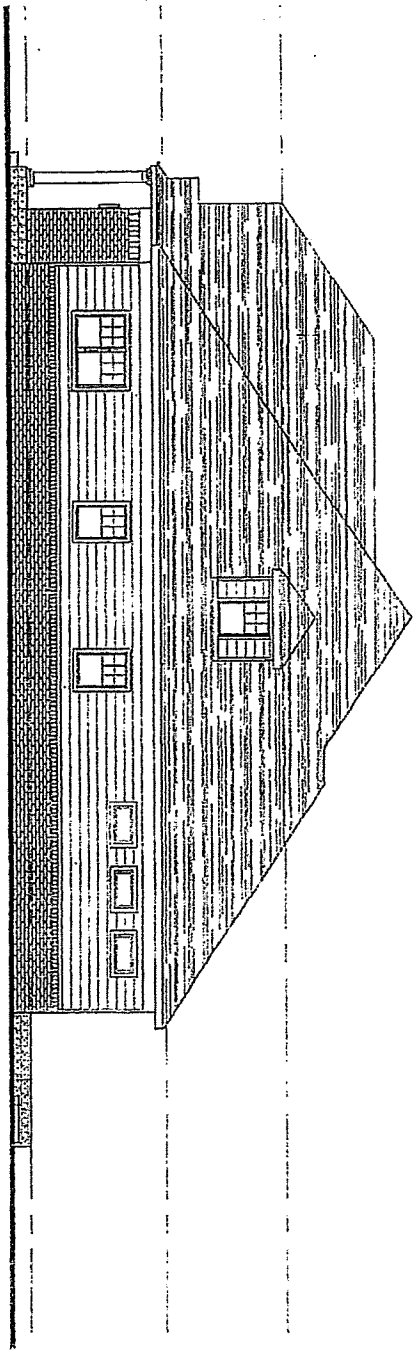
LEFT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"





FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

END UNIT  
LIVING - 940 SQ. FT.  
GARAGE - 724 SQ. FT.  
GROSS - 1240 SQ. FT.

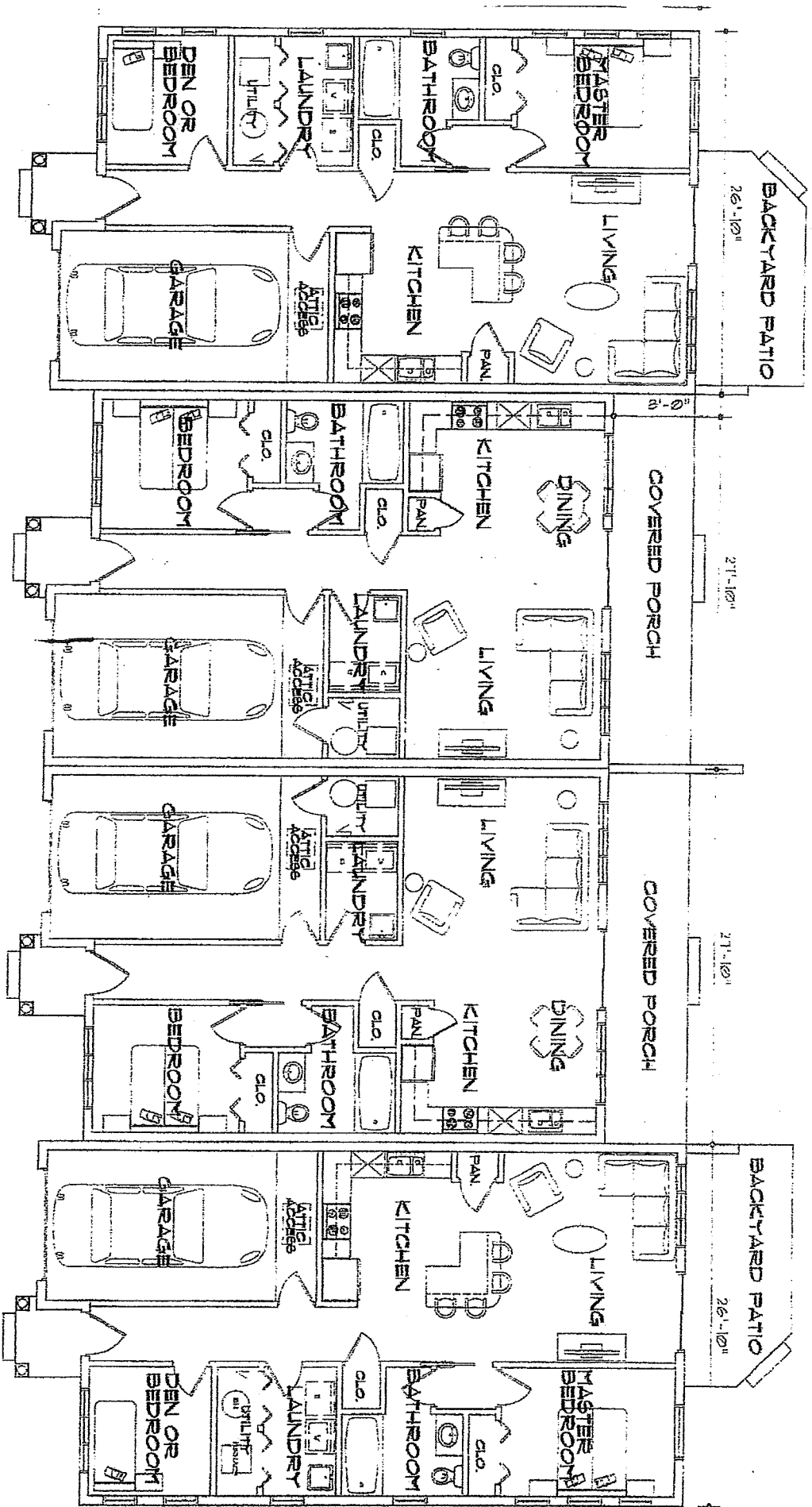
969  
224

MIDDLE UNIT  
LIVING - 840 SQ. FT.  
GARAGE - 740 SQ. FT.  
GROSS - 1190 SQ. FT.

860  
240  
1100

MIDDLE UNIT  
LIVING - 840 SQ. FT.  
GARAGE - 740 SQ. FT.  
GROSS - 1190 SQ. FT.

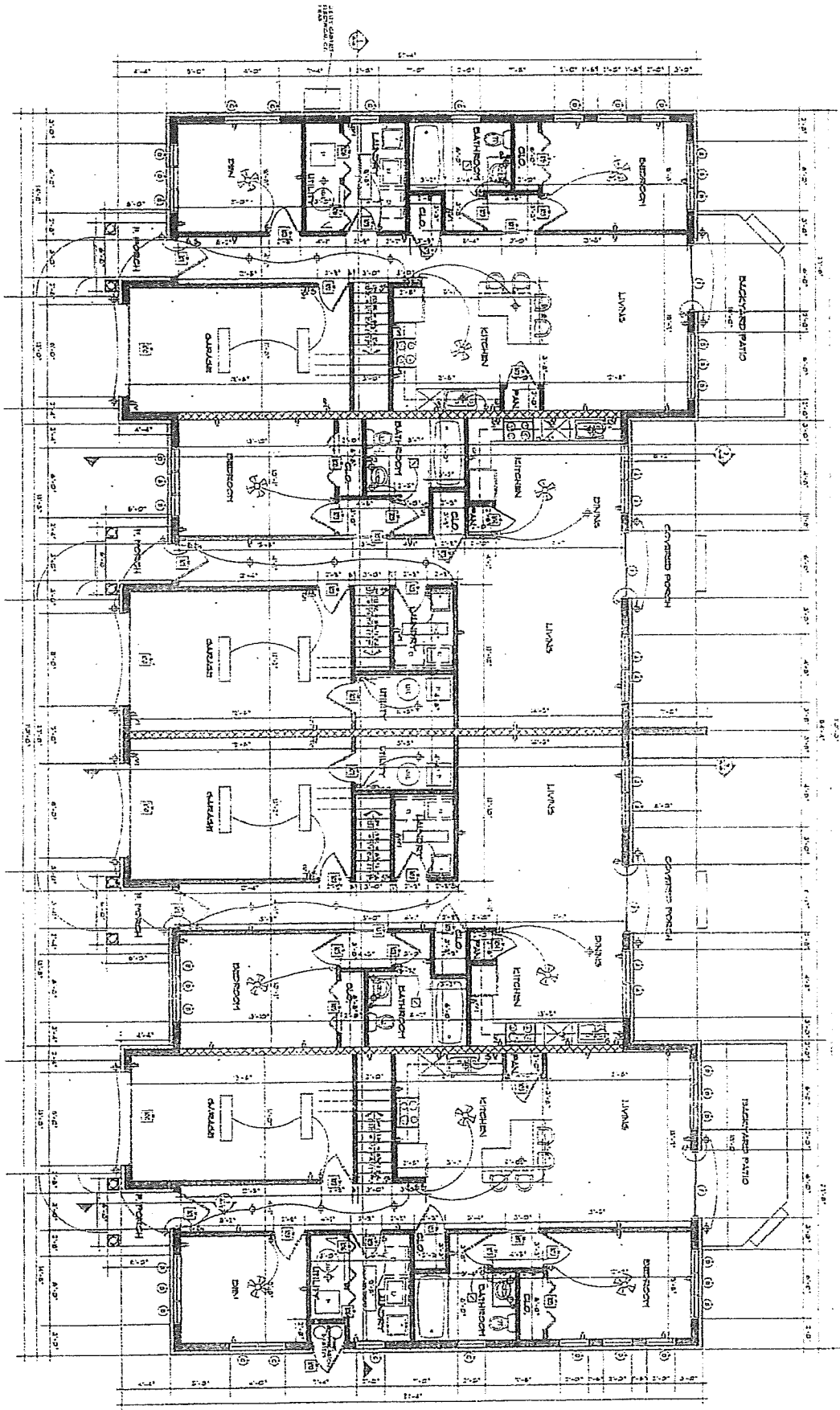
END UNIT  
LIVING - 940 SQ. FT.  
GARAGE - 724 SQ. FT.  
GROSS - 1240 SQ. FT.





**FIRST FLOOR PLAN**

SCALE: 1/4" = 1'-0"

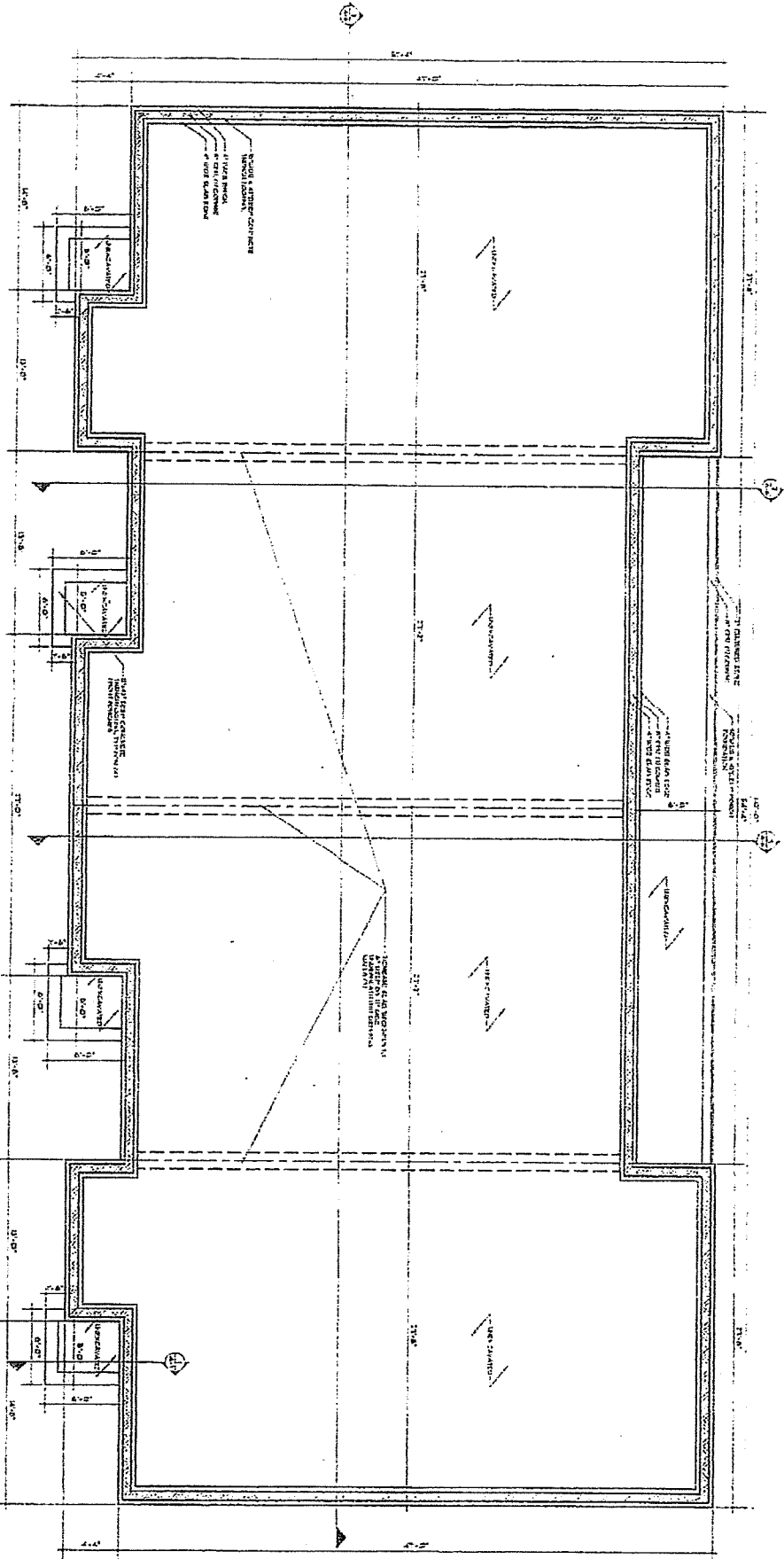


NOTE: SEE A-3 FOR WALL AND DOOR SCHEDULES, SEE A-5 FOR WINDOW SCHEDULE.

<p>Joseph S. Ionkley Architects 7750 Royal Ave. Baltimore, MD 21202 (410) 483-2500</p>	<p>Project Name: <b>ST. CLAIR PLACE</b> 11, ROSE STREET MT. CLEMENS, MD 28043</p> <p>Client: <b>BILL SCHNEIDER</b> 43200 SCHOOLFIELD BLVD. SUITE 1100 STERLING HEIGHTS, MI 48310</p>	<p>Project Number: <b>15017</b></p> <p>Drawn by: DEN, JET</p> <p>Sheet Title: <b>FIRST FLOOR PLAN</b></p>	<p>Scale: <b>A-2</b></p>
--	--	---	------------------------------







**FOUNDATION PLAN**

SCALE: 1/4" = 1'-0"



Joseph E. Howley  
Professional Engineer  
No. 48972  
Exp. 12/31/2010

Sheet

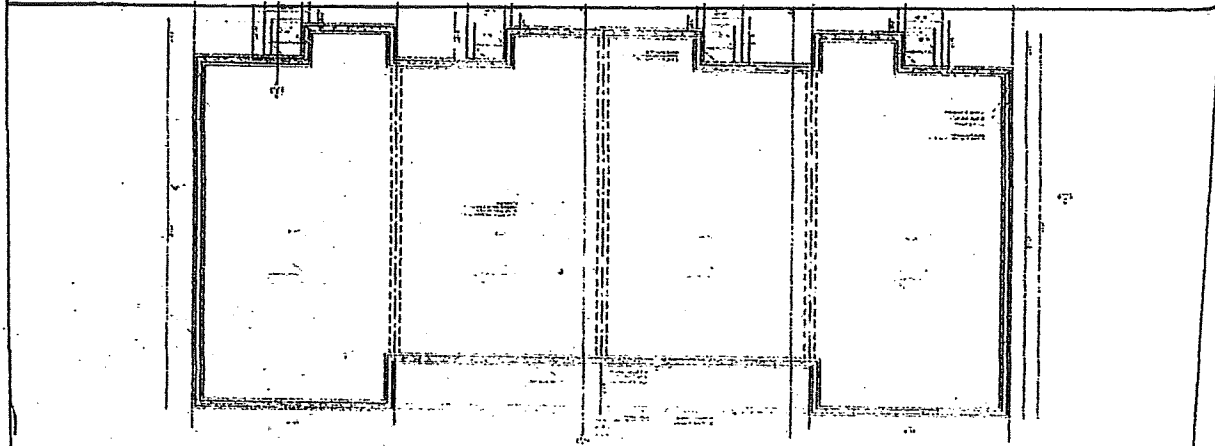
Bill Schneider  
4353 SCHNEIDER SUITE #200  
STERLING HEIGHTS, MI 48060

Project Name  
**ST. CLAIR PLACE**  
14 ROSE STREET  
MT. CLEMENS, MI 48048  
**BILL SCHNEIDER**  
4353 SCHNEIDER SUITE #200  
STERLING HEIGHTS, MI 48060

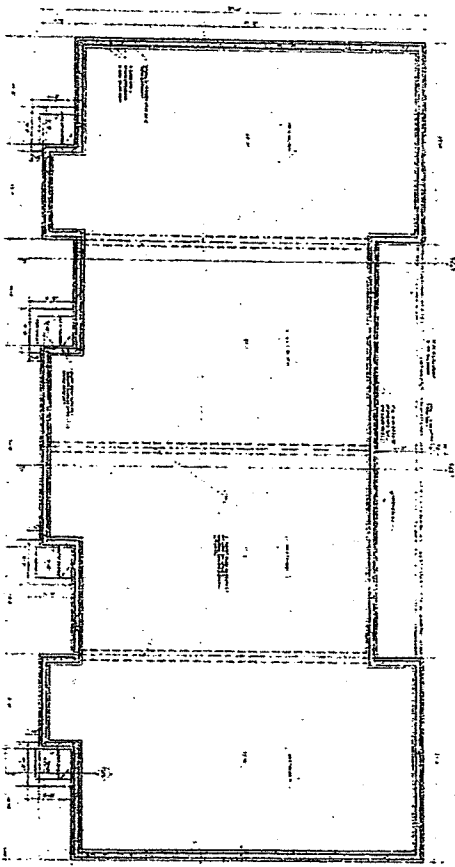
SHOWN THIS  
**FOUNDATION PLAN**

Drawn by: LDK/MS  
Project Number:  
**15017**  
Date: 04/17/05  
Checked by: MS  
**A-1**

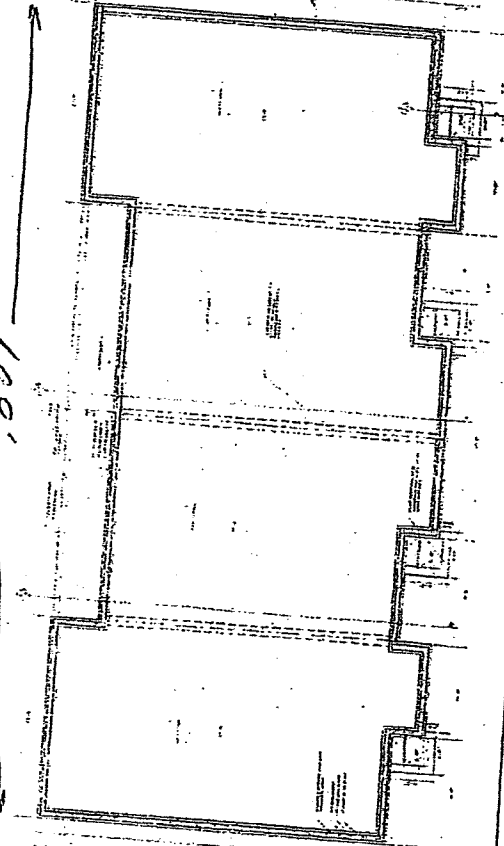
160'



135'



100' WIDE



150'

N + W

41' DEEP

⊕ WATER MAIN

22100 HATHORN F.H.

90'

30' SETBACK

⊙ SEWER MAIN

SIDE WALK 5'

SITE PLAN

**Farmington Planning Commission  
Staff Report**

**Planning Commission  
Date:** October 14, 2019

**Reference  
Number  
5**

**Submitted by:** Kevin Christiansen, Economic and Community Development Director

**Description** Site Plan Review – Proposed Multiple family Residential Condominium, Leo Soave Property, 32057 Grand River Avenue

**Background**

This item is a Site Plan Review for a proposed multiple family residential condominium. The subject property is a vacant site located at 32057 Grand River Avenue. The applicant/petitioner has submitted plans for a 3-unit attached residential condominium to be constructed on the west side of the existing vacant property. The existing site is zoned C-2, Community Commercial. Multiple Family Residential uses are permitted in in the C-2, Community Commercial District and require site plan review. The applicant requested and appeared before the Grand River Corridor Improvement Authority at their August 8, 2019 and September 12, 2019 meetings for review and discussion of their site plan for the proposed multiple family residential condominium. The Grand River CIA recommended approval of the proposed condominium site plan (as revised) to the Planning Commission for their review and consideration (see attached meeting minutes).

