



PLANNING COMMISSION MEETING
Monday, March 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. February 13, 2017 Minutes**
- 4. Optional PUD Pre-Application Conference and Request to Schedule Public Hearing – AC Acquisitions, LLC, Maxfield Training Center, 33000 Thomas Street**
- 5. Public Comment**
- 6. Planning Commission Comment**
- 7. Adjournment**

FARMINGTON PLANNING COMMISSION PROCEEDINGS
City Council Chambers, 23600 Liberty Street
Farmington, Michigan
February 13, 2017

Chairperson Crutcher called the Meeting to order at 7:00 p.m. at City Council Chambers, 23600 Liberty Street, Farmington, Michigan, on Monday, February 13, 2017.

ROLL CALL

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

Absent: Buyers

A quorum of the Commission was present.

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

APPROVAL OF AGENDA

MOTION by Gronbach, seconded by Chiara, to approve the Agenda as submitted.
Motion carried, all ayes.

APPROVAL OF ITEMS ON CONSENT AGENDA

a. Minutes of Regular Meeting – January 9, 2017

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

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

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

Director Christiansen stated the applicant has submitted a revised site plan amendment for the Chatham Hills Apartments. He indicated plans were previously submitted to remove the indoor swimming pool and to construct a new community building and outdoor swimming pool at the July 13, 2015 Planning Commission Meeting. He stated due to soil conditions on site and cost predictions, the applicant decided to reuse the existing building with no increase in footprint and that the Petitioner is present with an alternative proposal. He stated the applicant is proposing to repurpose the existing building, with a new interior floor layout, an updated building façade, and that the existing indoor pool will be removed and a new outdoor pool will be constructed. Christiansen presented the aerial view on the screen, detailing the changes that are being requested.

Chairperson Crutcher invited the Petitioner to the podium.

Chad Rashid, from Rashid Construction, came to the podium. He stated that Director Christiansen had laid out the new plans in front of them. He stated it will be a better cosmetic look and welcomed questions from the Commissioners.

Chiara asked if the outdoor pool would be 20 by 40 and the Petitioner responded in the affirmative.

Majoros inquired about the footprint and the Petitioner responded it is essentially the same.

Majoros also inquired if there were other modifications on the carryover structure versus the new structure and the Petitioner responded that there will be cosmetic changes and further discussion was held.

Crutcher confirmed that all equipment accessory to the pool would be housed inside and the Petitioner responded in the affirmative.

Further discussion was held regarding the new exterior pool, its location, and the fencing required by the State.

MOTION by Gronbach, supported by Majoros, to move to approve the request for the site plan amendment for the Chatham Hills Apartments, 36001-36199 Grand River, as submitted.

Motion carried, all ayes.

Chairperson Crutcher thanked the Petitioner.

PUBLIC COMMENT

None heard.

PLANNING COMMISSION COMMENTS

Commissioner Majoros, as Planning Commission representative for the Capital Improvement Project Plan Committee, reported out on the first meeting of the committee, which was held February 13, 2017. A handout was provided to each commissioner. He gave a synopsis of the meeting and stated that the handout is a long Excel spread sheet and explained that the CIP is driven by all of the different Master Plans in the City and the information on the spread sheet is information that the various number of groups have

submitted in their individual proposals of the projects they would like to see addressed over time and their prioritization and rough estimate of costs and whether all funds are funded internally or if grant money is available. He indicated that only data was presented at the meeting and at the subsequent meeting on Friday, the next step will be to talk about prioritization, not to approve funding, just general prioritization, and that the Planning Commission will be called on to endorse the recommendations and move them forward to City Council.

He detailed for the Commission the process that he was going to be utilizing as far as prioritizing and that elements of funding, safety, importance would come into play in that process.

Christiansen thanked Majoros for taking the time to engage the Planning Commission in discussion and update them on the current status of the CIPP. He went on to say that the information being presented today is the initial draft of the spread sheet put together by City Administration, City Management, Department Heads, and the compilation of data being done by Mr. James Gallagher, current City of Farmington Intern, and he thanked him for his hard work and effort in putting the data together.

Christiansen indicated that the Finance Director had sent an updated version of the spread sheet late in the day and wanted to briefly address it with the Commission.

