

FARMINGTON PLANNING COMMISSION PROCEEDINGS  
23600 Liberty Street  
Farmington, Michigan  
March 13, 2023

Vice Chairperson Perrot called the meeting to order in Council Chambers, 23600 Liberty Street, Farmington, Michigan, at 7:00 p.m. on Monday, March 13, 2022.

**ROLL CALL**

Present: Crutcher, Kmetzo, Perrot, Westendorf, Waun  
Absent: Majoros, Mantey  
A quorum of the Commission was present.

**OTHER OFFICIALS PRESENT:** Director Kevin Christiansen; Recording Secretary Bonnie Murphy, Brian Belesky, Director of Media Specialist,

**APPROVAL OF AGENDA**

MOTION by Crutcher, seconded by Waun, to approve the agenda.  
Motion carried, all ayes.

**APPROVAL OF ITEMS ON CONSENT AGENDA**

**A. February 13, 2023 Minutes**

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

**PUBLIC HEARING – 2024 – 2029 CAPITAL IMPROVEMENT PROGRAM**

Vice Chairperson Perrot introduced this item and turned it over to staff.

Director Christiansen stated this item is a public hearing for the 2024-2029 Capital Improvement Program. The City has been working on the 2024-2029 Capital Improvement Program. The Capital Improvement Steering Committee and City staff have been working diligently on updating the program to incorporate into the City Master Plan and are requesting the Planning Commission to hold the Public Hearing this evening. At the February 13<sup>th</sup> Planning Commission meeting you scheduled the Public Hearing for the Capital Improvement Program 2024-2029 for the March 13, 2023 Planning Commission meeting and that's this evening. Public Notice was published and the draft 2024-2029 Capital Improvement Program is attached with this staff report and packets for this evening for your review.

I will go then, Mr. Chairman, to the Draft Plan, the next item in your packet is the Notice of Public Hearing, so this Notice was published as is required in accordance with the State Planning and Zoning Enabling Act that the Public Hearing for the Capital Improvement

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Program which is to be required by the Planning Commission was scheduled and this is Notice reflective of that, so the Notice then was published and you can see the Notice in the published state in the Oakland Press.

If we scroll down we will then go ahead and orient the Draft 2024-2029 Capital Improvement Program for the City of Farmington. And as you've done in preceding years, you have appointed a Steering Committee member from the Planning Commission, your appointment was Mr. Majoros who then worked with the Committee over a number of months putting together this draft. The draft has a number of elements which are required here in the Table of Contents you'll see the various sections of the Draft plan, you'll see that there is a reference to the Committee, there is a resolution which you are required to approve, there is a transmittal letter then of that resolution, the document itself has an introduction, an executive summary. The Capital Improvement Program is broken into categories, buildings and grounds, drain systems, land acquisition and redevelopment, parking lots, recreation and culture, roads, sidewalks and streetscapes, vehicles and equipment, water and sewer systems. There's also then an appendix which is a schedule of the identified Capital Improvement projects.

If we continue into the document as I mentioned, Planning Commission is reflected here, this is your document by State Statute, part of the City Master Plan, the Steering Committee is reflected here as well as well as City staff. This is a copy of the resolution which is the same as the resolution that you have considered and acted on and approved for the Capital Improvement Program in previous years. This is a transmittal letter that then will be published if you are supportive of this draft and approve this draft it will move forward to City Council and it becomes an official document for the City.

Just quickly, Mr. Chairman, if I might. What is a Capital Improvement Program and this is for your edification and for those that are interested. A Capital Improvement Program is a short term plan for identifying and categorizing large and/or very expensive projects. Like a household's budget plan for big ticket items, a CIP is a City's plan to find funding for projects that cannot be accomplished in one year. A Capital Improvement for the City's purposes here, is an improvement that is at least one of the following: a purchase or an improvement of a facility system, infrastructure or piece of equipment that costs \$10,000 or more with an expected service life of more than one year. It's a nonrecurring expenditure, there's a study that leads to such purchases. So that's pretty much the basics, the overview. It is not a budget, it does assist City Council and the City Administration by having a comprehensive list of projects that need to be accomplished. This list helps prioritize and plan for the budget year after year. A CIP cannot spend funds on projects, rather its purpose is to examine each one of the projects in detail and determine estimated costs, timelines and funding sources for the project. By creating a CIP as I indicated, state law, the Michigan Planning Enabling Act, Act 33 of 2008, requires that this instrument, this tool, be considered an approved, it's part of the City Master Plan

and the responsibility of the Planning Commission. The benefits of the Capital Improvement Program, there are many benefits in creating a CIP because a CIP is a list of all projects the City has identified and enables proper planning in a logical manner. A well executed CIP Program has many benefits including calling attention to community deficiencies and providing a means to correct them, identifying long term and short term expenditures which greatly improves the budgeting process and efficiency, and enhances the ability to secure grants reducing the taxpayer's burden, increasing the likelihood of departmental/intergovernmental cooperation, improving continuity and reducing costs and encouraging efficient governance.