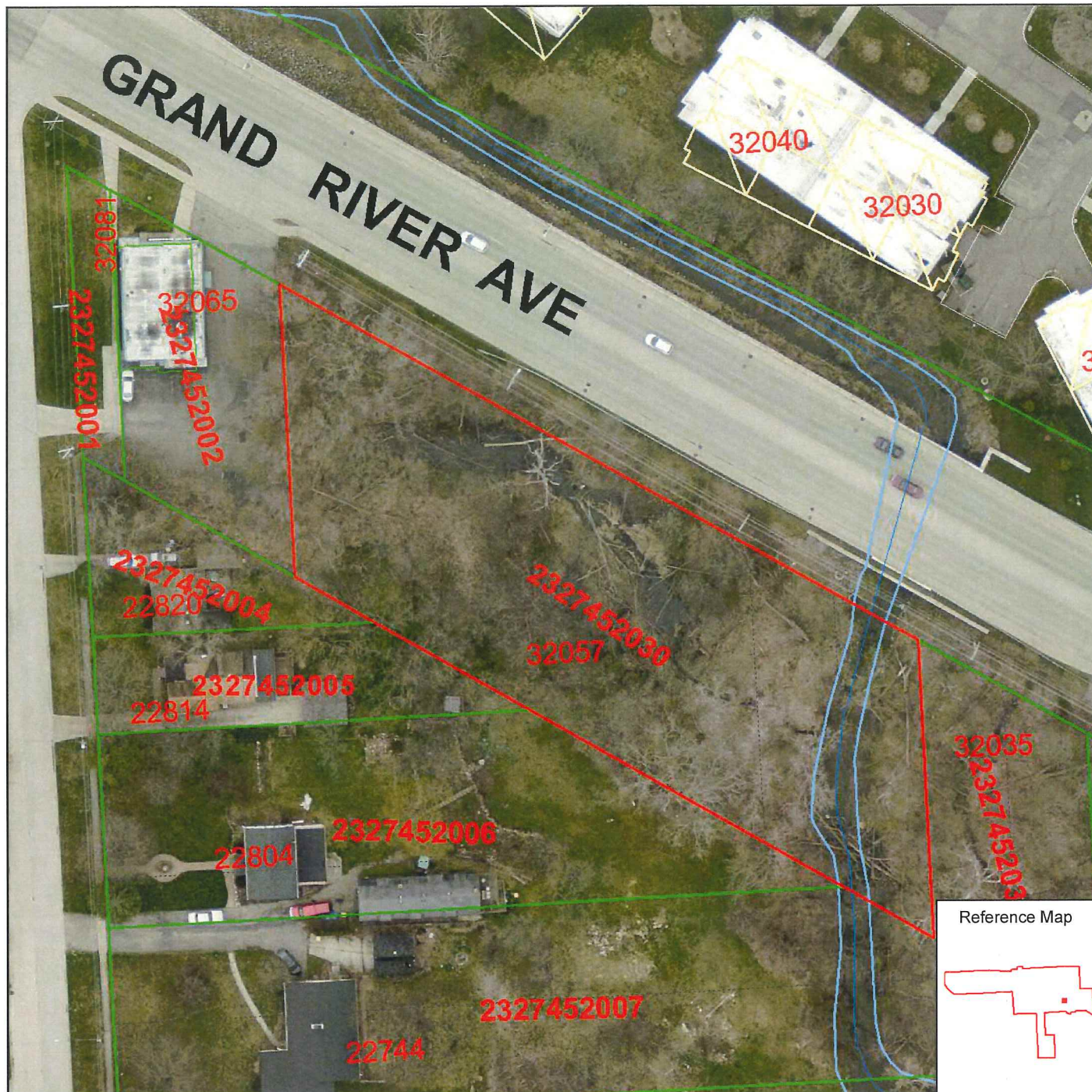
OHM Advisors, the City's planning and engineering consultant, has reviewed the applicant's submitted plans and has provided a planning and engineering review letter dated October 11, 2019 (see attached letter).

The applicant will be at the October 14, 2019 meeting to present their proposed site plan to the Commission. The requested action of the Planning Commission is to review/consider the submitted Site Plan for the proposed multiple family residential condominium.

Attachments

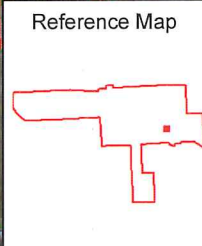


City of Farmington  
CivicSight Map



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 (FEATURETYP)
  - DetentionPond
  - StreamRiver
  - LakePond
  - Channel
  - SwampMarsh
- 2017 AERIAL PHOTOS (Image)



Map Scale: 1 inch = 77 feet  
Map Date: 10/09/2019  
Data Date: September 6, 2019



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

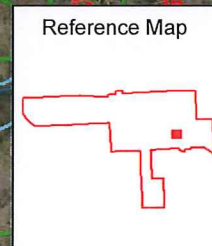
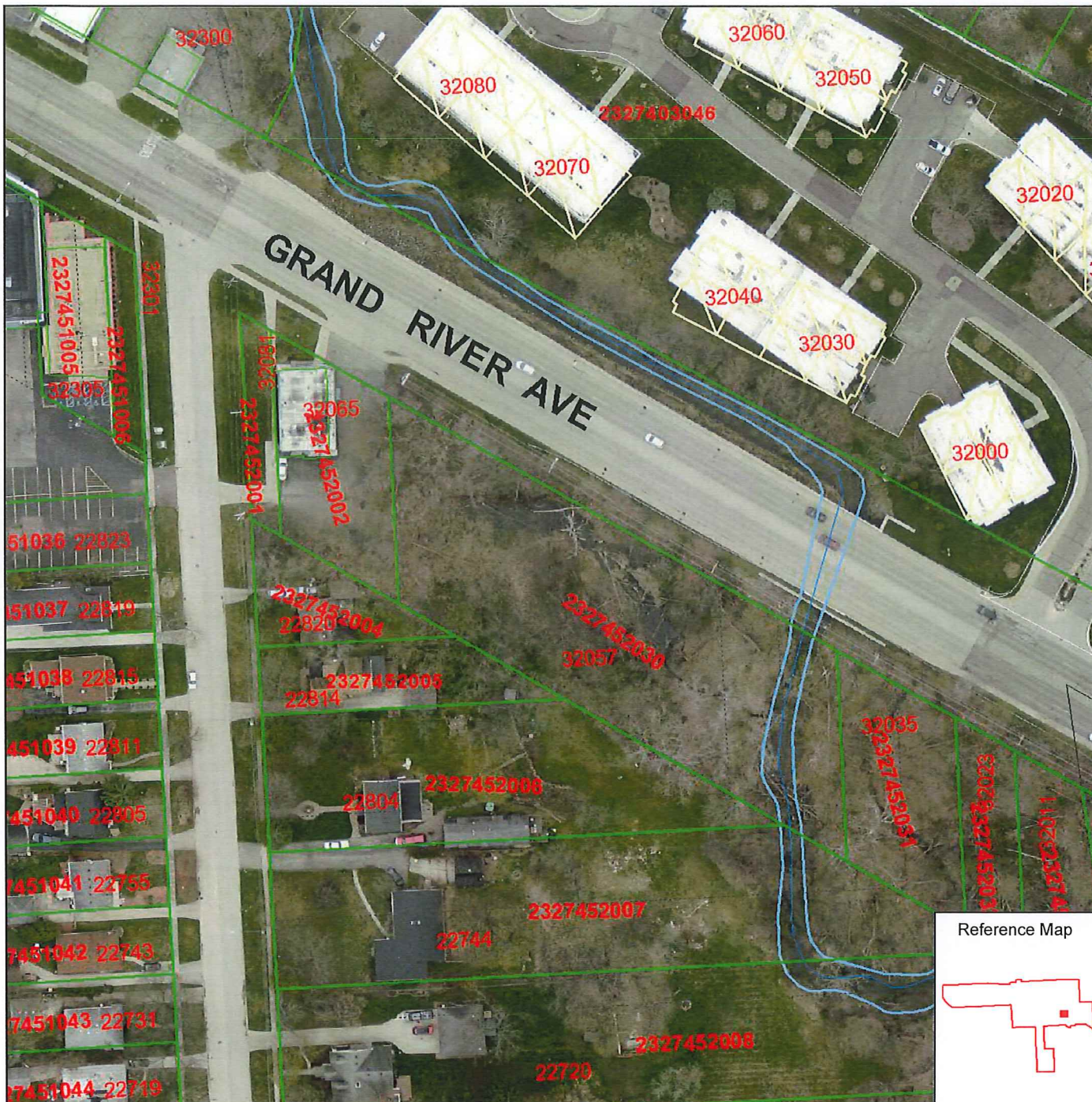
Disclaimer:  
Note: The information provided by this program has been compiled from recorded deeds, plats, taxmaps, surveys, and other public records and data. It is not a legally recorded map or survey and is not intended to be used as one. Users of this data are hereby notified that the information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



# 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 (FEATURETYP)
- DetentionPond
- StreamRiver
- LakePond
- Channel
- SwampMarsh
- 2017 AERIAL PHOTOS (Image)



Map Scale: 1 inch = 110 feet  
 Map Date: 8/07/2019  
 Data Date: July 12, 2019



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 !!!

Figure 5.9 - Proposed Land Use Map

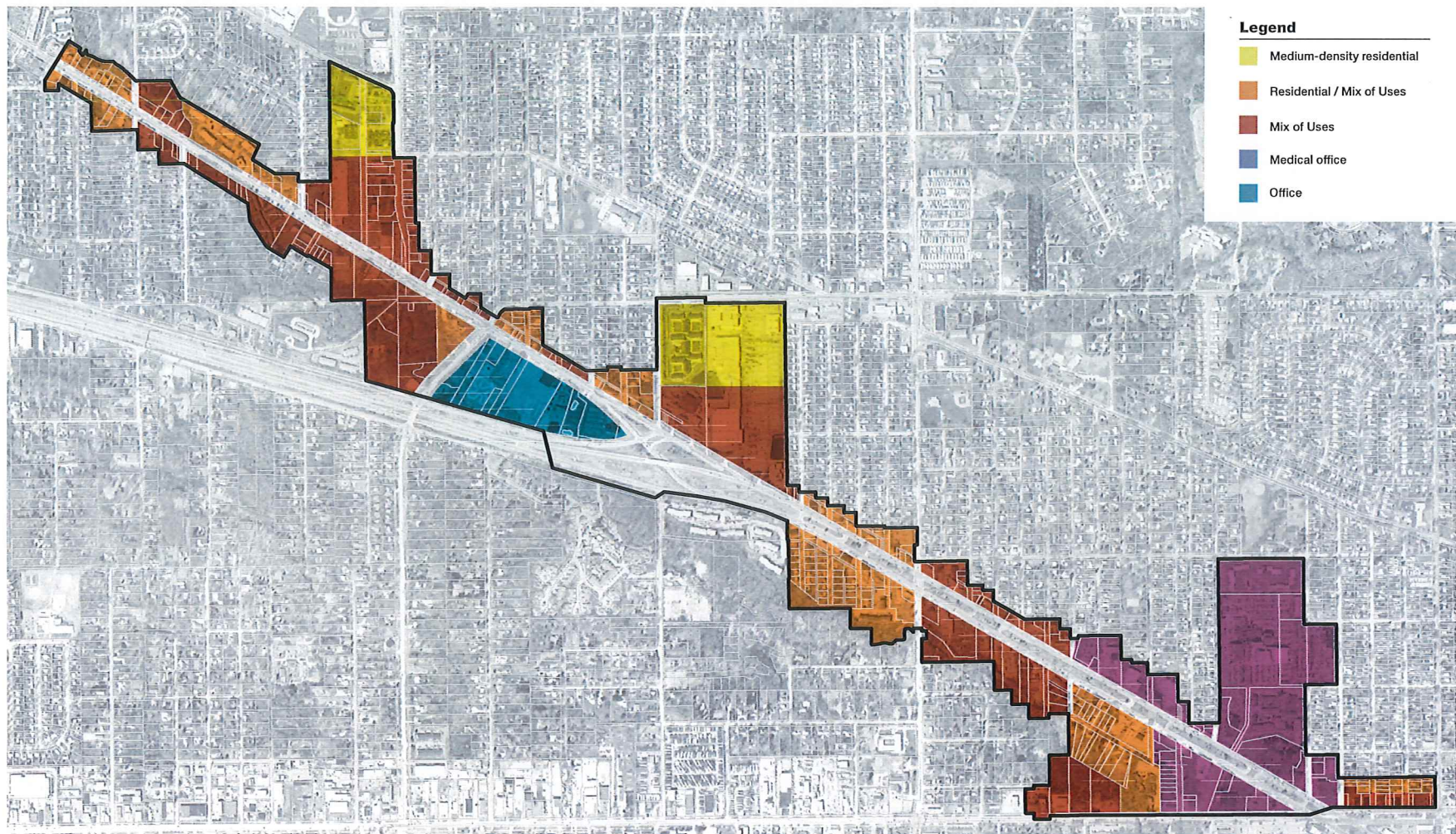
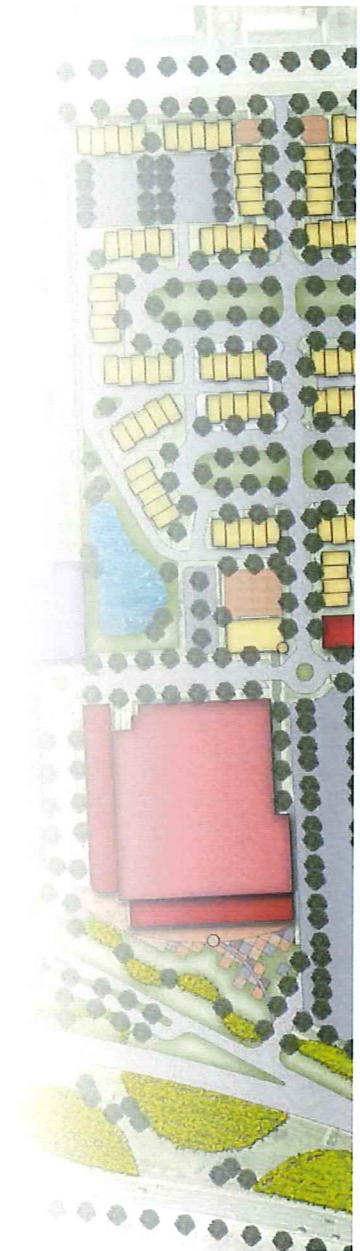


Table 5.1 - Land Use Table

Land Use Type	Development Intent	Uses (P=Preferred, O=Optional)						
		Max . Height (Stories)	MF	OFF	CIV	RTL	INS	HTL
Medium-Density Residential	This area is planned for medium density residential 10-20 u/a. Residential development in this area should be supported by public and green spaces within or adjacent to the development. Residential developments should include sidewalks, street trees, and connections within and outside of the development.	3	P		O			
Residential / Mix of Uses	This area is planned for a mix of commercial and medium density residential 10-20 u/a. Uses may be vertically or horizontally integrated. The overall mix of commercial to residential should have a residential focus with approximately 60 percent of the area being used for residential. Development in this area should be supported by public and green spaces within or adjacent to the development.	3	P	P	O	P	O	O
Mix of Uses	This area is planned for a mix of small to medium sized retail, office, and residential uses both vertically and horizontally. Within pedestrian areas, office uses should be encouraged on the second floor while retail uses should be reserved for the first floor and have a strong street presence. These areas should be carefully planned to complement the streetscape and help to create and define the public realm. Development should be connected via a pedestrian network and include carefully integrated public spaces.	3-5	P	P	P	P	O	P
Medical Office	The presence of Botsford Hospital is an opportunity for nearby support uses such as professional medical offices and suppliers, laboratories, hotels, restaurants and residential for seniors and special needs residents and guest. Development should be connected via ADA accessible pedestrian network and include carefully integrated public spaces and transit.	4	P	P	O	O	P	P
Office	The office district will promote larger scale office uses and buildings, typical of corporate headquarters or office parks. These uses should have good connections and visibility to the existing roadway network, especially the M-5 highway. Office uses should integrate with the existing natural areas and provide ample pedestrian connections and public spaces.	5		P		O		

MF Multi-family  
 OFF Office  
 CIV Civic  
 RTL Retail  
 INS Institutional  
 HTL Hotel

*The information presented in this table are recommendations. Design flexibility should be granted as deemed appropriate by the local municipality. The building blocks and preferred uses may slightly vary depending on market and site conditions.*





# CITY OF FARMINGTON

For office use only  
 Date Filed: \_\_\_\_\_  
 Fee Paid: \_\_\_\_\_

## Site Plan Application

1. Project Name LED SOAVE CONDOMINIUMS

2: Location of Property

Address 32057 GRAND RIVER

Cross Streets GRAND RIVER & BROOKDALE

Tax ID Number 20.23.27-452-030

3. Identification

Applicant SOAVE BUILDING CO

Address: 37771 7 MILE ST-C

City/State/Zip LIVONIA MI 48152

Phone 586-219-7880 Fax 248-476-3213

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

9 Property Owner 9 Other (Specify) FEESIMPLE

Property Owner SAME

Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_

Preparer of Site Plan ARPEE / DONNAN INC.

