



PLANNING COMMISSION MEETING
Monday, February 13, 2017 – 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. January 9, 2017 Minutes**
- 4. Request for Revised Site Plan Amendment – Chatham Hills Apartments,
36001-36691 Grand River**
- 5. Public Comment**
- 6. Planning Commission Comment**
- 7. Adjournment**

FARMINGTON PLANNING COMMISSION PROCEEDINGS
City Council Chambers, 23600 Liberty Street
Farmington, Michigan
January 9, 2017

Chairperson Crutcher called the Meeting to order at 7:00 p.m. at City Council Chambers, 23600 Liberty Street, Farmington, Michigan, on Monday, January 9, 2017.

ROLL CALL

Present: Buyers, Chiara, Crutcher, Kmetzo, Waun

Absent: Gronbach, Majoros

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Director Christiansen, Recording Secretary Murphy

APPROVAL OF AGENDA

Christiansen requested to add an item to the agenda with respect to the election of officers for the Planning Commission.

MOTION by Chiara, seconded by Buyers, to amend the Agenda to include the election of officers for the 2017 Planning Commission.

Motion carried, all ayes.

MOTION by Chiara, seconded by Kmetzo, to approve the Agenda as amended.

Motion carried, all ayes.

APPROVAL OF ITEMS ON CONSENT AGENDA

a. Minutes of Regular Meeting – December 12, 2016

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

Motion carried, all ayes.

DISCUSSION OF CAPITAL IMPROVEMENT PROJECT PLAN AND SCHEDULE OF PUBLIC HEARING

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

Director Christiansen stated this item was an item that was considered at the Planning Commission's last meeting with respect to the City's Capital Improvement Program. He stated when the City is engaged in their annual budget process, that it involves the identification of capital expenditures for big ticket items such as facilities, equipment and infrastructure and is laid out in a program that identifies those items and funding sources that are available. He indicated there was a request by City Administration to have a Planning Commissioner appointed to the 2017-2018 Capital Improvement Program

Subcommittee that is working towards putting together that part of the annual budget to be presented to City Council and that Commissioner Steve Majoros was appointed to fill that request to sit on the ad hoc committee at their monthly meetings.

He indicated that a schedule of this year's Budget and Capital Improvement Program was included in the Commissioners' packets and stated it requires a Public Hearing before the Planning Commission which they are looking to schedule at the March 13, 2017 Planning Commission Meeting.

Christiansen opened the floor for discussion by the Planning Commission.

Chiara confirmed the date for the Public Hearing being March 13, 2017 and Christiansen stated that the timeline would be to formalize any items the Planning Commission might have at tonight's meeting and schedule the Public Hearing for the March 13th date. In the interim there would be a series of committee meetings beginning on January 13th where the CIP Steering Committee will meet to consider items brought by the Corridor Improvement Authority, City Council, the DDA, the Planning Commission, the Administration, and will put it into a working document to advertise the required public hearing.

Buyers clarified the action required by the Planning Commission.

Crutcher asked if there would be other opportunities for the Planning Commission to provide input in the process and Christiansen confirmed there would be.

MOTION by Buyers, supported by Chiara, to schedule the Public Hearing for the Capital Improvement Program at the March 13, 2017 Planning Commission Meeting.
Motion carried, all ayes.

ADOPTION OF DOWNTOWN MASTER PLAN

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

Director Christiansen indicated that at the January 4, 2017 meeting, the Downtown Development Authority Board approved to forward a resolution to the Planning Commission to adopt the Downtown Master Plan. He stated that the Planning Commission reviewed the plan at their December 12, 2016 meeting. He stated there was a link to that plan as part of the Commissioners' packets.

He stated that what is being requested by the Planning Commission tonight is to recommend approval of the Downtown Master Plan by the Planning Commission and forward it to the City Council after inclusion in the City's Master Plan.

He detailed the process of the City's Comprehensive Planning Process and the various elements included underneath that including the Vision Plan, the Recreation Master Plan, the Downtown Area Plan, the Grand River Corridor Vision Plan, all being elements of the City's Comprehensive Planning Process and part of the Master Plan. He indicated that the formal update of the Master Plan which will occur in 2017, that one of the things that will be done by Public Hearing and resolution, will be the adoption of all the various planning tools as well as the Downtown Development Authority Master Plan into the updated Master Plan.

He opened the floor for questions or comments by the Planning Commission.

Chiara addressed the issue of conceptual development laid out in the plan.

Christiansen responded that in the body of the plan in the draft it identifies development concepts, there being six development concepts that visualize the goals, objectives and strategies representing what could be implemented in downtown Farmington over time. Actual development will hinge on development interest. He stated the illustrations are meant to inform potential developers what is desired in Farmington.

Chiara asked if property owners are aware of the concepts and Christiansen stated they are engaged in the process and all stakeholders are invited to do so.

Kmetzo asked if the Capital Improvement Project Plan is also a subset of the Master Plan and Christiansen indicated the Capital Improvement Program Plan is part of the City's Master Plan required by the State of Michigan's state statute that applies to the Municipal Planning Enabling Act, MPEA, adopted in 2008, which is a culmination of some changes to earlier statutes that consolidated all of the planning statutes and brought them under one umbrella. Part of the Master Plan for a municipality has to include a Capital Improvement Program that lays out capital improvements over a six-year period.

