

FARMINGTON PLANNING COMMISSION PROCEEDINGS
23600 Liberty Street
Farmington, Michigan
January 10, 2022

Chairperson Majoros called the meeting to order in Council Chambers, 23600 Liberty Street, Farmington, Michigan, at 7:00 p.m. on Monday, January 10, 2021.

ROLL CALL

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

OTHER OFFICIALS PRESENT: Director Christiansen; Recording Secretary Murphy; Beth Saarela, City Attorney; Brian Golden, Director of Media Services; Brian Belesky, Audiovisual Specialist; Matt Parks, OHM Advisors; Special Guests: Pack 45, Longacre Elementary School.

APPROVAL OF AGENDA

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

APPROVAL OF ITEMS ON CONSENT AGENDA

A. December 13, 2021 Minutes

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

ELECTION OF OFFICERS

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

Commissioner Crutcher asked if the existing Board can be maintained and Director Christiansen stated it is appropriate if you so choose to maintain the current slate of officers.

A. Accept Nominations for Chairperson

Motion by Crutcher, supported by Waun, to nominate Steve Majoros as Chairman of the Planning Commission.

Majoros accepted the nomination.

B. Accept Nominations for Vice Chairperson

Motion by Crutcher, supported by Waun, to nominate Geoff Perrot as Vice Chairperson.

Perrot accepted the nomination.

C. Accept Nominations for Secretary

Motion by Crutcher, supported by Waun, to nominate Miriam Kmetzo as Secretary of the Planning Commission.

Kmetzo accepted the nomination.

A roll call vote was taken on the foregoing nominations for the entire slate of officers with the following results:

AYES: Crutcher, Kmetzo, Majoros, Perrot, Waun, Westendorf

NAYS: None

Motion carried, all ayes.

PUBLIC HEARING FOR SPECIAL LAND USE – PROPOSED SAVVY SLIDERS, 22420 FARMINGTON ROAD

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

Director Christiansen stated as you indicated, Mr. Chair, this is a Public Hearing for Special Land Use for the proposed Savvy Sliders at 22420 Farmington Road. A little background, the Applicant/Petitioner Steven Bacall from Bacall Group, LLC and Stonefield Engineering on behalf of Savvy Sliders has submitted a Special Land Use Application to renovate and repurpose the former TCF Bank located at 22420 Farmington Road. A copy of the review letter from OHM Advisors is attached with your staff packet. The existing former bank building is currently vacant. The proposed project will result in interior improvements with façade modifications to the existing building and will include a new reconstructed drive-thru. Exterior building site improvements are also proposed. The existing commercial property is zoned C-2, Community Commercial. Drive-thru establishments are a Special Land Use in the C-2 Community Commercial District. A Public Hearing and Special Land Use and site plan review and approval are required. If you recall, the Planning Commission scheduled the required Public Hearing and the site plan review for this evening back at your December 13th meeting. Again, the Applicant is here this evening to present the Special Land Use and the proposed site plan to the Commission. The purpose of this item this evening is to review the submitted Special Land Use Application and submitted plans for Savvy Slider, conducting the Public Hearing as required.

Majoros asked Christiansen if the Commission will be making a motion to approve or is this purely the Public Hearing and then there will be a subsequent meeting where we'll go through the Special Land Use just so I'm clear.

Christiansen replied that would be up to the Commission, Mr. Chair. The Public Hearing is required, it's been noticed, and that is what is scheduled this evening. The site plan review accompanies the Special Land Use and the Commission can take whatever action it deems necessary.

Christiansen stated this quickly is the aerial photo for the subject property. The subject property is located on the northeast corner of the intersection of Farmington and Nine Mile Road, the former TCF Bank, you can see that here. The Applicant has submitted information regarding the proposed site plan so we'll scroll to that really quick. There is a review letter from OHM that's in your packet, we're going by that right now, but I want to bring this up on screen, in light of the protocol we have in place this evening, I'm going to move back and forth from here and the table but I wanted to bring this up on screen so everybody can have it. This is the set of plans, site improvement plans for the subject property, for Savvy Sliders Restaurant with a drive-thru. And we'll bring up the site plan itself. This is the site plan, actually this is the existing plan, and you'll note a bank building with a drive-thru for the bank. The drive-thru is intended to be removed and then will be replaced with some parking lot changes, changes in circulation, dumpster enclosures, pads and enclosures. The drive-thru will be a window on the side of the building in approximately the same location as the existing bank drive-thru. But the bank canopy and the pneumatic tube drive-thrus will be removed and its place some reconfiguration of the parking lot and then a window alongside the building and stacking accordingly. And this is that site plan right here. So, if it's okay, Mr. Chair, I'll go ahead and leave this up right now and I'll turn it back over to you.