Christiansen stated that when adopting a new Master Plan according to State statute, a Capital Improvement Plan must be included. He put the updated draft of the 2018-2023 six-year Capital Improvement Plan on the screen and explained that it is an initial boiler plate general overview of the plan and what it involves. He stated it is a program that identifies needed and desired capital improvements in the community, what they are, what the cost of facility improvements would be and funding sources. He indicated there will be a resolution for this in conjunction with the Master Plan update and that the Capital Improvement Plan should be updated each year when the City budget is done. He went over some of the information contained within the draft.

Majoros stated that the spread sheet that was handed out to the Commissioners contained 100 items on it, but that that number will be whittled down before a final draft is submitted.

Chairperson Crutcher inquired about the criteria that would be utilized in evaluating the data.

Majoros welcomed input by the Planning Commission through email prior to the upcoming meeting.

Christiansen stated that once the draft is submitted to the Planning Commission, the required Public Hearing would be held, and the action required by the Planning Commission would be to move it forward to City Council for their review and decision.

Further discussion as held as to how to reach out and engage residents, business owners, property owners and stakeholders in the process.

Kmetzo inquired about who was involved in the process of creating the initial draft and if it was anticipated that the priority levels would remain the same and further discussion was held.

Christiansen thanked Majoros for updating the matter with the Planning Commission this evening.

STAFF COMMENTS

Christiansen gave a brief update on the Maxfield Training Center property.

ADJOURNMENT

MOTION by Majoros, seconded by Gronbach, to adjourn the meeting.
Motion carried, all ayes.

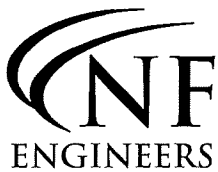
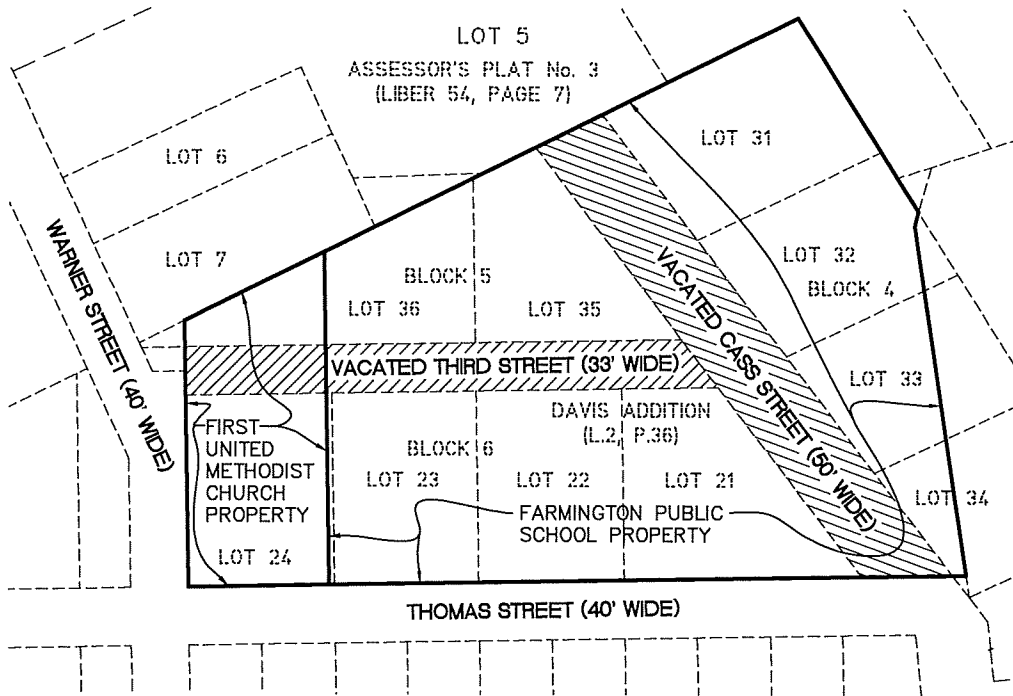
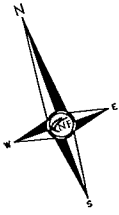
The meeting was adjourned at 7:41 p.m.