Address 36937 SCHOOLCRAFT

City/State/Zip LIVONIA, MI 48150

Phone 734.953.3335 Fax 734.953.3324



4. Property Information

Total Acres 1.62  
Lot Width 375.00' Lot Depth 188.35'  
Zoning District C-2  
Zoning District of Adjacent Properties to the  
North R-3 South RIP East C-2 West C-2  
R1

5. Use

Current Use of Property VACANT  
Proposed Use

G Residential Number of Units 5  
G Office Gross Floor Area \_\_\_\_\_  
G Commercial Gross Floor Area \_\_\_\_\_  
G Industrial Gross Floor Area \_\_\_\_\_  
G Institutional Gross Floor Area \_\_\_\_\_  
G Other \_\_\_\_\_ Gross Floor Area \_\_\_\_\_

Proposed Number of Employees 0

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

I, \_\_\_\_\_ (applicant), do hereby swear that the above statements are true.

Chris Sump 08-01-19  
Signature of Applicant Date

SAME  
Signature of Property Owner Date

I, Chris Sump (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

## Site Plan Review Checklist

a. Site Plan Descriptive and Identification Data	Provided	Not Provided
--	----------	--------------

Site plans shall consist of an overall plan for the entire development, drawn to an engineer's scale of not less than 1 inch = 50 feet for property less than three acres, or one inch = 100 feet for property 3 acres or more in size

\_\_\_\_\_

Sheet size shall be at least 24 x 36 inches

\_\_\_\_\_

If a large development is shown in sections on multiple sheets, then one overall composite sheet shall be included

\_\_\_\_\_

Title block with sheet number/title; name, address and telephone number of the applicant and firm or individual who prepared the plans; and date(s) of submission and any revisions (month, day, year)

\_\_\_\_\_

Scale and north-point

\_\_\_\_\_

Location map drawn to a separate scale with north-point, showing surrounding land uses, water features and streets within a quarter mile

\_\_\_\_\_

"Not to be Used as Construction Drawings" must be noted on the site plan

\_\_\_\_\_

Legal and common description of property

\_\_\_\_\_

Identification and seal of registered or licensed architect, civil engineer, land surveyor, landscape architect or community planner who prepared drawings

\_\_\_\_\_

Zoning classification of petitioner's parcel and all abutting parcels

\_\_\_\_\_

Proximity to section corner and major thoroughfares

\_\_\_\_\_

Net acreage (minus rights-of-way) and total acreage

\_\_\_\_\_

b. Site Data	Provided	Not Provided
--------------	----------	--------------

Existing lot lines, building lines, structures, parking areas and other improvements on the site and within 100 feet of the site

\_\_\_\_\_

Where grading is proposed, topography on the site and within 100 feet of the site at two-foot contour intervals, referenced to a U.S.G.S. benchmark

\_\_\_\_\_  
\_\_\_\_\_

Proposed lot lines, lot dimensions, property lines, setback dimensions, structures and other improvements on the site and within 100 feet of the site

\_\_\_\_\_  
\_\_\_\_\_

Location of existing drainage courses, floodplains, rivers and MDEQ regulated wetlands with elevations

\_\_\_\_\_  
\_\_\_\_\_

All existing and proposed easements

\_\_\_\_\_  
\_\_\_\_\_

Details of exterior lighting including locations, height, fixtures, method of shielding and a photometric grid overlaid on the proposed site plan indicating the overall lighting intensity of the site (in footcandles)

\_\_\_\_\_  
\_\_\_\_\_

Location of waste receptacle(s) and mechanical equipment and method of screening

\_\_\_\_\_  
\_\_\_\_\_

Location, size, height and lighting of all proposed freestanding and wall signs

\_\_\_\_\_  
\_\_\_\_\_

Location, size, height and material of construction for all walls or fences with cross-sections

\_\_\_\_\_  
\_\_\_\_\_

Extent of any outdoor sales or display area

\_\_\_\_\_  
\_\_\_\_\_

Location, height and outside dimensions of all storage areas and facilities

\_\_\_\_\_  
\_\_\_\_\_

**c. Access and Circulation** **Provided** **Not Provided**

Dimensions, curve radii and centerlines of existing and proposed access points, roads and road rights-of-way or access easements

\_\_\_\_\_  
\_\_\_\_\_

Driveways and intersections within 250 feet of site

\_\_\_\_\_  
\_\_\_\_\_

Cross section details of existing and proposed roads, driveways, parking lots, sidewalks and pathways illustrating materials, width and thickness

\_\_\_\_\_  
\_\_\_\_\_

Dimensions of acceleration, deceleration and passing lanes

\_\_\_\_\_  
\_\_\_\_\_

Dimensions of parking spaces, islands, circulation aisles and loading zones

\_\_\_\_\_  
\_\_\_\_\_

Radii for driveways and parking lot islands

\_\_\_\_\_  
\_\_\_\_\_

Calculations for required number of parking and loading spaces

\_\_\_\_\_

Designation of fire lanes

\_\_\_\_\_

Traffic regulatory signs and pavement markings

\_\_\_\_\_

Shared parking or access easements, where applicable

\_\_\_\_\_

**d. Landscape Plans (city reserves the right to require plans be prepared and sealed by a registered landscape architect)**

**Provided**

**Not Provided**

The general location, type and size of all existing plant material, with an identification of materials to be removed and materials to be preserved

\_\_\_\_\_

Limits of grading and description of methods to preserve existing landscaping

\_\_\_\_\_

The location of proposed lawns and landscaped areas

\_\_\_\_\_

Landscape plan, including location, of all proposed shrubs, trees and other plant material

\_\_\_\_\_

Planting list for proposed landscape materials with caliper size or height of material, spacing of species, botanical and common names, and quantity

\_\_\_\_\_

Calculations for required greenbelts, buffer zones, parking lot trees, detention ponds and interior landscaping

\_\_\_\_\_

Method of installation and proposed dates of plant installation

\_\_\_\_\_

Landscape maintenance program

\_\_\_\_\_

**e. Building and Structure Details**

**Provided**

**Not Provided**

Location, height, and outside dimensions of all proposed buildings or structures

\_\_\_\_\_

Building floor plans and total floor area

\_\_\_\_\_

Details on accessory structures and any screening

\_\_\_\_\_

Building facade elevations for all sides, drawn at an appropriate scale

\_\_\_\_\_

Method of screening for all ground-, building- and roof-mounted equipment

\_\_\_\_\_

Description of exterior building materials including colors (samples or photographs may be required)

f. Information Concerning Utilities, Drainage and Related Issues	Provided	Not Provided
--	----------	--------------

Location of sanitary sewers and septic systems, existing and proposed

Location and size of existing and proposed water mains, water service, storm sewers and drains, and fire hydrants

Storm water retention and detention ponds, including grading, side slopes, depth, high water elevation, volume and outfalls

Location of above and below ground gas, electric and telephone lines, existing and proposed

Location of utility boxes

g. Additional Information Required for Multiple-family Residential Development	Provided	Not Provided
--	----------	--------------

The number and location of each type of residential unit (one bedroom units, two bedroom units, etc.)

Density calculations by type of residential unit (dwelling units per acre)

Garage and/or carport locations and details, if proposed

Mailbox clusters

Location, dimensions, floor plans and elevations of common building(s) (e.g., recreation, laundry, etc.), if applicable

Swimming pool fencing detail, including height and type of fence, if applicable

Location and size of recreation and open space areas

Indication of type of recreation facilities proposed for recreation area

h. Miscellaneous	Provided	Not Provided
------------------	----------	--------------

A general operations plan including description of the nature of the proposed use or activity, noise impacts, hours of operation, the number of employees, etc

Assessment of potential impacts from the use, processing, or movement of hazardous materials or chemicals, if applicable

For additions and expansions, a clear distinction between existing buildings, structures and impervious surface areas and any proposed development must be made

Any additional graphics or written materials requested by the planning commission to assist in determining the compliance with site plan or special land use standards, such as but not limited to: aerial photography; cross-sections which illustrate impacts on views and relationship to adjacent land uses; photographs; traffic impact studies and parking demand studies; and environmental impact studies; such information shall be prepared by a qualified individual or firm with experience in the specific discipline


**CITY OF FARMINGTON  
GRAND RIVER CORRIDOR IMPROVEMENT AUTHORITY  
MINUTES  
September 12, 2019**

**CALL TO ORDER**

The Farmington Grand River Corridor Improvement Authority meeting was called to order at 8:10 a.m. by Economic and Community Development Director Christiansen.

Members Present: Accettura, Bowman, Carron, Graham, O'Dell, Thomas  
Members Absent: King  
Staff: Christiansen

**APPROVAL OF AGENDA**

Motion by Graham, supported by Thomas to approve the agenda. Motion approved unanimously.

**APPROVAL OF MINUTES**

- A. Motion by Accettura, supported by O'Dell to approve the August 8, 2019 minutes. Motion approved unanimously.

**SITE PLAN REVIEW FOR PROPOSED MULTIPLE FAMILY RESIDENTIAL – LEO SOAVE, 32057 GRAND RIVER AVENUE**

Christiansen introduced the proposed/revised site plan and reviewed the existing site, the Grand River CIA Vision Plan, the Grand River Overlay District and the proposed multiple family residential plan with the Board. Mark Fredrick, Architect with Mark Fredrick Design, representing Leo Soave, reviewed and discussed the proposed site plan with the Board and answered questions. The CIA Board recommended approval of the revised site plan as proposed and forwarded it to the Planning Commission for their review and consideration.

**CONTINUED DISCUSSION OF UPDATE TO GRAND RIVER CORRIDOR IMPROVEMENT AUTHORITY 2013 VISION PLAN**

Christiansen continued the review and discussion of the Grand River Corridor Improvement Authority 2013 Vision Plan with the Board. The Board provided comments regarding the proposed future land use plan and potential redevelopment sites/opportunities throughout the Grand River corridor. Discussion will continue with joint Boards at the October 24<sup>th</sup> meeting.

**PUBLIC COMMENT**

None.

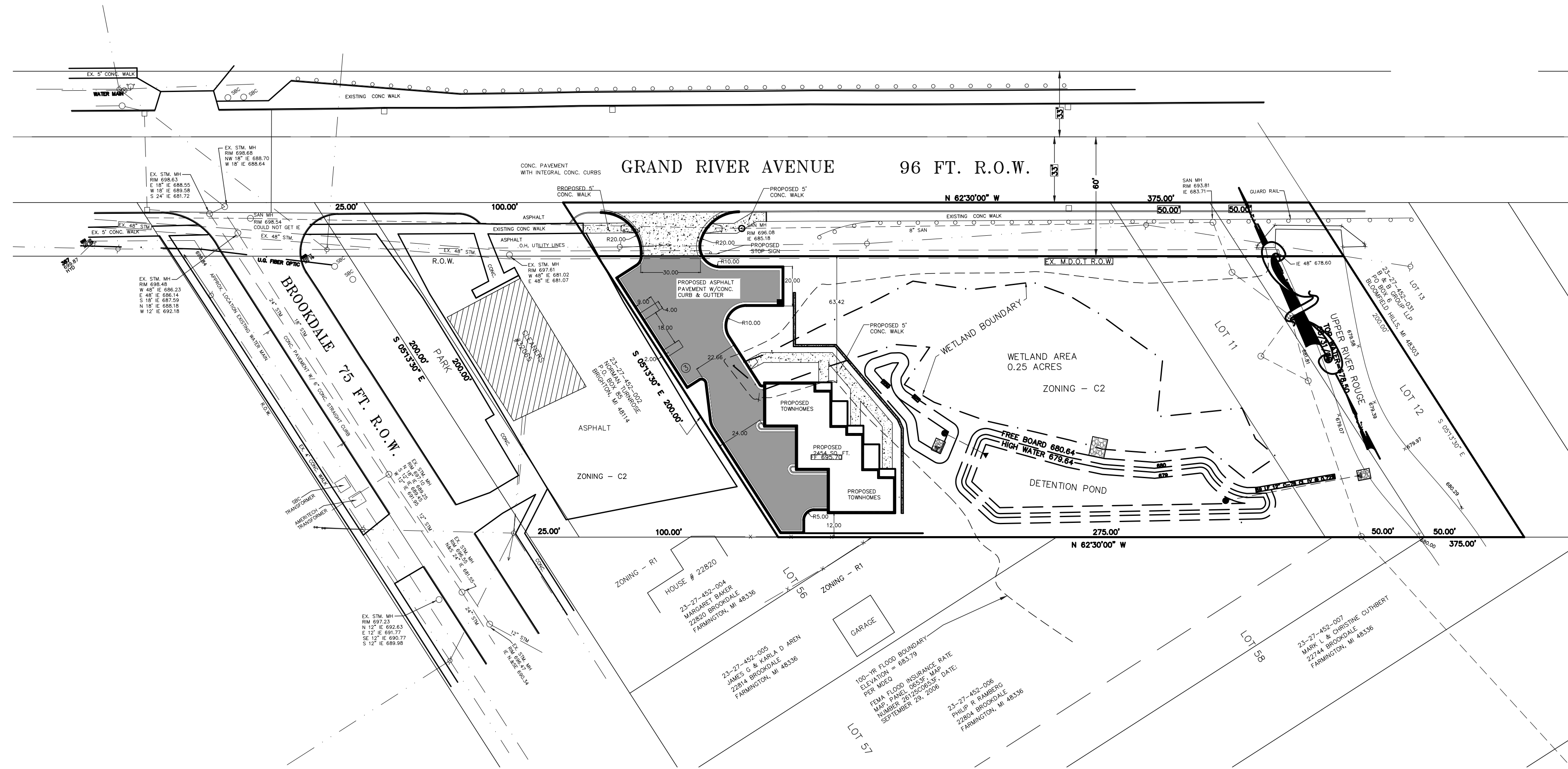
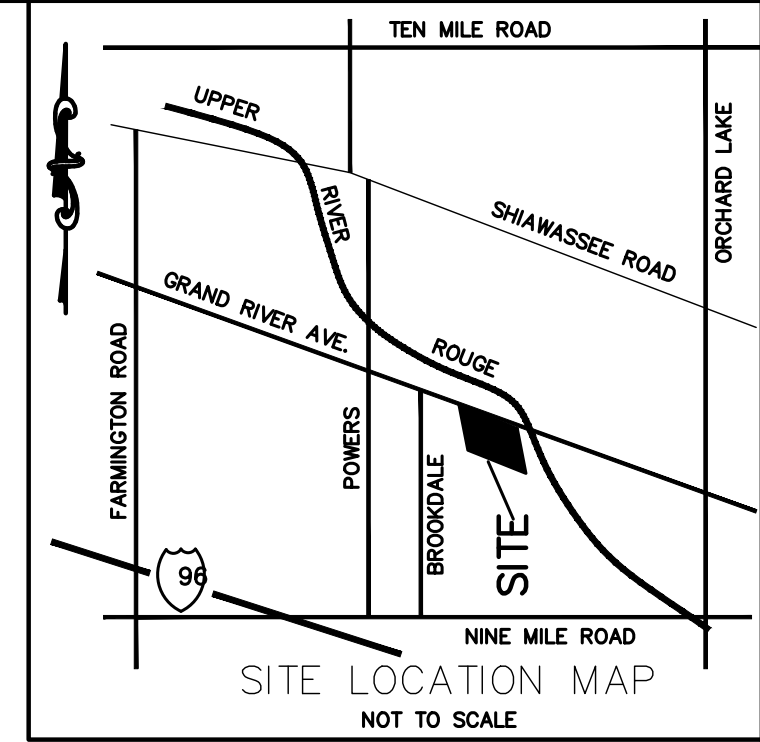
**BOARD COMMENT**

The CIA Board discussed the current status of several ongoing development projects in the city, including Blue Hat Coffee. The CIA Board also briefly discussed October's meeting agenda and the scheduled Joint Boards meeting on October 24<sup>th</sup>.

**ADJOURNED AT 8:50 a.m.**

# PROPOSED TOWNHOUSES

## CITY OF FARMINGTON, MICHIGAN



Sheet List Table	
Sheet Number	Sheet Title
C-01	COVER SHEET
C-02	SITE PLAN
C-03	UTILITIES PLAN
C-04	GRADING AND DRAINAGE PLAN
C-05	DETAILS AND CALCULATIONS PLAN
LP-1	LANDSCAPE PLANTING PLAN

**BENCH MARKS**  
 BM #1 (RM13) – ARROW ON HYDRANT ON SOUTH SIDE OF GRAND RIVER AVE. APPROXIMATELY 150 FEET WEST OF LAKE WAY. ELEV. = 707.25 (NGVD 1929)

BM #2 – SPIKE IN WEST FACE UTILITY POLE S.W. CORNER OF CLEANERS PARKING LOT ELEV. = 697.94 (NGVD 1929)

**PROPERTY DESCRIPTION** 20-23-27-452-030  
 PART OF THE EAST HALF OF SECTION 27, T. 1 N., R. 9 E., CITY OF FARMINGTON, OAKLAND COUNTY, MICHIGAN. DESCRIBED AS LOTS 11 AND 12, ALSO OUTLOT A EXCEPT THE WEST 100 FEET THEREOF, OF "BROOKDALE SUBDIVISION" RECORDED IN LIBER 12, PAGE 25, O.C.R. EXCEPTING THAT PART TAKEN FOR GRAND RIVER AVENUE.

**SITE DATA:**

GROSS AREA 1.448 ACRES  
 NET AREA WITHOUT R.O.W. 1.216 ACRES

**SITE ZONING:**

EXISTING ZONING DISTRICT "C-2"  
 PROPOSED USE TOWNHOUSES  
 TOTAL NUMBER OF UNITS 3

MINIMUM SET BACKS:	REQUIRED	PROPOSED
FRONT YARD	VARIES	63.42
REAR YARD	20'	12'
SIDE YARD	10'	24'

MAXIMUM BUILDING HEIGHTS 35' 3 STORIES 7200 S.F.

