



PLANNING COMMISSION MEETING
Monday, May 8, 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. April 10, 2017 Minutes**
- 4. Public Hearing and Special Land Use and Site Plan Review – Dogwood Veterinary Referral Center, 33300 Nine Mile Road**
- 5. Public Hearing and Preliminary PUD Review – AC Acquisitions, LLC, Maxfield Training Center, 33000 Thomas Street**
- 6. Public Hearing – 2018/2023 Capital Improvement Program**
- 7. Public Comment**
- 8. Planning Commission Comment**
- 9. Adjournment**

FARMINGTON PLANNING COMMISSION PROCEEDINGS
City Council Chambers, 23600 Liberty Street
Farmington, Michigan
April 10, 2017

Chairperson Crutcher called the Meeting to order at 7:00 p.m. at City Council Chambers, 23600 Liberty Street, Farmington, Michigan, on Monday, April 10, 2017.

ROLL CALL

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

Absent: None

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Director Christiansen, Recording Secretary McGill

APPROVAL OF AGENDA

Christiansen stated that the developer for the Maxfield Training Center had a conflict and would not be at the meeting tonight but indicated the Public Hearing will still be held that was scheduled for tonight's meeting and a second one will be held at the May 8, 2017 Planning Commission Meeting as well.

MOTION by Chiara, seconded by Buyers, to approve the Agenda.

Motion carried, all ayes.

APPROVAL OF ITEMS ON CONSENT AGENDA

a. Minutes of Regular Meeting – March 13, 2017

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

Motion carried, all ayes.

REQUEST FOR OUTDOOR SEATING SITE PLAN AMENDMENT – FARMINGTON BREWING COMPANY, 33336 GRAND RIVER AVENUE

Commissioner Buyers recused himself from this agenda item due to a conflict of interest and left Council Chambers.

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

Director Christiansen stated that attached with the Commissioner packets was a site plan amendment for outdoor seating for the Farmington Brewing Company located at 33336 Grand River. After giving a brief history of the item, it was moved to the end of the Agenda as the Petitioner was not present at the time it was called to be heard.

MOTION by Gronbach, supported by Chiara, to move the Request For Outdoor Seating Site Plan Amendment for the Farmington Brewing Company, 33336 Grand River Avenue to the end of tonight's agenda after Item Number 7.

Motion carried, all ayes.

Commissioner Buyers returned to Council Chambers.

REQUEST FOR OUTDOOR SEATING SITE PLAN REVIEW – BROWNDOG DESSERT BAR, 33314 GRAND RIVER AVENUE

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

Director Christiansen stated that the Browndog Dessert Bar, located at 33314 Grand River Avenue, had submitted a site plan with their request for outdoor seating at their location. He indicated outdoor seating in the Central Business District requires approval by both the Downtown Development Authority and the Planning Commission. He stated that the space they are requesting is to be shared with the neighboring Basement Burger Bar who had received prior approval at the May 9, 2011 Planning Commission Meeting and a copy of those minutes were included with the Commissioner packets. Applicant Paul Gabriel submitted a layout of the outdoor seating area and has included pictures as well.

Chairperson Crutcher called Petitioner Paul Gabriel to the podium.

Paul Gabriel, 33314 Grand River, stated they would like to have outdoor seating for their establishment utilizing the space for Basement Burger Bar and reconfiguring the current layout in order to accommodate seating for both.

The floor was opened for questions by the Commissioners.

Commissioner Chiara inquired who would be responsible for the costs connected to implementing lighting and electrical outlets for the space and Christiansen responded that discussions have been taking place for over a year with both Browndog Creamery, Basement Burger Bar, the owner of the Cook Building, the DDA and the City as it involves the Streetscape and that any approval could be contingent upon having some sort of agreement in place regarding that issue.

Commissioner Gronbach asked who would be monitoring the project as it is being constructed to make sure it is in compliance with the conditions set forth in any approval that may be made and Christiansen responded that the City would be overseeing it.

Chairperson Crutcher asked about the divider that was shown in the site plan and Christiansen indicated that was a requirement set forth by the State of Michigan when alcoholic beverages are served in an outdoor area and that it is similar in style to the one the Burger Basement Bar had installed and would be utilized as a divider to more clearly define the parameters of the shared space. He went on to say that if approval is granted by the City, the owners of the Browndog Creamery would apply for their outdoor license to the Michigan Liquor Control Commission as well.

Commissioner Majoros inquired about the outdoor seating and whether or not it encroached on other neighboring properties in its design as well as the public right-of-way and Christiansen responded that the site plan is consistent with the seating being situated in front of each establishment as the Basement Burger Bar is located within the Cook Building and their seating utilizes its frontage as it is located in the basement of the building. He went on to state that the outdoor seating that was granted in 2011 for the Basement Burger Bar included five feet of sidewalk for the public and that this current site plan is in compliance with that.

Commissioner Majoros asked who would be responsible for the monitoring of the outdoor seating and Christiansen responded that it is the hope that both establishments will work together on that issue.

Further discussion was held concerning if Basement Burger Bar was aware and in approval of the Petitioner's request and Christiansen stated that dialogue has been going on since last year with the parties.

Commissioner Buyers suggested that one of the conditions of approval be that Basement Burger Bar also sign that they are in agreement with the site plan presented by Browndog Creamery and Christiansen explained that their continued outdoor seating is subject to yearly approval by the City as cited in the language of their May 9th, 2011 resolution.

Commissioner Buyers went on to discuss fencing and requirements thereof for serving alcohol outdoors and Christiansen explained that those requirements have changed over the years and it is no longer required by the State to enclose the entire area with fencing and that the existing planter boxes that were part of the 2011 approval should suffice in meeting the current requirements.

Commissioner Kmetzo inquired about wheelchair accessibility.

Chairperson Crutcher asked if Basement Burger Bar had renewed their annual request for outdoor seating and Christiansen stated that has been put on hold pending the action of the Planning Commission on the Browndog Creamery request.

MOTION by Majoros, supported by Chiara, to move to approve the request for Outdoor Seating Site Plan Review submitted by the Browndog Dessert Bar, 33314 Grand River Avenue, based on the following conditions: 1. That it be subject to the financial arrangements and implications by the four entities involved, those being the Browndog Dessert Bar, Basement Burger Bar, the Downtown Development Authority and the City; 2. to ensure consistency with the character of the Streetscape; 3. Continued discussion by staff with the Petitioner concerning the potential safety implications.

Motion carried, all ayes.

REQUEST FOR SPECIAL LAND USE – DOGWOOD VETERINARY REFERRAL CENTER, 33300 NINE MILE ROAD

A. Introduction

B. Schedule Public Hearing

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

Director Christiansen noting the Petitioner not being in attendance asked that this item be moved to the end of the Agenda.

REQUEST TO SCHEDULE PUBLIC HEARING FOR 2018-2023 CAPITAL IMPROVEMENT PROGRAM

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

Director Christiansen stated that the Capital Improvement Program Steering Committee has been working diligently to present their final draft and they are asking that the Public Hearing for this item be scheduled for the May 8, 2017 Planning Commission Meeting.

MOTION by Chiara, supported by Buyers, to schedule the Public Hearing for the 2018-2023 Capital Improvement Program for the May 8, 2017 Planning Commission Meeting. Motion carried, all ayes.

PUBLIC HEARING AND PRELIMINARY PUD REVIEW – AC ACQUISITIONS, LLC, MAXFIELD TRAINING CENTER, 33000 THOMAS STREET

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

Director Christiansen again stated apologies from the developer regarding his absence from tonight's meeting. He then gave the history of the project stating that the Petitioner,

AC Acquisitions, LLC, had presented a pre-application preliminary PUD review at the March 13, 2017 Planning Commission Meeting. He detailed the contents of the Commissioner packets regarding this agenda item and indicated that all of this information can be found online at www.farmgov.com for the public. He also stated a representative from OHM is present tonight to go over their recommendations included in their letter. He indicated comments from the Design Committee were also included in the background. He stated that the Maxfield Training Center is a very unique property in its location and configuration and will be the cornerstone project of redevelopment in the downtown area with impact now and for many years. He pointed out two platted but unconstructed roads from 1850 which have been vacated. He indicated that Farmington Public Schools has owned this property from the mid 1800's. He said the Maxfield Training Center has been closed for approximately six years and that Farmington Public Schools has been looking to sell and repurpose the site for some time.

He stated the graphics and plans are the beginning of moving forward with the redevelopment of this property. He talked about the Vision Plan that was created in 2012 identifying four focus areas for redevelopment, with the Maxfield Training Center being one. He indicated that the Downtown Area Plan created in 2015 is very specific in evolution to the Vision Plan and is focused just on the Maxfield Training Center site and surrounding area and has five sub area components to it and that there are six conceptual plans included in that as far as redevelopment and what the City is looking to achieve with redevelopment of this site. He stated FPS put out an RFP in November of 2015 and it was tweaked and republished in 2016 which garnered four replies. AC Acquisitions was selected to purchase and submit plans for what they propose in the redevelopment. He detailed the parties that were included in the discussion for the redevelopment.

He stated this is the beginning, it is not a decision making time but a time of questioning and discussion concerning goals and objectives for the site. He went over the conceptual plans for the site on the screen, which included a rendering, materials they are proposing to utilize, proposed elevation of contemporary urban loft style apartments from the developer. He indicated the first level of this project is for podium parking. They are proposing 189 units from studio to three-bedroom units and 236 parking spaces in the podium parking. He stated the second level are residential units, that there will be elevators and terrace areas and a pool in one of the green areas on the site. He stated that a representative from OHM is present to go over engineering and planning letters.

Chairperson Crutcher called Matt Parks from OHM to the podium.

Parks stated they reviewed the package and plans and one of the key sides is looking at utilities and water and that three years ago a water reliability study was performed and

they looked at the ability to provide water with standard pressure and said that further work needs to be done by the developer to satisfy the needs of the proposed development. Sanitary sewers with it being a school at one time said it should be adequate but will need to be looked at by developer with utility based design. Stormwater management was looked at and they want the developer to look at that and have a stormwater quality review. With the number of units and parking structure OHM wants to make sure traffic flow and logistics of delivery trucks and parking on street and take into consideration access to Shiawassee Park, ADA compliance, and construction vehicles. They also need details of terraces and engineering details of proposed pool. OHM is requesting that there be a PUD agreement in place as well.

Heather Seyfarth, senior planner, did review of site and looked at zoning ordinance as a regulatory tool and looked at four different plans and recent parking study done. She stated the use is permitted, multi-family, but height can be worked on and density and parking will need to be addressed.

Commissioner Majoros stated that in the notes there are some significant items that need to be addressed like the elimination of a story and questioned Christiansen on the general footprint such as setback and number of floors and Christiansen responded that there are a number of planning tools that are in place that relate to and effect this property. And there are also specific regulations in this area and rules what you can and can't do to this property because it is in the Downtown, including the Downtown Master Plan, that is before Council to be adopted. The City has an overall Master Plan for its land use and that identifies existing land use, goals and objectives and proposed land use for what the City would like to see if things changed. The second is the Downtown Master Plan that is part of the City Master Plan and the existing plan and update was looked at along with the 2013 Vision Plan that looks at what the City's goals and objectives are in terms of redevelopment and that was looked at and reviewed by OHM. And then there is the Downtown Area Plan that is specific to the Maxfield Training Center site area and five sub areas apart of it, all of those things were looked at in terms of their planning approach. There is a Zoning Ordinance that has rules and the CBD that has specific rules. The City has different review processes and the PUD approach is one that is flexible and allows for more flexibility as far as building height etc. He stated the developer has had conversations with City concerning mass and its effect on the existing building environment.

The floor was opened for questions by the Commissioners.

Commissioner Waun questioned the flexibility aspect of the project.

MOTION by Chiara, seconded by Buyers, to move to open the Public Hearing.
Motion carried, all ayes.

(Public Hearing opened at 8:26 p.m.)

PUBLIC HEARING

Christiansen detailed the guidelines for speaking at the Public Hearing.

Chariperson Crutcher invited anyone who wished to speak to the podium.

Darlene Allen, who has lived on Warner Street for the last year and a half, spoke about her concern for safety of children due to traffic volume and also the height of the structure.

Chris Schroer, Warner Street, and was present at the last Planning Commission Meeting when this subject was addressed, indicated that he and his wife want to see some development on the property but not this development. He would like to see a different kind of transition and that this doesn't match the character of the community.

Doug Peterson, who lives on Oakland Street, stated this development is not what he was expecting but would look to more of a medium density project and this is not what was envisioned.

Shana Mulcahy, who lives on Farmington at Oakland and has three young children, cited her concern with traffic and the number of accidents they have witnessed and feels the apartment complex will not benefit the school system nor the esthetics of the neighborhood.

David Simowski, Warner Street, expressed his concerns with the developer not being present at tonight's Public Hearing and also addressed the issue of the number of parking spaces required for a structure of this size. He then questioned if there have been studies done of other communities who have put in this type of structure and its effect on the community citing rental versus owner.

Christiansen responded to Simowski's inquiry about parking studies and other communities.

Carol McGee, 23609 Warner Street, directly across from Maxfield Training Center, born and raised in Farmington stated she always aspired to live in the old village due to its special character, that she pays high taxes to live there and would like to see ownership

and not rental properties coming to the community in order to protect the historical aspects of it. She also questioned the agenda of the Farmington Public Schools and their engaging in real estate transactions without community involvement.

Christiansen responded about the relationship the City has with Farmington Public Schools and that he felt they acted in good faith in their transactions.

Doug Gress from United Methodist Church stated his concern with the parking and the impact it would have on the church.

Janie Gundloch, Warner Street, indicated that her property is adjacent to the Maxfield Training Center and shares a 239 foot property line. She stated she feels the proposed complex is out of character with the neighborhood, that it would degrade her quality of life, would be an eyesore and disturb her privacy and decrease the value of her home. She asked the Planning Commission members to envision the proposed development going in in their backyard to grasp the impact it would have on their neighborhood.

Jim White, who lives at Oakland and Warner, stated his concerns about the increased traffic the development would create and its impact on the neighborhood.

Susan Black, Oakland Street, spoke about her concerns with traffic and parking as well as the blockading of streets.

Nicole, Oakland Street, expressed concerns about the density affecting the neighborhood in a negative way and that the developer is not taking into consideration the Master Plan which dictates the direction the community wants the City to go in.

David Judge, commented on the developer and the reason for his absence, he also stated that the developer for DuCharme Place in Detroit has a different name. He went on to state his concerns about traffic, that he would like to see less density and would prefer ownership to rentals, and stated his concerns about parking as well.

Cathy Stienke, Shiawassee Street, commented on the impact this project will have on the neighborhood negatively and that it doesn't fit the character of the City.

Rick Gundloch, Warner Street, handed out photos, stated his concerns about erosion from the hill behind the Maxfield Training Center to the river as well as on his property.

John Pierini, Cass Street, stated he is not in support of this project as it is not in line with the City's Master Plan.

Mike Ritenour, stated he is neither for or against project, that it's part of the Vision Plan process to attract more young people, and that non-owner occupied is more attractive to millennials.

MOTION by Gronbach, supported by Waun, to close the Public Hearing.
Motion carried, all ayes.

(The Public Hearing closed at 9:28 p.m.)

Christiansen thanked everyone for their comments and their presence at the meeting. He then read into the record the comments from the Downtown Development Design Committee on their suggestions for the project.

A correspondence from Robert Cook, 33115 Shiawassee, speaking against the proposed project, was noted to have been received.

Commissioner Majoros suggested that the developer be made aware of the comments presented at tonight's meeting before the scheduling of the next Public Hearing on this issue.

MOTION by Majoros, supported by Buyers, to move to schedule a Public Hearing on the Preliminary PUD Review – AC Acquisitions, LLC, Maxfield Training Center, 33000 Thomas Street, for the May 8, 2017 Planning Commission Meeting, with the appropriate notice being mailed out and a copy of the minutes of tonight's meeting being provided to the Applicant for his review.
Motion carried, all ayes.

(Brief recess held 9:35 p.m. to 9:45 p.m.)

REQUEST FOR OUTDOOR SEATING SITE PLAN AMENDMENT – FARMINGTON BREWERY COMPANY, 33336 GRAND RIVER AVENUE (RECALLED)

Commissioner Buyers recused himself from this agenda item due to a conflict of interest and left Council Chambers.

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

Director Christiansen stated the outdoor seating for Farmington Brewery Company was granted in 2014 by the Planning Commission. He put the newly submitted plans on the screen for the Planning Commission and indicated the owners want to expand the seating to the east which is approved by the Civic Theater and the City.

MOTION by Gronbach, supported by Majoros, to approve the request for outdoor seating site plan amendment, Farmington Brewing Company, 33336 Grand River Avenue.
Motion carried, all ayes.

Commission Buyers returned to Council Chambers.

REQUEST FOR SPECIAL LAND USE – DOGWOOD VETERINARY REFERRAL CENTER, 33300 NINE MILE ROAD (RECALLED)

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

Director Christiansen stated the Applicant has requested a Special Land Use for Dogwood Veterinary Referral Center, 33300 Nine Mile Road, to be utilized as a surgical veterinary clinic. The area is zoned as IND, Industrial, and therefore requires a Special Land Use and a Public Hearing to be held in accordance with the Zoning Ordinance. He indicated the building is the former SWOCC headquarters and is owned jointly by the cities of Farmington, Farmington Hills and Novi.

MOTION by Chiara, supported by Buyers, to move to schedule a Public Hearing for the May 8, 2017 Planning Commission Meeting, for the request for Special Land Use – Dogwood Veterinary Referral Center, 33300 Nine Mile Road,
Motion carried, all ayes.

PUBLIC COMMENT

None heard.

PLANNING COMMISSION COMMENTS

Commissioner Buyers asked for an update on the status of Flanders Park.