Respectfully submitted,

Secretary

Farmington Planning Commission Staff Report	Planning Commission Date: March 13, 2017	Reference Number 4
Submitted by: Kevin Christiansen, Economic & Community Development Director		
Description Optional PUD Pre-Application Conference and Request to Schedule Public Hearing – AC Acquisitions, LLC, Maxfield Training Center, 33000 Thomas Street		
<p>Background</p> <p>This item is a pre-application conference (discussion and review) with the Planning Commission on a proposed PUD planned unit development concept plan for the redevelopment of the Maxfield Training Center. Article X. PUD Planned Unit Development, Section 35-135. Approval Procedure of the Zoning Ordinance provides PUD applicants an opportunity to request an optional pre-application conference with the Planning Commission on a proposed PUD concept plan. The purpose of the pre-application conference is to discuss the appropriateness of a PUD and the concept plan to solicit feedback and to receive requests for additional materials supporting the proposal. An applicant desiring such a conference shall request placement on a Planning Commission agenda.</p> <p>The applicant, AC Acquisitions, LLC of Farmington Hills, MI has submitted a PUD concept plan for the redevelopment of the Maxfield Training Center. The concept plan includes a proposed layout/site plan, proposed floor plans and proposed building elevations. Also attached is an aerial photo, an existing conditions survey, and an updated plat of the site. The applicant will be at the March 13, 2017 meeting to present the PUD concept plan to the Commission and to request a public hearing for the April 10, 2017 meeting.</p> <p>Attachments</p>		

Exhibit A



NOWAK & FRAUS ENGINEERS
 46777 WOODWARD AVE.
 PONTIAC, MI 48342-5032
 TEL. (248) 332-7931
 FAX. (248) 332-8257

PREPARED FOR:

FARMINGTON PUBLIC
 SCHOOLS

SCALE
 1" = 100'

DATE
 02-06-2017

DRAWN
 K.N.