Kmetzo then inquired about prioritization of the projects laid out in all of the plans and Christiansen indicated that is part of the Capital Improvement Program is to identify capital expenditures, equipment, facilities, land, and that those will be laid out in a spread sheet with funding sources and timelines and priorities of what is most important by the Committee.

He talked about the 2013 Vision Plan which identified four focus areas for redevelopment, those being the Grand River/Halstead Plaza, the Downtown Farmington Center, the Maxfield Training Center and the Orchard Lake focus area which includes Farmington Plaza and the Winery and other properties in that area. In looking at the Vision Plan today, each one of those areas have been undergoing redevelopment so it was used as a guide to lay out areas with concepts for potential plans.

He indicated that same tool will be used with the 2016 Downtown Master Plan to identify areas with concepts for potential redevelopment and pointed out the six concept areas included in the plan.

Crutcher confirmed the action required by the Planning Commission for this item.

MOTION by Buyers, supported by Chiara, to move to adopt the Downtown Development Authority Master Plan 2016 as forwarded by the DDA and to consider adoption of the Downtown Development Authority Master Plan 2016 as part of the City of Farmington's Master Plan and Comprehensive Planning Program and forward it to the City Council for their review and consideration.

Motion carried, all ayes.

REQUEST FOR LOT SPLIT – MARGARET BLUMBERG, 23936 PICKETT AVENUE

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

Christiansen stated the City Administration received an application from the property owner at 23936 Pickett Avenue to split the existing parcel in order to sell it to the adjacent neighbor to the rear of the property at 34021 Grand River Avenue. The parcel is zoned R-1, single family residential, and that the lot split request has been reviewed by City Administration and it has been determined it will not create any nonconforming issues as it pertains to City of Farmington City Code and in light of that, City Administration is recommending approval of the lot split to City Council.

Christiansen went over the contents of the staff packet with the Commissioners.

Crutcher clarified that parcel one and two were the properties being split and Christiansen responded that the property owner along Pickett is looking to split a rear portion of their property to sell it to the adjacent property that has frontage along Grand River.

Christiansen went over the plat history of the property at 23936 Pickett and further discussion was held. He then stated in summary what is being asked is to make an adjustment to Lots 25 and 26, to take a piece of property that is not being utilized by the owner, and add it to Lot 28 of Assessor's Plat 4 to the property on 34021 Grand River where it will be better used and that no nonconformity will occur because of this action.

Chiara asked if the Planning Commission would be required to approve the lot combination.

Christiansen responded that the action required by the Planning Commission would be to approve the lot split and move it forward to the City Council.

Chiara then inquired if the property owner of 34021 Grand River wanted to build anything on their lot if it would come before the Planning Commission for approval and Christiansen stated that they have not expressed an interest at this time but if so it would require review and approval from the Historical Commission as it relates to new structures and then come before the Planning Commission for their review.

Buyers confirmed that the lot split would result in an enlargement of the Historical District as the new parcel is located within that district and Christiansen responded in the affirmative.

Buyers commended Christiansen on his excellent presentation of the agenda item and stated that it cleared up any questions he had coming into the meeting.

Crutcher confirmed the action required by the Planning Commission.

MOTION by Chiara, seconded by Buyers, to move to approve the lot split for 23936 Pickett Avenue and move it forward to the City Council for their review.
Motion carried, all ayes.

ELECTION OF OFFICERS

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

Director Christiansen stated that on an annual basis the Planning Commission is asked to elect officers for the current year. At present he indicated Ken Crutcher serves as Chairperson of the Commission, with Ken Chiara as Vice Chairperson and Paul Buyers as Secretary and stated the responsibilities of each position. He then stated there was a quorum present to carry out the election at the meeting.

Buyers asked the standing officers if they were interested in maintaining their positions and all responded in the affirmative.

MOTION by Buyers, seconded by Chiara, to move to elect Ken Crutcher as Chairperson of the 2017 Planning Commission.

Motion carried, all ayes.

MOTION by Buyers, seconded by Waun, to move to elect Ken Chiara as Vice Chairperson of the 2017 Planning Commission.

Motion carried, all ayes.

MOTION by Chiara, seconded by Kmetzo, to move to elect Paul Buyers as Secretary of the 2017 Planning Commission.

Motion carried, all ayes.

PUBLIC COMMENT

None heard.

PLANNING COMMISSION COMMENTS

None heard.

STAFF COMMENTS

Christiansen stated that he confirmed that the 34021 Grand River property does fall within the Historic District by looking at the map of the district and that he would follow up on it.

ADJOURNMENT

MOTION by Chiara, seconded by Juan, to adjourn the meeting.

Motion carried, all ayes.

The meeting was adjourned at 8:03 p.m.

