

FARMINGTON PLANNING COMMISSION PROCEEDINGS  
City Council Chambers 23600 Liberty Street  
Farmington, Michigan  
Monday, September 12, 2011

Chairperson Gronbach called the meeting to order at 7:00 p.m. in the Farmington City Council Chambers, 23600 Liberty Street, Farmington, Michigan.

**ROLL CALL**

Present: Bowman, Christiansen, Crutcher, Gronbach, Scott, Sutton  
Absent:

A quorum of the Commission was present.

**OTHER OFFICIALS PRESENT:** City Manager Pastue

**OTHERS PRESENT:** Sherrin Hood, LSL Planning, Inc.

**APPROVAL OF ITEMS ON CONSENT AGENDA**

- Minutes of July 11, 2011
- Building Department 4th Quarter Report April 1, 2011 through June 30, 2011

Sutton pointed out typo in minutes on page 6 where it should read "its" uses.

MOTION by Bowman, seconded by Sutton, to approve the items on the consent agenda as amended. Motion carried, all ayes.

**APPROVAL OF AGENDA**

Pastue indicated he would like to add City Manager Update to the items on agenda after Item 5.

MOTION by Christiansen, seconded by Scott, to approve the agenda as amended, adding the City Manager Update. Motion carried, all ayes.

**Selection of Officers**

**A. Accept Nominations for Chairperson**

Sutton indicated that she would not want to be considered for nomination for an office as she may be moving but will retain her seat on the Commission.

Gronbach questioned Christiansen about continuing to serve as vice chairperson.

Sutton nominated Christiansen for the position of chairperson, citing that positions were historically rotated to give everyone a chance to serve in the various positions.

Christiansen indicated he would be honored to serve as Chairperson of the Planning Commission but would not want to continue in his role as liaison to the Zoning Board should he be elect.

MOTION by Sutton, supported by Crutcher, to nominate and elect Christiansen as Chairperson of Planning Commission. Motion carried, all ayes.

### **B. Accept Nominations for Vice Chairperson**

MOTION by Christiansen, seconded by Sutton, to nominate and elect Bowman as Vice Chairperson of the Planning Commission. Motion carried, all ayes.

### **C. Accept Nominations for Secretary**

MOTION by Christiansen, seconded by Bowman, to nominate and elect Crutcher as Secretary of the Planning Commission. Motion carried, all ayes.

Christiansen reiterated that as Chairperson of Planning Commission he would no longer serve as liaison to the Zoning Board. He nominated Jeff Scott to replace him in said position.

MOTION by Christiansen, seconded by Sutton, to appoint Jeff Scott as liaison to the Zoning Board. Motion carried, all ayes.

### **Discussion to Amend Chapter 3 of the City Code, Alcoholic Liquors**

Pastue indicated that he met with *Painting with a Twist* owner Michelle Lewis regarding the potential to open a business in Downtown Farmington. This is a national franchise where customers bring their own alcohol to the various art classes.

Pastue indicated that the ordinance pertaining to same was last amended in 1977 and that as it currently stands, the business model of this operation does not conform to Chapter 3 of the City Code, in particular Section 3.5(a) dealing with consumption in public. He further stated that the business does not furnish the alcohol which is an important condition to comply with the Michigan Liquor Control regulations.

Further discussion was held concerning the liabilities and other issues with this potential establishment and Pastue indicated that City staff will be working with City Attorney Tom Schultz to closely monitor this in their drafting of the changes to Chapter 3 of the code.

Sutton stated that she felt this type of business would be appropriate for the Central Business District and that regulations could be put in place by a permitting process but that it had the potential of bringing more business to downtown area.

Christiansen inquired if classes were held that allowed for bringing in alcohol, if they would be closed door and not allow for walk-ins and Pastue responded in the affirmative.

Scott expressed concern over control of such an operation and what it could potentially open up as far as usage.

Further discussion was held.

Gronbach inquired as to the specificity of amendment change and whether it would be more general in nature.

Pastue responded that the intent would be to try to control where it goes and that it could be drafted with more specificity to apply limitations to same.

Sutton said that it should be investigated as to how other cities are regulating this.

Christiansen summarized that the point of the discussion tonight is to come to a consensus as to the appropriate location for this kind of use, i.e., a commercial use within a mixed use commercial area, a commercial zoning district in the downtown Central Business District, that would allow for the carrying in of alcoholic beverages for consumption on premises, and that may be looked at as principal use or special approval use so as to apply conditions to it.