JOB NO.
 H900

SHEET
 1 of 1

DOWNTOWN FARMINGTON



MCINTOSH ARCHITECTURE
PORIS ASSOCIATES

DOWNTOWN FARMINGTON



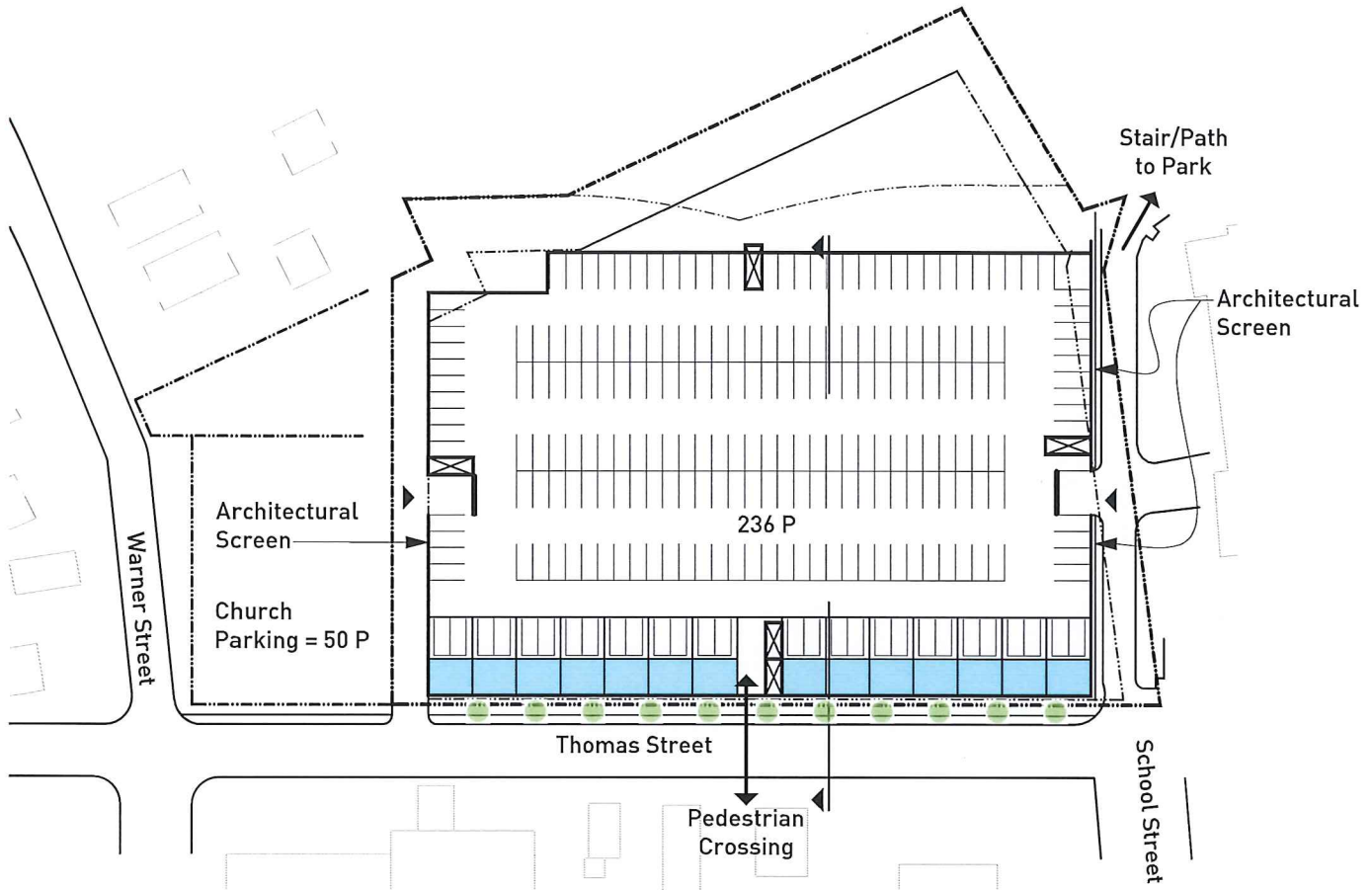
MCINTOSH ARCHITECTURE
PORIS ASSOCIATES

DOWNTOWN FARMINGTON



MCINTOSH ARCHITECTURE
PORIS ASSOCIATES

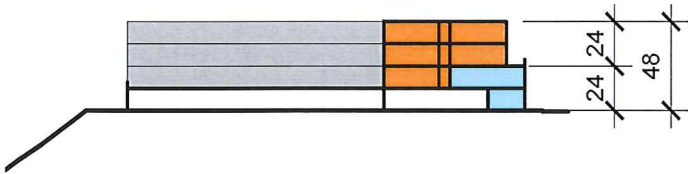
DOWNTOWN FARMINGTON



Total Units = 189
 Parking = 236

LOWER LEVEL FLOOR PLAN

March 8, 2017

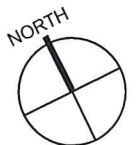


- STUDIO (550 SF)
- 1-BED (750 SF)
- 2-BED (900 SF)
- 3-BED (1100 SF)
- 2-BED (1466 SF) TOWNHOUSE UNIT
- AMMENITIES/MECHANICAL