Respectfully submitted,

Secretary

**Farmington Planning Commission
Staff Report**

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

**Agenda Item
Number**

4

Submitted by: Kevin Christiansen, Economic and Community Development Director

Description Revised Site Plan Amendment – Chatham Hills Apartments, 36001-36691 Grand River

Background

The applicant/petitioner has submitted revised plans to repurpose the existing community building and remove the indoor swimming pool for Chatham Hills Apartments. Plans were submitted in July 2015 to remove the existing community building and indoor swimming pool for Chatham Hills Apartments and construct a new community building and outdoor swimming pool for the existing apartment complex. The Planning Commission approved that site plan amendment at the July 13, 2015 meeting; however, due to site soil conditions and cost projections, the applicant/petitioner decided to reuse the existing structure with no increase in footprint. The applicant/petitioner is now proposing to repurpose the existing community building with a new interior floor layout and an updated building façade. The existing indoor pool is intended to be removed and a new outdoor is proposed to be constructed.

Chatham Hills Apartments is located at 36135 Grand River Avenue and is zoned R-3 Multiple-Family Residential. Community buildings and swimming pools (accessory buildings and structures) are permitted in the R-3 District in accordance with Section 35-83, Residential Lot and Yard Requirements, and Section 35-43, Accessory Buildings and Structures of the Zoning Ordinance (see attached). They are subject to site plan review in accordance with the requirements of Article 13, Site Plan Review of the Zoning Ordinance.

The requested action of the Planning Commission is to review the submitted revised site plan amendment for Chatham Hills Apartments.

Attachments

City of Farmington
CivcSight Map



MAP LEGEND:

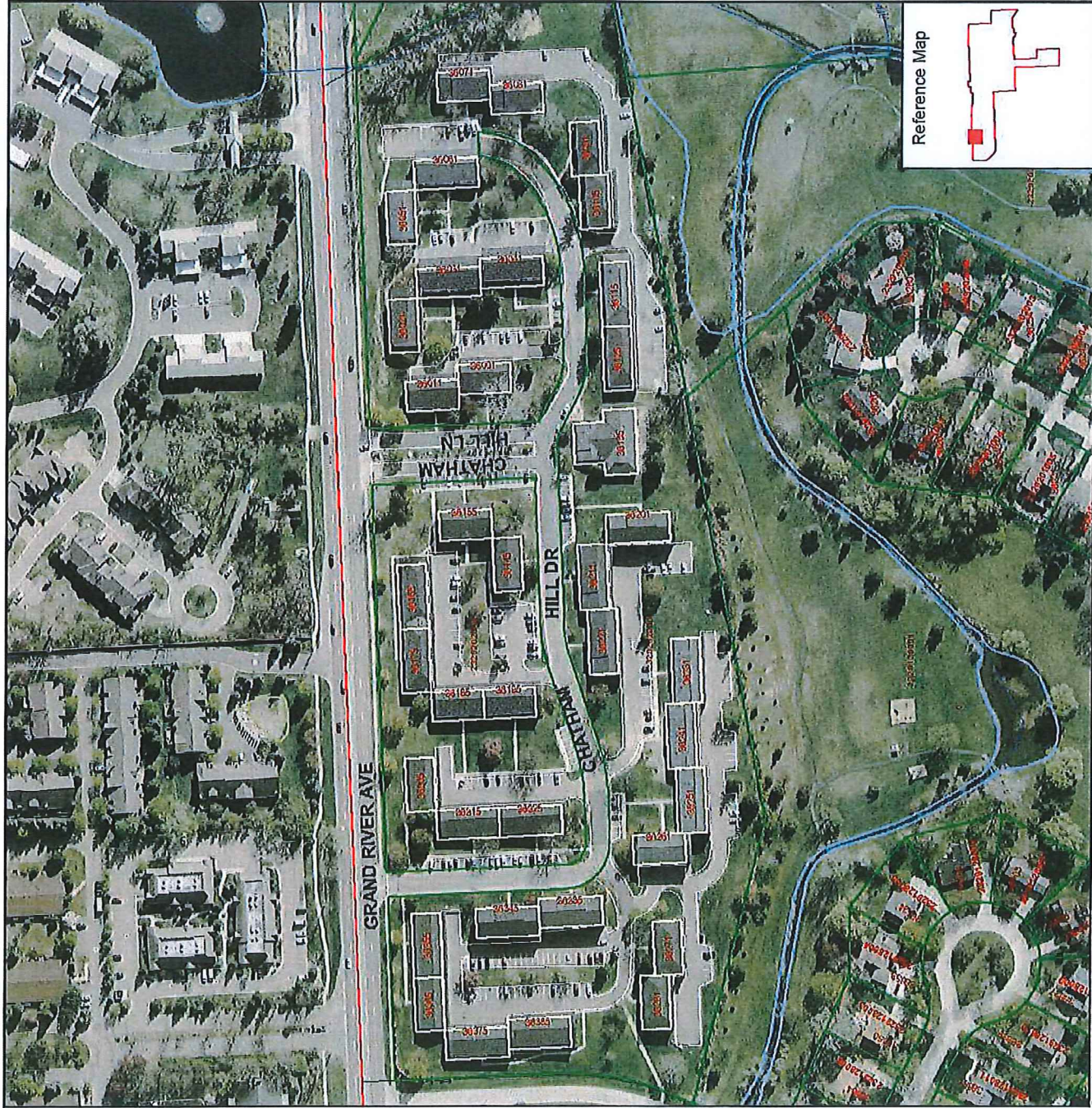
- CITY BOUNDARY
- RIVERS-STREAMS
- MULTITENANTBUILDING (Type)
- BUILT
- PROPOSED
- COMM_INDUST BLDGS
- RAPHAEL STREET(POLY)2
- RAPHAEL STREET(POLY)
- PARCELS
- ROADS OUTSIDE FARMINGTON
- RIGHTWAY
- MULTITENANTPAYING
- ROW EXTEND
- LOT HISTORY
- OPEN WATER (FEATUERTYP)
- DetentionPond
- StreamRiver
-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