**PARKING :**

PARKING REQUIRED: 2 PARKING PER UNIT  
 PARKING PROVIDE : 2 PARKING IN GARAGE AND 3 VISITOR PARKING



PREPARED FOR:  
**SOAVE BUILDING, INC.**  
 20592 CHESTNUT CIRCLE  
 LIVONIA, MICHIGAN 48152  
 (248) 476-3213



NOT FOR CONSTRUCTION

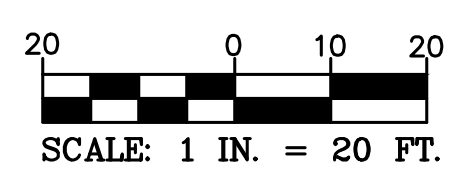
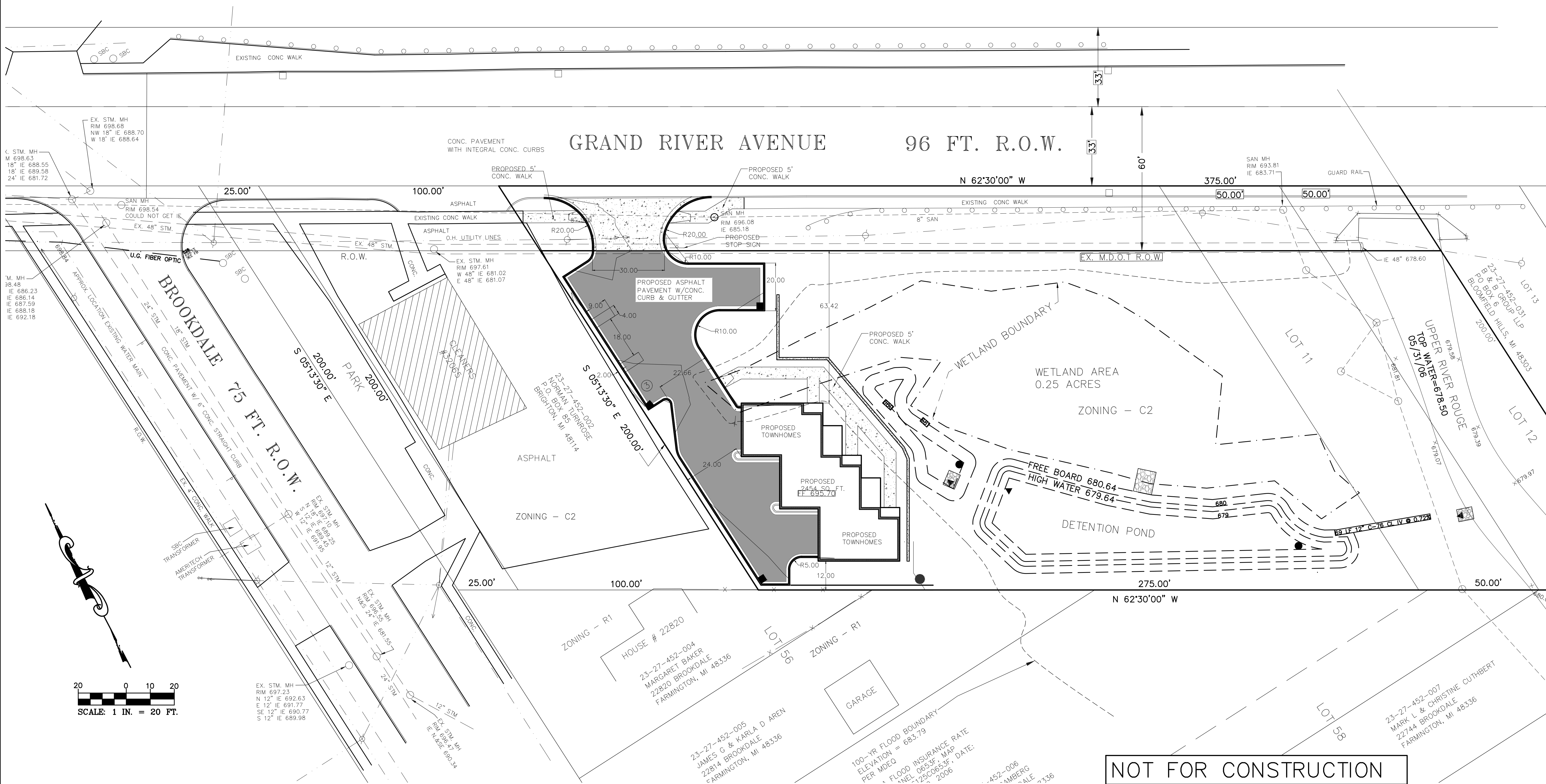
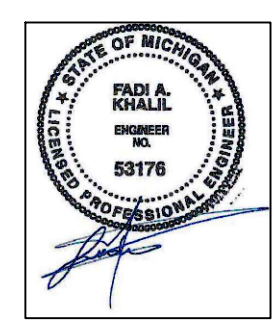
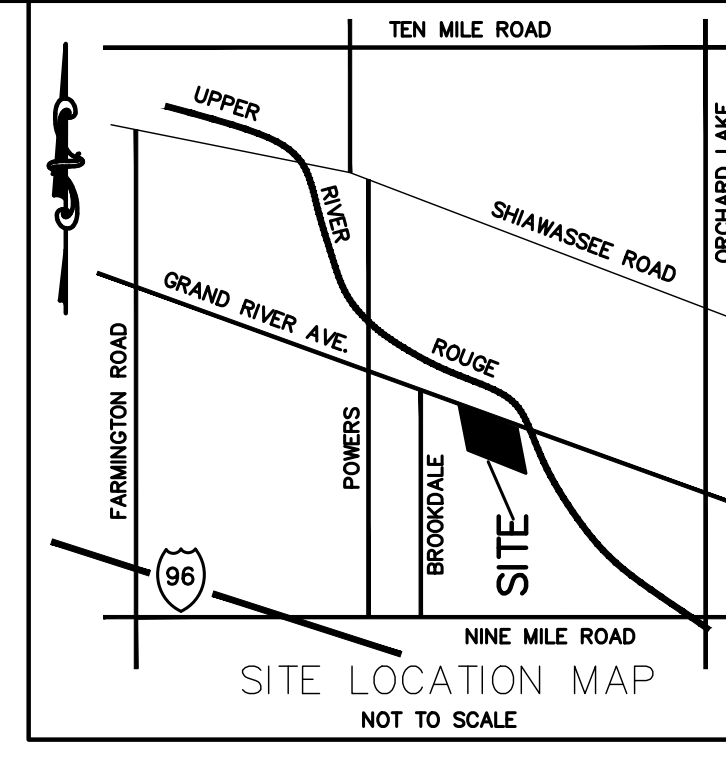
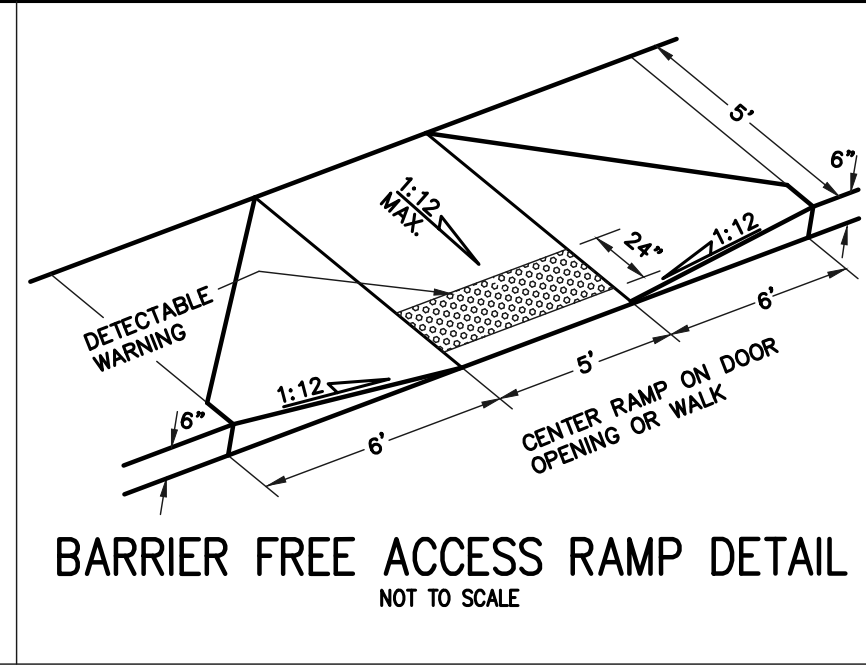
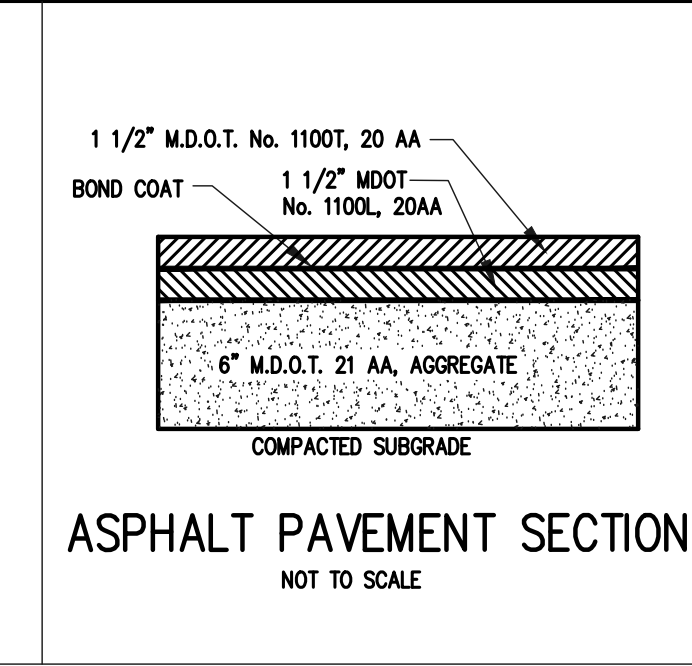
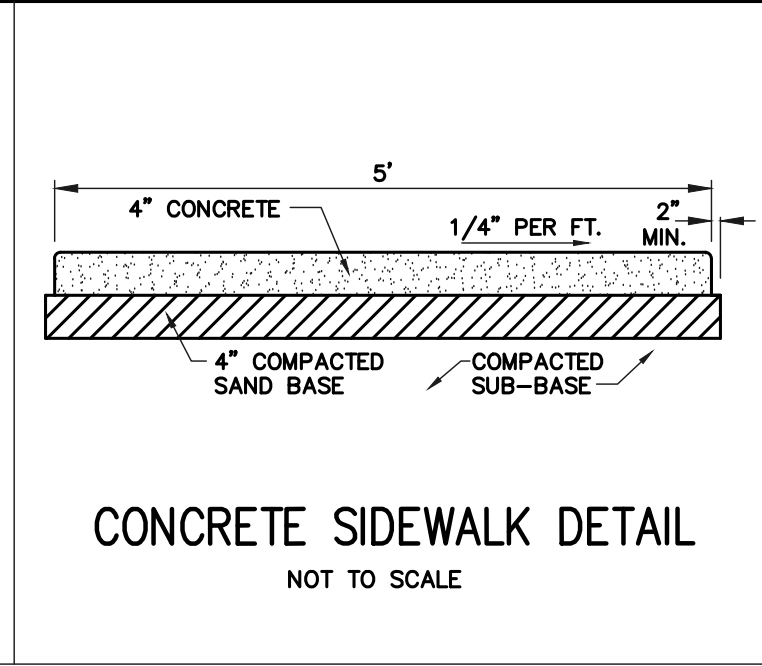
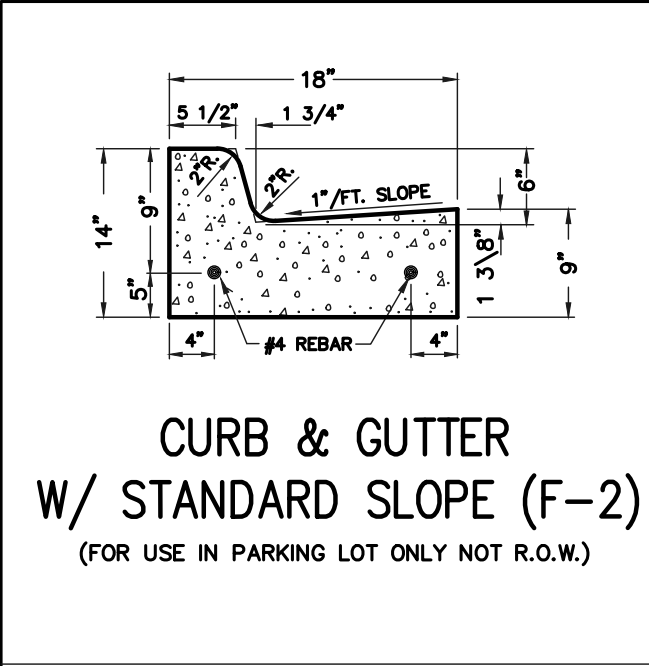
**NCEI**  
 NATIONAL CONSULTANTS AND ENGINEERING LLC.  
 Civil Engineers Construction Managers  
 6200 Schaefer Road, Suite 102, Dearborn, Michigan, 48126  
 Phone: (313) 258-2036 Email: Fadi.Khalil12@gmail.com

TITLE **PROPOSED TOWNHOUSES FARMINGTON, MICHIGAN**  
 DRAWN BY [blank] APPROVED BY **EK**  
 PROJ. NO.: 003-09-2019 SCALE 1" = 20'  
 DATE: 09-20-2019 DRAWING NO. **C-01**

COVER SHEET

SYMBOL	DATE	DESCRIPTION
01	09-23-19	CITY OF FARMINGTON SITE PLAN APPLICATION
02		
03		





**NOT FOR CONSTRUCTION**

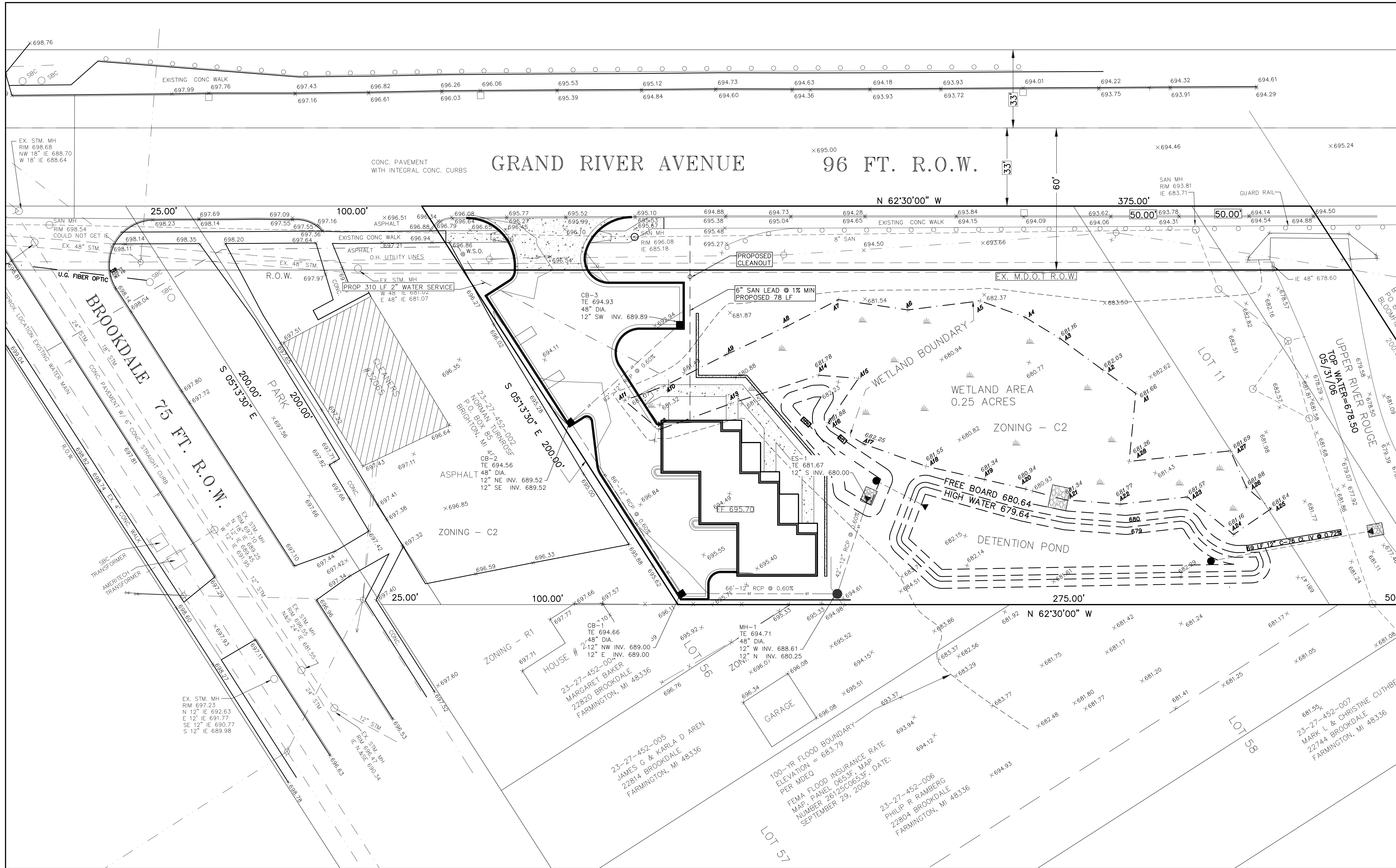
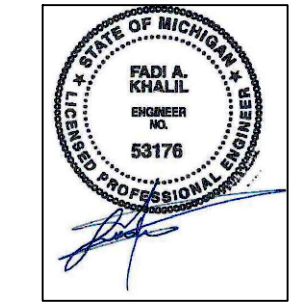
**NCEI**  
NATIONAL CONSULTANTS AND ENGINEERING LLC.  
Civil Engineers Construction Managers  
6200 Schaefer Road, Suite 102, Dearborn, Michigan, 48126  
Phone: (313) 258-2036 Email: Fadi.Khalil20@gmail.com