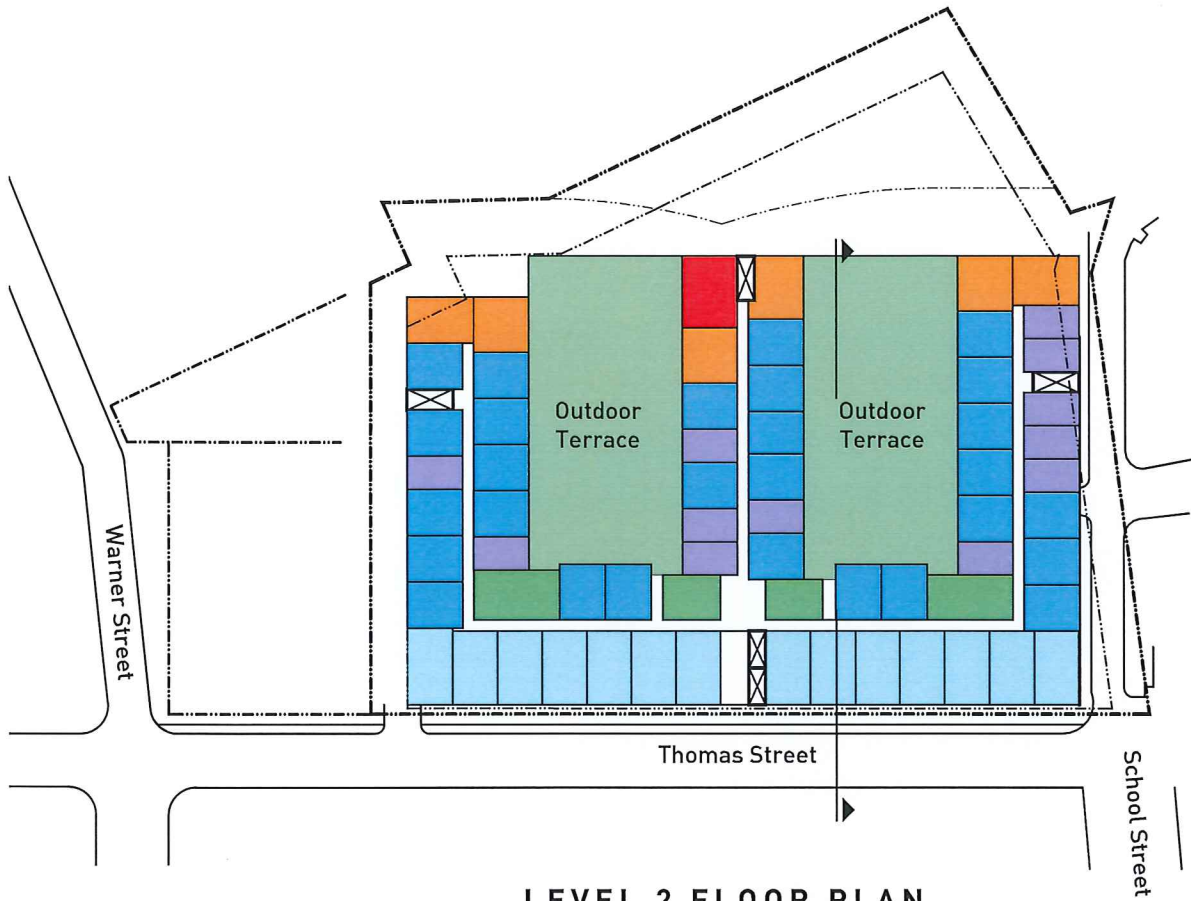
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SCALE: 1"=100'



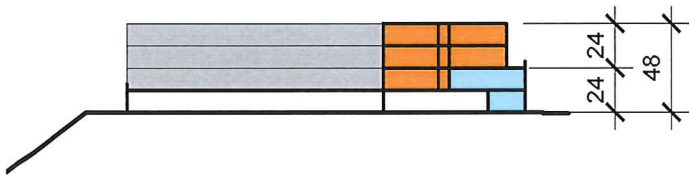
DOWNTOWN FARMINGTON



LEVEL 2 FLOOR PLAN

March 8, 2017

Total Units = 189
Parking = 236

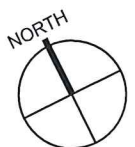


- STUDIO (550 SF)
- 1-BED (750 SF)
- 2-BED (900 SF)
- 3-BED (1100 SF)
- 2-BED (1466 SF)
TOWNHOUSE UNIT
- AMMENITIES/
MECHANICAL

0 50' 100'



SCALE: 1"=100'



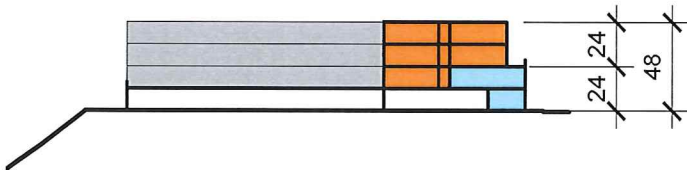
DOWNTOWN FARMINGTON



LEVELS 3-5 FLOOR PLANS

March 8, 2017

Total Units = 189
Parking = 236



Type	SF	# of Units
Studio	(550)	42
1-Bed	(750)	100
2-Bed	(900)	28
3-Bed	(1100)	5
Stacked Unit		
2-Bed	(1570)	14
Rental Floor Area:	149,324 SF	
Gross Floor Area:	178,573 SF	
Efficiency:	83.6%	

STUDIO (550 SF)	
1-BED (750 SF)	
2-BED (900 SF)	
3-BED (1100 SF)	
2-BED (1466 SF) TOWNHOUSE UNIT	
AMMENITIES/ MECHANICAL	





overall project. Following the determination of density, residential dwelling unit types may be integrated within the overall design for the project and need not be segregated by the underlying zoning districts. The location and distribution of dwellings within the PUD shall be determined through design that meets the intent of this article, preservation of natural features and compatibility with surrounding land uses.