Map Scale: 1 inch = 226 feet
Map Date: 7/10/2015
Data Date: July 10, 2015

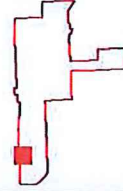


Sources: City of Farmington, Oakland County GIS
Utility, River's Edge GIS, LLC.

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



Reference Map





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
- MULTITENANTPAYING
- ROW EXTEND
- LOT HISTORY
- OPEN WATER (FEATURETYPE)
- DetentionPond
- Stream/River
- Lake/Pond
- Channel
- Swamp/Marsh
- 2010_AERIAL_PHOTOS (Image)

Map Scale: 1 inch = 39 feet

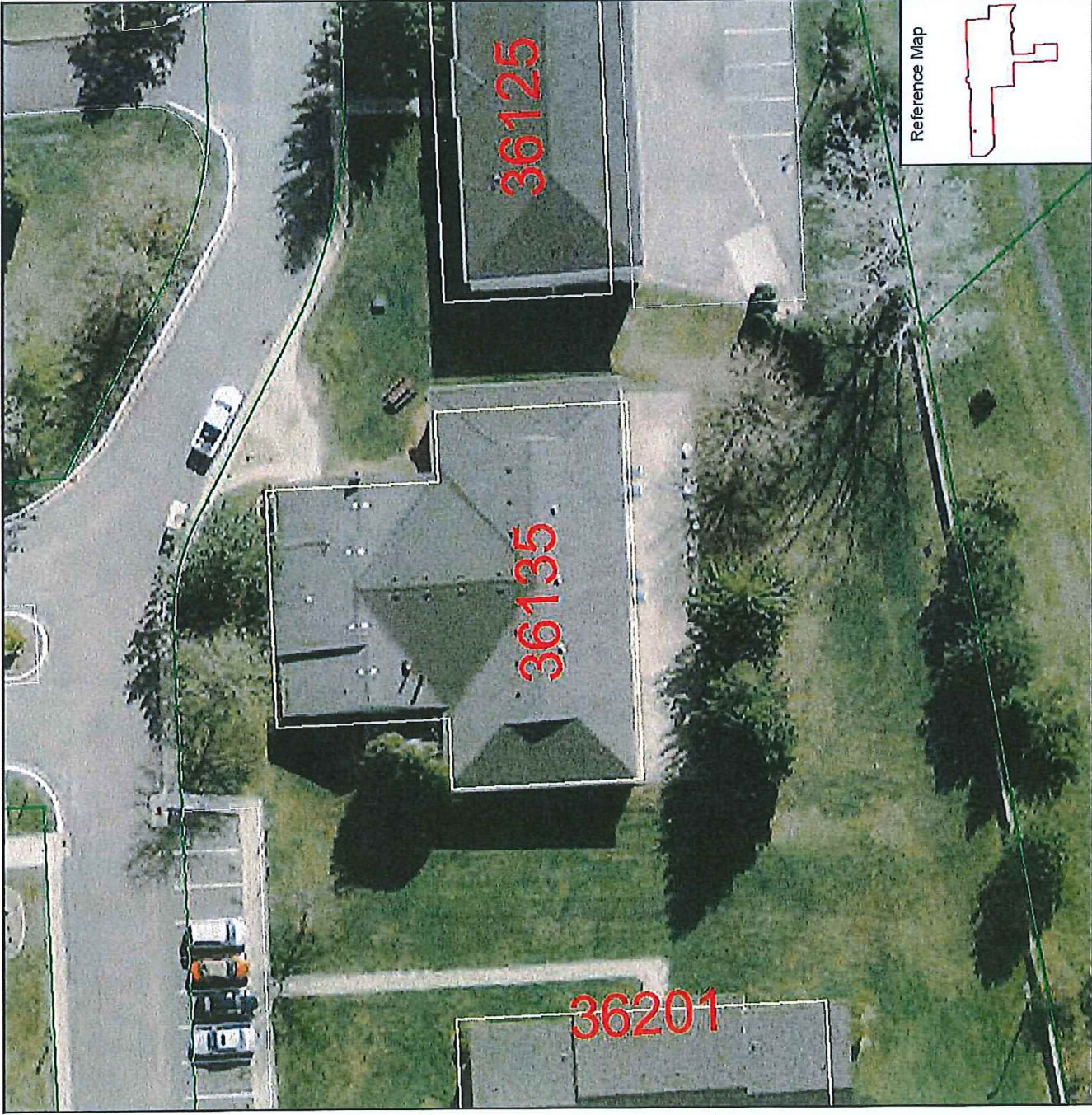
Map Date: 7/10/2015

Data Date: July 10, 2015

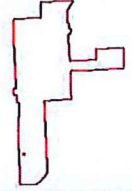
Sources: City of Farmington, Oakland County GIS
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Reference Map