Commission Waun asked for a synopsis on the next steps in the process of the Maxfield Training Center project.

STAFF COMMENTS

None heard.

ADJOURNMENT

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

The meeting was adjourned at 9:56 p.m.

Respectfully submitted,

Secretary

**Farmington Planning Commission
Staff Report**

**Planning Commission
Date:** May 8, 2017

**Reference
Number
4**

Submitted by: Kevin Christiansen, Economic and Community Development Director

Description Public Hearing and Special Land Use and Site Plan Review – Dogwood Veterinary Referral Center, 33300 Nine Mile Road

Background

This item is a request for Special Land Use and Site Plan approval for Dogwood Veterinary Referral Center located at 33300 Nine Mile Road (former SWOCCC building). The applicant/petitioner has submitted plans for a veterinary surgical clinic. The site is zoned IND, Industrial. Veterinary offices, clinics, and hospitals are a special land use in the Industrial District in accordance with the requirements of Section 35-112 of the Zoning Ordinance (see attached), and requires a public hearing and site plan review.

The applicant is proposing to occupy the existing building and to use the existing site as currently developed. A new building canopy is proposed at the entrance along the front of the existing building. Modification to the existing concrete sidewalk along the front of the building is also proposed. No other changes to the exterior of the existing building or to the existing site are proposed. A site plan of the existing site is attached. Demolition and reconstruction of the interior of the existing building are proposed in order to accommodate the new veterinary surgical clinic. An interior building demolition plan and new floor plan are provided.

The applicant will be at the May 8, 2017 meeting to present his special land use and proposed site plan to the Commission. The requested action of the Planning Commission is to review the submitted special land use and site plan for the proposed veterinary surgical clinic.

Attachments



City of Farmington CivicSight Map

MAP LEGEND:

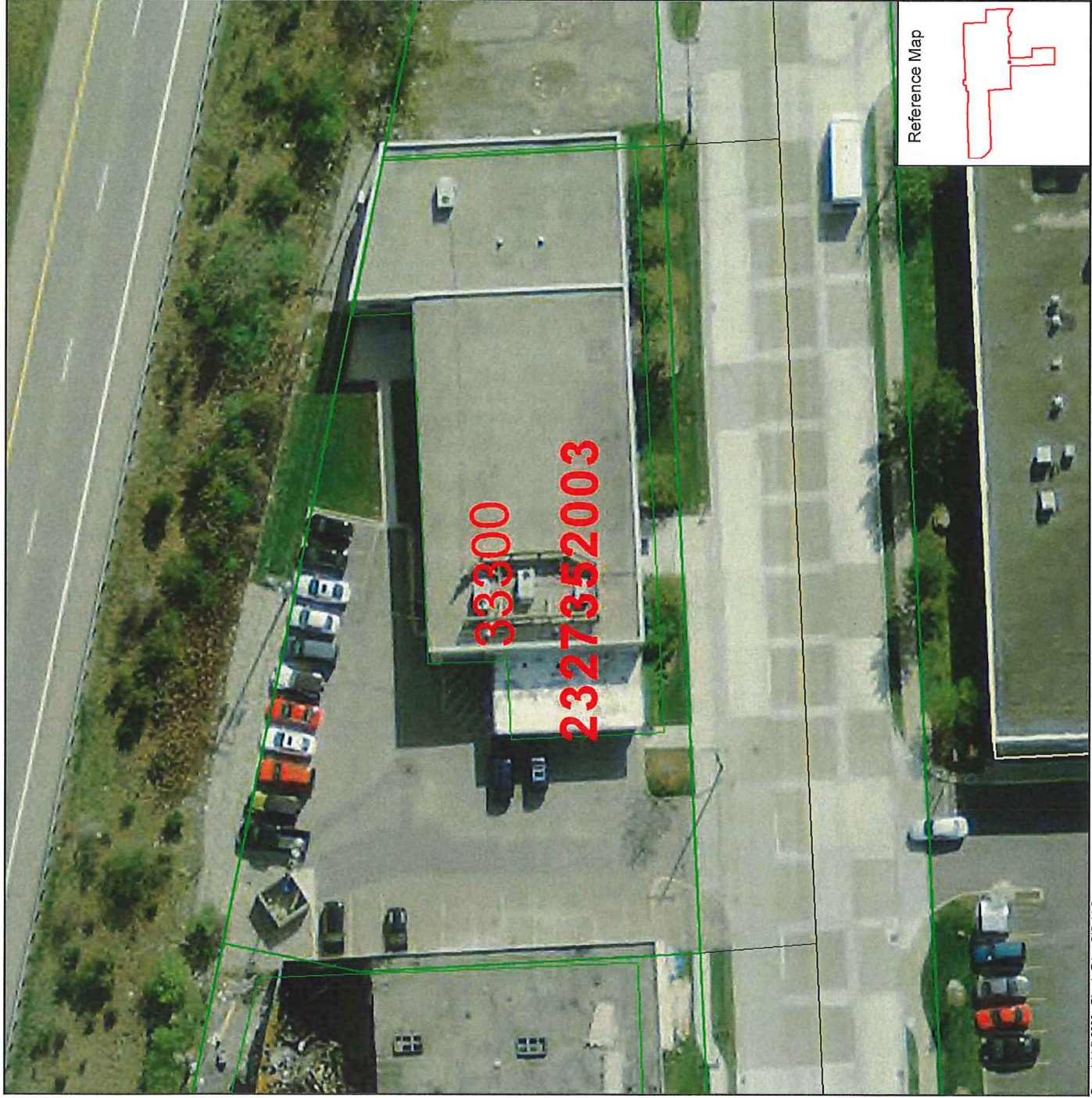
- CITY BOUNDARY
- ~ RIVERS-STREAMS
- MULTITENANTBUILDING (Type)
- BUILT
- PROPOSED
- COMM_INDUST BLDGS
- RAPHAEL STREET(POLY)2
- RAPHAEL STREET(POLY)
- PARCELS
- ROADS OUTSIDE FARMINGTON
- RIGHTOFWAY
- MULTITENANTPAVING
- ROW EXTEND
- / LOT HISTORY
- OPEN WATER (FEATURETYP)
 - DeterionPond
 - StreamRiver
 - LakePond
 - Channel
 - SwampMarsh
- 2010 AERIAL PHOTOS (Image)



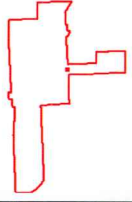
Map Scale: 1 inch = 42 feet
 Map Date: 5/05/2017
 Data Date: April 28, 2017

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 such. The user assumes all responsibility for the use of the information sources mentioned above. No warranty is made for the accuracy or application of the information. Once again, USE AT YOUR OWN RISK !!!



Reference Map



City of Farmington Planning Commission,

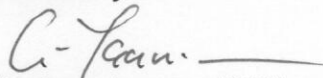
Thank you for reviewing our Special Land Use Application and considering the use of the building at 33300 W. 9 Mile Road for a veterinary hospital.

Dogwood Veterinary Referral Center is an established referral center specializing in veterinary neurology and neurosurgery. We employ three board-certified veterinary neurologist/neurosurgeons. With less than 200 board-certified veterinary neurologist/neurosurgeons in the United States we receive referrals from general veterinary practitioners over the entire state of Michigan, into northern Ohio, northern Indiana, and southern Ontario.

Our business is currently located in Ann Arbor, Michigan. However, the building at 33300 W. Nine Mile in Farmington would help provide clients with easier access to our services. Our current operations meet the standards set forth in Article 12, Section 35-152 and Section 35-158 under AA (Veterinary Offices, Clinics, and Hospitals). Specifically, we would only board animals incidental to treatment or surgery within the confines of the building and would not require any outside kennels.

We are excited about the potential opportunity to move our business to the City of Farmington. Please let us know if there is any additional information we can provide to help in your consideration of the Special Land Use Application.

Gratefully,



Andrew Isaacs, DVM
Diplomate ACVIM (Neurology)



CITY OF FARMINGTON

For office use only

Date Filed: _____

Fee Paid: _____

Special Land Use Application

1. Project Name DOGWOOD VETERINARY REFERRAL CENTER

2. Location of Property

Address 33300 W. 9 MILE RD.

Cross Streets W. 9 MILE RD. & FARMINGTON RD.

3. Identification

Applicant ANDREW ISAACS

Address 4920 ANN ARBOR - SALINE RD.

City/State/Zip ANN ARBOR, MI 48103

Phone 248-842-1787 Fax 734-369-9556

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

Property Owner Other (Specify) PROSPECTIVE PROPERTY OWNER

Property Owner SOUTHWESTERN OAKLAND CABLE COMMISSION

Address 33300 W. 9 MILE RD.

City/State/Zip FARMINGTON, MI 48336

Phone _____ Fax _____

Preparer of Site Plan _____

Address _____

City/State/Zip _____

Phone _____ Fax _____

4. Property Information

Zoning District IND Area 0.56 ACRES
Width 232' (NORTH) 225' (SOUTH) Depth 170' (WEST) 112' (EAST)
Current Use FORMER SOUTHWESTERN OAKLAND CABLE COMMISSION
Zoning District of Adjacent Properties to the
North N/A South C2 East IND West C2
(M-5)

5. Proposed Use

- Residential Number of Units _____
- Office Gross Floor Area _____
- Commercial Gross Floor Area _____
- Industrial Gross Floor Area _____
- Institutional Gross Floor Area _____
- Other VETERINARY HOSPITAL Gross Floor Area 9,860 SF
("AA" UNDER SEC. 35-158 OF ARTICLE 12)

6. Special Land Use Criteria. The applicant must provide written responses to the special land use criteria as noted on page 3 of this application.

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

I, ANDREW ISAACS (applicant), do hereby swear that the above statements are true.

Andrew Isaacs 3/28/17
Signature of Applicant Date

Signature of Property Owner Date

I, _____ (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.

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

- d. The special land use shall be served adequately by public facilities and services such as traffic operations, police and fire protection, drainage structures, water and sewer facilities and schools.

A veterinary hospital will not place any additional burden on public facilities and services than the building's previous use.

- e. The proposed special land use shall not involve uses, activities, processes, materials, equipment or conditions of operation that in comparison to the uses permitted in the district, will be detrimental to the natural environment, public health, safety or welfare.

A veterinary hospital will not involve uses, activities, processes, materials, equipment or conditions of operation that in comparison to the uses permitted in the district that will be detrimental to the natural environment, public health, safety or welfare.

* The special land use criteria included above is not the only requirement for special land use applications. For additional information please refer to ARTICLE 12 SPECIAL LAND USES of the City of Farmington Zoning Ordinance.

- a. The proposed special land use shall be compatible with and in accordance with the general goals, objectives and policies of the City of Farmington Master Plan.

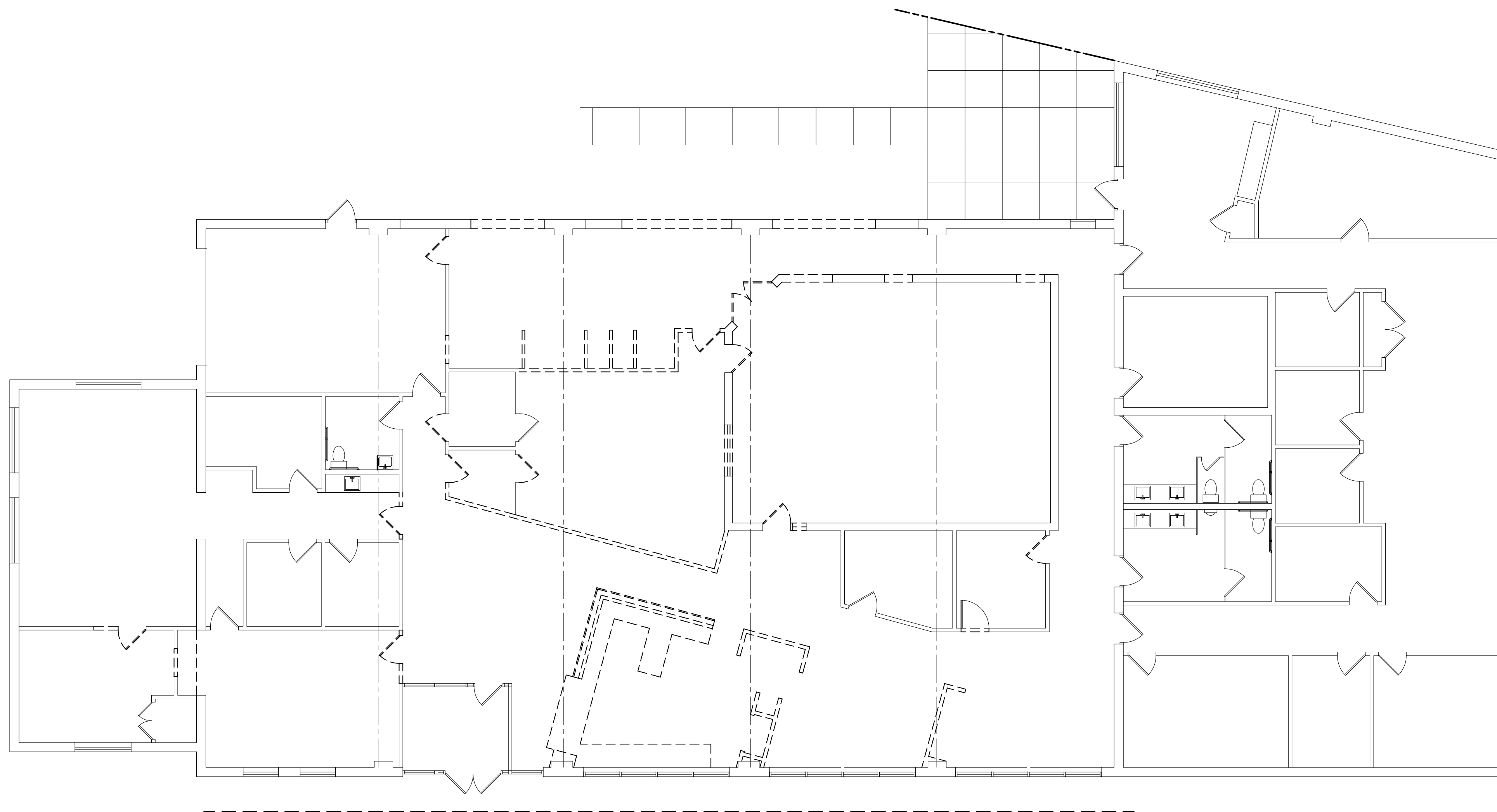
A veterinary hospital will be compatible with and in accordance with the general goals, objectives and policies of the City of Farmington Master Plan.

- b. The special land use shall promote the intent of the zoning district in which the use is proposed.

A veterinary hospital will compliment the surrounding building uses and promote the intent of the zoning district.

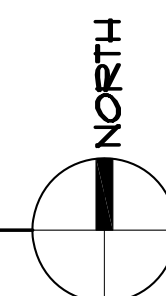
- c. The special land use shall be compatible with the existing or intended character of the general vicinity and shall not change the essential character of the area in which it is proposed.

A veterinary hospital will not change the existing or intended character of the general vicinity.



DEMO PLAN

SCALE: 1/8" = 1'-0"



adg
 architects
 design
 group

2101 Jackson Avenue
 Ann Arbor, Michigan 48103
 Phone: 734-995-4015
 Fax: 734-662-1495

**DOGWOOD
 VETERINARY
 REFERRAL
 CENTER**

33300 W. 9 Mile Road
 Farmington, Michigan

17007

DEMO PLAN

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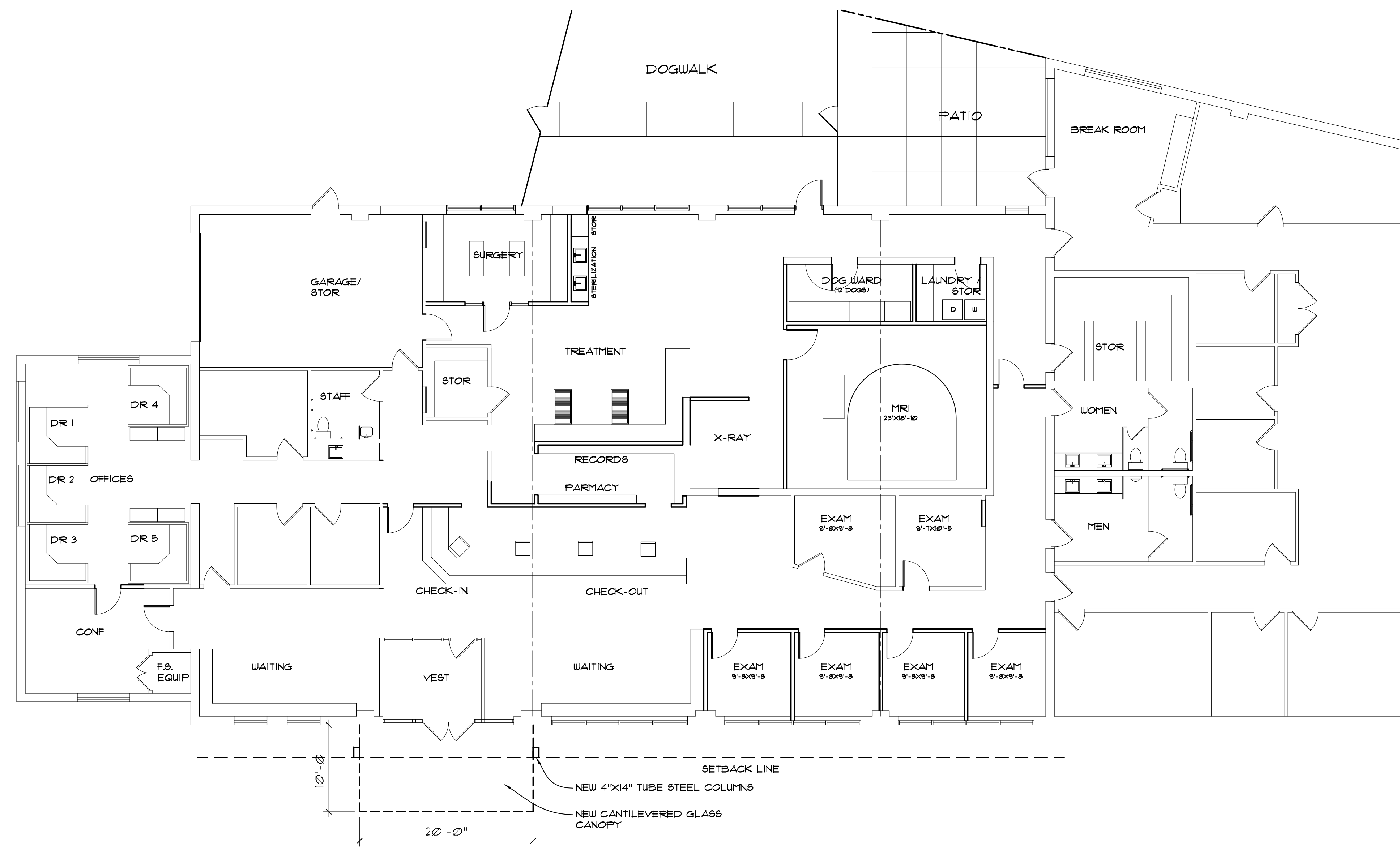
Rev	Date	Issued For
	4/29/17	REVIEW