Section 35-135 Approval Procedure

- A. **Overview of PUD Review and Approval Process.** The PUD review and approval process includes the following steps:
 1. pre-application conference with planning commission on PUD concept plan (optional);
 2. planning commission review of PUD concept plan and scheduling of public hearing;
 3. planning commission public hearing review and recommendation on PUD concept plan and draft PUD agreement;
 4. city council review and approval of PUD overlay zone, PUD concept plan and PUD agreement; and
 5. planning commission approval of final site plan.
- B. **Pre-application Conference with Planning Commission**
 1. Applicant Request. An optional pre-application conference with the planning commission may be requested by the applicant to discuss the appropriateness of a PUD and the concept plan to solicit feedback and to receive requests for additional materials supporting the proposal. An applicant desiring such a conference shall request placement on the planning commission agenda.
 2. Public Notice. The pre-application conference shall be open to the public, but shall not include a public hearing.
- C. **Planning Commission Review of PUD Concept Plan and Draft PUD Agreement and Public Hearing**
 1. **PUD Concept Plan.** A concept plan for the PUD that contains all of the following information shall be submitted for planning commission review:
 - a. A conceptual plan for the 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, that includes all of the following:
 - (1) 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;
 - (2) scale and north-point;
 - (3) location map drawn to a separate scale;
 - (4) legal description of property;
 - (5) zoning classification of site and all abutting parcels;
 - (6) net acreage (minus rights of way) and total acreage;
 - (7) existing lot lines, building lines, structures, parking areas and other improvements on the site and within 100 feet of the site;



- (8) proposed lot lines, lot dimensions, property lines, setback dimensions and other improvements;
 - (9) location and height of all proposed buildings or structures;
 - (10) location of existing and proposed roads, driveways, parking lots, sidewalks and pathways on or within 250 feet of site;
 - (11) proposed off-street parking lots and number of spaces;
 - (12) conceptual landscape plan;
 - (13) the general location of existing plant material;
 - (14) location of existing drainage courses, floodplains, rivers and MDEQ regulated wetlands;
 - (15) location of existing and proposed sanitary sewers;
 - (16) location of existing and proposed water mains;
 - (17) storm water retention and detention pond locations and existing, or proposed storm sewers;
 - (18) number and location of residential units;
 - (19) density calculations by type of residential unit; and
 - (20) location and size of recreation and open space areas.
- b. A parallel plan or alternative conventional development plan showing the development possible based on the current zoning district standards; this plan will be used to determine density and dimensional standards permitted in the PUD;
 - c. Documentation indicating how the criteria for qualification for a PUD have been met;
 - d. A table which details all deviations from the established zoning district uses; area, height and setback requirements; off-street parking regulations; general provisions; or subdivision regulations which would otherwise be applicable to the uses and development proposed in the absence of this PUD article; this table shall clearly identify the allowed regulation in comparison to the requested deviation; and
 - e. Any additional information requested by the planning commission to better assist in the determination of PUD qualification such as, but not limited to: market studies, fiscal impact analysis, traffic impact studies, and environmental impact assessments.
2. **Draft PUD Agreement.** The applicant shall submit a draft PUD agreement for review and recommendation by the planning commission after review by the city attorney. The agreement shall provide:
- a. a survey of the acreage comprising the proposed development;
 - b. the manner of ownership of the developed land;
 - c. the manner of the ownership and of dedication or mechanism to protect any areas designated as common areas or open space;
 - d. provision assuring that open space areas shown on the plan for use by the public or residents of the development will be or have been irrevocably committed for that purpose; the city may require conveyances or other





documents to be placed in escrow to accomplish this;

- e. satisfactory provisions have been made to provide for the future financing of any improvements shown on the plan for site improvements, open space areas and common areas which are to be included within the development and that maintenance of such improvements is assured by a means satisfactory to the planning commission;
- f. the cost of installing, improving and maintaining streets and the necessary utilities has been assured by a means satisfactory to the planning commission;
- g. provisions to ensure adequate protection of natural features; and
- h. the PUD site plan shall be incorporated by reference and attached as an exhibit.