CITY OF FARMINGTON

For office use only

Date Filed: _____

Fee Paid: _____

Site Plan Application

1. Project Name CHATHAM HILLS APARTMENTS

2. Location of Property

Address 36135 GRAND RIVER

Cross Streets GRAND RIVER / HALSTED

Tax ID Number 34-668-1000

3. Identification

Applicant PHIL RASHID - RASHID CONSTRUCTION

Address NORTHWESTERN HWY

City/State/Zip FARMINGTON HILLS MICH

Phone 248-851-1960 Fax _____

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

9 Property Owner 9 Other (Specify) CONSTRUCTION AGENT

Property Owner WBR CHATHAM LLC, RRR CHATHAM LLC

Address 18777 W. TEN MILE RD.

City/State/Zip SOUTHFIELD MICH. 48075

Phone 248.569.8880 Fax 248.569.0255

Preparer of Site Plan GAY ASSOC. INC. / JOHN T. HOLOWICKI

Address 24001 ORCHARD LAKE RD. / 31693 W. 8 MILE

City/State/Zip FARM. HLS. MI 48336 / LINONIA MI 48152

Phone 248-985-9101 ~~FAX~~ 248-219-9386

4. Property Information

Total Acres N/A

Lot Width N/A Lot Depth NA

Zoning District R-3

Zoning District of Adjacent Properties to the

North N/A South N/A East N/A West N/A

5. Use

Current Use of Property APARTMENTS AND COMMUNITY BLDG.

Proposed Use

G Residential	Number of Units	_____
G Office	Gross Floor Area	_____
G Commercial	Gross Floor Area	_____
G Industrial	Gross Floor Area	_____
G Institutional	Gross Floor Area	_____
G Other <u>Comm. BLDG</u>	Gross Floor Area	<u>7067</u>

Proposed Number of Employees N/A

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.

[Signature] 1.20.17
Signature of Applicant Date

[Signature] 1.20.17
Signature of Property Owner Date

I, JOSEPH KINCAID (property owner), hereby give permission for City of Farmington officials, staff, and consultants to go on the property for which the above referenced site plan is proposed for purposes of verifying information provided on the submitted application.

<p>City Action</p> <p>Approved/Denied: _____</p> <p>Date: _____</p> <p>By: _____</p> <p>Conditions of Approval: _____</p> <p>_____</p> <p>_____</p>



CITY OF FARMINGTON

Site Plan Review Checklist

a. Site Plan Descriptive and Identification Data	Provided	Not Provided
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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

N/A

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

N/A

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
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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

_____ N/A _____

Dimensions of acceleration, deceleration and passing lanes

_____ N/A _____

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

_____ N/A _____

Radii for driveways and parking lot islands

_____ N/A _____

Calculations for required number of parking and loading spaces

_____ N/A

Designation of fire lanes

_____ N/A

Traffic regulatory signs and pavement markings

_____ N/A

Shared parking or access easements, where applicable

_____ N/A

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

_____ _____ N/A

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

_____ ✓ _____

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

_____ _____ N/A

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

_____ ✓ _____

f. Information Concerning Utilities, Drainage and Related Issues	Provided	Not Provided
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Location of sanitary sewers and septic systems, existing and proposed	_____	N/A
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Location and size of existing and proposed water mains, water service, storm sewers and drains, and fire hydrants	_____	N/A
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Storm water retention and detention ponds, including grading, side slopes, depth, high water elevation, volume and outfalls	_____	N/A
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Location of above and below ground gas, electric and telephone lines, existing and proposed	_____	N/A
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Location of utility boxes	_____	N/A
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g. Additional Information Required for Multiple-family Residential Development	Provided	Not Provided
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The number and location of each type of residential unit (one bedroom units, two bedroom units, etc.)	_____	_____
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Density calculations by type of residential unit (dwelling units per acre)	_____	_____
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Garage and/or carport locations and details, if proposed	_____	_____
--	-------	-------

Mailbox clusters	_____	_____
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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	_____	_____
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h. Miscellaneous	Provided	Not Provided
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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	_____	_____
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Assessment of potential impacts from the use, processing, or movement of hazardous materials or chemicals, if applicable	_____	_____
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FARMINGTON PLANNING COMMISSION PROCEEDINGS
City Council Chambers, 23600 Liberty Street
Farmington, Michigan
July 13, 2015

Chairperson Bowman 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, Buyers, Chiara, Crutcher, Gronbach, Majoros

Absent: Babcock

A quorum of the Commission was present.

Chairperson Bowman wished happy birthday to Commissioner Majoros.

OTHER OFFICIALS PRESENT: Director Christiansen, Building Inspector Koncsol, City Manager Murphy

APPROVAL OF AGENDA

MOTION by Gronbach, seconded by Buyers, to approve the agenda as submitted.
Motion carried, all ayes.