Drawn By **RM10**

Project Manager **RM10**

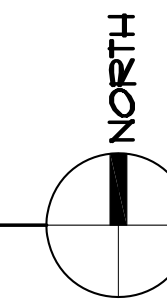
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D1



FLOOR PLAN

SCALE: 1/8" = 1'-0"



**DOGWOOD
VETERINARY
REFERRAL
CENTER**

33300 W. 9 Mile Road
Farmington, Michigan

17007

FLOOR PLAN +
CANOPY ELEV

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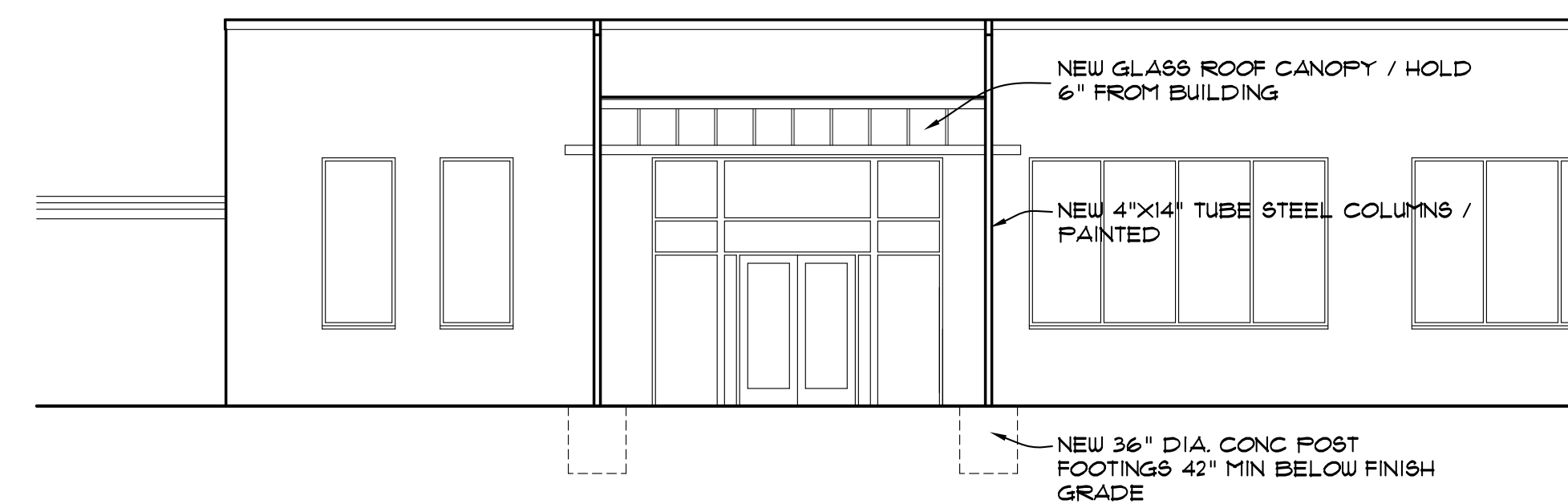
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Rev	Date	Issued For
	4/29/17	REVIEW

Drawn By **RM**

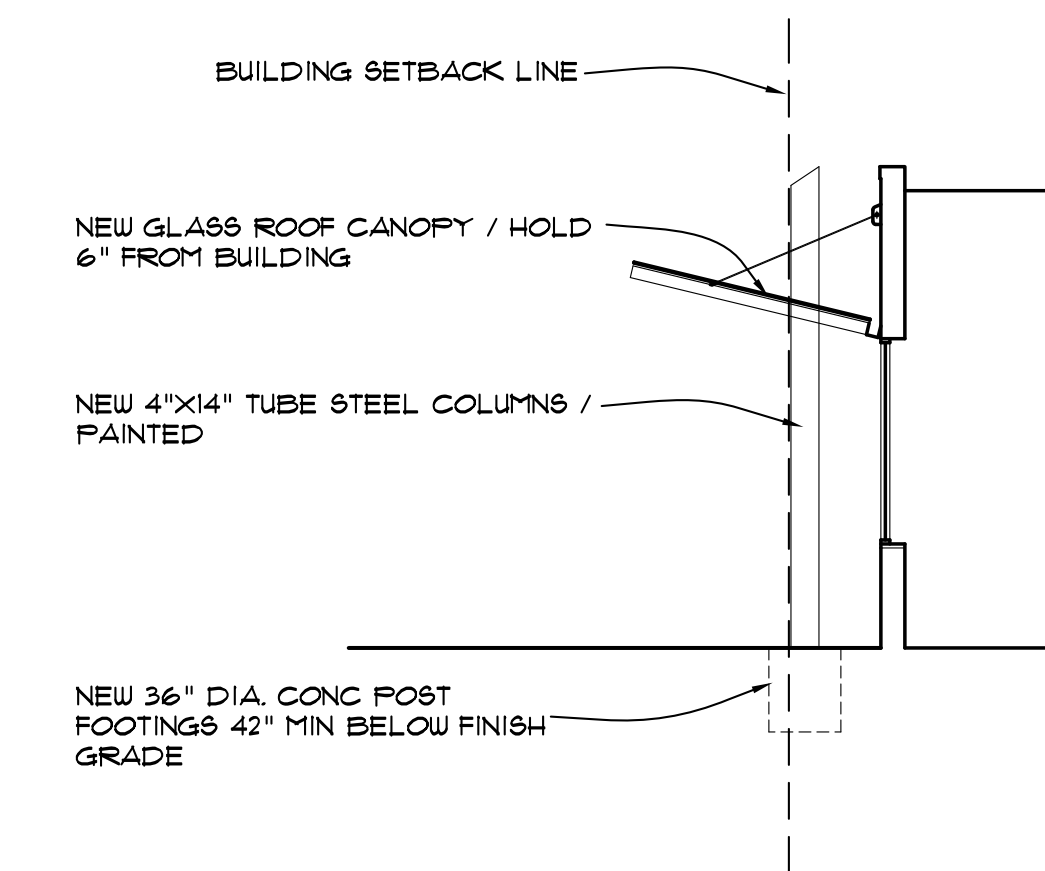
Project Manager **RM**

File Name -



CANOPY FRONT ELEVATION

SCALE: 1/8" = 1'-0"



CANOPY SIDE ELEVATION

SCALE: 1/8" = 1'-0"

Sec. 35-112. - Table of Uses.

Use P: Use is permitted by right in district SLU: Special Land Use in accordance with <u>Article 12</u> , Special Land Uses	IND
<i>INDUSTRIAL:</i>	
Light industrial facilities (a)	P
General industrial facilities (b)	P
Heavy industrial facilities (c)	SLU
Indoor self-storage facilities	P
Outdoor storage (accessory use only)	SLU
Warehouses	P
<i>RETAIL:</i>	
Commercial outdoor display and sales	SLU
Garden centers and nurseries	P
Home improvement showrooms and supply stores	P
Pawn shops	SLU
<i>SERVICES/OFFICE:</i>	
Animal grooming and training establishments	SLU

Blueprinting and photostating establishments	P
Contractor's establishments, including showrooms and storage yards as accessory uses only	SLU
Dry cleaning plants	P
Kennels	SLU
Landscaping services	SLU
Professional offices and service establishments	P
Printing and publishing establishments	P
Radio, television, recording and movie studios	P
Repair services	P
Tool and equipment rental	SLU
Veterinary offices, clinics and hospitals	SLU
Adult regulated uses	SLU in accordance with <u>Sec. 35-158, Adult Regulated Uses</u>
<i>AUTOMOBILE USES:</i>	
Automobile and truck repair facilities	P
Automobile gasoline stations	SLU
Automobile maintenance/service facilities	SLU

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE FARMINGTON PLANNING COMMISSION WILL HOLD A PUBLIC HEARING AT THE FARMINGTON CITY HALL, 23600 LIBERTY STREET, FARMINGTON, MICHIGAN 48335 ON MONDAY, MAY 8, 2017 AT 7:00 P.M; ALL PROPERTY OWNERS WITHIN 300 FEET OF THE SITE IN QUESTION ARE NOTIFIED.

LOCATION: 33300 Nine Mile Road

PARCEL NO.: 23-27-352-003

REVIEW: Consideration of a special land use and site plan approval for a veterinary clinic with surgery center located in the IND, Industrial District

APPLICANT: Dogwood Veterinary Referral Center

Kevin P. Christiansen, AICP, PCP, Economic and Community Development Director

Publish: April 23, 2017 in the Farmington Observer

Mail: April 21, 2017

PROPERTY OWNER
33200 W. 9 MILE ROAD
FARMINGTON, MI 48336

GARY & PAMELA WRIGLEY
17751 FAIRFIELD
LIVONIA, MI 48152

TCF BANK
1405 XENIUM LANE NORTH
PLYMOUTH, MI 55441-4429

MG INVESTMENT, LLC
7208 WILLIAM DRIVE
SHELBY TOWNSHIP, MI 48316-5342

CENTRO NP HOLDINGS 3 SPE, LLC
P.O. BOX 4900
SCOTTSDALE, AZ 85261-4900

**Farmington Planning Commission
Staff Report**

**Planning Commission
Date:** May 8, 2017

**Reference
Number
5**

Submitted by: Kevin Christiansen, Economic and Community Development Director

Description Public Hearing and Preliminary PUD Planned Unit Development Plan Review – AC Acquisitions, LLC, Maxfield Training Center, 33000 Thomas Street

Background

This item is the second scheduled Public Hearing and Preliminary PUD Planned Unit Development Plan review with the Planning Commission on a proposed PUD Planned Unit Development Plan for the redevelopment of the former Maxfield Training Center. At the March 13, 2017 Planning Commission Meeting, the Commission held a pre-application conference (discussion and review) with the applicant on a proposed PUD planned unit development concept plan for the redevelopment of the former Maxfield Training Center. The Planning Commission scheduled and held the required PUD Public Hearing for the plan at the April 10, 2017 meeting as requested. Unfortunately, the applicant was unable to be present at the meeting and a second public hearing was scheduled by the Planning Commission (see attached copy of public notice).

The applicant, AC Acquisitions, LLC of Farmington Hills, MI, has submitted a Preliminary PUD Plan for the redevelopment of the former Maxfield Training Center. The preliminary plan includes a conceptual/preliminary site plan, preliminary proposed floor plans and preliminary proposed building elevations. Also attached is an aerial photo of the site and a copy of the March 13, 2017 Planning Commission Pre-Application Conference staff report and draft meeting minutes. The following additional information is attached:

- A PUD site plan planning/conceptual design review letter from OHM Advisors dated April 7, 2017.
- A PUD site plan engineering/conceptual design review letter from OHM Advisors dated April 6, 2017.
- DDA Design Committee Comments from their April 6, 2017 meeting.
- Historical Commission Recommendation from their April 27, 2017 meeting.

The applicant will be at the May 8, 2017 meeting to present the Preliminary PUD Plan to the Commission.

Attachments



CITY OF FARMINGTON

For office use only

Date Filed: _____

Fee Paid: _____

Planned Unit Development Application

1. Project Name Midtown Park

2. Location of Property

Address 3300 Thomas Street

Cross Streets School St. to the East and Warner Warner St. to the West

3. Identification

Applicant AC Acquisitions LLC

Address 25925 Telegraph, Suite 202

City/State/Zip Southfield, MI 48033

Phone 248-353-7981 Fax 248-353-0325

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

9 Property Owner 9 Other (Specify) Purchase Agreement for property

Property Owner Farmington Public Schools

Address 32500 Shiawassee St.

City/State/Zip Farmington MI 48336

Phone (248) 489-3349 Fax _____

Preparer of Site Plan McIntosh Poris Associates

Address 36801 Woodward Ave.

City/State/Zip Birmingham, MI 48009

Phone (248) 258-9346 Fax (248) 258-0967



CITY OF FARMINGTON

Planned Unit Development (PUD) Review Checklist

2. PUD Site Plan Review

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

4. **Property Information**

Zoning District CBD (Central Business District) Area 3.0 +/- Acres

Width 465' Depth Varies - Maximum 381'

Current Use Vacant Real Property

Zoning District of Adjacent Properties to the

North R1 South CBD East CBD West CBD

5. **Proposed Use**

G	Residential	Acres <u>2.0</u>	Number of Units <u>189</u>
G	Office	Acres <u> </u>	Gross Floor Area
G	Commercial	Acres <u> </u>	Gross Floor Area
G	Industrial	Acres <u> </u>	Gross Floor Area
G	Institutional	Acres <u> </u>	Gross Floor Area
G	Other <u> </u>	Acres <u> </u>	Gross Floor Area

6. **Planned Unit Development Eligibility Criteria**

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

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

I, Walter Cohen (applicant), do hereby swear that the above statements are true.

[Signature]
Signature of Applicant Date

Signature of Property Owner Date

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

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

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

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

<p><u>City Action</u></p> <p>Approved/Denied: _____</p> <p>Date: _____</p> <p>By: _____</p> <p>Conditions of Approval: _____</p> <p>_____</p> <p>_____</p>
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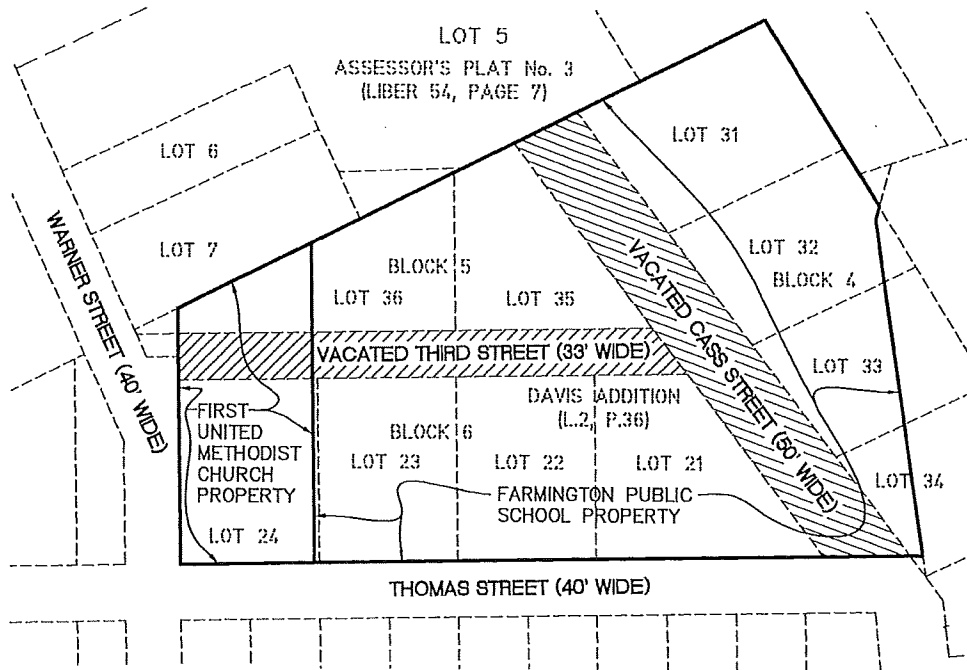
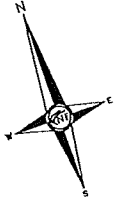
CITY OF FARMINGTON

Planned Unit Development (PUD) Review Checklist

1. Concept Plan (Pre-Application)

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

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



Legend

- Water Structure
- Storm Structure
- Sanitary Structure
- Water Main
- Storm Main
- Sewer Main
- Tax Parcels



Source: Data provided by Oakland County and the City of Farmington, Michigan. This document is intended to depict the approximate spatial location of the mapped features within the Community and all use is strictly at the user's own risk.