**TITLE PROPOSED TOWNHOMES FARMINGTON, MICHIGAN**

PROJ. NO.: 003-09-2019  
SCALE: 1" = 20'  
DATE: 09-20-2019  
DRAWING NO.: C-02

**SITE PLAN**

REV	DATE	DESCRIPTION
01	09-23-19	CITY OF FARMINGTON SITE PLAN APPLICATION
02		
03		

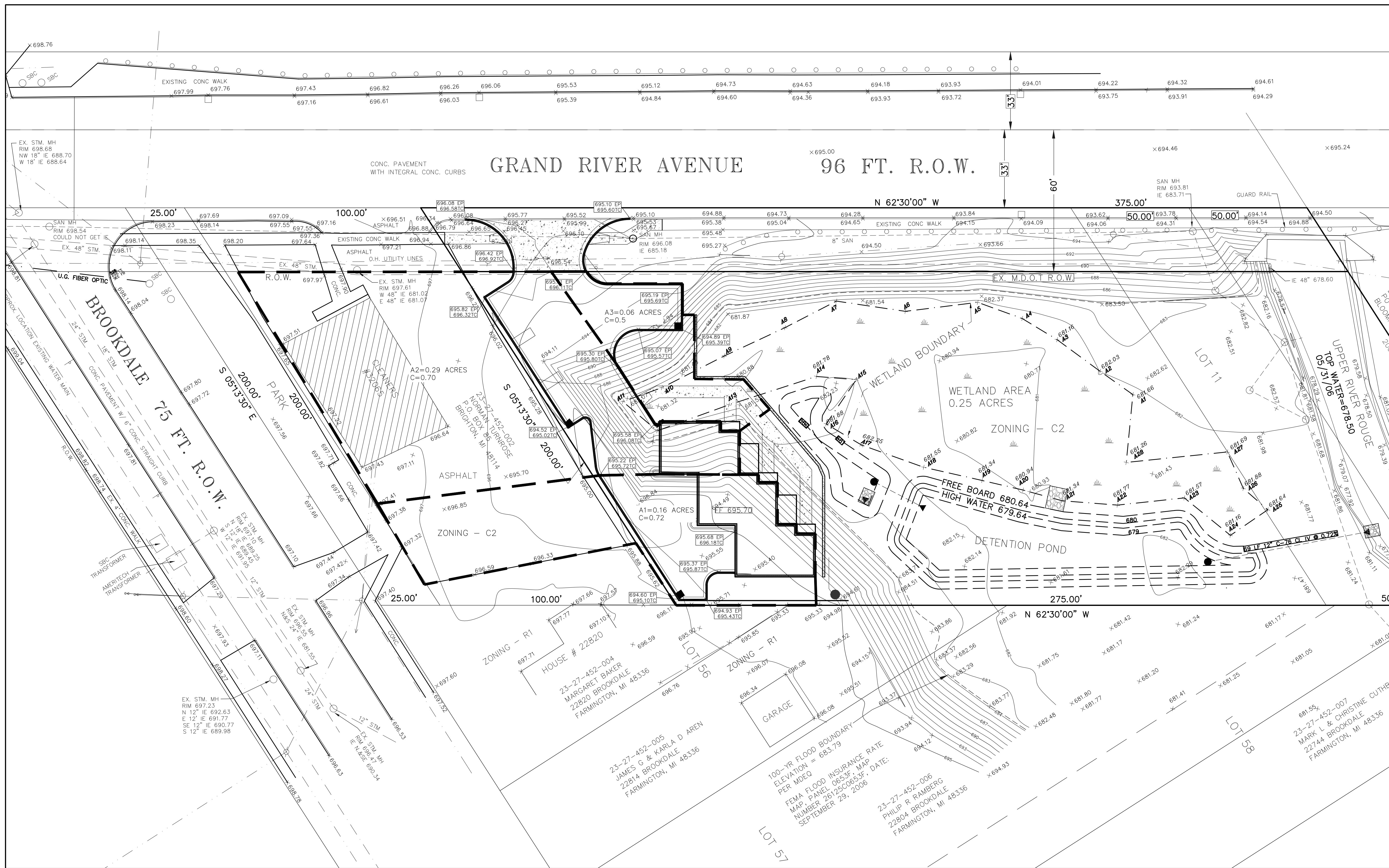


**NATIONAL CONSULTANTS AND ENGINEERING LLC.**  
**NCEI**  
 Civil Engineers Construction Managers  
 6200 Schaefer Road, Suite 102, Dearborn, Michigan, 48126  
 Phone: (313) 258-2036 Email: Fadi.Khalil12@gmail.com

**TITLE PROPOSED TOWNHOMES FARMINGTON, MICHIGAN**  
 DRAWN BY: [Blank] SCALE: 1" = 20'  
 APPROVED BY: [Blank] DATE: 09-20-2019 DRAWING NO.: C-03

**UTILITIES PLAN**

REV	DATE	DESCRIPTION
01	09-23-19	CITY OF FARMINGTON SITE PLAN APPLICATION
02		
03		



**NATIONAL CONSULTANTS AND ENGINEERING LLC.**  
**NCEI**  
 Civil Engineers Construction Managers  
 6200 Schaefer Road, Suite 102, Dearborn, Michigan, 48126  
 Phone: (313) 258-2036 Email: Fadi.Khalil120@gmail.com

**TITLE PROPOSED TOWNHOMES FARMINGTON, MICHIGAN**  
 DRAWN BY: [Blank] SCALE: 1" = 20'  
 APPROVED BY: [Blank] DATE: 09-20-2019  
 PROJ. NO.: 0003-09-2019 DRAWING NO.: C-04

**GRADING AND DRAINAGE PLAN**

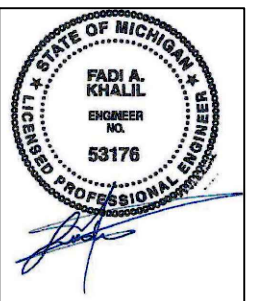
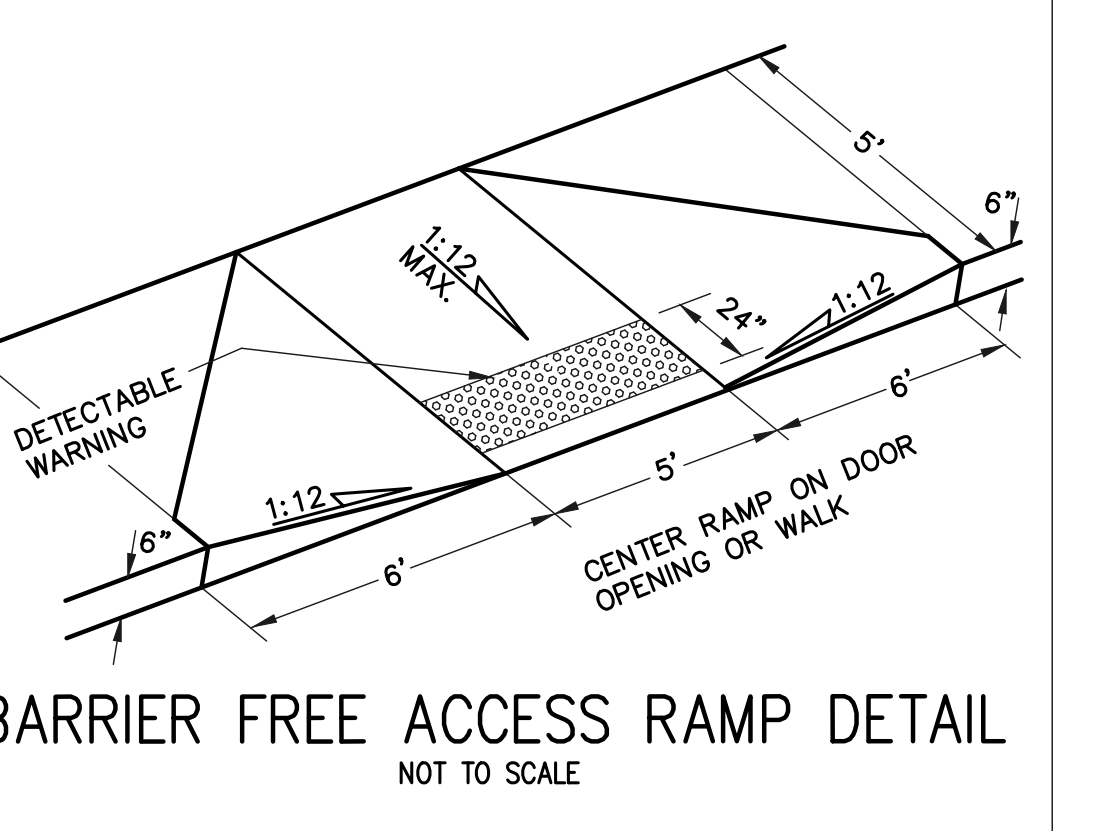
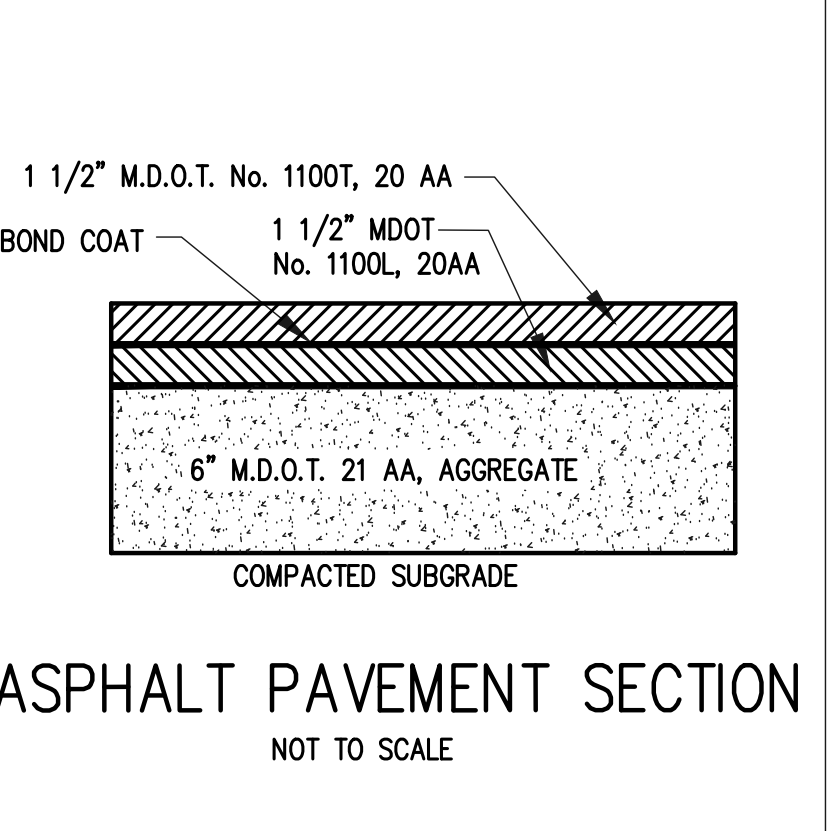
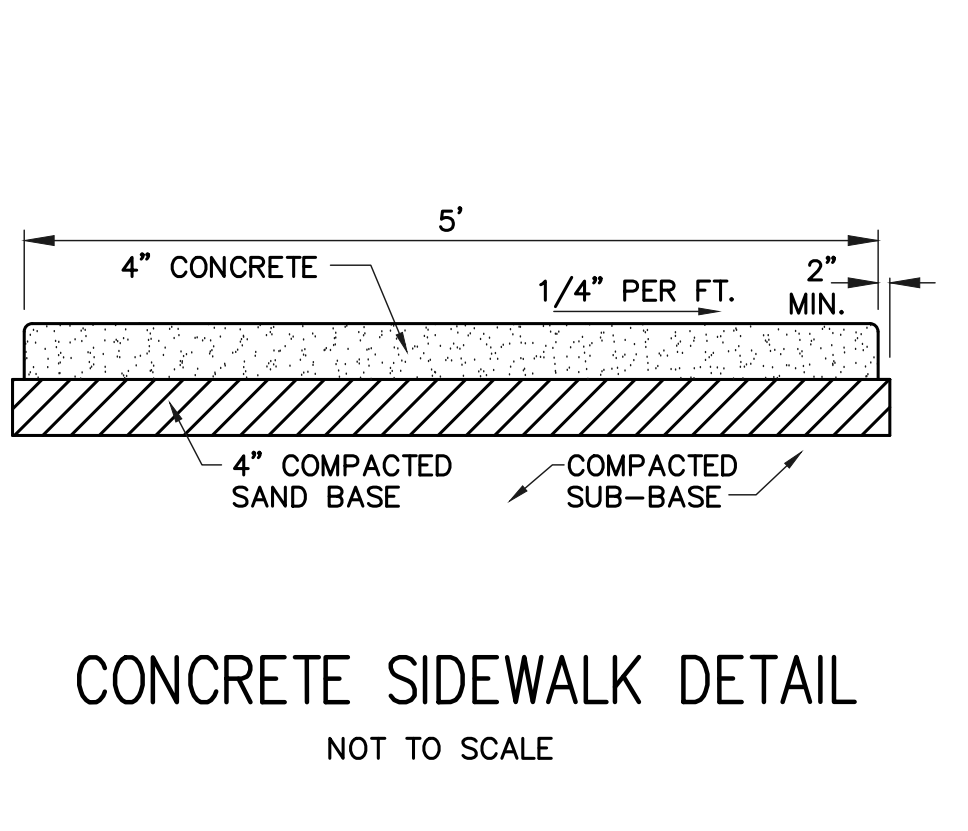
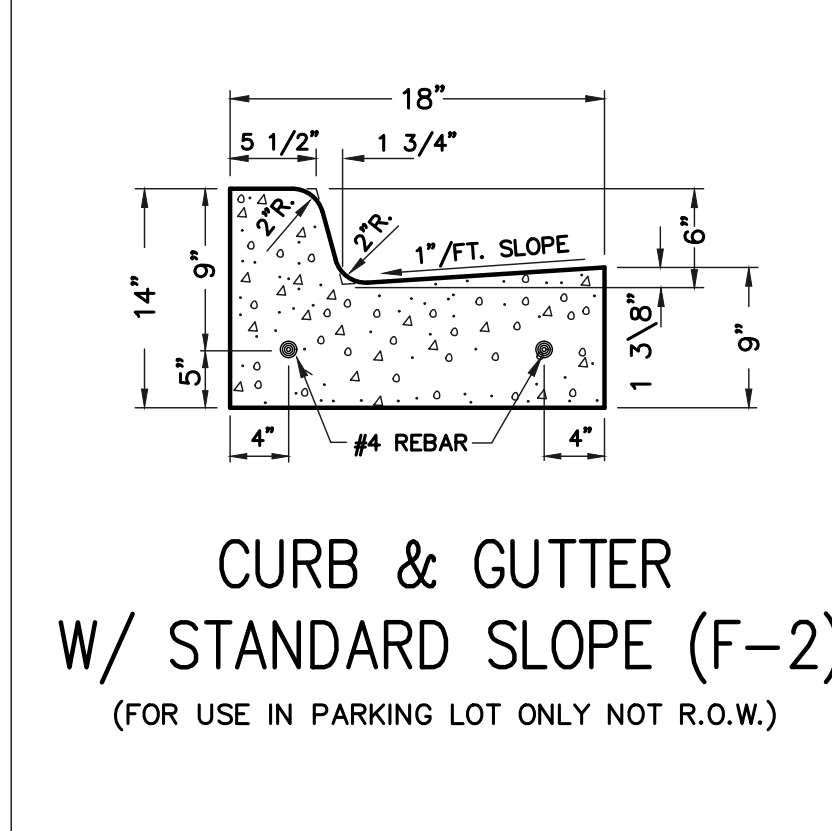
SYMBOL	DATE	DESCRIPTION
01	09-23-19	CITY OF FARMINGTON SITE PLAN APPLICATION
02		
03		

FROM M.H.	TO M.H.	AREA (ACRES)	C	(C*A) ACRES	TOTAL (C*A) ACRES	T TIME MIN	I INCH PER HOUR	Q=CIA cfs	DIA OF PIPE INCH	SLO P %	LENGTH OF PIPE Ft	VEL. FULL FLOW FT/S	TIME OF FLOW MIN	CAPACIT Y OF SEWER C.F.S	RIM ELEV. UPPER ELEV	RIM ELEV. LOWER ELEV	INVERT ELEV. UPPER END	INVERT ELEV. LOWER END	Cover U.S.	Cover D.S.	H.G.L. U.S.	H.G.L. D.S.	US RIM - HGL	DS RIM - HGL
CB-3	CB-2	0.060	0.50	0.03	0.03	15.00	4.38	0.13	12	0.60	62	3.81	0.27	2.99	694.93	694.56	689.89	689.52	4.0	4.0	689.89	689.52	5.04	5.04
CB-2	CB-1	0.290	0.70	0.20	0.23	15.27	4.35	1.01	12	0.60	86	3.83	0.37	3.01	694.56	694.66	689.52	689.00	4.0	4.7	689.52	689.00	5.04	5.66
CB-1	MH-1	0.160	0.72	0.12	0.35	15.65	4.31	1.50	12	0.59	66	3.79	0.29	2.97	694.66	694.71	689.00	688.61	4.7	5.1	689.00	681.07	5.66	13.64
MH-1	ES-1	0.000	0.00	0.00	0.35	15.94	4.27	1.49	12	0.60	42	3.80	0.18	2.99	694.71	682.00	680.25	680.00	13.5	1.0	681.07	681.00	13.64	1.00

STORAGE VOLUME CALCULATION			
	C =	0.90	C = 1.00
A =	0.18	0.00	0.09
TOTAL AREA	0.27		
A(C=0.95) ACRE	0.18		
A(C=1.00) ACRE	0.00		
A(C=0.25) ACRE	0.09		
C ave	= 0.688		
Qa = 0.20 x A	= 0.05 cfs		
10 YEAR FLOOD DESIGN:			
Qo = Qa/(A x C)	= 0.29 cfs/ac-imp		
T = -25+(6562.5/Qo)^0.5	= 125.29 min.		
Vs = [(10500xT)/(T+25)]-(40xQoxT)	= 7297.39 cf/ac-imp		
Vt = Vs x A x C	= 1,368 cf		
Forebay FIRST FLUSH VOLUME:			
T = -25+(2700/Qo)^0.5	= 67.76 min.		
Vs = [(4320xT)/(T+25)]-(40xQoxT)	= 2368.27 cf/ac-imp		
Vff = Vs x A x C	= 444 cf		
Vff =	444 cf		

FOREBAY			
ELEVATION	AREA	VOLUME	TOTAL VOLUME
679	0	0	0
680	285	0	0
681	1015	650	650
Vff =	444	Zff= 680.68	

POND INCLUDING FOREBAY VOLUME					
ELEVATION	AREA sq.ft.		VOLUME cu.ft.		Cum. VOLUME cu.ft.
	POND	FOREBAY	POND	FOREBAY	
679.00	2,278		0	0	0
680.00	3,935	0	3,107	0	3,107
681.00	5,750	0	4,843	0	7,949
V10 =	1368		Z10= 679.64		

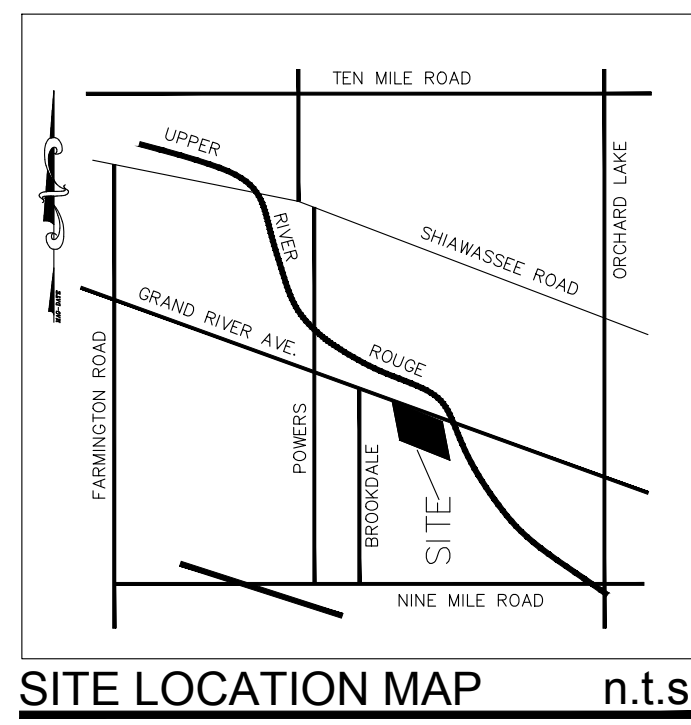


NATIONAL CONSULTANTS AND ENGINEERING LLC. NCEI  
 Civil Engineers - Construction Managers  
 6200 Schaefer Road, Suite 102, Dearborn, Michigan, 48126  
 Phone: (313) 258-2036 Email: Paul.Khalil120@gmail.com