APPROVAL OF ITEMS ON CONSENT AGENDA

a. June 8, 2015 Minutes

MOTION by Chiara, seconded by Crutcher, to approve the Consent Agenda as presented.
Motion carried, all ayes.

 **REQUEST FOR SITE PLAN AMENDMENT – CHATHAM HILLS APARTMENTS,
36001-36691 GRAND RIVER**

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

Christiansen stated that the Applicant, Burton Carroll Management, LLC, had submitted plans to remove the existing community building and indoor swimming pool at the Chatham Hills Apartments and to construct a new community building and outdoor swimming pool for the existing apartment complex. He stated Chatham Hills Apartments is located at 36135 Grand River Avenue and is zoned R-3, multiple family residential zoning district. Community buildings with swimming pools are considered accessory buildings and structures and are permitted in the R-3 District in accordance with Section 35-83, Residential Lot and Yard Requirements, and Section 35-43, accessory buildings and structures of the Zoning Ordinance. Both the community building, clubhouse, leasing center and the swimming pool are subject to site plan review in accordance with the requirements of Article 13, Site Plan Review of the

Zoning Ordinance. The project includes the demolition of the existing community building and indoor swimming pool and construction of a new 3,099 square foot one-story community building and a new 20 X 40 outdoor swimming pool. A new five-foot wide concrete sidewalk and new swimming pool fence enclosure are also proposed.

The new community building as proposed meets the lot and yard requirements of Section 35-83 of the Zoning Ordinance for the R-3 multiple family residential district including building heights.

He indicated the requested action of the Planning Commission is to review the submitted site plan for Chatham Hills Apartments. Aerial photos were included with the Commissioners' packets as well as copies of the applicable Zoning Ordinance sections and a copy of the site plan application submitted by the Petitioner.

Director Christiansen went over the site plan submitted by the Petitioner. He indicated the Petitioner was present to present his petition to the Commission and answer any questions they may have.

Chairperson Bowman thanked Christiansen for his presentation and invited the Petitioner to the podium.

Ghassan Abdelnour from GAV Associates Architects, 24001 Orchard Lake Road, Suite 180, Farmington thanked the Commissioners for having them here tonight and thanked the City for their help, particularly Kevin, in going through the process. He stated they are very excited to do this project and the building they are proposing is going to be a totally new building with the materials presented. He indicated the building will have a lot of stone veneer and a shingled roof and will make a huge difference for the property.

He described the new building which will include a gathering place, a fitness center, a leasing area with a storage area, simple but attractive in design. The pool area will be bigger than the former indoor one. He also described the handicap access for the pool area. He then invited questions from the Commissioners.

Chiara inquired about the depth of the pool and the Petitioner responded 5 feet maximum.

Gronbach asked if the colors depicted on the renderings are accurate and the Petitioner responded that they are actually lighter than what appears in the pictures. He then asked if the roof will be shingled and the Petitioner responded in the affirmative.

Bowman asked the comparison in size to the new and old building and Marty Berand of Burton Carrol Management, the property manager of the apartments, stated they are almost equal in size but the facility will add a community area and a fitness center with the installation of the pool being outdoors.

Buyers asked for clarification from staff as to the building meeting height requirements and the like and Christiansen responded that the height requirements are measured

from peak to the midpoint between the peak and the eve, so therefore it meets the requirement.

Crutcher inquired about the ramp down the west side of the building and the stairs going down the east requiring someone in the pool area that needs to utilize the ramp having to go all around the building to do so and further discussion was held.

Majoros asked if the pool had increased in size and the Petitioner responded it has been reduced. He then asked if the outdoor location of the pool would have an impact noise-wise on the closest neighborhoods and Christiansen responded that there is a good separation distance-wise as well as a grade difference that would prevent that from happening. Bertrand also responded that facility use will be reduced as the outdoor pool is open only from May to September and not past 9:00 p.m and that the area between the building and the housing is a good 300 yards.

Majoros complimented the plans and wanted to assure it would not be a nuisance to neighboring properties.

Buyers asked if the hours of operation would be the same and Bertrand responded in the affirmative.

Bowman thanked the Petitioners for their presentation and brought it back to the Commissioners for discuss and a motion.

MOTION by Gronbach, supported by Chiara, that the request for site plan approval for the Chatham Hills Apartments, located at 36001 Grand River, be approved.

Motion carried, all ayes.

**REQUEST FOR OUTDOOR DISPLAY AND SALES APPROVAL – UPTOWN PLAZA;
OVERSTOCK OUTLET, 31550 GRAND RIVER**

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

Christiansen stated that the Applicant has submitted plans for outdoor displays and sales to be located at the front entrance of the existing commercial building located at 31550 Grand River Avenue, Overstock Outlet, at the Farmington Plaza. He stated the existing commercial property is zoned C-3, General Commercial. Season commercial outdoor display and sales is permitted in the C-3 zoning district, subject to site plan review. He also went over the changes that had been made in the Zoning Ordinance last year regarding Outdoor Displays and Sales and stated the applicant met those requirements.