Coordinate System: NAD 1983 StatePlane Michigan South FIPS 2113 Feet Int
 Published: 10.04.2013

Source: Esri, DigitalGlobe, GeoEye, iSat, GeoEye, USDA, USGS, AEX, Geomatics, Aermap, IGN, IGP, swisstopo, and the GIS User Community



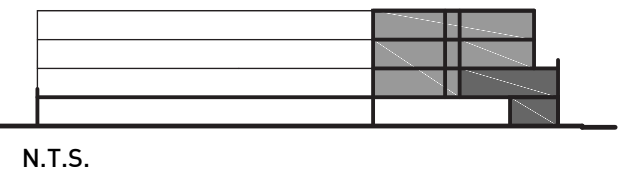
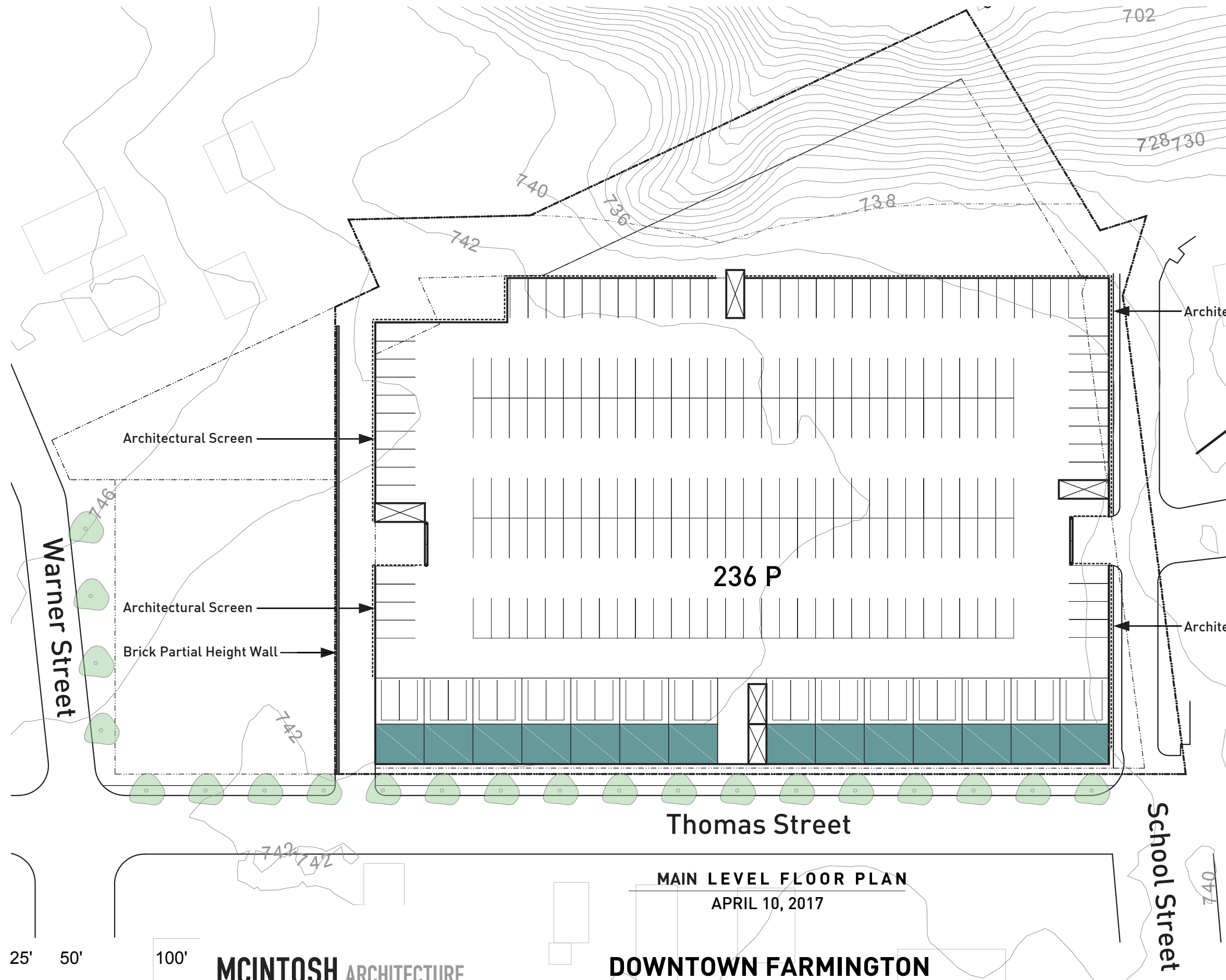








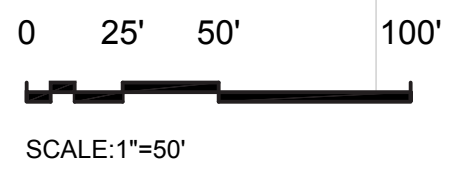
**TOTAL:
189 UNITS
236 PARKING SPACES**



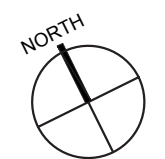
**2-BED (1466 SF)
STACKED UNIT**

**MAIN LEVEL FLOOR PLAN
APRIL 10, 2017**

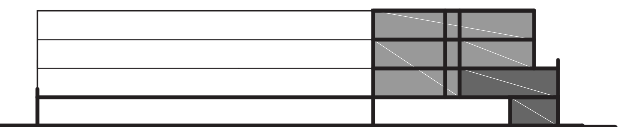
DOWNTOWN FARMINGTON



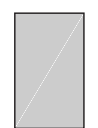
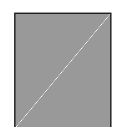
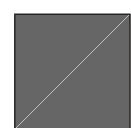
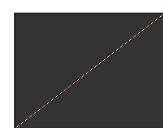


**MCINTOSH ARCHITECTURE
PORIS ASSOCIATES**



**TOTAL:
189 UNITS
236 PARKING SPACES**



N.T.S.

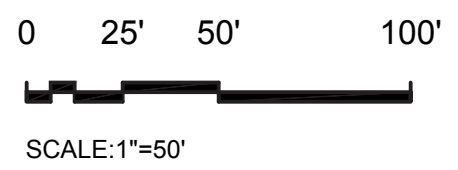
- STUDIO (550 SF) 
- 1-BED (750 SF) 
- 2-BED (900 SF) 
- 3-BED (1100 SF) 
- 2-BED (1466 SF) STACKED UNIT 
- AMMENITIES/MECHANICAL 

Thomas Street

School Street

Warner Street

LEVEL 2 FLOOR PLAN
APRIL 10, 2017

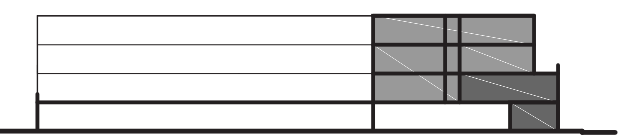


MCINTOSH ARCHITECTURE
PORIS ASSOCIATES

DOWNTOWN FARMINGTON



**TOTAL:
189 UNITS
236 PARKING SPACES**



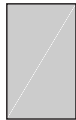
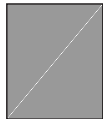
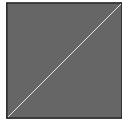
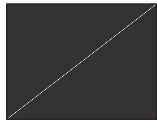


N.T.S.

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) STACKED UNIT 
- AMMENITIES/ MECHANICAL 



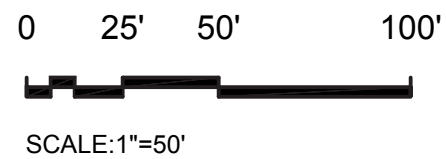
Thomas Street

LEVELS 3-4 FLOOR PLAN

APRIL 10, 2017

School Street

Warner Street



**MCINTOSH ARCHITECTURE
PORIS ASSOCIATES**

DOWNTOWN FARMINGTON



April 7, 2017

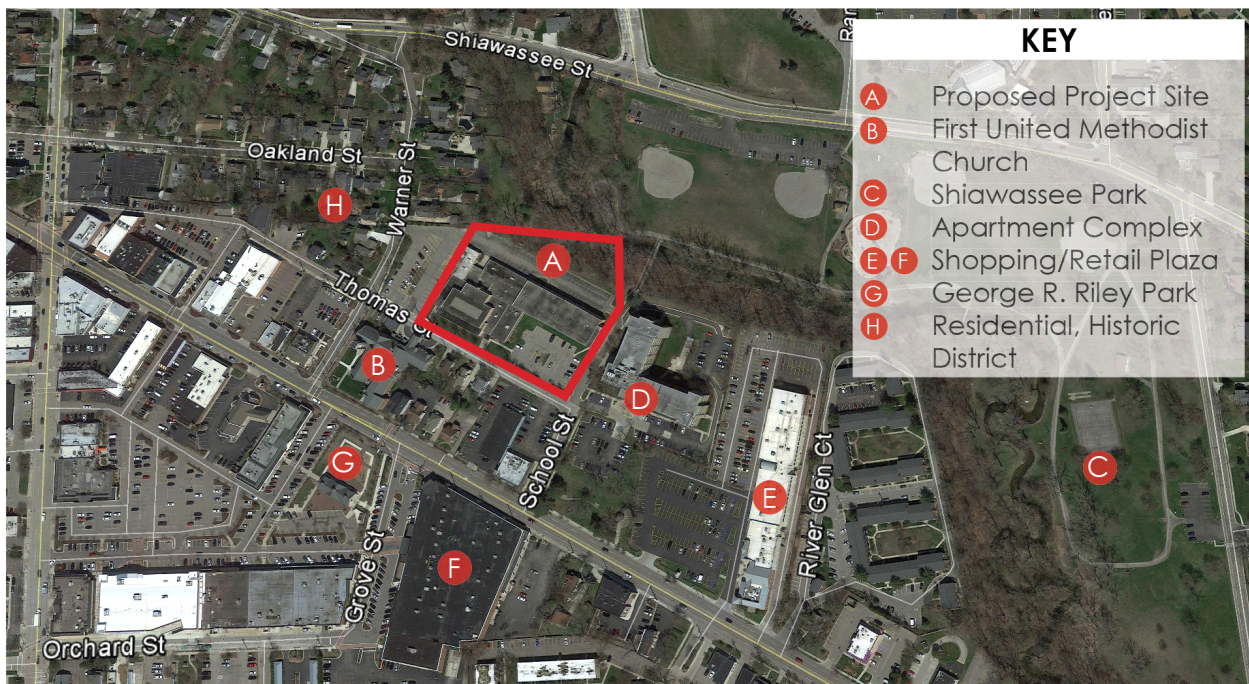
Mr. Kevin Christiansen
Economic and Community Development Director
City of Farmington
23600 Liberty Street
Farmington, MI 48335

RE: Maxfield Training Center – Conceptual Design Review
33000 Thomas Street
Zoning: CBD – Central Business District

Dear Mr. Christiansen:

At your request, we have reviewed the conceptual design for the proposed project on the Maxfield Training Center Site. The applicant is proposing to develop a 4-story multiple-family residential development that will include 189 living units and 236 parking spaces. There appears to be two (2) terraces with access from the north end of the site as well as landscaping along Thomas and Warner Street.

Located on three acres just north of Grand River Avenue in downtown Farmington, the former school building and training center measures nearly 60,000 square feet and has been a key focus area in the City’s redevelopment plans. The City and the Farmington Public Schools are working in partnership to facilitate the redevelopment of this longstanding institution to meet today’s community goals of bringing vibrancy and more living/work opportunities into the downtown.





Overall Land Use Compliance Summary:

Planning/Zoning Document	Planning/Zoning Land Use Designation	Compliance of Project with Land Use Designation
Zoning Ordinance	CBD – Central Business District	Use permitted by right. Height, density and parking adjustments are needed.
Farmington Master Plan (future land use map)	Central Business District - Mixed Use	Supports the intention of the mixed-use district by providing dense residential among commercial uses.
Downtown Area Plan	Development Concept – Option 5: Multiple-Family Residential Development Concept – Option 6 : Multiple-Family Residential	Generally supports the intention of the plan’s concepts. Connections to the park and a pedestrian/circulation plan would better support this plan.
2004 Downtown Master Plan	Site does not included designation	N/A
2016 Downtown Master Plan	Deferred to Downtown Area Plan	Generally supports the intention of the plan’s concepts. Connections to the park and a pedestrian/circulation plan would better support this plan.
Downtown Farmington Parking Study	Multiple-Family Residential	Land use is compatible, but a reduction of living units or an increase in parking spaces are needed to align with the recommendations of this report.

Zoning:

The site is currently zoned as CBD – Central Business District, where multiple-family dwelling units are permitted by right. Other residential land uses permitted by right in this zone include nursing homes, senior assisted living facilities, single-family attached dwelling/townhomes and residential dwellings in upper stories of mixed-use buildings.

To fully meet the zoning requirements, the site plan will need to address the following:

Building Height

The maximum building height requirement for residential-only buildings is three (3) stories. While the conceptual design calls for a 4-story building, the following options allow for the building to maintain its maximum proposed height:

1. A PUD agreement can be established that suits both the needs of the applicant and city. If the development is proposed as a PUD, the maximum building height and number of stories can be increased if either one of the following apply:
 - a. The proposed development will provide a setback equal to its height from any adjoining single-family residential zoning district
 - b. A minimum of fifteen (15) percent of the site will be set aside as open space in the form of a pocket park, pedestrian plaza, or recreational area; or
 - c. The additional height or floors are being transferred from another building in the CBD that is below the corresponding height requirement and is being preserved with a recorded deed restriction and historic preservation easement under Michigan Public Act 451 of 1994.
2. As the conceptual design stands, it appears to contain parking at ground level. An adjustment of placing parking below-grade would allow the parking level to be excluded from the calculation of height or number of stories.



Density

The residential design standards for the Central Business District state that density permitted by right shall be thirty-four (34) dwelling units per acre. However, the Planning Commission may approve an increased density of up to forty-seven (47) units per acre for projects approved as a PUD under Article 10, PUD. The final design will need to meet one of these requirements and the final number of dwelling units will need to be coordinated with parking requirements.

Parking

Parking requirements are two (2) parking spaces per dwelling unit. The conceptual design currently proposes one and one-quarter (1.25) parking space per unit. The Planning Commission may reduce the number of parking spaces required to one and one-half (1.5) per dwelling unit where on-street parking is provided for guest parking at the rate of one-half (0.5) spaces per dwelling unit. In the case that this is not possible, the proposed project would need to include two (2) parking spaces per unit in its final design to comply with the zoning requirements.

Other requirements to be considered for site plan review

1. Setback requirements state it necessary that residential building setbacks promote streetscapes that are consistent with the desired character of the CBD and reinforce a pedestrian orientation and built-up streetscape. The setback requirements for areas that abut single-family residential zones promote development that will maintain light, air, and the potential for privacy for adjacent residential zones
2. Pedestrian-oriented design requirements state the following:
 - a. An interconnected street and sidewalk network shall be provided to unify neighborhoods and provide more convenient access to businesses and community facilities.
 - b. Sidewalks shall be a minimum of five (5) feet wide, seven (7) feet wide where abutting a parking space or a road curb. The planning commission may require a wider sidewalk if needed to be consistent with the adjoining sidewalk system.
 - c. Pedestrian-scale ornamental street lighting shall be provided along all sidewalks and within parking areas.
3. Building design requirements state the following:
 - a. Residential buildings shall utilize high-quality traditional architecture, such as but not limited to: Arts and Crafts, Colonial, Gothic Revival, Italianate, Tudor, Victorian and other traditional styles characteristic of the Midwestern United States and with historic buildings in the city, including modern variations of traditional styles.
 - b. All residential units shall provide a pedestrian door facing the front lot line.
 - c. The front facade of all residential units shall be at least fifteen (15) percent windows or doors.
 - d. All dwellings shall include a front porch or front stoop with steps or an accessible ramp.
 - e. All buildings shall utilize high quality building materials that are in keeping with traditional architectural styles of the downtown. Permitted wall materials include, brick, stone, wood and fiber cement siding. Vinyl siding shall not be utilized, except the planning commission may permit limited use of vinyl siding on facades not visible from the street.
 - f. Garage doors shall be located on the side or rear of the building. Garage doors shall not be visible from Farmington Road or Grand River Avenue. The planning commission may prohibit or limit visibility from other side streets as determined appropriate when considering visibility from the public right-of-way and orientation of the front of the proposed units.
4. Landscape standards state that landscaping is viewed as a critical element contributing to the aesthetics, development quality, stability of property values and the overall character of the city. Development and redevelopment projects are advised adhere to the landscape standards for all zoning districts and be included in all site plans.



Plans & Reports:

The proposed concept generally complies with the City Master Plan, Downtown Area Plan, Downtown Master Plan and the Downtown Farmington Parking Study. The comments below offer suggestions on how to better support the intentions of these plans.

City of Farmington Master Plan

The future land use map designates this site within the Central Business District. The Master Plan defines this district as including retail, restaurants, personal service establishments, office and residential uses. This plan also encourage mixed-use buildings, with retail and restaurants on the first floor with residential below. While this is encouraged, it is not required for development.

Downtown Area Plan and Downtown Master Plan

The Downtown Area Plan conceptual design options for the specific project site that propose multi-family residential, which this proposed concept generally meets. However, the concepts found in the Downtown Area Plan and Downtown Master Plan also include a pedestrian and vehicular corridor connecting to Grand River Ave. and a pedestrian connection to Shiawassee Park. These are proposed to help keep the area's amenities well connected and support a pedestrian oriented environment.

Downtown Farmington Parking Study

The parking study identifies the Maxfield Training Center site as a potential site for multi-family residential redevelopment. It suggests a total of one hundred and fifty-five (155) apartment units and two hundred and thirty-eight (238) parking spaces (a ratio of 1.5 parking spaces for every living unit), with guest parking noted as a future projected parking demand. This ratio implies that guest parking be provided as on-street parking. The proposed development meets the concepts suggested in the parking study, with the assumption that the necessary amount of parking spaces will be provided.

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

Sincerely,
OHM Advisors

Heather Seyfarth, AICP, Senior Planner

cc: John Koncsol, City of Farmington
Chuck Eudy, City of Farmington
McIntosh Poris Associates
Matt Parks, OHM Advisors
File



April 6, 2017

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

RE: Maxfield Training Center Site Redevelopment – Conceptual Design Review #1

Dear Mr. Christiansen:

We have completed our first review of the conceptual design documents provided for the proposed Maxfield Training Center site redevelopment prepared by McIntosh Poris Associates. The concept plan was received by this office on March 31, 2017. We (?) attended a concept meeting on January 11, 2017 with AC Acquisitions at the City Offices and understand that this site is still in the preliminary conceptual phase. The comments in this letter are provided to aid the applicant with what is needed for the pending preliminary site plan review and forthcoming PUD process. This letter is specific to engineering and infrastructure issues; however, relevant planning issues have also been incorporated.