So, there's an Executive Summary. The Executive Summary is a pie chart here and is quick view identifies those categories that I mentioned earlier that are a part of in this case, part of the 2024-2029 six-year Capital Improvement Program for the City that require and/or need funding. And you'll see in this pie chart those categories. If you'll look at the quick view you'll see that within the Capital Improvement Program for 2024-2029 there are a total of 104 projects that have been identified for a total value of \$47,621,097. The projects by year are broken down in terms of their financial requirements and you can see that here in the Quick View.

So if we were to go in the rest of the document beyond the Executive Summary here, again, bar chart, project costs and you can see this in terms of amounts and projects themselves, you'll see just a breakdown a little bit of significant projects that have been added in this CIP and ones that have been completed as of the last CIP, again, these estimates, completions are estimated through June 30, 2023.

So, the program summary here quickly, again, the different projects, the City has looked at and utilized many of the tools that you as a Commission have helped put together. The City of Farmington Master Plan 2020, the Recreation Master Plan 2016, Farmington Vision Plan 2013, Downtown Area Plan 2015, the Grand River Corridor Vision Plan 2013, which is now updated to 2022, the Orchard Lake and Ten Mile Roads intersection redesign analysis 2015, the Rouge River Nature Trail Project 2016 and the Downtown Master Plan 2017, so all of these tools are folded into consideration of these projects. The projects here in this document represent the vision of the community as reflected in these tools, in these plans, they all have to work together hand in hand. So, you could consider these plans to be the guides for the direction of the community and you can consider the Capital Improvement Program to really be the implementation tool as part of those plans.

With that, Mr. Chairman, I will turn this back over to you for questions that you or the Commission may have. The action this evening is the Public Hearing that's required and

has been Noticed, to hold that Public Hearing as required and then to consider action on the 2024-2029 Capital Improvement Program and that action can be whatever the

Planning Commission chooses. If you choose to support this draft it would be an action to approve the 2024-2029 Capital Improvement Program for the City of Farmington as presented, this draft, and to forward it on to City Council for their review and their consideration.

Vice Chairperson Perrot thanked Christiansen for his review and opened the floor for questions from the Commissioners.

Hearing none, on a Motion by Waun, supported by Crutcher, to open the Public Hearing. Motion carried, all ayes.

(Public Hearing opened at 7:15 p.m.)

### **PUBLIC HEARING**

No public being present, or comments heard, on a motion by Kmetzo, supported by Crutcher, to move to close the Public hearing. Motion carried, all ayes.

(Public Hearing closed at 7:15 p.m.)

Vice Chairperson opened the floor for a motion from the Commissioners.

MOTION by Kmetzo, supported by Crutcher, to move to approve the 2024-2029 Capital Improvement Program Draft as presented and to forward to Farmington City Council for approval. Motion carried, all ayes.

### **UPDATE – CURRENT DEVELOPMENT PROJECTS**

Vice Chairperson Perrot introduced this item and turned it over to staff.

Director Christiansen gave an update on the continuing development projects in the City. He stated a couple things in process and moving forward are the Farmington Road Streetscape which took a break during the winter period and the road was opened and now was closed again to complete the project which concerns certain construction elements, the west side sidewalk and the relating items with that with the infrastructure of the road and make sure that's completed in accordance with approved plans for the

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project and other finish items needs to be completed, so you have the pedestrian elements, the lighting, and landscaping and streetscape elements. It's anticipated that should take somewhere between 60 and 90 days, so probably March, April, into May. So,

hopefully, as time goes on here, and that is taking place and the weather transitions a little bit and construction season gets back into full swing, we'll see completion of the Streetscape project and then a finished brand new Farmington Road Streetscape. So, we're very excited about that and that is going on right now.

He then gave an update on ongoing projects including the enterprise park in the west lot off of Farmington Road adjacent to SIP entrance, the Castle Dental working with City and Kickstart Farmington now to be Cannelle Bakery, Avalon Studios, Maxfield Training Center, former Burger King/Detroit Eatz to be new Big Boy Restaurant with drive-thru, Legion Square Condominiums on former American Legion site, the Winery, Kyma Grill in former Panera Bread site, as well as the new Sweet Times Bakery in World Wide Center and Savvy Sliders making progress on their redevelopment.

### **PUBLIC COMMENT**

None heard

### **PLANNING COMMISSION COMMENT**

Vice Chairperson Perrot stated his concerns about the CIP and that it should not be considered a budget, that the subject matter of the projects are provided by experts who are full-time employees of the City and that we should rely on their expertise in making such decisions.

### **ADJOURNMENT**

MOTION by Waun, supported by Crutcher, to adjourn the meeting.

Motion carried, all ayes.

The meeting was adjourned at 7:30 p.m.

Respectfully submitted,

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Secretary