He stated the submitted plans provided in the Commissioners' packets show an outdoor merchandise display area consisting of two 4 x 5 foot wide by 50 foot long sections located along the front, the entrance of the existing commercial building under the existing overhang for the unit and along the 12 foot wide sidewalk that fronts the entire Farmington Plaza building. He indicated the requested action of the Planning



Use	R2	R3	R5	R6
P: Use is permitted by right in district				
SLU: Special Land Use in accordance with Article 12 Special Land Uses				
INSTITUTIONAL:				
Adult and child care facilities	In accordance with Section 35-25 Adult and Child Residential Care Facilities			
Cemeteries	SLU	SLU	SLU	-
Churches, temples and similar places of worship and related facilities	SLU	SLU	SLU	-
Municipal buildings and structures	P	P	P	P
Public or private primary and secondary schools	SLU	SLU	SLU	-
Public and quasi-public institutional buildings, structures and uses	SLU	SLU	SLU	-
OTHER/ACCESSORY:				
Essential public services	P	P	P	P
Essential public service buildings	SLU	SLU	SLU	SLU
Accessory buildings, structures and uses	In accordance with Section 35-43 Accessory Buildings			

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Multiple-Family Residential Districts

Section 35-83 Lot and Yard Requirements

Residential Buildings				
	R2	R3	R5	R6 ^(b)
Density and Lot Size				
Minimum Lot Area (square feet)	8,500	10,000	100,000	-
Minimum Lot Width (feet)	70	85	200	200
Maximum Height of Buildings:				
In feet	30	35	30	30
In stories	2	3	2.5	2
Minimum Required Setbacks (feet):				
Front Yard from exterior street	25	25	40	50 ^(b)
Front Yard from internal street	25	15	15	25 ^(b)
Side Yard Setback - each	10	10	20 ^(a)	40 ^(b)
Building Spacing	20	20	20	40 ^(b)
Rear Yard Setback	30	30	50 ^(a)	40 ^(b)
Parking Setback	In accordance with Section 35-171 C. Parking Lot Setbacks for Non-residential Uses			
Minimum Size of Dwellings (square feet)^(c)				
1 Bedroom and Studio Units	1000	600	900	(b)
2 or more Bedroom Units	1000	800	1100	(b)
Lot Coverage:				





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Multiple-Family Residential Districts

Residential Buildings				
	R2	R3	R5	R6 ^(b)
Maximum Lot Coverage	25%	40%	30%	25%

Non-residential Buildings				
	R2	R3	R5	R6
Maximum Height of Buildings:				
In feet	30	30	30	-
In stories	2	2	2	-
Minimum Required Setbacks:				
Front Yard Setback (feet)	40	40	40	-
Side Yard Setback (feet)	50	50	50	-
Rear Yard Setback (feet)	50	50	50	-
Parking Setback (feet)	In accordance with Section 35-171 C. Parking Lot Setbacks for Non-residential Uses			
Maximum Lot Coverage (building)	35%	35%	35%	-

Special Provisions

(a) **R5 District Standards.** In the R5 district when a yard abuts a single-family district, a 50 foot setback, including a 30 foot greenbelt, shall be required.

(b) **R6 District Standards.** For the R6 district the following provisions apply:

1. Density calculations shall include all internal roadways.
2. All buildings shall be set back as follows:
 - from a major or secondary thoroughfare: 50 feet
 - from the perimeter lot line of the site: 40 feet
 - from a single-family residential district: 80 feet
 - from any internal roadway (public or private): 25 feet
3. The minimum distance between separate principal buildings shall be 40 feet.
4. No part of any dwelling unit shall be below grade unless approved by the planning commission, based on consideration of sloping topography which provides unique design opportunities.
5. The planning commission may reduce the setback and road width requirements when in the opinion of the commission, the parcel of land under consideration has characteristics such as size, shape or other conditions that make the development difficult as required. In no case shall the setback requirements be less than those required in the R1 district.
6. Units that are attached may not exceed six units per one cluster.
7. The minimum size of dwelling units shall be as follows:
 - 1 story 1,000 sq. ft.
 - 1 ½ stories 900 sq. ft. (first story) 1,200 sq. ft. (total)





2 stories 800 sq. ft. (first story) 1,600 sq. ft. (total)

8. The common wall between units shall not be common to more than 70% of its area in common with an abutting unit, provided further that all common walls within a cluster shall not have more than 50% average of its area in common with abutting units.
 9. The planning commission shall review and approve recreational, park or open space as part of its approval. Such areas once established shall be preserved and maintained for their intended purpose. The city may require the depositing of a performance bond or letter of credit in an amount sufficient to complete the recreational facilities or open space improvements in the event that the project is over one-half completed and the recreational facilities and open space improvements have not been completed in accordance with the approved site plan.
 10. If access is available directly to a major street or thoroughfare, then access to the cluster housing shall not be provided through local or subdivision streets.
- (c) **Senior Housing.** Dwelling unit floor area requirements for senior housing may be reduced by 5% when the same total floor area of unit reduction is provided as common areas, such as recreational or activity rooms. Dwelling unit floor area requirements for senior housing may be further reduced by 20% when the common area includes complete dining facilities where the residents are offered at least 2 meals each day.