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

PROJECT AND SITE DESCRIPTION

The applicant is proposing a 4-story multiple-family dwelling with the main floor a parking deck that provides 236 parking spaces for the complex. The complex will provide 189 units comprised of 42 studio units, 100 one-bedroom units, 28 two-bedroom units, and 5 three-bedroom units. The applicant is also proposing two (2) terraces on the second floor as well as a swimming pool. No business offices or retail spaces are currently being proposed as part of the complex.

OVERALL SITE COMMENTS

The following comments should be addressed by the applicant prior to submitting plans for site plan review. It should be noted that this is not an all-inclusive list and additional comments may be generated as new information is presented.

1. A complete geotechnical investigation and soils report is recommended. Soil boring logs shall be provided on future construction plan sheets.
2. Information will need to be provided for how stormwater management will be addressed on the site. The City follows the pre-development vs. post-development stormwater management rules adopted by Oakland County. It appears that by including the proposed terrace areas, the site may be reducing the overall impervious surface under post-development conditions. However, those details are not clear at this time and should be submitted for review so proper facilities can be designed (if required). At a minimum, pretreatment methods to improve stormwater quality will be required. It is recommended that Best Management Practices (BMPs) be considered for the pretreatment, collection, and storage of stormwater runoff (i.e. rain gardens, infiltration trenches, bio-swales, etc.).
3. It appears the site has access to public water main and sanitary sewer along Thomas Street, School Street, and Warner Street. This office performed preliminary checks of the water and sewer system but would like to verify the proposed demands (as required by the developer) against the model at this preliminary stage to ensure no offsite improvements are required. The applicant shall include how the site will connect to the existing public



utilities. In addition, basis of design calculations for both the water main and sanitary sewer will need to be provided to ensure the existing public water supply and sanitary sewer systems have sufficient capacity to serve this development.

4. Additional information will need to be provided for vehicular circulation of the site. AutoTurn templates should be provided for the largest vehicle(s) accessing the site (e.g. delivery truck, garbage/recycling collection vehicle, fire truck, etc.). In addition, ingress and egress points shall be clearly labeled and identified on the plans.
5. Currently, the site provides access to the Shiawassee Park located north of the river via an existing pedestrian path. Plans will need to include how the applicant will maintain access to Shiawassee Park.
6. It's anticipated that impacts to the existing Thomas Street and other adjacent streets, as well as the church parking lot to the west, will occur during the construction of this site. Provisions should be coordinated with the City in the PUD agreement on the staging of construction and the restoration of these paved surfaces (as needed). The parties responsible for these repairs shall be agreed to and documented in the PUD agreement.
7. Construction traffic should be limited to School Street and Thomas Street. No construction traffic should be allowed on Warner Street or permitted to access the neighborhood north of Thomas Street in the historic district along Warner and Oakland Streets.
8. It appears the proposed number of parking spaces does not meet the City's Code of Ordinances and off-street parking requirements for multiple-family dwellings (Article 14, Section 35.172). The applicant will need to work with the City as part of the PUD agreement on how to resolve potential parking issues.
9. It appears the applicant will be proposing sidewalk along Thomas Road and the proposed extension of School Street. ADA compliance will be required for all pedestrian facilities on site. In addition, ramp upgrades for connecting pedestrian facilities in the public right-of-way will also be required.
10. It appears the applicant is proposing two (2) terraces and a swimming pool within the development. Clarification will need to be provided on the intent of these amenities (i.e. residents only, public access, etc.). If the intent is for use by residents only, plans shall provide information and details on how access will be limited/controlled.
11. Provisions to maintain and protect the steep slope and vegetated slope leading down to the river shall be provided within the plan set. Details of fences, railing, walls, or other amenities separating this site and other adjacent properties should be detailed on future plan submittals.
12. It is recommended that the applicant's engineer meet with this office prior to submittal of the preliminary site plan to discuss these items as well as address other questions the applicant may have in regard to relevant ordinances and engineering standards.

REQUIRED PERMITS/APPROVALS

- A Traffic Impact Study may be required as part of the future plan submittal.
- A MDEQ Act 399 permit may be required depending on the design of the proposed water system.
- A MDEQ Part 41 permit may be required depending on the design of the proposed sanitary sewer system.
- The stormwater management system may require review and permitting from the Oakland County Water Resources Commissioner's office (OCWRC).
- A Soil Erosion and Sedimentation Control permit will be required by OCWRC.
- All sidewalk and paving improvements shall meet current Americans with Disabilities Act requirements.

Should you have any questions or comments, please don't hesitate to contact me at (734) 522-6711.

Sincerely,
OHM Advisors

Matthew D. Parks, P.E.

MDP/jlh

cc: John Koncsol, City of Farmington



Chuck Eudy, City of Farmington
McIntosh Paris Associates, 36801 Woodward Ave., Ste. 200, Birmingham, MI 48009
File

P:\0101_0125\SITE_FarmingtonCity\2017\0111171020_MTC\Preliminary\Engineering\Conceptual Rev_1.docx

DESIGN COMMITTEE COMMENTS ON PROPOSED MIDTOWN PARK APARTMENTS

GENERAL COMMENTS

Proponent should submit a traffic impact study

Proponent should submit a parking plan including design and layout options; increase the ratio of parking per unit to 2 spaces

Complete or partial closure of Warner Street to thru-traffic should be considered in conjunction with the City to restrict penetration of traffic into adjacent neighborhood

SITE COMMENTS

The number of units/density/massing exceeds any shown in existing planning documents

Proponent should include proposed connectivity/path/route to Shiawassee Park

If the connector is School Street, then the set-back should be increased and made pedestrian-oriented

The condition of Thomas Street could be improved

Screening of the church parking lot would be appropriate

Proponent should include a streetscape plan for Thomas Street

ARCHITECTURAL COMMENTS

The architectural style and building materials proposed are acceptable; the brick materials on the first and second floors blends the historic area into contemporary

Improve the façade on the western site

Improve the interior finishings (cabinetry, countertops, etc) in all or some of the units

The west elevation should be two stories to act as a buffer between the neighborhood the development or recess floors three and higher, at a minimum. One solution would be to vary the building height (lower on the west, more floors on the east)

To: Farmington Planning Commission

From: Farmington Historical Commission

Re: Recommendation for MTC site

April 27, 2017

The members of the Farmington Historical Commission would like to make a recommendation concerning the PUD apartment development proposed for the Maxfield Training Center site. We represent the Farmington Historic District, a stakeholder in the City of Farmington. This significant property is adjacent to the east entrance of the Historic District, as well as the historic First United Methodist Church. In light of the prominent location, the Historical Commission recommends that the Planning Commission take careful consideration in reviewing future development on the site.

New development should fit into the surrounding community in terms of character and size. The nearby historic homes on Warner, Oakland, Shiawassee and Farmington Road include well-maintained, highly-valued homes of significant architectural interest. The historic neighborhood is a valuable and irreplaceable asset to the community and, as such, should be preserved. Future development in the area should seek to enhance the character that already exists there.

**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

Background

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.

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.

Attachments

FARMINGTON PLANNING COMMISSION PROCEEDINGS

City Council Chambers, 23600 Liberty Street

Farmington, Michigan

March 13, 2017

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

ROLL CALL

Present: Buyers, Gronbach, Majoros, Waun

Absent: Chiara, Crutcher, Kmetzo

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Director Christiansen, Recording Secretary Murphy

APPROVAL OF AGENDA

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

APPROVAL OF ITEMS ON CONSENT AGENDA

a. Minutes of Regular Meeting – February 13, 2017

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

OPTIONAL PUD PRE-APPLICATION CONFERENCE AND REQUEST TO SCHEDULE PUBLIC HEARING – AC ACQUISITIONS, LLC, MAXFIELD TRAINING CENTER, 33000 THOMAS

Secretary Buyers introduced this agenda item and turned it over to staff.

Director Christiansen indicated this is a pre-application conference and discussion and review with the Planning Commission on the proposed redevelopment of the Maxfield Training Center. The purpose of the pre-application conference is to discuss the appropriateness of the project and get feedback from the Planning Commission as far as questions or additional materials they may request. He stated that AC Acquisitions, L.L.C., of Farmington Hills has provided a proposed layout of the site plan, building elevations, etc., which are contained in the Commissioners' packets. He indicated the Applicant is present and would like to request to set the Public Hearing for the April 10, 2017 Planning Commission meeting.

Director Christiansen detailed the site plan as it was presented on the screen. He stated the Maxfield Training Center property is owned by the Farmington Public Schools and has frontage on both Thomas and School Street as it comes in. He detailed the history of the site stating it was the original Union School and went through its different uses throughout the years, bringing it to six years ago when its use was discontinued other than periodically. He indicated the school put out a series of RFPs and AC Acquisitions was chosen as the one to go forward with their plans for a residential development.

Secretary Buyers invited the applicant to the podium.

Walter Cohen, Petitioner, and managing member of AC Acquisitions, thanked everyone for coming out to the meeting despite the miserable weather. He provided the Commissioners with a handout which depicted concept pictures of the development which at this time is being called Midtown Park Apartments. He stated the handout presents a fairly accurate rendition by architects McIntosh, Poris and that the site will be cleaned up with use of Brownfield. He informed the Planning Commission that AC Acquisitions has a development similar to the one proposed in Farmington called DuCharme Place on East Lafayette in Detroit. He stated it is a 185 unit development built on concrete pedestal parking and that it is 90 percent complete to date. He invited the Commissioners to make arrangements for a tour of the project. He described the floor plans in detail.

The floor was opened for questions from the Commissioners.

Gronbach inquired about the parking on the ground level.

Gronbach also addressed the façade of the frontage on the street and inquired about mixed use and the Petitioner responded that is not the intent. He then asked the Petitioner his reasoning for making these apartments versus condos and the Petitioner responded that it's difficult to get funding on a building of this size unless all of the units are presold.

Gronbach also asked about the parking garage and if it was dedicated to the apartment complex and the Petitioner responded in the affirmative, stating it would be gated and would require a fob or card for entrance.

Further discussion was held concerning the sidewalk and the access to the park behind the building.

Majoros also addressed the parking issue and park access and Buyers questioned Christiansen on the location of the stairway to the park and Christiansen responded it will all be part of the planning process and that the whole purpose of tonight's presentation is to bring questions out and initiate dialogue and that nothing is finalized until the final plan and many things can change in the interim.

Majoros inquired about the School Street door access and stated concerns about managing traffic flow from refuse collection and delivery trucks and the impact on the residents around it.

Waun queried the Petitioner on guest parking for the tenants of the building.

Buyers asked the Petitioner if there will be screening on the east and west sides of the building for the parking and the Petitioner stated that architectural screens will be used in the parking area to allow ventilation. Buyers then inquired if all sides of the building are all brick and the Petitioner responded that Thomas Street is all brick and the rest is metal material with brick trim and fiber cement.

Buyers then asked if the Petitioner had seen the Downtown Area Plan with the embellishment of Shiawassee Park and the Petitioner responded in the affirmative and further discussion was held.

Christiansen described the need for Farmington Place to have complete traffic circulation for Public Safety and residents.

The Petitioner stated that they want to do everything they can to maintain and enhance the entranceway to downtown and the park and make it special.

Gronbach suggested to the Petitioner that they consider a nice residential look on the side of the building that faces the historical area and not industrial and the Petitioner agreed.

Further discussion was held on the design of the building.

Gronbach then inquired if the current parcel designated as church parking lot will remain the same. Christiansen responded that the lot is owned by the church and the City and the church have had an agreement in place for the City to use that lot for public parking during nonchurch peak periods in exchange for the City maintaining the lot.

The Petitioner stated that at this point in time they are not looking to engage for that lot with this project.

Further discussion was held in reference to parking and traffic flow.

Gronbach then brought up streetscape improvements extending to the front of this complex to tie in with the whole downtown theme.

The Petitioner reassured the Commission that their company is engaged in a lot of urban redevelopment that impacts a lot of people with parking, pedestrian traffic and so forth and that they want to work with the City to find the best resolution and maintain the vitality of the downtown.

MOTION by Majoros, supported by Waun, to move forward with the redevelopment of the Maxfield Training Center, 33000 Thomas, by AC Acquisitions, and schedule the Public Hearing for the next regular Planning Commission Meeting of April 10, 2017.

Motion carried, all ayes.

Buyers thanked the Petitioner.

PUBLIC COMMENT

Doug Gress stated he was present with Carl Miller representing First United Methodist Church and that they are concerned with municipal parking in the area. He indicated the church has been there since 1920 and has enjoyed the opportunity to park another 100 cars in and around the church as well alongside the Maxfield Training Center and that things will be much tighter with the development going in.

Chris Schroer, a 29 year resident on Warner Street and a member of the Historical Commission, stated his concerns about the façade of the building that faces Warner Street, that it not look brand new or industrial as it faces the Historical District, and also stated he is excited to see something happen with the building but has some concerns with traffic to the area.

PLANNING COMMISSION COMMENTS

None heard.

STAFF COMMENTS

Director Christiansen updated the Commissioners on the Capital Improvement Program and the City Master Plan Update which falls under the jurisdiction of the Planning Commission and the repaving of parts of Grand River by MDOT.

ADJOURNMENT

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

The meeting was adjourned at 8:28p.m.

Respectfully submitted,

Secretary

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE FARMINGTON PLANNING COMMISSION WILL HOLD A PUBLIC HEARING AT THE FARMINGTON CITY HALL, 23600 LIBERTY STREET, FARMINGTON, MICHIGAN 48335 ON MONDAY, APRIL 10, 2017 AT 7:00 P.M; ALL PROPERTY OWNERS WITHIN 300 FEET OF THE SITE IN QUESTION ARE NOTIFIED.

LOCATION: 33000 Thomas Street

PARCEL NO.: 23-27-126-004

REVIEW: Consideration of a planned unit development proposal to construct 189 contemporary, loft-style apartments with 236 podium parking spaces on the former Maxfield Training Center site.

APPLICANT: A C Acquisitions, LLC of Farmington Hills

Kevin P. Christiansen, AICP, PCP, Economic and Community Development Director

Publish: March 26, 2017 in the Farmington Observer

Mail: March 24, 2017

PROPERTY OWNER
33205 SHIAWASSEE
FARMINGTON, MI 48336

PROPERTY OWNER
33218 OAKLAND AVENUE
FARMINGTON, MI 48336

PROPERTY OWNER
33212 OAKLAND AVENUE
FARMINGTON, MI 48336

PROPERTY OWNER
33208 OAKLAND AVENUE
FARMINGTON, MI 48336

PROPERTY OWNER
33204 OAKLAND AVENUE
FARMINGTON, MI 48336

PROPERTY OWNER
33221 OAKLAND AVENUE
FARMINGTON, MI 48336

PROPERTY OWNER
33215 OAKLAND AVENUE
FARMINGTON, MI 48336

PROPERTY OWNER
33209 OAKLAND AVENUE
FARMINGTON, MI 48336

PROPERTY OWNER
23625 WARNER STREET
FARMINGTON, MI 48336

PROPERTY OWNER
23617 WARNER STREET
FARMINGTON, MI 48336

FARMINGTON VILLAGE COMPLEX
NU-VEST ASSOC, INC
31000 NORTHWESTERN HIGHWAY, SUITE 200
FARMINGTON HILLS, MI 48334

PROPERTY OWNER
33300 THOMAS STREET
FARMINGTON, MI 48336

GEORGE & JANET CAUDLE
253 MOULIN ROUGE DRIVE
BONNE TERRE, MO 63628

FARMINGTON PLACE
32900 GRAND RIVER AVENUE
FARMINGTON, MI 48336

PROPERTY OWNER
23609 WARNER STREET
FARMINGTON, MI 48336

PROPERTY OWNER
23734 WARNER STREET
FARMINGTON, MI 48336

PROPERTY OWNER
23700 WARNER STREET
FARMINGTON, MI 48336

PROPERTY OWNER
23626 WARNER STREET
FARMINGTON, MI 48336

PROPERTY OWNER
23620 WARNER STREET
FARMINGTON, MI 48336

FIRST UNITED METHODIST CHURCH OF
FARMINGTON
33112 GRAND RIVER AVENUE
FARMINGTON, MI 48336

PROPERTY OWNER
23724 WARNER STREET
FARMINGTON, MI 48336

PROPERTY OWNER
23708 WARNER STREET
FARMINGTON, MI 48336

PROPERTY OWNER
33115 SHIAWASSEE
FARMINGTON, MI 48336

FARMINGTON PUBLIC SCHOOLS
32500 SHIAWASSEE
FARMINGTON, MI 48336

THIBAUT ENTERPRISES, INC
21021 KELLY ROAD
EASTPOINTE, MI 48021

Q CO, LLC
23848 WHITTAKER
FARMINGTON, MI 48335

PROPERTY OWNER
33216 GRAND RIVER AVENUE
FARMINGTON, MI 48336

PROPERTY OWNER
33212 GRAND RIVER AVENUE
FARMINGTON, MI 48336

LOS TRES AMIGOS FARMINGTON, LLC
1322 RENSEN STREET
LANSING, MI 48910

FC FARMINGTON PLACE, LLC
C/O FOREST CITY CAPITAL CORP
50 PUBLIC SQUARE, SUITE 1170
CLEVELAND, OH 44113

LISA COWLEY
1535 CARALEIGH MILLS COURT
RALEIGH, NC 27603

THE GROVES CENTER, LLC
37000 GRAND RIVER AVENUE, SUITE 360
FARMINGTON HILLS, MI 48335

PROPERTY OWNER
33103 THOMAS STREET
FARMINGTON, MI 48336

PROPERTY OWNER
33103 THOMAS STREET, UPPER
FARMINGTON, MI 48336

WOJNAROSKI PROPERTIES, LLC
P.O. BOX 722
FARMINGTON, MI 48332

STATE OF MICHIGAN
DEPARTMENT OF NATURAL RESOURCES
P.O. BOX 30028
LANSING, MI 48909

PROPERTY OWNER
33106 GRAND RIVER AVENUE
FARMINGTON, MI 48336

PROPERTY OWNER
33110 GRAND RIVER AVENUE
FARMINGTON, MI 48336

PROPERTY OWNER
33425 GRAND RIVER AVENUE
FARMINGTON, MI 48336

CARL THOMPSON GAISER
23030 HAWTHORNE
FARMINGTON, MI 48336

PROPERTY OWNER
33004 GRAND RIVER AVENUE
FARMINGTON, MI 48336

C-4 LEASING, LLC
45872 ASHFORD CIRCLE
NOVI, MI 48374

**Farmington Planning Commission
Staff Report**

**Planning Commission
Date:** April 10, 2017

**Reference
Number
8**

Submitted by: Kevin Christiansen, Economic and Community Development Director

Description Public Hearing and Preliminary PUD Planned Unit Development Plan Review – AC Acquisitions, LLC, Maxfield Training Center, 33000 Thomas Street

Background

This item is a scheduled Public Hearing and Preliminary PUD Planned Unit Development Plan review with the Planning Commission on a proposed PUD Planned Unit Development Plan for the redevelopment of the former Maxfield Training Center. At the March 13, 2017 Planning Commission Meeting, the Commission held a pre-application conference (discussion and review) with the applicant on a proposed PUD planned unit development concept plan for the redevelopment of the former Maxfield Training Center. The Planning Commission scheduled the required PUD Public Hearing for the April 10, 2017 meeting as requested (see attached copy of public notice).