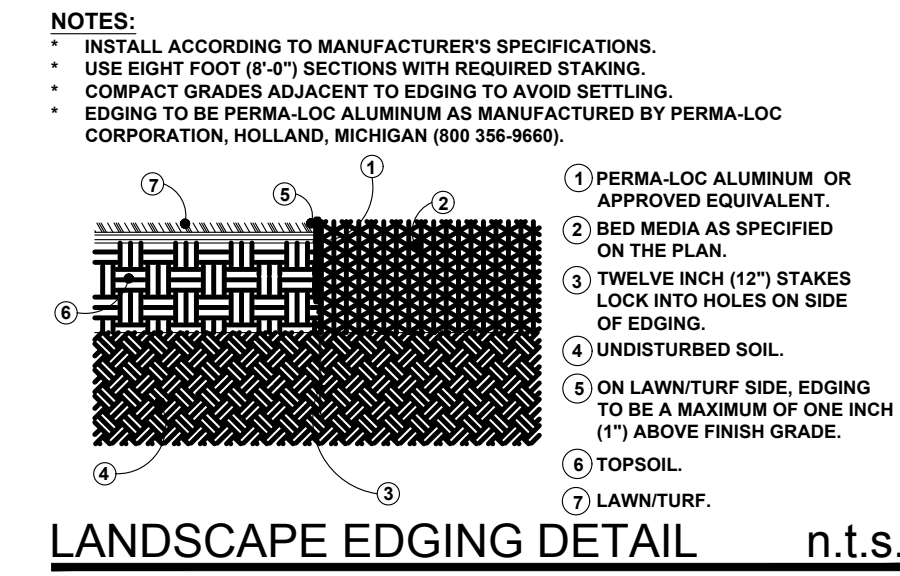
TITLE: PROPOSED TOWNHOMES FARMINGTON, MICHIGAN  
 DRAWN BY: EK  
 APPROVED BY: C-05  
 SCALE: 1" = 20'  
 PROJ. NO.: 0003-09-2019  
 DATE: 09-20-2019  
 DRAWING NO.:

DETAILS AND CALCULATIONS PLAN

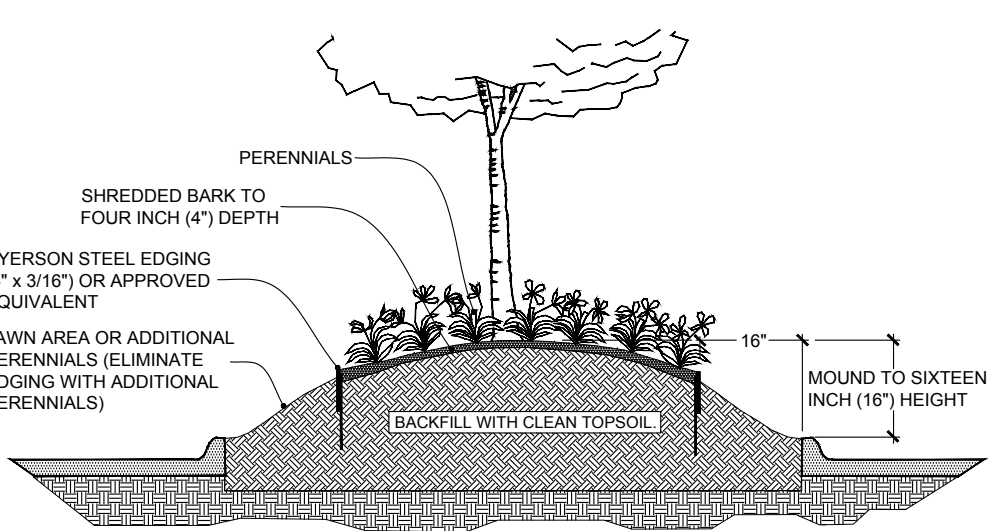
SYMBOL	DATE	DESCRIPTION
01	09-23-19	CITY OF FARMINGTON SITE PLAN APPLICATION
02		
03		



SITE LOCATION MAP n.t.s.

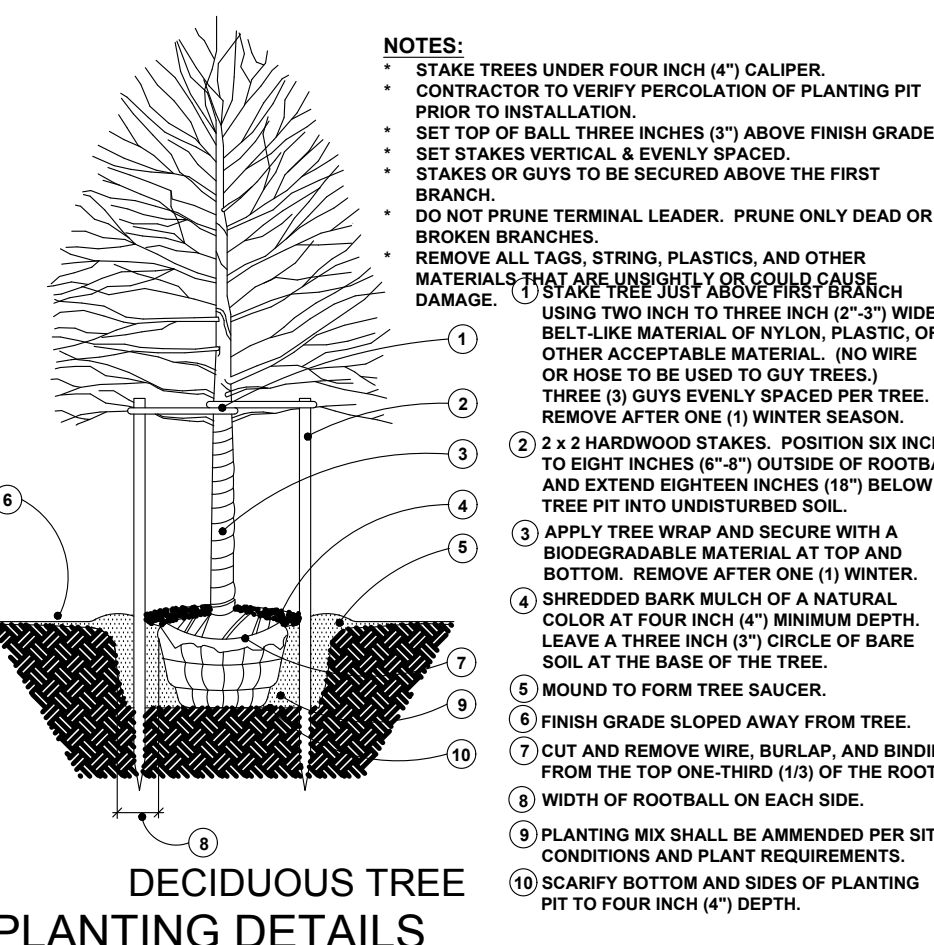


LANDSCAPE EDGING DETAIL n.t.s.

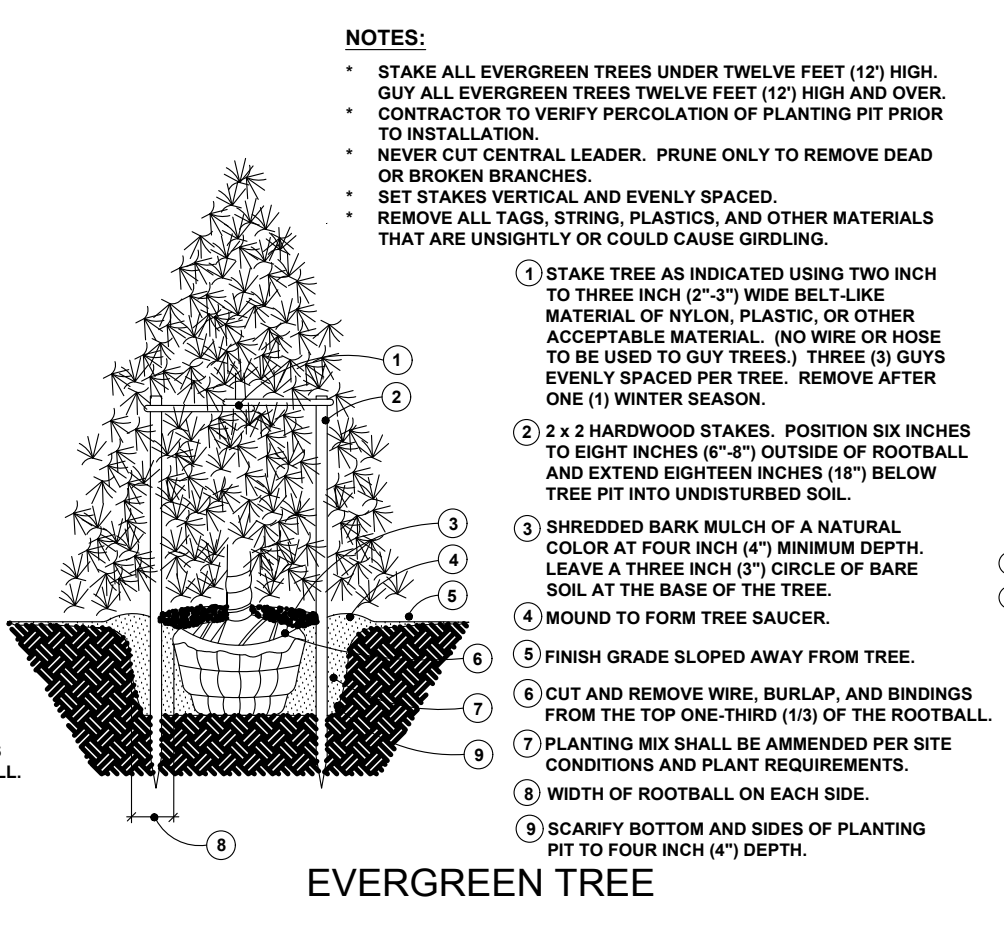


PARKING LOT ISLAND DETAIL not to scale

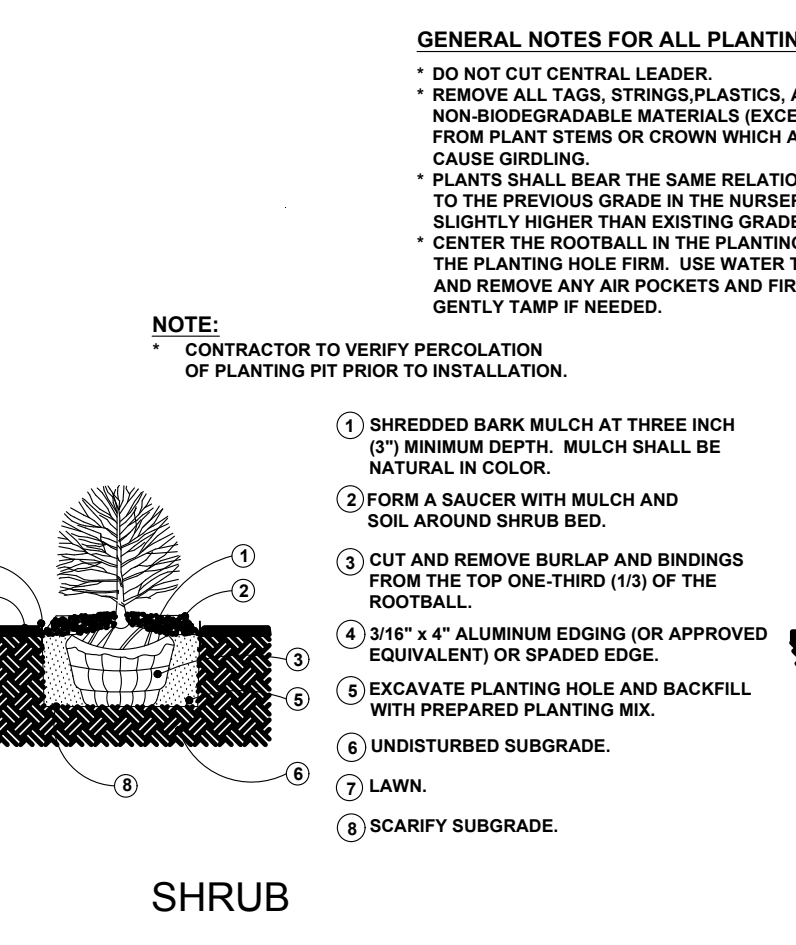
NOTE:  
\* See Sheet LP - 2 for tree survey, tree inventory list (in construction area), tree protection detail, tree pruning detail, and notes for existing trees.



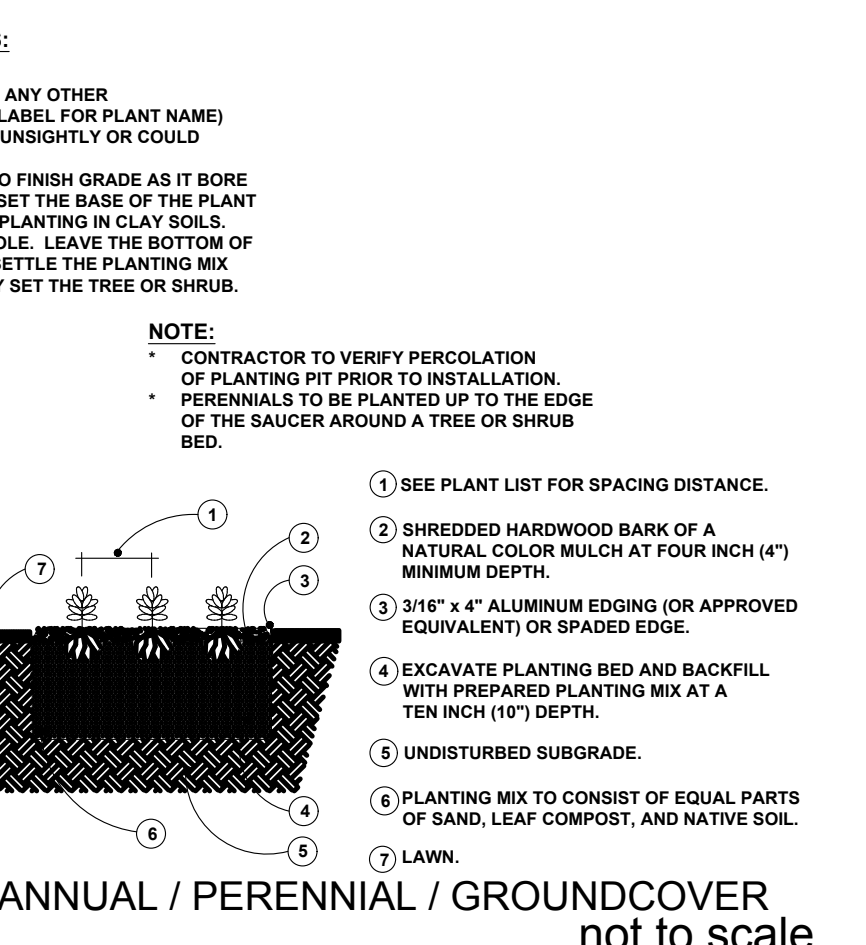
DECIDUOUS TREE PLANTING DETAILS



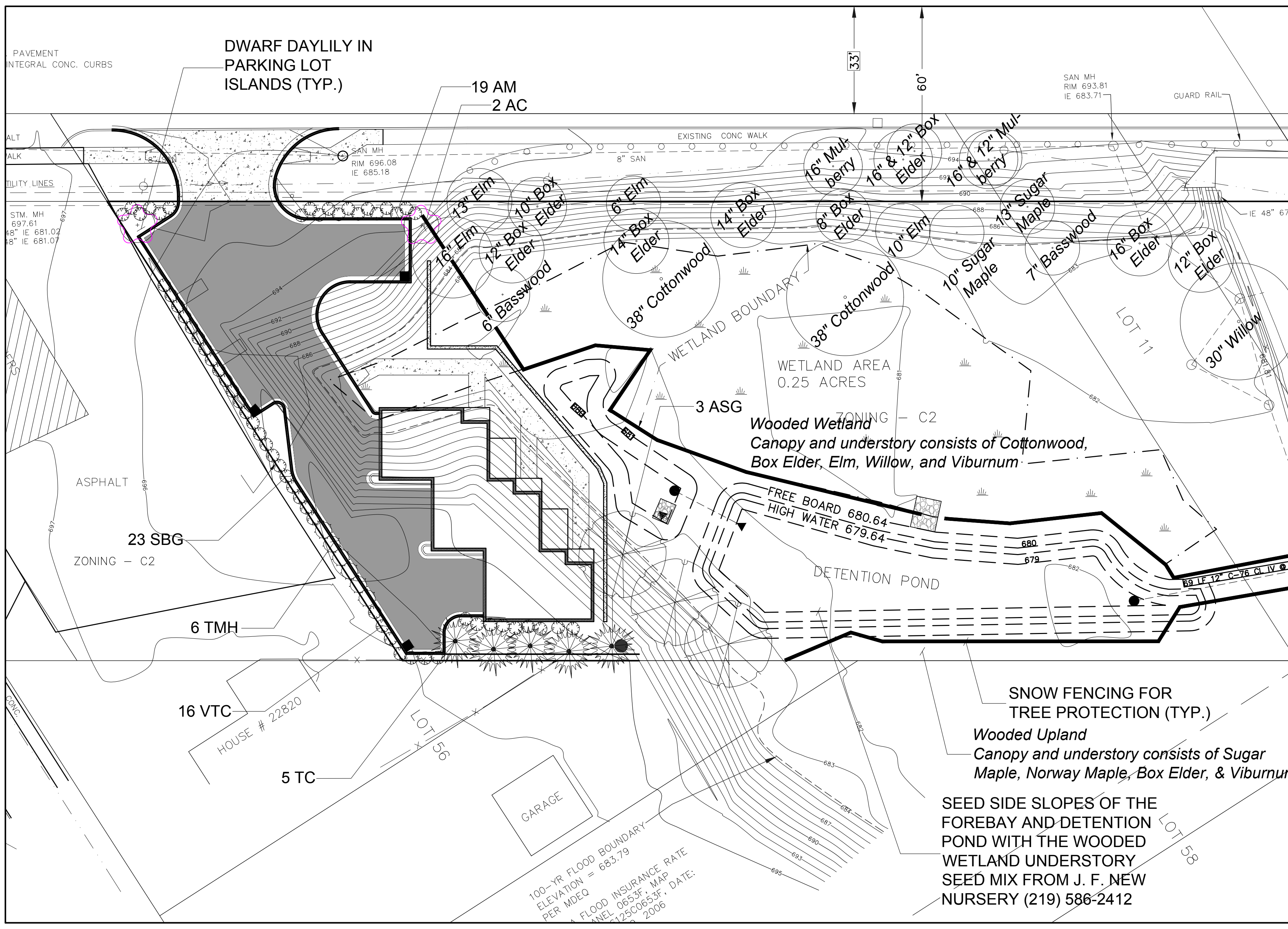
EVERGREEN TREE PLANTING DETAILS



SHRUB PLANTING DETAILS



ANNUAL / PERENNIAL / GROUNDCOVER PLANTING DETAILS



NOTES:

- LANDSCAPE REQUIREMENTS**
- The work shall consist of providing all necessary materials, labor, equipment, tools, and supervision required for the completion of the landscaping as shown on the plan.
  - The plant materials shall conform to the type stated on the plant list. Sizes shall be the minimum stated on the plant list or larger. All measurements shall be in accordance with the latest edition of the *American Association of Nurserymen Standards for Nursery Stock*.
  - The plant material shall be nursery grown and inspected by the Owner's representative before planting. The Owner's representative reserves the right to reject any plant material at any time.
  - Plants designated "B&B" shall be balled and burlapped with firm balls of earth.
  - The Contractor is responsible for planting the materials at the correct grades and spacing. The plants shall be oriented to give the best appearance.
  - When the plant has been properly set, the pit shall be backfilled with a topsoil mixture, gradually filling, patting, and setting with water. After planting, mulch as indicated in the planting detail with shredded bark of a natural color. All planting beds shall be mulched with a minimum of four inches (4") of shredded bark.
  - All plant materials shall be pruned and injuries repaired. The amount of pruning shall be limited to the removal of dead or injured limbs and to compensate for the loss of roots from transplanting. Cuts should be flush, leaving no stubs. Cuts over three quarters of an inch (3/4") shall be painted with tree paint. Shrubs along the site perimeter shall be allowed to grow together in a natural form.
  - The Contractor agrees to guarantee all plant material for a period of two (2) years. At that time, the Owner's representative reserves the right for a final inspection. Plant material with twenty-five percent (25%) die back, as determined by the Owner's representative shall be replaced. This guarantee includes the furnishing of new plants, labor, and materials. These new plants shall be guaranteed for a period of one (1) year.
  - Topsoil shall be friable, fertile soil of a clay loam character containing at least five percent (5%) but not more than twenty percent (20%) by weight of organic matter with a pH range from 6.0 to 7.0. Soil shall be free from clay lumps, coarse sand, plant roots, sticks, and other foreign materials.
  - The seed mixture shall consist of the following types and proportions: Kentucky Blue Grass blend "Baron/Sheri/Adelphi" @ sixty percent (60%), Cheering Fescue @ twenty-five percent (25%), Creeping Red Fescue @ ten percent (10%), and Perennial Rye Grass @ five percent (5%). Weed content shall not exceed one percent (1%). The mix shall be applied at a rate of 200 pounds per acre.
  - Sod shall be two (2) year old "Baron/Sheri/Adelphi" Kentucky Blue Grass blend grown in a sod nursery on loam soil.
  - The Wooded Wetland Understory Seed Mix shall be installed according to the seed supplier's suggested recommendations. Seed mix to be supplied by J. F. New Native Plant Nursery in Indiana (219 586-2412).
  - Edging shall consist of Perma-Loc black aluminum edging.