Section 35-84 Site Development Requirements

All uses permitted by right and special land uses are subject to the following site development requirements:

- A. General provisions in accordance with *Article 2 General Provisions*.
- B. Site plan review as may be required in accordance with *Article 13 Site Plan Review*.
- C. Off-street parking and loading as may be required in accordance with *Article 14 Off-street Parking and Loading Standards and Access Design*.
- D. Landscaping and tree replacement as may be required in accordance with *Article 15 Landscape Standards*.





feet from any side or rear lot line and may:

1. encroach into the required front yard setback not more than eight feet;
2. encroach into the minimum rear yard setback not more than 20 feet provided that such distance shall not exceed 50% of the depth of the rear yard; and
3. be covered with an open-type canopy or sunscreen not to exceed 50% of the area of the deck, patio, terrace or porch.

Section 35-42 Exceptions to Height Limit

No building shall be erected, converted, enlarged, reconstructed, or structurally altered to exceed the height limit hereinafter established for the district in which the building is located, except that roof structures for the housing of elevators, stairways, tanks, ventilating fans, HVAC units, or similar mechanical equipment required to operate and maintain a building and fire, or parapet walls, skylights, towers, steeples, flagpoles, chimneys, smokestacks, individual domestic television, and radio antennas, satellite dishes a meter or less in diameter or similar structures may be erected above the height limits herein prescribed. These structures may exceed the height limit of the district in which they are located by no more than 12 feet; except that parapet walls may be no more than 6 feet above the height requirement of the district. Such structure(s) shall not have a total area greater than 10% of the roof area of the building; nor shall such structure be used for a residential, commercial or industrial purpose other than a use incidental to the principal use of the building.

Section 35-43 Accessory Buildings and Structures – In General

- A. Accessory buildings and structures are permitted only in connection with and incidental to a principal building or structure that is permitted in the particular zoning district. No accessory building or structure may be placed on a lot without a principal building or structure.
- B. No accessory building or structure shall be occupied or utilized unless the principal structure to which it is accessory is occupied or utilized.
- C. An accessory building or structure must be in the same zoning district as the principal building or structure on a lot.
- D. Where the accessory building or structure is structurally attached to a principal building or structure, it shall be subject to all the regulations of this chapter applicable to principal buildings and structures except as otherwise noted in this article.
- E. Accessory buildings and structures shall not be occupied for dwelling purposes.
- F. Accessory buildings and structures shall not be permitted in any front yard.
- G. Accessory buildings and structures shall not be located closer than three feet from any side or rear lot line. Buildings located within five feet of any property line must provide proper fire-resistant exterior walls as required by the 2006 Michigan Residential Code, as amended.
- H. All accessory buildings and structures combined shall cover no more than 35% of the required rear yard.
- I. The maximum cumulative square footage of all accessory buildings and structures shall be as follows unless otherwise noted:





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General Provisions

1. On lots up to two acres in size, the cumulative square footage of all detached accessory buildings and structures shall not exceed one-half the occupiable square footage of the principal building. Occupiable square footage shall be defined as all living areas excluding a basement or garage.
 2. On lots over two acres in size, the cumulative square footage of the detached accessory buildings and structures shall not exceed two times the occupiable square footage of the principle building.
- J. No more than two detached accessory buildings shall be permitted on any lot in a residential district.
- K. The maximum building height of any detached accessory building shall be 15 feet, in accordance with *Article 21 Definitions, Building Height*.
- L. The design and building materials of any accessory building shall be consistent with the character of the principal building on the property as determined by the planning commission, city council or building official.

Section 35-44 Accessory Buildings and Structures – Residential Districts

- A. No accessory building or structure shall be erected in any yard with public street right-of-way frontage, including all such sides of a corner lot unless otherwise noted.
- B. No accessory building or structure shall be erected in any required front or side yard unless otherwise noted.

Section 35-45 Pedestrian Walkways

A. Walkways from the Sidewalk to Building Entrances

1. A continuous pedestrian walkway shall be provided from any adjacent street sidewalk to building entrances.
2. The walkways shall be a minimum of five (5) feet wide.
3. The walkways shall be lighted for safe use in the evening, as applicable.
4. The walkways shall be distinguished from the parking and driving areas. This may be accomplished with a raised speed table or with the use of any following materials: special pavers, bricks, scored/stamped concrete, landscaping, or bollards. Other materials may be used if they are appropriate to and harmonious with the overall design of the site and building as determined by the approving body (city council, planning commission, or building official, as appropriate).
5. Internal walkways shall incorporate a mix of landscaping, benches, drop-off bays and bicycle facilities for at least 50% of the length of the walkway.
6. Walkways shall be connected to adjacent sites wherever practicable.

B. Walkways from Parking Areas, or other Public Spaces to Building Entrances

1. Internal pedestrian walkways shall be provided to the building(s) from internal parking areas, or other on-site or nearby public spaces such as transit stops or public gathering area.
2. The walkways shall be a minimum of five (5) feet wide.
3. The walkways shall be lighted for safe use in the evening, as applicable.
4. The walkways shall be distinguished from the parking and driving areas. This may