The applicant, AC Acquisitions, LLC of Farmington Hills, MI, has submitted a Preliminary PUD Plan for the redevelopment of the former Maxfield Training Center. The preliminary plan includes a conceptual/preliminary site plan, preliminary proposed floor plans and preliminary proposed building elevations. Also attached is an aerial photo of the site and a copy of the March 13, 2017 Planning Commission Pre-Application Conference staff report and draft meeting minutes. The following additional information is attached:

- A PUD site plan planning/conceptual design review letter from OHM Advisors dated April 6, 2017.
- A PUD site plan engineering/conceptual design review letter from OHM Advisors dated April 6, 2017.
- DDA Design Committee Comments from their April 6, 2017 meeting.

The applicant will be at the April 10, 2017 meeting to present the Preliminary PUD Plan to the Commission.

Attachments

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE FARMINGTON PLANNING COMMISSION WILL HOLD A PUBLIC HEARING AT THE FARMINGTON CITY HALL, 23600 LIBERTY STREET, FARMINGTON, MICHIGAN 48335 ON MONDAY, MAY 8, 2017 AT 7:00 P.M; ALL PROPERTY OWNERS WITHIN 300 FEET OF THE SITE IN QUESTION ARE NOTIFIED.

LOCATION: 33000 Thomas Street

PARCEL NO.: 23-27-126-004

REVIEW: Consideration of a planned unit development proposal to construct 189 contemporary, loft-style apartments with 236 podium parking spaces on the former Maxfield Training Center site.

APPLICANT: A C Acquisitions, LLC of Farmington Hills

Kevin P. Christiansen, AICP, PCP, Economic and Community Development Director

Publish: April 23, 2017 in the Farmington Observer

Mail: April 21, 2017

PROPERTY OWNER
33205 SHIAWASSEE
FARMINGTON, MI 48336

PROPERTY OWNER
33218 OAKLAND AVENUE
FARMINGTON, MI 48336

PROPERTY OWNER
33212 OAKLAND AVENUE
FARMINGTON, MI 48336

PROPERTY OWNER
33208 OAKLAND AVENUE
FARMINGTON, MI 48336

PROPERTY OWNER
33204 OAKLAND AVENUE
FARMINGTON, MI 48336

PROPERTY OWNER
33221 OAKLAND AVENUE
FARMINGTON, MI 48336

PROPERTY OWNER
33215 OAKLAND AVENUE
FARMINGTON, MI 48336

PROPERTY OWNER
33209 OAKLAND AVENUE
FARMINGTON, MI 48336

PROPERTY OWNER
23625 WARNER STREET
FARMINGTON, MI 48336

PROPERTY OWNER
23617 WARNER STREET
FARMINGTON, MI 48336

FARMINGTON VILLAGE COMPLEX
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31000 NORTHWESTERN HIGHWAY, SUITE 200
FARMINGTON HILLS, MI 48334

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PROPERTY OWNER
23708 WARNER STREET
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PROPERTY OWNER
33115 SHIAWASSEE
FARMINGTON, MI 48336

FARMINGTON PUBLIC SCHOOLS
32500 SHIAWASSEE
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LISA COWLEY
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FARMINGTON, MI 48336

PROPERTY OWNER
33103 THOMAS STREET, UPPER
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WOJNAROSKI PROPERTIES, LLC
P.O. BOX 722
FARMINGTON, MI 48332

STATE OF MICHIGAN
DEPARTMENT OF NATURAL RESOURCES
P.O. BOX 30028
LANSING, MI 48909

PROPERTY OWNER
33106 GRAND RIVER AVENUE
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33110 GRAND RIVER AVENUE
FARMINGTON, MI 48336

PROPERTY OWNER
33425 GRAND RIVER AVENUE
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CARL THOMPSON GAISER
23030 HAWTHORNE
FARMINGTON, MI 48336

PROPERTY OWNER
33004 GRAND RIVER AVENUE
FARMINGTON, MI 48336

C-4 LEASING, LLC
45872 ASHFORD CIRCLE
NOVI, MI 48374

**Farmington Planning Commission
Staff Report**

**Planning Commission
Date:** May 8, 2017

**Reference
Number
6**

Submitted by: Kevin Christiansen, Economic and Community Development Director

Description Public Hearing for 2018-2023 Capital Improvement Program

Background

This item is to hold the required public hearing for the 2018-2023 Capital Improvement Program. The Capital Improvement Program Steering Committee and City staff have been working diligently on creating the program to incorporate into the upcoming City Master Plan update and are requesting the Planning Commission to hold the public hearing at the May 8, 2017 meeting. At the January 9, 2017 Planning Commission meeting, the Commission scheduled the Public Hearing for the Capital Improvement Program for the March 13, 2017 Planning Commission meeting (see attached copy of meeting minutes and staff report). However, that scheduled public hearing was delayed/not held as City administration requested additional time to prepare and complete the final draft 2018-2023 Capital Improvement Program. Public notice was published for the May 8th meeting and the draft 2018-2023 Capital Improvement Program is now attached for your review.

Attachments



The City of  Founded 1824
FARMINGTON

DRAFT

Capital Improvement Program FY 2018-2023

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Appendix A: Schedule of Capital Improvement Projects

Planning Commission Members

Kenneth Crutcher
Chair

Kenneth Chiara
Vice Chair

Paul Buyers
Secretary

Miriam Kmetzo

Cathi Waun

David J. Gronbach

Steven Majoros

Steering Committee

Organization Representatives

William E. Galvin
Council Representative

Jeffery A. Scott
Corridor Improvement Authority,
Representative

Annette Knowles
Downtown Development Authority
Representative

Jeffery A. Scott
Corridor Improvement Authority
Representative

Steven Majoros
Planning Commission Representative

City Staff

David M. Murphy
City Manager

Christopher M. Weber
Director of Finance & Administration

Frank Demers
Director of Public Safety

Charles J. Eudy
Superintendent of Public Works

Kevin Christiansen
Director of Economic & Community
Development

Amy Norgard
Controller

Lisa McGill
Economic and Community
Development Administrative Assistant

James Gallagher
Intern

CITY OF FARMINGTON

OAKLAND COUNTY, MICHIGAN

PLANNING COMMISSION RESOLUTION No.

At a meeting of the Planning Commission of the City of Farmington, Oakland County Michigan, held on the _____ at City Hall, 23600 Liberty Street, Farmington, Michigan 48336: The following resolution was offered by Planning Commission member___ and supported by___.

WHEREAS, adhering to Michigan P.A. 33 of 2008 and Farmington City Code section 23-39, a Capital Improvement Program (CIP) shall be created for the ensuing six years; and

WHEREAS, the CIP will further the goals of the City to promote the safety, well-being, and general welfare of its residents; and

WHEREAS, the CIP is a road map for future funding and planning of capital improvement projects, not an appropriation of funds and;

WHEREAS, the City has created a number of plans to help guide the creation of a CIP, including, the Farmington Master Plan, the Farmington Recreation Master Plan, the Farmington Vision Plan, the Farmington Downtown Area Plan, the Downtown Master Plan, the Grand River Corridor Vision Plan, the Rouge River Nature Trail Project, and the Orchard Lake & 10 Mile Roads Intersection Report, and;

WHEREAS, the Capital Improvement Program Steering Committee was created to evaluate and finalize the CIP, and;

WHEREAS, appropriate stakeholders including the public, City Council, and the Capital Improvement Plan Steering Committee have developed a comprehensive list of potential capital improvement projects; and

WHEREAS, the components of the CIP have been subject to public hearing, review and a duly noticed full public hearing on_____, therefore;

BE IT RESOLVED, the Capital Improvement Program presented for review on ____, is adopted by the City of Farmington Planning Commission with corrections per the meeting minutes on ____.

AYES:

NAYS:

ABSTENTIONS:

I, SUSAN K. HALBERSTADT, the duly-qualified Clerk of the City of Farmington, Oakland County Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Planning Commission of the City at a duly-called meeting held____.

IN WITNESS WHEREOF, I have hereto affixed by official signature this___ day of_____

SUSAN K. HALBERSTADT, Clerk, City of Farmington

Transmittal Letter

City of Farmington
Planning Commission

March 13, 2017

To the residents of the City of Farmington and all interested parties,

The enclosed Capital Improvement Program (CIP) was created to comply with state and local laws and was adopted by the City Planning Commission on _____. It is designed to do specifically two things: 1. Enhance the public awareness of issues in the community that need to be addressed, and show the residents that the City is actively working towards remedying them; and 2. Increase transparency and efficiency in the budget process.

The CIP is a resource that examines large expenditure capital projects that the City, the residents, and the Planning Commission have identified as improvements of need for safety, usability, or future planning purposes. For each project the plan recognizes a source of funding, and a desired window of completion. Having a comprehensive list of this kind is critical to effective financial and land use planning. This year's CIP identifies a total of 141 projects totaling \$28,018,818.

The CIP is not a plan of projects to be completed; rather it is a list of all potential projects, so that inventory of costs, funding sources and timelines can be easily seen and planning can be accomplished in a proper and logical manner.

This year's CIP process is different from years past. This year a more comprehensive approach was taken to include more projects and more information and then convey that increased information in an easily accessible format.

Several entities were integral to creating the finalized CIP. They are, the residents, the administration of the City of Farmington, the City Council, the Downtown Development Authority, the Grand River Corridor Improvement Authority, the Parking Committee and the Steering Committee. The CIP was developed with their input over the course of several months and with great dedication.

Under the authority and direction of the Michigan Planning Enabling Legislation (Public Act 33 of 2008) The City of Farmington's Planning Commission is pleased to present the Capital Improvement Program FY2018-2023.

Respectfully Submitted,

The City of Farmington Planning Commission.

Introduction

What is a Capital Improvement Program (CIP)?

A Capital Improvement Program (CIP) is a short-term plan for identifying and categorizing large and/or very expensive projects. Like a household's budgeting plan for big-ticket items, a CIP is a city's plan to find funding for projects than cannot be accomplished in one year.

A "Capital Improvement" for the City's purposes here is any improvement that is at least one of the following:

- A purchase or improvement of a facility, system, infrastructure, or piece of equipment that Costs \$10,000 or more, with an expected service life of more than 1 year
- Is a non-recurring expenditure
- Is a study that leads to such purchases

CIP vs City Budget

A Capital Improvement Program is not the same as a city budget. A city budget appropriates funds, a CIP is merely an identification of projects. The CIP assists 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 of the projects in detail and determine estimated costs, timelines and funding sources for each project.

Why Create a CIP?

A Capital Improvement Program is required by state law and City Ordinance. The state law statute is the [Michigan Planning Enabling Act, Act 33 of 2008](#). Section 65 reads, "To further the desirable future development of the local unit of government under the master plan, a planning commission, after adoption of a master plan, shall annually prepare a capital improvements program of public structures and improvements, unless the planning commission is exempted from this requirement by charter or otherwise."

Additionally, Farmington City Code requires a Capital Improvement Plan. [Section 23-39](#) of the Farmington City code states, "The planning commission shall annually prepare a capital improvements program of public structures and improvements, showing those structures and improvements in general order of their priority, for the following six-year period, in accordance with the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3801 et seq."

Benefits of the CIP

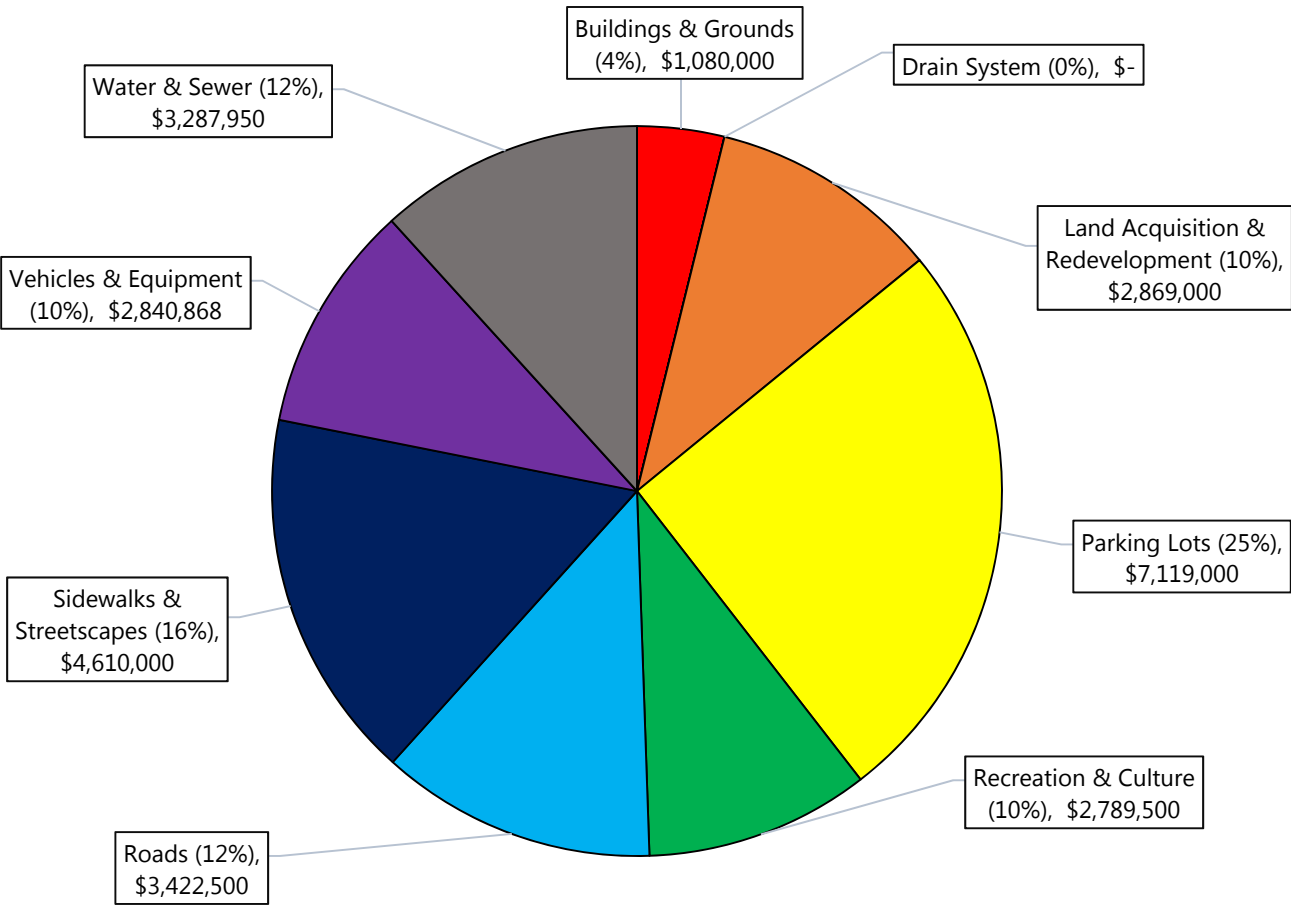
There are many benefits to creating a CIP. Because a CIP is a list of all projects the City has identified, it enables proper planning in a logical manner.

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
- Enhancing the ability to secure grants, reducing the taxpayer burden
- Increasing the likelihood of departmental inter-governmental cooperation, improving continuity and reducing costs
- Encouraging efficient governance

Executive Summary

FY2018-FY2023 Funding Need



Quick View

Total Projects:	141
Total Value:	\$28.0 Million
Projects by Year:	
2018	41
2019	37
2020	41
2021	27
2022	66
2023	33

Program Summary

The CIP identified 141 projects across nine different categories. Some will generate revenue for the City and others will not. But they will all benefit the City in ways seen and unseen. The CIP is guided by the plans and policies that the City has in place, as well as studies, reports and public input.