**GENERAL NOTES**

- An automatic, underground irrigation system shall be provided for all landscape areas.
- If fences and/or signs are proposed, separate permits are required for each.
- All landscape work must be completed prior to issuance of a certificate of occupancy from April 15 through December 1.
- All ground mounted mechanical units shall be screened on three (3) sides with living plant material.

**MAINTENANCE**

- The Owner of the landscaping shall perpetually maintain such landscaping in good condition so as to present a healthy, neat, and orderly appearance, free from refuse and debris.
- The Owner shall conduct a seasonal landscape maintenance program including regular lawn cutting (at least once per week during the growing season), pruning at appropriate times, watering, and snow removal during winter.
- The Contractor is responsible for watering and maintenance of all seed areas until a minimum of ninety percent (90%) coverage, as determined by the Owner's representative.
- All diseased and/or dead material shall be removed within sixty (60) days following notification and shall be replaced within the next appropriate planting season or within one (1) year, whichever comes first.
- Any debris such as lawn clippings, fallen leaves, fallen limbs, and litter shall be removed from the site on a weekly basis at the appropriate season.
- All planting beds shall be maintained by removing weeds, fertilizing, and replenishing mulch as needed.
- Annual beds shall be kept free of weeds and mulched with sphagnum peat of a neutral pH as needed. Perennial beds shall be kept free of weeds and mulched with fine textured shredded bark as needed. Cut spent flower stalks from perennial plants at regular intervals.

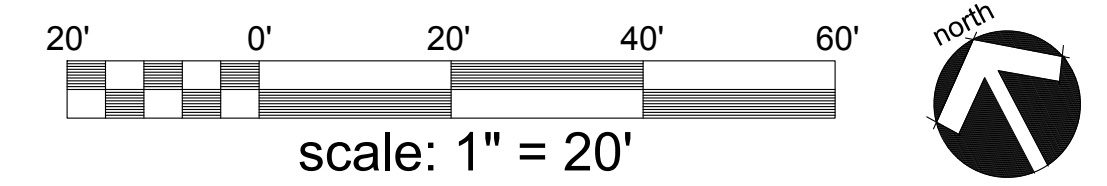
**PLANT LIST**

KEY QTY.	BOTANICAL NAME	COMMON NAME	SIZE
AC	2 <i>Amelanchier canadensis</i>	Serviceberry	2" cal.
AM	19 <i>Aronia melanocarpa</i>	Black Chokeberry	24" ht.
3 gal. pot	3 <i>Acer saccharum</i> 'Greencolumn'	Greencolumn Sugar Maple	2" -
2-1/2" cal. B&B	5 <i>Tsuga canadensis</i>	Eastern Hemlock	8' ht.
B&B	23 <i>Spiraea x bumalda</i> 'Goldflame'	Goldflame Spirea	30" ht.
B&B	6 <i>Taxus x media</i> 'Hicksii'	Hicks Yew	36" ht.
B&B	16 <i>Viburnum trilobum</i> 'Compactum'	Dwarf Amer. Cranberrybush	30" ht.
B&B	1 <i>Hemerocallis sp.</i> 'Happy returns'	Happy Returns Daylily	1 gal.

pot, 15" o.c.  
\*The Landscape Contractor to determine the quantity in the field.

**LANDSCAPE PLAN FOR:**  
Soave Building, Inc.  
20592 Chestnut Circle  
Livonia, Michigan 48152  
(248) 476-3213

**PROJECT LOCATION:**  
Farmington Office  
South Side of Grand River Avenue  
East of Powers Road  
Farmington, Michigan



scale: 1" = 20'

NATIONAL CONSULTANTS AND ENGINEERING LLC.  
Civil Engineers Construction Managers  
6200 Schaefer Road, Suite 102, Dearborn, Michigan, 48126  
Phone: (313) 258-2036 Email: Fadi.Khalil120@gmail.com

TITLE PROPOSED TOWNHOMES FARMINGTON, MICHIGAN  
SCALE 1" = 20'  
DATE: 09-20-2019 DRAWING NO. LP-1

LANDSCAPE PLANTING PLAN

REV	DATE	DESCRIPTION
01	09-23-19	CITY OF FARMINGTON SITE PLAN APPLICATION
02		
03		

October 2, 2019

Planning Commissioners:

*Regarding 32057 Grand River, Proposed Multi-Family Project*

Soave is asking Farmington for a variance that goes against our Master Plan and Grand River Corridor plan regarding parking in front rather than the back.

Mr. Soave is not a small, neighborhood businessman that we need to feel sorry for and make exceptions for. Soave Enterprises LLC is a 1.2 BILLION-dollar diversified management holding company.

If we deny him this one variance, we can stop this proposed development.

If we deny him his parking situation, we can stop him from hurting our Rouge River, the existing wetlands and flood plain. The area where he plans to build is encumbered by a steep 25' drop in elevation to the Rouge River flood basin. Dislocating this flood plain will negatively affect the next 10 lots south of him. Dislocating this flood plain affects the tree canopy, wildlife and the erosion of the natural riverscape.

If we deny him his parking situation, we can stop the aggravation of having a 3-unit, 3-story condominium development that is out of character with the neighborhood.

If we deny him his parking situation, we can avoid extraordinary measures from Michigan Department of Environmental Quality and the Michigan Department of Transportation.

Let's deny Mr. Soave his request for this proposed development.

He wants to build here to recuperate all the tax money that he has paid over the years in holding this piece of wetlands. I maintain that he should have donated the wetland to The Nature Conservatory back in 2007, when I suggested it.

I did a quick search for vacant land in Farmington/Farmington Hills and found 29 sites that would have more BUILDABLE land, unaffected by wetlands and steep inclines.

There's a 6.19 acre lot close to M-5 and Drake road that would be perfect for a development like this.

There's a 100-unit residential opportunity in downtown Farmington.

Considering the money and extraordinary permits needed for Soave to move forward for this 3-unit development, he would need to charge over \$500,000 per unit to make it worth his time. What appraisal company could come up with that kind of value based on sales comps in Farmington? Extraordinary measures to make this lot buildable are not worth the risks. Please stop the development of this land today.

*Karla D. Aren*

Karla Aren

Vice Chair of City of Farmington Zoning Board of Appeals

Farmington Resident at 22814 Brookdale Street, Farmington, MI 48336, lot adjacent to Soave

July 28, 2019 12:01 AM

# Fast 50 2019: Southeast Michigan's fastest-growing companies

Rachelle Damico

Special to Crain's Detroit Business

Welcome to *Crain's* Fast 50, our annual survey of the fastest-growing companies on metro Detroit's business scene.

In the ranks of this year's list, which are based on results for the past three years, you'll see the fingerprints of many of the trends shaping our business lives: the construction boom fueled by rising real estate prices and downtown Detroit's resurgence; entrepreneurial expansions; and big acquisitions that offer overnight growth.

We don't pick the companies by pure percentage growth alone. Instead, we rank all companies in our research database by percentage revenue growth between 2015 and 2018, and also by dollar amount of revenue growth. The two rankings are then added together to create the list.

## 1. Piston Group

Revenue 2015: \$930,800,000 | Revenue 2018: \$2,864,525,000

Three-year percentage change: 208

What it does: Automotive supplier

How it grew: Continued growth from the \$175 million acquisition of Takata Corp. subsidiary Irvin Automotive Inc., which added new products and manufacturing locations. The company has also seen growth from existing customers, expanded its customer portfolio and launched programs with new OEMs over the past three years.

Footnote: Holding company for Piston Automotive, Irvin Automotive, Detroit Thermal Systems and Airea.

## 2. United Shore Financial Services LLC

Revenue 2015: \$510,126,000 | Revenue 2018: \$1,340,000,000

Three-year percentage change: 163

What it does: Mortgage lender

How it grew: Loan production volume climbed to \$41 billion in 2018. At the end of 2018, loan production marked a 41 percent increase year-over-year and the company earned 22 percent of market share within the wholesale mortgage lending business.

## 3. McNaughton-McKay Electric Co.

Revenue 2015: \$702,000,000 | Revenue 2018: \$1,523,000,000

Three-year percentage change: 117

What it does: Electric/electronics distributor

How it grew: Growth from the acquisition of Fort Worth, Texas-based electrical distributor Reynolds Co., which was finalized in January 2018. The acquisition added 17 branch locations to the business, said Don Slominski, president and CEO.

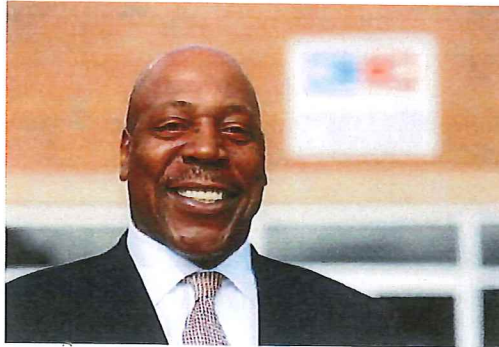
## 4. Superior Industries International Inc.

Revenue 2015: \$727,946,000 | Revenue 2018: \$1,501,827,000

Three-year percentage change: 106

What it does: Auto parts and equipment

How it grew: Expanded operations in Europe, including the acquisition of German-based aluminum wheel supplier Uniwheels AG for \$715 million in 2017.



## 5. Soave Enterprises LLC

Revenue 2015: \$1,232,000,000 | Revenue 2018: \$2,051,871,000

Three-year percentage change: 67

What it does: Scrap metal management holding company

How it grew: The primary drivers in revenue growth include increased pricing in the scrap metal commodity market. In addition, the company delivered and sold a 120-unit residential tower in Naples in 2017 and 2018.

## 6. Sun Communities Inc.

Revenue 2015: \$674,731,000 | Revenue 2018: \$1,126,825,000

Three-year percentage change: 67

What it does: Real estate operations

How it grew: Sun has continued its growth trajectory to include the acquisition of 29 more manufactured housing and RV resort communities, comprised of over 10,000 housing sites across the country, said president and COO John McLaren. In addition, the company developed approximately 1,300 expansion sites adjacent to existing communities and opened its first RV resort development, Cava Robles RV Resort, located in Paso Robles, Calif.

## 7. The Christman Co.

Revenue 2015: \$120,140,000 | Revenue 2018: \$305,150,661

Three-year percentage change: 154

What it does: Construction management, general contracting, design/build, facilities planning and analysis, program management, real estate development, self-perform skilled construction trades

How it grew: New construction and historic preservation projects have contributed to growth. Projects fueling growth include Ford's Michigan Central Station renovation and Corktown campus, Bedrock LLC's Book Tower renovation, Little Caesars World Headquarters Campus Expansion and Wayne State Mike Ilitch School of Business.

# Soave Real Estate and Mayor Mike Duggan Mark the Opening of Elton Park, Corktown's Largest Development in Decades

- Phase 1 of \$150M project offers 151 residential units, 11,400 square feet of retail
- Massive development already more than 70% leased in just 8 months

DETROIT – Soave Real Estate Group and Mayor Mike Duggan officially opened the first phase of Elton Park Corktown today. Phase 1 of the \$150-million mixed-use development brings 151 residential units across six buildings and 11,400 square feet of retail to the city's historic Corktown neighborhood. More than 70 percent of the apartments have been leased in just the eight months following the first resident moving into the first completed building.

"What had been for years a sea of parking lots and a large vacant building is now a beautiful new residential anchor and public space in Detroit's oldest neighborhood," said Mayor Mike Duggan. "I am deeply grateful to Tony Soave for his continued investment in the growth and revitalization of our city."

The largest development the neighborhood has seen in decades, the first phase of Elton Park was completed in a little more than two years. It is a massive achievement, consisting of the construction of five ground-up buildings and the renovation of the historic Checker Cab Building, now home to 45 one-bedroom and seven two-bedroom apartments, as well as 2,500 square feet of ground-floor retail.

The other five properties are new construction, which replace what had previously been vacant or parking lots, helping to add to the density of Corktown and creating a walkable, beautiful district within the neighborhood. Soave Real Estate has committed to allocating 20 percent of the residential units as affordable housing.

These new additions to the Corktown neighborhood are:

- The Robertson, a four-story building with 45 one- and two-bedroom units and 3,000 square feet of first-floor retail.
- The Crawford, a five-story structure named after Elton Park's sister park, featuring 40 one- and two-bedroom apartments and 3,800 square feet of retail on the ground level.
- 2100 and 2120 Trumbull, each home to five apartments of about 1,000 square feet. Each building also features retail space, with 1,150 in 2100 Trumbull and 975 square feet in 2120 Trumbull.
- 8th Street Row, a building consisting of four townhomes that are three stories each. The 8th Street Row homes are the final of the six buildings to be completed and were opened for viewing for the first time during today's celebration.

The project's Checker Alley is a centrally located, outdoor gathering space that promotes access from Trumbull Avenue into the heart of Elton Park. The development also includes ample parking to meet the needs of residents, guests and shoppers, as well as amenities such as Rocket Fiber Internet and in-unit laundry facilities, and proximity to grocery stores, coffee shops, fitness centers, bars/restaurants, entertainment and other points of interest.

The development plan grew out of a robust engagement process with business and resident stakeholders in Corktown. Soave committed to this approach from the onset of the development process to ensure that the scale, design and aesthetic of Elton Park reflected the character of the historic neighborhood.

"I am very happy to have worked with the City and our strong team to take this once underdeveloped and underutilized corner of the Corktown community and transform it into a vibrant 24-hour district in this iconic corner of Detroit," said Anthony Soave, president and CEO of Soave Enterprises. "We are honored to play a role in Detroit's continued renaissance delivering much-needed housing to this great neighborhood."

Future phases of Elton Park have the potential to bring an additional 275 to 350 additional residential units and retail to the neighborhood.

The name Elton Park derives from a 19th century park, which was originally located at Elizabeth Street and Fifth Street until the late 1950s, when it was lost to the construction of the Lodge Freeway. It is a nod to the Soave Real Estate Group's commitment to honoring Corktown's history and legacy.

Soave has a 55-year history of real estate in Detroit, including serving as an investor in the Lofts at Rivertown on East Jefferson and the Randolph Building in Paradise Valley. Soave Enterprises began investing in Corktown in 1998, when the company purchased the Checker Cab business, and subsequently several parcels of land surrounding the building, totaling 4.5 acres. Until breaking ground on the project, the area primarily provided parking for the neighborhood's popular restaurants and bars.

Elton Park is a project for Detroit by Detroiters, supported by a notable project consultant team consisting of Detroit-based Roxbury Group, which provided development services; Detroit-based architecture and design firms Hamilton Anderson Associates and Quinn Evans Architects; and Monahan Construction, which served as construction manager.

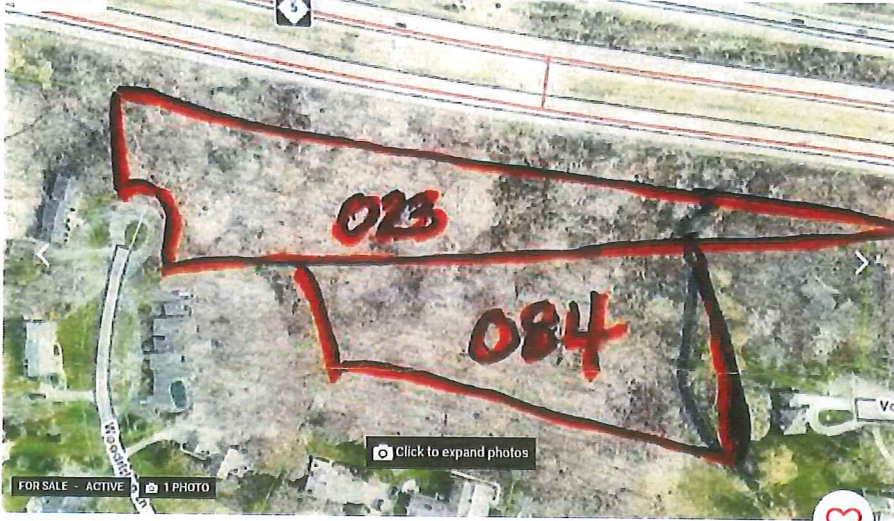
Continuing that theme, Soave used neighborhood and Detroit-based vendors for today's opening event, including Corktown's Ottawa Via and McShane's Pub for catering, and Display Group for event rentals.

Elton Park's financial supporters also include the Michigan Economic Development Corporation's Michigan Strategic Fund, through which the development received a \$6.9 million Community Revitalization Program investment, Comerica Bank and Huntington Bank, which worked together to finance the project, and the City of Detroit, which supported the project with infrastructure improvements in the area.