Pastue indicated that he would be open to that discussion, whether it should be a permitted or special use, or something like the outdoor seating permit that is currently in effect.

Christiansen stated that principal permitted use would require whatever the conditions may be and nothing else unless site plan is involved; and special use would require a public hearing.

Sherrin indicated at that point you have the ability to take things on a case by case basis.

Bowman clarified the discussions on use.

Pastue stated that if limitations are not defined, it could create some issues. He also indicated that Schultz will draft it and it will be introduced as ordinance to Council on Monday, that it will be a two-step process; one is amending Chapter 3 to allow for that operation; and two, where it will be allowed to happen.

Crutcher inquired if it can be done a per use basis and Pastue responded that would not be practical for this establishment.

Christiansen stated that zoning ordinance applies to all uses within district and that when amending ordinance comprehensive thought must be given to same.

Further discussion held.

Christiansen also stated that staff reported indicated that "City Council thought it would be appropriate in an area designated as mixed use in the master plan", so that would not be a zoning ordinance but more of a mixed use area within Central Business District.

Sherrin indicated that with mixed use it opens it up a little bit from previous ordinance to allow for additional uses outside of the district and that that could be kept in mind and it could be contemplated in the zoning ordinance. She also stated that if Council agrees there are conditions that should be imposed or limitations, that they should consider letting the Planning Commission draft and adopt a zoning ordinance amendment before they change the general code.

Christiansen stated that there are two different policies and regulations; one is zoning ordinance requiring permission to allow the use with potential conditions; and then Chapter 3, which is Council's area of authority.

Pastue stated that research will be conducted prior to next month's meeting to carry this matter forward.

### **City Manager Update**

- Church of Wixom update - still ongoing
- Worldwide Center

Pastue handed out landscape plan provided from Center. He indicated he had discussions with owners and informed them that Planning Commission would be requesting more than just landscaping in order to be in compliance with other deficiencies in Center.

Gronbach indicated that sidewalk along front of store fronts is too narrow which needs to be pulled out and replaced. Façade is still in disrepair.

Pastue asked for direction from Planning Commission as to Worldwide.

Sutton stated that landscape plan should include requirements of zoning code which includes landscaping within parking lot.

Gronbach stated that flood lights are blocked by current standing trees and if trees are removed, flood lights would become more prominent. He also stated lighting does not meet standards.

Sutton inquired if Planning Commission's authority would be to mandate that lighting be in compliance with Code and Pastue responded in the affirmative.

Christiansen commented on the multiple number of signs at the Center.

Further discussion held.

Christiansen said Riley Auto Parts did a good job renovating that portion of the Center.

Pastue stated that he needed to know expectations of Planning Commission and that is why it was brought up so it could be relayed to owners.

Gronbach stated that new owner of Center has not maintained it as well as former one. Parking lot only maintained by grass cutters which is only six months out of the year and litter accumulates as well as overflowing trash bins. He stated that they should be aware of ordinances and keep in compliance.

Scott commented that vacancy rate at Center is not that big.

Christiansen stated that there are only 3 or 4 units that are revolving doors. He indicated they did take care of drainage problem in parking lot.

Further discussion held.

Christiansen stated that the farther you go out from Central Business District, the worse it gets citing Drakeshire and K-Mart and that modification of centers should be considered to maximize opportunities.

Pastue cited an article reflecting shopping centers as outdated fad.

Discussion followed.

Sutton stated that she regretted decision made on Orchard 10 Plaza waiving requirements to put landscaping within parking lot to enable more parking.

### **PUBLIC COMMENT**

Annabelle Gabel commented on parking lot at Uptown Plaza.

### **COMMISSION COMMENTS AND ANNOUNCEMENTS**

Scott inquired about the storage containers at the Orchard Ten Plaza.

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Sutton inquired about A-frames being utilized by establishments.

Gronbach inquired if Burger Basement Bar obtained liquor license.

Christiansen thanked Chairperson Gronbach for his tireless and unending service on Commission and for his tenure and service as Planning Commission Chairperson.

**ADJOURNMENT**

MOTION by Christiansen, seconded by Bowman, to adjourn the meeting.

Motion carried, all ayes.

The meeting was adjourned at 8:10 p.m.

Respectfully submitted,

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Recording Secretary