The following plans were used as a basis for this CIP:

- [City of Farmington Master Plan](#)
- [Parks & Recreation Master Plan](#)
- [Farmington Vision Plan](#)
- [Downtown Area Vision Plan](#)
- [Grand River Corridor Vision Plan](#)
- [Orchard Lake & 10 Mile Roads Intersection Redesign Analysis](#)
- [Rouge River Trail Project](#)

These plans can be found on the City's website www.farmgov.com.

Funding Sources

Various funding sources are needed to accomplish CIP projects, and not all will be completed. As is often the case, project totals exceed available funding. A large portion of the funding for the projects in the CIP comes from the City's General Fund. Additional sources of funding include water and sewer rates for any water and sewer infrastructure projects; and, [Act 51](#) and voter approved millage rates for roads. There are also grants, federal programs and other sources that will help decrease the City's share of the costs.

Currently, the following resources are available on a yearly basis:

- \$450,000 for Roads
- \$350,000 for Water and Sewer
- \$185,000 for Department of Public Works Equipment
- \$90,000 for DDA Eligible Projects

Project Prioritization

Projects are prioritized. Their prioritization is a result of several factors including: need, funding status, citizen safety and well-being, and time restraints. As would be expected, the projects with the higher priority are likely to be accomplished earlier than those with lower priority. Items on the CIP were categorized in terms of priority. Ranked from low to high they are: Desired, Not Necessary → Necessary, Long Term → Necessary, Short Term → Urgent. Within each ranking, a score of 1-5 was assigned with 5 being the highest priority within that ranking.

Capital Improvement Program

The Capital Improvement Program is broken down into nine categories:

- Buildings and Grounds
- Drain System
- Land Acquisition and Redevelopment
- Parking Lots
- Recreation and Culture
- Roads
- Sidewalks and Streetscapes
- Vehicles and Equipment
- Water and Sewer System

These categories each have the most notable projects listed as well as project values by year. To keep this document succinct, not all projects are listed. The full list of projects is in Appendix A. In addition, the appendix spreadsheet includes a total of 10 (ten) years of projects. This document will be updated annually to include new project ideas and remove those that have been completed or are deemed no longer to be necessary. This document is not a directive to spend money, only a tool to guide possible projects by showing their importance level, judged by the community. Not all projects will be completed. Some may never happen, others will.

Buildings & Grounds

Significant Building & Grounds projects include:

Relocation or Renovation of City Hall - City Hall is located near the southwest corner of Grand River Avenue and Farmington Road. Its prime location in the heart of downtown has drawn interest from developers and could lead to significant redevelopment opportunities if City Hall is moved to a new location. If City Hall is not relocated, a funds will be needed to renovate City Hall, including a new roof, windows, HVAC system, and ADA accessible entryways.



Quick View

Total City owned	
Buildings:	14
Total Projects:	8
Total CIP:	\$1,080,000
Projected cost by year:	
2018	\$298,000
2019	\$165,800
2020	\$144,800
2021	\$138,800
2022	\$103,800
2023	\$228,800

Buildings & Grounds - Continued

Significant Building & Grounds projects include:

DPW Building Wall Replacement – in 2016 a portion of the façade on the DPW Building on 9 Mile Road collapsed. There is concern that the remaining façade may also collapse. The City is currently researching alternatives for its replacement.



Mansion Addition Foundation Repairs - For the past several years, the foundation under the Governor Warner Mansion addition at the rear of the house has been deteriorating. As a result, the addition is pulling away from the main building structure creating large cracks in the wall and roof and preventing some of the doors from closing inside the Mansion.



Drain System

Significant Drain System projects include:

There are no significant projects related to the Drain System in the current CIP Plan.

Quick View

Total Projects:	0
Total CIP:	\$0
Projected cost by Year:	
2018	0
2019	0
2020	0
2021	0
2022	0
2023	0

Land Acquisition and Redevelopment

Significant Land Acquisition & Redevelopment projects include:

Land Acquisition and Redevelopment – Several studies have been completed in the last several years that have recommended an increase in the density of the downtown area. In order to increase the density, smaller buildings/land parcels would have to be consolidated. To facilitate the consolidation, the City may have to purchase some of these parcels. These concepts are shown in detail in the Farmington Vision Plan, Downtown Area Vision Plan and Grand River Corridor



Quick View

Total Projects:	2
Total CIP:	\$2,869,000
Projected cost by Year:	
2018	\$369,000
2019	\$-
2020	\$2,500,000
2021	\$-
2022	\$-
2023	\$-

Parking Lots

Significant Parking Lot projects include:

The Downtown Development Authority completed a parking study that was last updated in 2016 to determine parking needs in the downtown. The report [Downtown Farmington Parking Study Update](http://www.downtownfarmington.org) can be found on the Downtown Development Authority's website at www.downtownfarmington.org. The study determined that an additional 429 parking spaces would be required in 5-10 years to support land use densification from retail to restaurant. In order to create 429 parking spaces, a parking structure would need to be constructed.



Quick View

Total city owned parking lots:	7
Total spaces:	779
Total Projects:	9
Total CIP:	\$7,119,000
Projected cost by Year:	
2018	\$5,035,000
2019	\$90,000
2020	\$1,739,000
2021	\$85,000
2022	\$160,000
2023	\$10,000

Parking Lots - Continued

Significant Parking Lot projects include:

The City owns or maintains 23 parking lots, driveways, and alley ways. Routine maintenance of these items is anticipated to cost approximately \$10,000 on an annual basis. Maintenance includes crack sealing, sealcoating, and striping. Occasional resurfacing is also required and the City anticipates needing approximately \$50,000 per year, although more is recommended for the next 6 years to bring the lots up to an adequate standard.

Recreation and Culture

Significant Recreation and Culture projects include:

Shiawassee Park Comprehensive Improvements and Drake Park Comprehensive Improvements - The City's two largest parks, Shiawassee and Drake are in need of maintenance and/or improvement. The City should determine whether to rehab the current park amenities, such as bathrooms, tennis courts, ball fields, etc.; or, completely redesign the parks. Both options are presented in this report. A conceptual drawing for Shiawassee Park is displayed below. The Parks and Recreation Master Plan and the Rouge River Trail Project provide more details related to the Recreation and Culture opportunities in the City of Farmington and surrounding community.



Quick View

City Parks:	6
Total Area:	37.2
Total Projects:	7
Total CIP:	\$2,789,500
Projected cost by Year:	

2018	\$35,000
2019	\$1,529,500
2020	\$1,165,000
2021	\$-
2022	\$60,000
2023	\$-

Roads

Significant Road projects include:

The City levies property taxes of 1 mill for roads. This levy, together with Act 51 Gas and Weight taxes, provide funding to resurface all of the roads in the City of Farmington. Unlike many communities, the City does not special assess for road projects.

Smithfield Street Entrance - The entrance to Chatham Hills Subdivision at Smithfield Street is in need of repair. The entrance has been patched many times and has a number of potholes. In addition, the grading of the entranceway should be modified, and the sidewalk that crosses the entrance should be redesigned to improve safety. This work should be performed in the 2017/18 fiscal year. Projects occurring after 2017/18 are being discussed by the City's Road Committee. Approximately \$600,000 per year is recommended to be spent on roads.



Quick View

Miles of Major Street roads in Farmington: 7.36

Miles of Local Street roads in Farmington: 26.35

Total Projects: 6

Total CIP: \$3,422,500

Projected cost by Year:

2018 \$422,500

2019 \$600,000

2020 \$600,000

2021 \$600,000

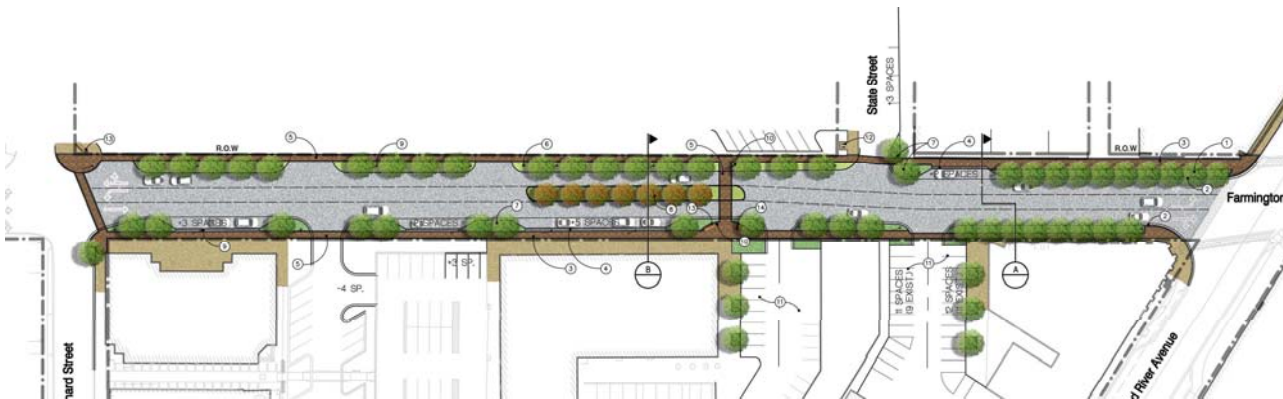
2022 \$600,000

2023 \$600,000

Sidewalks & Streetscapes

Significant Sidewalks & Streetscapes projects include:

Farmington Road Streetscape – The City of Farmington has completed the preliminary engineering for a new streetscape along Farmington Road. A grant was obtained to perform the work, but the City concluded not to provide the matching funds. A grant for this project could likely be obtained in the future and a source for the matching funds would have to be identified.



Quick View

Total CIP: \$4,610,000

Total Projects: 15

Projected cost by Year:

2018	\$30,000
2019	\$230,000
2020	\$100,000
2021	\$3,030,000
2022	\$630,000
2023	\$590,000

Vehicles and Equipment

Significant Vehicle and Equipment projects include:

Replacement of Ladder Fire Truck – The City has one ladder fire truck. The truck was purchased in 1983, and is well beyond its useful life. Replacement parts are very difficult to locate and are frequently purchased from salvage yards and modified by a mechanic. The water pump no longer passes pump testing; the ladder oftentimes does not retract without a mechanic’s assistance; and the truck failed inspection in 2016 and had to be taken out of service for three months while repairs were made.



Quick View

Total CIP: \$2,840,868

Total Projects: 26

Projected cost by Year:

2018 \$930,268

2019 \$487,708

2020 \$365,487

2021 \$277,250

2022 \$377,035

2023 \$403,120

Vehicles and Equipment - Continued

Significant Vehicle and Equipment projects include:

Replacement of Vector Truck – The City has one vector truck. The truck was purchased in 1995 and is well beyond its useful life. The vector is a vital piece of equipment used to clean the 50+ miles of sanitary sewer and has the ability to vacuum out any accumulated debris from a manhole up to a depth of 24 feet. The vector truck is also used during every water main repair project, and to hydro-excavate critical utilities, such as buried gas mains and fiber-optic lines.



Water and Sewer System

Significant Water and Sewer projects include:

Water Tower Painting – The water tower located behind Oakwood Cemetery is in need of painting.



US 16 Drain – The City separated the storm and sanitary sewer systems in the early 1990s. Several homes were inadvertently missed during the separation process and are currently connected to the storm system. These homes will be disconnected from the storm system and connected to the sanitary sewer system.

Quick View

Total Projects:	6
Total CIP:	\$3,287,950
Projected cost by year:	
2018	\$447,500
2019	\$563,500
2020	\$551,750
2021	\$613,500
2022	\$603,600
2023	\$508,100

**City of Farmington
Capital Improvement Plan
Appendix A
Overview**

Project Category	Project Name	Prioritization Rank	Degree (1-5 with 5 the highest)	Funding Source					Fiscal Year Ended June 30								
				City	Fund	Outside	Outside Source	Total	Prior Years City Cost	Future Cost	2018	2019	2020	2021	2022	2023	2024-2027
Recreation and Culture	ADA Accessible Path - Sled Hill to Downtown	Desired, Not Necessary	3	50%	GF	50%	Grant	400,000		400,000							400,000
Recreation and Culture	Rouge River Nature Trail/Park Assessment	Desired, Not Necessary	3	50%	GF	50%	DNR Grant	29,500		29,500		29,500					
Sidewalks and Streetscapes	Grand River Gateway Enhancement	Desired, Not Necessary	3	100%	GF	0%	N/A	40,000		40,000			40,000				
Sidewalks and Streetscapes	Sidewalk Improvements: Grand River West of Farmington Road; Thomas Street; Center Parking Lot; HAWK Signal at Farmington Road; Farmington Road East Side at Grand River Avenue	Desired, Not Necessary	3	100%	DDA	0%	N/A	500,000		500,000					500,000		
Sidewalks and Streetscapes	Sidewalk Widening: Grand River Avenue, South Side Between The Groves Retail Center and The Village Mall	Desired, Not Necessary	3	100%	DDA	0%	N/A	300,000		300,000							300,000
Vehicles and Equipment	Interactive Downtown Directories/Kiosks (4)	Desired, Not Necessary	2	100%	DDA	0%	N/A	50,000		50,000				50,000			
Sidewalks and Streetscapes	Sidewalk Improvements: Connectors from 9 Mile into Downtown, M-5 Underpa	Desired, Not Necessary	2	0%	GF	100%	MDOT	100,000		100,000							100,000
Sidewalks and Streetscapes	Downtown Gateway Enhancements (3)	Desired, Not Necessary	2	100%	DDA	0%	N/A	60,000		60,000						60,000	
Recreation and Culture	Shiawassee Food Truck Park	Desired, Not Necessary	2	50%	GF	50%	Grant	100,000		100,000							100,000
Vehicles and Equipment	Downtown-Wide Public WIFI	Desired, Not Necessary	2	100%	DDA	0%	Spectrum	50,000		50,000			50,000				
Sidewalks and Streetscapes	Slocum Street to Grand River Avenue Non-Motorized Pathway	Desired, Not Necessary	2	100%	DDA	0%	N/A	500,000		500,000						500,000	
Sidewalks and Streetscapes	Arch over Grand River on Bridge	Desired, Not Necessary	2	100%	GF	0%	N/A	100,000		100,000		100,000					
Vehicles and Equipment	Increased Holiday Lighting in DDA	Desired, Not Necessary	2	100%	DDA	0%	N/A	20,000		20,000	10,000	10,000					
Vehicles and Equipment	Study of Autonomous Vehicles/Impact on City	Desired, Not Necessary	1	100%	DDA	0%	N/A	20,000		20,000							20,000
Parking Lots	Parking Lot Pay Station	Under Consideration	3	100%	DDA	0%	N/A	50,000		50,000				50,000			
Vehicles and Equipment	14 Parking Meters on Grand River	Under Consideration	2	100%	DDA	0%	N/A Private	21,000		21,000		21,000					
Vehicles and Equipment	Electric Vehicle Charging Stations (Riley Park)	Under Consideration	1	0%	DDA	100%	Source Private	10,000		10,000						10,000	
Vehicles and Equipment	Electric Vehicle Charging Stations (Grand River at School Street)	Under Consideration	1	0%	DDA	100%	Source	10,000		10,000						10,000	
Buildings and Grounds	Building and Grounds Routine Capital Improvements	Various	Various	Various	Various	Various	Various	1,040,000		1,040,000	53,000	165,800	144,800	138,800	103,800	228,800	205,000
Recreation and Culture	Parks Routine Capital Improvements	Various	Various	Various	Various	Various	Various	210,000		210,000	35,000		115,000		60,000		
Parking Lots	Parking Lot Routine Capital Improvements	Various	Various	Various	Various	Various	Various	699,000		699,000	35,000	90,000	239,000	35,000	160,000	10,000	130,000
Vehicles and Equipment	Public Safety Routine Capital Improvements	Various	Various	Various	Various	Various	Various	656,000		656,000	39,000	75,000	28,000	29,000	125,000	93,000	267,000
Vehicles and Equipment	DPW Equipment Routine Capital Improvements	Various	Various	Various	Various	Various	Various	2,256,614		2,256,614	37,268	361,708	247,487	198,250	252,035	210,120	949,746
Roads	Major and Local Roads Routine Capital Improvements	Various	Various	STREET	Various	Various	Various	5,222,500		5,222,500	422,500	600,000	600,000	600,000	600,000	600,000	2,400,000
Water and Sewer System	Water and Sewer System Routine Capital Improvements	Various	Various	WS	Various	Various	Various	8,795,350		8,795,350	447,500	563,500	551,750	613,500	603,600	508,100	5,507,400
Total								\$ 64,387,964	\$ 90,000	\$ 64,297,964	\$ 7,567,268	\$ 3,666,508	\$ 7,166,037	\$ 4,744,550	\$ 2,534,435	\$ 2,340,020	\$ 36,879,146