Presented by: Jessica Toomer  
 Brokered by: Century 21 Today - Farmington Hills



[Veterans: VA Loan Credit Score Requirements](#) | [Be Ready to Buy. How Much Can You Borrow?](#)

**\$80,000** Est. Payment **\$296/mo**

Woodrising, Farmington Hills, MI 48335

6.19 acres lot



[Commute Time](#)

Property Type	Land	Days on Realtor.com	336 days	Status	Active
---------------	------	---------------------	----------	--------	--------

# Portfolio

Since its founding, Soave Enterprises has been defined by its entrepreneurial culture. Specializing in identifying and growing business potential, Soave Enterprises has entered, and in a few cases exited, an array of hand-selected industries over the decades.

The company currently holds interests in a wide array of industries, including master-planned luxury residential developments, high-rise Gulf Coast luxury condominiums, commercial and industrial properties, metals recycling and production, luxury car dealerships, hydroponic greenhouse operations, industrial cleaning services, facility management services, and transportation. Collectively these businesses generate annual sales in excess of \$1.8 billion.



Real Estate



Metal Recycling & Processing



Luxury Automotive Dealerships



Industrial & Environmental Services



Agriculture



Other Investments

## Real Estate

Soave Real Estate Group – the real estate operating arm of Soave Enterprises – is recognized as a leader in the real estate industry. Led by Bill Fox and Nico Schultz, whose combined careers represent more than 75 years of real estate experience, the group has a broad portfolio of holdings, including commercial, industrial, luxury and residential properties.

### Residential Real Estate

From sunny Gulf-side developments in southwest Florida to a high-end community just outside our nation's capital, Soave Enterprises raises the bar for carefree luxury living.

#### Luxury



Brambleton - Northern Virginia



Kalea Bay - Naples, Florida

#### Urban Neighborhood Development



Elton Park - Detroit, Michigan

#### Past Investments



Moraya Bay - Naples, Florida



Regatta - Naples, Florida



The Dunes - Naples, Florida

# Who We Are

Over the past five decades, Soave Enterprises has succeeded through investing in well-run companies and providing them with the tools to further enhance their businesses. We believe it's important to look beyond traditional performance metrics.

From the start, Soave Enterprises has been defined by its entrepreneurial culture. The company was founded in 1961, by Detroit native Anthony Soave. From its humble beginnings, the company soon grew into one of the largest and most respected multi-state waste management and environmental services groups in the industry.

Over the decades, Soave Enterprises has strategically entered, and in a few cases exited, a number of industries – from luxury condominiums along Florida's coast, to Chicago-area Budweiser distributorships, Midwestern metals recycling operations, Kansas City-based Mercedes-Benz retailers and a master-planned residential community near Washington, DC. Current holdings also encompass a prized collection of real estate investments, industrial services and facility management companies, as well as hydroponic greenhouse operations.

Today, Soave Enterprises holds interests in a diversified portfolio of companies, which collectively generate annual sales in excess of \$1.8 billion. We specialize in identifying and growing business potential, leveraging management strengths and financial resources to strengthen the businesses we acquire. With roots firmly planted in Southeast Michigan, we continue to build on our legacy of community support, as we believe that the health of the business sector is fundamentally connected to the health of its community.

## Executive Team & Board Members



**Anthony Soave**  
President, Chief Executive Officer  
Board Member



**Yale Levin**  
Executive Vice President  
Board Member



**Michael L. Plesko**  
Executive Vice President  
Board Member



**Edward L. Schwartz**  
President of Soave Industrial  
Group  
Board Member



**Richard T. Brockhaus**  
Senior Vice President and  
Treasurer  
Board Member



**Angelique Soave**  
Vice President  
Board Member



**Andrea Soave Provenzano**  
Vice President  
Board Member

## Key Corporate Leadership Team



**Nico Schultz**  
Senior Vice President of Real  
Estate



**Brian Yono**  
Vice President of Finance



**Bryant M. Frank**  
Secretary, Senior Counsel



**Edward Schonberg**  
Senior Counsel



**Timothy J. Bley**  
Tax Director



**Tina Mifsud**  
Director of IT



**Marcia K. Moss**  
Corporate Director Human  
Resources



**Kristin Kless**  
Corporate Controller



October 11, 2019

Kevin Christiansen  
Economic & Community Development Director  
City of Farmington  
23600 Liberty Street  
Farmington, MI 48335

RE: Townhouses – Site Plan Review #1  
32051 Grand River Avenue

Dear Mr. Christiansen:

Our office has completed the first site plan review of the plans, dated September 23, 2019, for the proposed Townhouses and associated site improvements located at 32051 Grand River Avenue. The plans were prepared by National Consultants and Engineering LLC and Mark Fredrick Design, were received by OHM Advisors on October 1, 2019, and reviewed with respect to the City of Farmington Engineering Standards and Design Specifications. At this time, we do not recommend preliminary site plan approval. The following comments shall be addressed prior to resubmitting for review and approval.

A brief description of the project has been provided below, followed by our comments and a list of required permits/approvals.

### **PROJECT AND SITE DESCRIPTION**

The applicant is proposing to build three (3) townhouses totaling 6,732 square feet (2,244 square feet each) on the south side of Grand River east of Brookdale. Each townhouse would include a garage at ground level and two additional floors. In addition, the applicant has proposed three (3) visitor parking spaces, an onsite detention pond, and what appears to be a substantial retaining wall on the east side of the townhouses. The site is proposed to impact the existing wetland area as improvements are proposed within the wetland boundary. The proposed water service appears to impact the adjacent dry-cleaning business as it is shown to be constructed across the front of the property.

### **OVERALL SITE PLAN COMMENTS**

The following comments shall be addressed by the applicant:

#### **Utilities**

1. A basis of design for both the water and sanitary utilities shall be provided on the plans.
2. It appears this site does not have proper fire hydrant coverage. The plans shall be reviewed and revised accordingly.
3. It appears the applicant is proposing a 2-inch water service, at a length of 310 feet, that will cross their property and the adjacent property to the west to connect to the existing water main along Brookdale Street. This length of water service does not meet the City's Engineering Standards. The applicant should consider the following solutions and review and revise the plans accordingly:



- a. Propose fire suppression in all units as well as extend water main along the north side of Grand River to the site to provide a fire hydrant within 100 feet of the fire suppressed units as well as a shortened water service line.
  - b. Propose a looped 8-inch water main onto the site and propose a fire hydrant and water service. Easements may be required and should be properly shown on the plans.
4. It appears the sanitary service is proposed to connect to an existing sanitary sewer that is located along the frontage of Grand River Avenue. The City shows this sewer to be abandoned with the existing structures remaining but bulkheaded or disconnected. Should the applicant want to investigate, permission could be granted to CCTV the indicated sanitary sewer and have OHM Advisors review the video. The applicant must provide the City additional escrow, certificates of liability insurance, and Right-of-Way construction permit. If this sanitary is found to be active, a conditional assessment shall be conducted to determine if CIPP lining is recommended, or other means of rehabilitation is needed for the applicant to connect to this sanitary sewer.
5. All proposed and existing utilities shall be shown on the landscaping plan. No landscaping shall be proposed on top of, or in the influence of existing or proposed utilities.

### General

6. It appears the plans do not address how trash will be collected. A note shall be added to the plans on the intent for trash collection. Should the applicant consider a dumpster/trash enclosure, this should be included on the plans.
7. An AutoTurn turning template shall be provided to show how the largest vehicle will maneuver through the site (i.e. fire truck, dumpster truck, etc.).
8. It appears the applicant is proposing a retaining wall that will extend along the backside of the proposed townhouses. Plans shall include retaining wall details, including all necessary elevations and structural calculations.
9. The site appears to show improvements within the influence of the existing wetland boundary. The wetland area may require mitigation. The applicant must submit a wetland permit to EGLE for review and approval.
10. It does not appear that any of the three units are barrier free. During the preapplication meeting, it was discussed that one of these proposed units must be barrier free.
11. An existing conditions and removals sheet shall be added to the plan set.

### Stormwater Management

12. Soil borings in the location of the proposed detention pond are required.
13. It appears there are some discrepancies with the calculations provided for the proposed detention basin and forebay. We don't anticipate these discrepancies to cause a major impact to the proposed layout of the site. It is recommended the applicant's engineer contact us to work through these changes. The discrepancies include, but are not limited to:
  - a. Calculating the runoff coefficient i.e. using 0.95 for impervious areas and 0.3 for pervious.
  - b. Clarification on how the drainage areas were used to calculate the proposed forebay volume.
  - c. Provide a stormwater management narrative.

### Pavement & Grading

14. The existing sidewalk stretching along the Grand River Avenue frontage shall be reviewed for ADA compliance. If the sidewalk is not in compliance, plans shall be reviewed and revised accordingly.
15. It appears that the drive approach within the Grand River Avenue Right-of-Way is proposed as concrete. A detail of this approach shall be provided on the plans and shall meet current MDOT requirements.
16. The Grading and Drainage plan needs to be updated to show how the proposed grades will tie into the existing grades. In addition, the following should also be included:
  - a. Spot elevations shall be provided for the proposed sidewalk to ensure ADA compliance.
  - b. Spot elevations shall be provided within the paved area outside of the building to show positive drainage.
  - c. Additional spot elevations of the site in general.

### PERMITS/APPROVALS

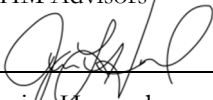


The following outside agency reviews and permits may be required for the project. Copies of any correspondence between the applicant and the review agencies, as well as the permit or waiver, shall be sent to both the City and this office.

- ▶ An OCWRC Soil Erosion Control permit is required for all proposed work within 500 feet of a waterway.
- ▶ A Part 303 permit is required by EGLE for the work proposed within the existing wetland area.
- ▶ An MDOT permit will be required for all work proposed within the Grand River Avenue Right-of-Way.
- ▶ A building permit will be required by the City Building Department.
- ▶ A preconstruction meeting shall be held prior to the start of construction. A preconstruction requirements letter will be sent under separate cover and will outline provisions for insurance, bonds and inspection deposits necessary prior to scheduling the preconstruction meeting.
- ▶ Any other permits necessary (through the City or other agency) shall be obtained prior to starting construction.

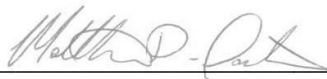
It shall be noted that additional comments may be generated from information presented in future submittals. If you have any questions, please feel free to contact us by phone at (734) 522-6711 or by email at [jessica.howard@ohm-advisors.com](mailto:jessica.howard@ohm-advisors.com).

Sincerely,  
OHM Advisors



---

Jessica Howard



---

Matthew D. Parks, P.E.

JLH/abd

cc: Jeff Bowdell, City of Farmington  
Chuck Eudy, City of Farmington  
Kate Knight, City of Farmington  
Fadi Khalil, P.E., National Consultants and Engineering LLC  
Mark Fredrick, Architect, Mark Fredrick Design  
Leo Soave, Developer, Soave Building, Inc.  
File

P:\0101\_0125\SITE\_FarmingtonCity\2019\0111191020\_32051\_Grand\_River\_Townhouses\MUNI\01\_SITE\Engineering\2019-10-11\_Townhouses\_SP1\_Engineering.docx

October 11, 2019

Mr. Kevin Christiansen  
Economic and Community Development Director  
City of Farmington  
23600 Liberty Street  
Farmington, MI 48335

RE: Townhouses – Site Plan Review #1  
32051 Grand River Avenue

Dear Mr. Christiansen:

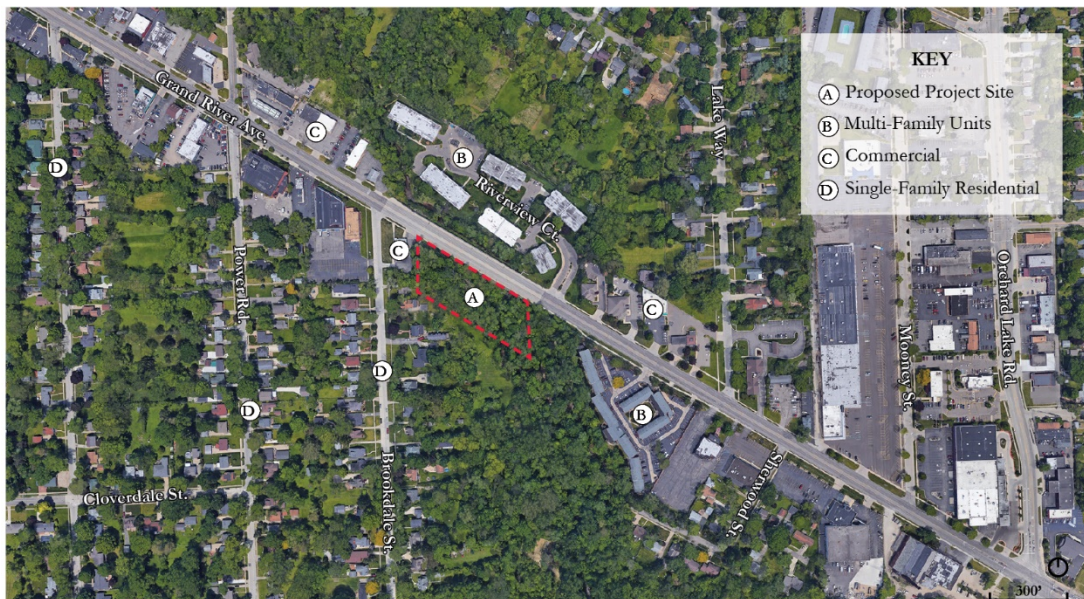
At your request, we have reviewed the site design of the plans, dated September 23, 2019, for the proposed Townhouses and associated site improvements located at 32051 Grand River Avenue. The applicant is proposing the development of three (3) attached, two (2) bedroom townhomes at a density of 0.48 units per acre. Other proposed site improvements include the addition of resident and guest parking, pathways, and landscaping elements.

### **Executive Summary**

In terms of compliance with the City's Zoning Ordinance, the proposed development's use meets the Land Use designation requirements. Adjustments to setbacks, parking, and landscaping are needed to confirm compliance with zoning requirements. The proposed design also meets future land use goals for mixed-use development.

### **Existing Site**

The proposed site is roughly 1.45 acres in size and is zoned Community Commercial (C2). The surrounding zoning districts include Community Commercial (C2) to the east and west, Single Family Parking (R1P) to the south and Multiple Family Residential (R3) to the north. The site is currently undeveloped, with about 0.25 acres of wetland and the Rouge River running through the parcel just east of the proposed development.





**Overall Land Use Compliance Summary:**

<b>Planning/Zoning Document</b>	<b>Planning/Zoning Land Use Designation</b>	<b>Compliance of Project with Land Use Designation</b>
Zoning Ordinance	Existing: Community Commercial	Use permitted by right. Setback, landscaping, and parking adjustments are needed.
Farmington Master Plan (future Land Use map)	Mixed Use	Proposed use complies future land use designation
2015 Downtown Area Plan	Site does not include land use designation	N/A
2016 Downtown Master Plan	Site does not include land use designation	N/A
Downtown Farmington Parking Study	Site does not include land use designation	N/A

**Zoning:**

The site is currently zoned as Community Commercial (C2), where multiple-family dwelling units are permitted by right, given they achieve a maximum density of twenty-two (22) units per acre. To fully meet the zoning requirements, the site plan will need to address the following:

*Parking*

Zoning requires two (2) spaces per dwelling unit for multi-family uses with visitor parking distributed throughout the site and in addition to driveways or resident assigned parking.

The proposed plan indicates that two (2) garage parking spaces are provided per unit along with three (3) spaces dedicated to visitor parking. All designated parking spaces and their associated pavement markings shall be shown on the site plan to confirm compliance with layout requirements.

*Setbacks*

Development within the C2 district requires a minimum ten (10) foot side yard setback, a minimum twenty (20) foot rear yard setback, and a front setback that consists of the building situated right at the front lot line.

The proposed design falls short of the rear yard setback, providing a setback of twelve (12) feet. It also provides a front yard setback of roughly sixty-three (63) feet, exceeding the requirement of development at the front lot line. Planning Commission may allow for modification of the front yard setback distance based upon the relationship of the site to surrounding uses and the predominant setback along the block.

*Landscaping*

The site includes roughly four hundred and eighty (488) linear feet of existing canopy trees fronting the wetland area. This review covers only the land that is being disturbed through the proposed design. The landscaped greenbelt buffering pedestrian and circulation, spanning about two-hundred (200) linear feet, falls short of frontage requirements of six (6) ornamental trees and forty (40) shrubs, providing only nineteen (19) shrubs and two (2) ornamental trees. It is noted that the entrance to the parking lot takes up nearly sixty (60) feet of the area, limiting space available for planting.

The rear landscape buffer, bordering the lots zoning R1P, falls short of width requirements, providing as little as a three (3) foot deep landscaped area. Due to this lesser buffer width, the proposed design falls short of requirements of fifteen (15) shrubs, seven (7) canopy trees or five (5) evergreen trees and five (5) canopy trees. The proposed design includes twelve (12) shrubs and five (5) evergreen trees.

It is also noted that Box Elder, as indicated in the plan as existing on the site is not permitted by ordinance, as they split easily, their wood is brittle, their roots clog drains and sewers, and they are unusually susceptible to disease or insects.





In addition to the above items, the following should be addressed prior to approval:

1. While building renderings show the design of the proposed building's façade, further identification of materials and colors should be shown to ensure compliance with the Zoning Ordinance.
2. A photometric plan showing all proposed lighting and associated intensity shall be provided. Lighting along the internal pedestrian pathway is shall also be shown.
3. Location and detail of any waste receptacles and mechanical equipment, along with adequate landscaped screening, shall be provided on the site plan.

**Plans & Reports:**

The proposed concept complies with the suggestions in the City Master Plan, as it provides for a residential use within the mixed-use district calling for residential and commercial. The comments below offer suggestions on how to better support the intentions of these plans.

*Master Plan*

The future land use map designates this site within the Mixed-Use Land District. The Master Plan describes the intention for development within this district to accommodate both commercial and residential uses in a fashion that is mutually complementary. The plan encourages a vertical mix of uses, with retail and restaurants on the first floor with residential below. While this is encouraged, it is not required for development.

Our comments are provided to help direct the Planning Commission discussion and explain the benefits that may be derived from this project. Additional input from the City's Engineer and Attorney should also be considered during the City's review.

Sincerely,  
OHM Advisors

  
\_\_\_\_\_  
Marguerite Novak, Planner

cc: Jeff Bowdell, City of Farmington  
Chuck Eudy, City of Farmington  
Kate Knight, City of Farmington  
Fadi Khalil, P.E., National Consultants and Engineering LLC  
Mark Fredrick, Architect, Mark Fredrick Design  
Leo Soave, Developer, Soave Building, Inc.  
File

P:\0101\_0125\SITE\_FarmingtonCity\2019\0111191020\_32051\_Grand\_River\_Townhouses\MUNI\01\_SITE\Planning\Townhouses\_SP1\_Planning\_10.8.19.docx