3. **Public Hearing.** A public hearing to review the requested PUD and site plan shall be scheduled in accordance with the *Michigan Zoning Enabling Act* (P.A. 110 of 2006, as amended).

4. **Planning Commission Review, Decision, and Recommendation**

a. PUD Concept Plan. The planning commission shall review the PUD concept plan in consideration of public hearing comments, technical reviews from city staff, correspondence from applicable review agencies and compliance with the standards of this article and other applicable standards and requirements of this chapter. The planning commission shall recommend approval, approval with conditions or denial of the PUD request to the city council. The recommendation shall be based on the following:

- (1) whether the proposal provides the recognizable benefits of the PUD;
- (2) promotes the land use goals and objectives of the city or the master plan;
- (3) whether all applicable provisions of this article and this chapter shall be met;
- (4) whether eligibility criteria of *Section 35-132* are met;
- (5) whether there is, or will be at the time of development, adequate facilities to accommodate the sanitary sewage, storm water, solid waste, water supply needs and traffic generated by the proposed project; and
- (6) whether the project successfully provides a transition between higher and lower density uses and/or between non-residential and residential uses.

b. PUD Draft Agreement. If the planning commission approves the PUD concept plan, the planning commission shall forward the draft agreement and concept plan to the city council for review in accordance with Section 35-135.D below.

D. **City Council Review of PUD Overlay Zoning, PUD Concept Plan and PUD Agreement**

Following receipt of a recommendation from the planning commission on the PUD overlay zoning, PUD concept plan and draft PUD agreement; the city council shall review the concept plan and PUD agreement and either approve, deny, or approve with a list of conditions made part of the approval.

E. **Conditions**

In accordance with the *Michigan Zoning Enabling Act* (P.A. 110 of 2006, as amended), reasonable conditions may be required with the approval of a PUD for the purpose of ensuring that public services and facilities affected by a proposed





land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity, protecting the natural environment and conserving natural resources, ensuring compatibility with adjacent uses of land, promoting the use of land in a socially and economically desirable manner, and further the implementation of the City of Farmington Master Plan. Conditions attached shall be included in the PUD agreement.

F. Time Limits for PUD Concept Plan Approval

Approval of the PUD concept plan by the city council shall confer upon the owner the right to proceed through the subsequent planning phase for a period not to exceed two (2) years from date of approval. If application for final site plan approval for the PUD or a phase of the PUD is not requested within this time period, the PUD concept plan approval shall automatically become null and void and all rights thereunder shall terminate. The city council may for good cause extend the period up to an additional two (2) years, if requested in writing by the applicant prior to the expiration date. Upon expiration of a PUD concept plan, the city council may direct the planning commission to conduct a public hearing and make a recommendation to remove the PUD overlay district.

G. Final Approval of Site Plan by Planning Commission

1. Following PUD concept plan approval, a final site plan for the PUD or individual phases of the PUD shall be submitted in accordance with *Section 35-163 Site Plan Review Procedures*.
2. All site plans subsequently submitted shall conform with the PUD concept plan, all conditions attached to preliminary approval, the PUD agreement and the requirements of this ordinance. Where the planning commission determines that changes to the final site plan significantly deviate from the PUD concept plan, the planning commission shall conduct another public hearing and review the plan as an amended resubmission of the PUD concept plan under the requirements of this Article.

Section 35-136 Amendments and Deviations from Approved PUD Concept and Site Plans

Any amendment or deviation from an approved final site plan shall follow the procedure described in *Section 35-165 Amendment to Approved Site Plans*, provided such amendment or deviation shall still conform with the PUD concept plan and agreement.

Section 35-137 Deviation/Waiver from PUD Requirements

Any deviation or waiver from the PUD requirements of this Article or other zoning requirements of this Chapter not otherwise provided for in *Section 35-134* shall be reviewed and approved by the city council. Such deviation or waiver shall only be approved upon a showing that the requirements create practical difficulties that unreasonably prevent the development of the property as a PUD and render conformity with such restrictions unnecessarily burdensome if the deviation or waiver is not granted.

Section 35-138 Appeals

The Zoning Board of Appeals shall have no jurisdiction to hear appeals or make