**City of Farmington
Capital Improvement Plan
Appendix A
Buildings and Grounds**

Project Category	Project Name	Prioritization Rank	Degree (1-5 with 5 the highest)	Funding Source							Fiscal Year Ended June 30						
				City	Fund	Outside	Outside Source	Total	Prior Years City Cost	Future City Cost	2018	2019	2020	2021	2022	2023	2024-2027
				Buildings and Grounds	HVAC City Hall (1 unit)	Urgent	4	100%	GF	0%	N/A	16,000	-	16,000	16,000		
Buildings and Grounds	DPW Roof Repair	Urgent	4	100%	GF/WS	0%	N/A	10,000	-	10,000	10,000						
Buildings and Grounds	DPW Roof Replacement	Necessary, Short Term	5	100%	GF/WS	0%	N/A	555,000	-	555,000		40,000	115,000	115,000	80,000	205,000	
Buildings and Grounds	Theater HVAC Replacement	Necessary, Short Term	4	100%	Theater	0%	N/A	24,000	-	24,000	12,000	12,000					
Buildings and Grounds	Replacement of Concrete Ramp and Stairs on East Side of City Hall	Necessary, Short Term	4	50%	GF	50%	Grant	60,000	-	60,000		60,000					
Buildings and Grounds	Mansion, Gazebo, Carriage House Roof Repair	Necessary, Short Term	2	100%	GF	0%	N/A	31,000	-	31,000	15,000	10,000	6,000				
Buildings and Grounds	Painting of the Exterior of the Mansion, Gazebo, and Carriage House	Necessary, Short Term	2	100%	GF	0%	N/A	20,000	-	20,000		20,000					
Buildings and Grounds	Resurface Driveway at Cemetery	Necessary, Long Term	4	100%	GF	0%	N/A	25,000	-	25,000							25,000
Buildings and Grounds	Theater Improvements (Roof, Chairs, Carpet, etc.)	Necessary, Long Term	3	100%	Theater	0%	N/A	30,000	-	30,000							30,000
Buildings and Grounds	City Hall Roof Replacement	Necessary, Long Term	3	100%	GF	0%	N/A	150,000	-	150,000							150,000
Buildings and Grounds	HVAC City Hall (5 unit)	Desired, Not Necessary	3	100%	GF	0%	N/A	119,000	-	119,000		23,800	23,800	23,800	23,800	23,800	
TOTAL								\$ 1,040,000	\$ -	\$ 1,040,000	\$ 53,000	\$ 165,800	\$ 144,800	\$ 138,800	\$ 103,800	\$ 228,800	\$ 205,000

**City of Farmington
Capital Improvement Plan
Appendix A
DPW Equipment**

Project Category	Project Name	Prioritization Rank	Degree (1-5 with 5 the highest)	Funding Source							Fiscal Year Ended June 30						
				City	Fund	Outside	Outside Source	Total	Prior Years City Cost	Future City Cost	2018	2019	2020	2021	2022	2023	2024-2027
Vehicles and Equipment	1998 GMC Dump Truck, Plow, Scaper and Spreader	Necessary, Short Term	3	100%	ISF	0%	N/A	236,740	-	236,740					236,740		
Vehicles and Equipment	2014 Ford F-250 4x4 Utility Body	Necessary, Short Term	3	100%	ISF	0%	N/A	37,440	-	37,440				37,440			
Vehicles and Equipment	2005 GMC Pickup w/Plow	Necessary, Short Term	3	100%	ISF	0%	N/A	36,449	-	36,449			36,449				
Vehicles and Equipment	2005 Savanna Van	Necessary, Short Term	3	100%	ISF	0%	N/A	48,100	-	48,100				48,100			
Vehicles and Equipment	Ford 2000 F350 4X4 Pickup 1FTSF31S3YEE26773	Necessary, Short Term	3	100%	ISF	0%	N/A	52,479	-	52,479			52,479				
Vehicles and Equipment	2007 GMC Pickup w/Plow	Necessary, Short Term	3	100%	ISF	0%	N/A	44,200	-	44,200					44,200		
Vehicles and Equipment	1995 Ford Vactor, Md2 2110-c w/Cummins	Necessary, Short Term	3	100%	ISF	0%	N/A	345,960	-	345,960		345,960					
Vehicles and Equipment	1984 Ford Tractor	Necessary, Short Term	3	100%	ISF	0%	N/A	44,880	-	44,880					44,880		
Vehicles and Equipment	Steel ROPS Cab/Hydraulic Broom Sweeper	Necessary, Short Term	3	100%	ISF	0%	N/A	20,400	-	20,400					20,400		
Vehicles and Equipment	Makisha Vibratory Compactor	Necessary, Short Term	3	100%	ISF	0%	N/A	2,541	-	2,541	2,541						
Vehicles and Equipment	1985 Ford Tractor Backhoe w/Breaker	Necessary, Short Term	3	100%	ISF	0%	N/A	127,000	-	127,000			127,000				
Vehicles and Equipment	Scoop Dawg for 1985 Ford	Necessary, Short Term	3	100%	ISF	0%	N/A	3,619	-	3,619			3,619				
Vehicles and Equipment	Fayette Trailer 10 Ton	Necessary, Short Term	3	100%	ISF	0%	N/A	20,400	-	20,400					20,400		
Vehicles and Equipment	Exmark 60" Laser Mower	Necessary, Short Term	3	100%	ISF	0%	N/A	15,295	-	15,295					15,295		
Vehicles and Equipment	2006 Dodge Caravan	Necessary, Short Term	3	100%	ISF	0%	N/A	-	-	-							
Vehicles and Equipment	2014 F-250 4x4 w/Plow	Necessary, Short Term	3	100%	ISF	0%	N/A	-	-	-							
Vehicles and Equipment	Dietz Flashing Arrow	Necessary, Short Term	3	100%	ISF	0%	N/A	7,800	-	7,800				7,800			
Vehicles and Equipment	Stepp SPH 1.2LP Pre-Mix Heater	Necessary, Short Term	3	100%	ISF	0%	N/A	27,200	-	27,200					27,200		
Vehicles and Equipment	Sewer Televising Camera	Necessary, Short Term	3	100%	ISF	0%	N/A	40,800	-	40,800					40,800		
Vehicles and Equipment	Stanley Concrete Breaker (w#26) 50% W&S	Necessary, Short Term	3	100%	ISF	0%	N/A	27,940	-	27,940			27,940				
Vehicles and Equipment	1989 Liberty Landscape Trailer	Necessary, Short Term	3	100%	ISF	0%	N/A	12,240	-	12,240					12,240		
Vehicles and Equipment	Leaf Loader	Necessary, Short Term	3	100%	ISF	0%	N/A	57,200	-	57,200				57,200			
Vehicles and Equipment	Calcote Pedestal Calcium Pre-Wetter	Necessary, Short Term	3	100%	ISF	0%	N/A	10,400	-	10,400				10,400			
Vehicles and Equipment	2015 F-250 (50% W&S)	Necessary, Short Term	3	100%	ISF	0%	N/A	154,406	-	154,406	34,727			37,310		82,369	
Vehicles and Equipment	1994 Bandit Brush Chipper	Necessary, Long Term	3	100%	ISF	0%	N/A	29,000	-	29,000						29,000	
Vehicles and Equipment	2000 GMC Dump Truck,Scrapper,Plow & Spreader	Necessary, Long Term	3	100%	ISF	0%	N/A	252,760	-	252,760						252,760	
Vehicles and Equipment	1996 GMC Dump Truck,Scrapper,Plow & Spreader	Necessary, Long Term	3	100%	ISF	0%	N/A	263,440	-	263,440						263,440	
Vehicles and Equipment	2015 Chevy Express	Necessary, Long Term	3	100%	ISF	0%	N/A	39,893	-	39,893						39,893	
Vehicles and Equipment	Leaf Loader	Necessary, Long Term	3	100%	ISF	0%	N/A	63,800	-	63,800						63,800	

**City of Farmington
Capital Improvement Plan
Appendix A
DPW Equipment**

Project Category	Project Name	Prioritization Rank	Degree (1-5 with 5 the highest)	Funding Source							Fiscal Year Ended June 30						
				City	Fund	Outside	Outside Source	Total	Prior Years City Cost	Future City Cost	2018	2019	2020	2021	2022	2023	2024-2027
				Vehicles and Equipment	2001 MdlD185Q6JD Compressor w/Access	Necessary, Long Term	3	100%	ISF	0%	N/A	20,300	-	20,300			
Vehicles and Equipment	Ver-Mac Flashing Arrow	Necessary, Long Term	3	100%	ISF	0%	N/A	8,700	-	8,700							8,700
Vehicles and Equipment	Caterpillar XN 9WM01504	Necessary, Long Term	3	100%	ISF	0%	N/A	159,850	-	159,850							159,850
Vehicles and Equipment	Lazer Z EFI Mower w/Bagger	Necessary, Long Term	3	100%	ISF	0%	N/A	33,782	-	33,782		15,748					18,034
Vehicles and Equipment	Beuthing Mdl B-60 Tandem Asphalt Roller	Necessary, Long Term	3	100%	ISF	0%	N/A	11,600	-	11,600							11,600
Total		34						2,256,614	-	2,256,614	37,268	361,708	247,487	198,250	252,035	210,120	949,746

**City of Farmington
Capital Improvement Plan
Appendix A
Public Safety Equipment**

Project Category	Project Name	Prioritization Rank	Degree (1-5 with 5 the highest)	Funding Source					Fiscal Year Ended June 30								
				City	Fund	Outside	Outside Source	Total	Prior Years City Cost	Future City Cost	2018	2019	2020	2021	2022	2023	2024-2027
Vehicles and Equipment	Patrol Vehicles	Urgent	5	50%	GF	50%	Drug Forf	299,000	-	299,000	26,000	27,000	28,000	29,000	30,000	31,000	128,000
Vehicles and Equipment	Administration Vehicles	Urgent	4	100%	GF	0%	N/A	76,000	-	76,000		25,000			25,000		26,000
Vehicles and Equipment	Emergency Siren Controls	Necessary, Short Term	4	100%	GF	0%	N/A	36,000	-	36,000							36,000
Vehicles and Equipment	Firearms	Necessary, Short Term	4	80%	GF	20%	Resale	15,000	-	15,000					15,000		
Vehicles and Equipment	Fire Turnout Gear	Necessary, Short Term	3	50%	GF	50%	Grant	55,000	-	55,000					55,000		
Vehicles and Equipment	Defibrillators (AED)	Necessary, Short Term	3	75%	GF	25%	RAP Grant	10,000	-	10,000	5,000						5,000
Vehicles and Equipment	Thermal Imaging Camera	Necessary, Short Term	3	50%	GF	50%	RAP Grant	16,000	-	16,000	8,000						8,000
Technology	In-Car Computers	Necessary, Short Term	3	100%	GF	0%	N/A	18,000	-	18,000							18,000
Vehicles and Equipment	Portable Radios	Necessary, Short Term	2	50%	GF	50%	CLEMIS	23,000	-	23,000		23,000					
Vehicles and Equipment	Self Contained Breathing Apparatus (SCBA)	Necessary, Long Term	3	50%	GF	50%	Grant	80,000	-	80,000							80,000
Technology	Phone Recording System	Necessary, Long Term	2	50%	GF	50%	Drug Forf	18,000	-	18,000							18,000
Technology	Live-Scan Fingerprinting	Necessary, Long Term	2	50%	GF	50%	RAP Grant	10,000	-	10,000							10,000
TOTAL								656,000	-	656,000	39,000	75,000	28,000	29,000	125,000	93,000	267,000

**City of Farmington
Capital Improvement Plan
Appendix A
Parking Lots**

Project Category	Project Name	Prioritization Rank	Degree (1-5 with 5 the highest)	Funding Source							Fiscal Year Ended June 30						
				City	Fund	Outside	Outside Source	Total	Prior Years City Cost	Future City Cost	2018	2019	2020	2021	2022	2023	2024-2027
Parking Lots	Drake Park	Necessary, Short Term	5	100%	GF	0%	N/A	80,000	-	80,000			80,000				
Parking Lots	DPW	Necessary, Short Term	5	100%	GF	0%	N/A	150,000	-	150,000					150,000		
Parking Lots	Downtown Parking Lot	Necessary, Short Term	4	100%	GF/DDA	0%	N/A	100,000	-	100,000	25,000	25,000	25,000	25,000			
Parking Lots	City Hall Horseshoe	Necessary, Short Term	4	100%	GF	0%	N/A	15,000	-	15,000		15,000					
Parking Lots	Parking Lot Maintenance	Necessary, Short Term	4	100%	GF/DDA	0%	N/A	100,000	-	100,000	10,000	10,000	10,000	10,000	10,000	10,000	40,000
Parking Lots	City Hall East	Necessary, Short Term	4	100%	GF	0%	N/A	42,000	-	42,000			42,000				
Parking Lots	Alley East of Farmington	Necessary, Short Term	4	100%	GF/DDA	0%	N/A	42,000	-	42,000			42,000				
Parking Lots	Mailbox/Yoder	Necessary, Short Term	3	100%	GF/DDA	0%	N/A	40,000	-	40,000		40,000					
Parking Lots	Orchard Street	Necessary, Short Term	3	100%	GF/DDA	0%	N/A	40,000	-	40,000			40,000				
Parking Lots	State Street	Necessary, Long Term	3	100%	GF/DDA	0%	N/A	40,000	-	40,000							40,000
Parking Lots	Page's Lot	Necessary, Long Term	2	100%	GF/DDA	0%	N/A	50,000	-	50,000							50,000
TOTAL								699,000	-	699,000	35,000	90,000	239,000	35,000	160,000	10,000	130,000

**City of Farmington
Capital Improvement Plan
Appendix A
Recreation and Culture**

Project Category	Project Name	Prioritization Rank	Degree (1-5 with 5 the highest)	Funding Source					Fiscal Year Ended June 30								
				City	Fund	Outside	Outside Source	Total	Prior Years City Cost	Future City Cost	2018	2019	2020	2021	2022	2023	2024-2027
Recreation and Culture	Ball Diamond Fencing	Necessary, Short Term	5	50%	GF	50%	Grant	25,000	-	25,000	25,000						
Recreation and Culture	Shiawassee Park Play Structure and Wooden Fence Repairs	Necessary, Short Term	4	50%	GF	50%	Grant	25,000	-	25,000				25,000			
Recreation and Culture	Shiawassee Park Restrooms	Necessary, Short Term	1	50%	GF	50%	Grant	20,000	-	20,000				20,000			
Recreation and Culture	Shiawassee Park Pavillion Upgrades	Necessary, Long Term	4	50%	GF	50%	Grant	10,000	-	10,000				10,000			
Recreation and Culture	Park Signage	Necessary, Long Term	1	100%	GF	0%	N/A	10,000	-	10,000	10,000						
Recreation and Culture	Tennis Court-Drake	Desired, Not Necessary	3	50%	GF	50%	Grant	60,000	-	60,000				60,000			
Recreation and Culture	Tennis Court-Shiawassee	Desired, Not Necessary	3	50%	GF	50%	Grant	60,000	-	60,000						60,000	
TOTAL								210,000	-	210,000	35,000	-	115,000	-	60,000	-	-

**City of Farmington
Capital Improvement Plan
Appendix A
Water and Sewer**

Project Category	Project Name	Prioritization Rank	Degree (1-5 with 5 the highest)	Funding Source					Fiscal Year Ended June 30								
				City	Fund	Outside	Outside Source	Total	Prior Years City Cost	Future City Cost	2018	2019	2020	2021	2022	2023	2024-2027
Sewer System	US-16	Urgent	5	100%	WS	0%	N/A	145,000	-	145,000	145,000						
Water System	Meter Software	Urgent	3	100%	WS	0%	N/A	11,000	-	11,000	11,000						
Water System	Frederick Water Main	Necessary, Short Term	5	100%	WS	0%	N/A	247,500	-	247,500		247,500					
Water System	Water Tower Painting	Necessary, Short Term	5	100%	WS	0%	N/A	165,000	-	165,000	165,000						
Water System	Auto Read Meters	Necessary, Short Term	5	100%	WS	0%	N/A	530,000	-	530,000	106,000	106,000	106,000	106,000	106,000		
Sewer System	Belaire Subdivision	Necessary, Short Term	5	100%	WS	0%	N/A	200,000	-	200,000		200,000					
Sewer System	9 Mile Retention Storage Basin Repairs	Necessary, Short Term	5	100%	WS	0%	N/A	34,000	-	34,000			17,000				17,000
Sewer System	Pump Stations	Necessary, Short Term	5	100%	WS	0%	N/A	100,000	-	100,000	10,000	10,000	10,000	10,000	10,000	10,000	40,000
Sewer System	Sewer Replacement Program	Necessary, Short Term	5	100%	WS	0%	N/A	2,000,000	-	2,000,000			250,000	250,000	250,000	250,000	1,000,000
Water System	Portable Electronic Devices	Necessary, Short Term	1	100%	WS	0%	N/A	21,000	-	21,000	10,500						10,500
Water System	Watermain Replacement .2 Miles per Year	Necessary, Long Term	5	100%	WS	0%	N/A	1,841,850	-	1,841,850			168,750	247,500	237,600	237,600	950,400
Water System	Water Tower Watermain	Necessary, Long Term	5	100%	WS	0%	N/A	500,000	-	500,000							500,000
Water System	Water Meter Pit Installation	Necessary, Long Term	5	100%	WS	0%	N/A	750,000	-	750,000							750,000
Sewer System	Belaire Sewer Lining	Necessary, Long Term	5	100%	WS	0%	N/A	2,000,000	-	2,000,000							2,000,000
Sewer System	Chesley Lift Station	Necessary, Long Term	5	100%	WS	0%	N/A	250,000	-	250,000							250,000
TOTAL		15						8,795,350	-	8,795,350	447,500	563,500	551,750	613,500	603,600	508,100	5,507,400

**CITY OF FARMINGTON
PLANNING COMMISSION
NOTICE OF PUBLIC HEARING
MONDAY, MAY 8, 2017
7:00 P.M.**

Please take notice, the Farmington Planning Commission will hold a Public Hearing on Monday, May 8, 2017 at 7:00 p.m. in the Council Chambers located at 23600 Liberty Street, Farmington, MI 48335 to discuss and review the City of Farmington 2018-2023 Capital Improvement Program.

The City of Farmington Capital Improvement Program Steering Committee and City staff have been working diligently the last several months creating a 6-year Capital Improvement Program in order to comply with State statutory requirements and the City's Charter. The program will be incorporated within the City's Master Plan that will be updated later this year.

All interested residents are encouraged to attend the public hearing to be heard, and any written materials concerning the Draft 2018-2023 Capital Improvement Program shall be received and considered.

The Draft 2018-2023 Capital Improvement Program is available for review at Farmington City Hall located at 23600 Liberty Street, Farmington, MI 48335 during regular business hours. A copy is also available for review on the city's website at www.farmgov.com.

Kevin P. Christiansen, AICP, PCP, Economic and Community Development Director

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