Chairperson Majoros thanked Christiansen and stated I believe the Applicant is here today so if you would like to come up and provide an overview. And I just want to clarify, Mr. Christiansen, the Applicant has seen the letter from OHM, would that be a correct assumption and Christiansen replied yes.

Majoros called the Applicant to the podium. Mitchell Harvey, Stonefield Engineering, representing Steve Bacall came to the podium. He stated what we're proposing here today is kind of a re-use of the current bank building. The bank is 4,000 square feet and what we're looking to do is tear down the canopy and essentially where there's three drive-thrus, one right next to the building and two for the pneumatic tubes, we'll just put one drive-thru lane and a row of parking with our dumpster enclosure there. Beyond that we're just going to be improving the site from a landscape perspective, we're going to be adding some greenspace to the site, adding some new trees, revitalizing the existing wall

that's out there, I know there's some white staining on it so what we would like to do is have a professional mason come out and look at that and come up with some solutions to avoid that and potentially seal the wall. Regarding the site itself, we will have six stacking spaces from where the menu board is and then we'll have an additional three so a grand total of nine stacking spaces which we believe is more than sufficient for this site. Regarding the use itself, I'm not sure how familiar everybody is with the Savvy Sliders but they're kind of a new slider concept that's been coming up in southeast Michigan recently. They have about ten to fifteen locations, there's some in Troy, Sterling Heights area, Macomb, that kind of stuff. And really what they specialize in is fresh sliders using fresh ingredients, kind of different than what you would see with your typical White Castle. You order a meal, they give you a box and there are two decent sized sliders in there, you can order meals, there's vegetarian options, there's fish options, to kind of service the community. Beyond that, we are in receipt of the OHM letter, we're agreeable to a lot of it. There is one thing that I would like to point out. They recommend shutting down egress from this location here, so working with Mr. Christiansen on this site we identified currently this access drive here and this access drive here are full movement for the current bank. You'll notice the left turn movement out of here may potentially be dangerous because you have so much traffic coming up and down Farmington. So, the review letter from OHM said it would also like to shut down this egress point, the only little heartburn we're getting out of that is essentially that would direct all site traffic leaving the site to head northbound on Farmington, and our concern is there is people leaving that want to head south, east or west would have to go up and go onto someone else's property to make that turn to head southbound and then take a right or a left at the intersection here. So, that is something that we'd like to discuss and potentially work through with OHM on some sort of signage or something but we would like to keep it as a full movement drive if the Planning Commission so wishes.

Director Christiansen stated that Mr. Harvey may not be aware of this, we did have dialogue with Mr. Bacall about that and Stonefield as well. When this letter came out in December, it was actually prepared for the prior meeting where the Public Hearing was scheduled and that item was discussed and OHM did realize that that was something they were not going to require and actually it was a little bit inadvertent I think on their part because there was a series of work session meetings that were held and we did discuss ingress and egress quite at length and the only thing that we were concerned about, the City and the consultants and staff, was that turning movement on the northwest corner. so, the one on the southeast corner is not looking to be modified and will remain.

Harvey then stated he would be happy to answer any questions.

Chairperson Majoros said I'd like to clarify one thing, Kevin, so in the notes that we're reading it does say that to demonstrate compliance with Criteria 5, consider altering the

circulation pattern from Nine Mile to accommodate inbound traffic only; if there were to be a motion this evening, it sounds like the Applicant would be consistent with OHM recommendations but we would want to make sure that if we reference the letter, that sounds like something that has been resolved subsequent in meetings with staff and the Applicant and Christiansen replied that is correct.

Having said that, we will open it up for Commissioner comments and then we'll open up the Public Hearing and then decide on the course of action.

Commissioner Crutcher asked where the front door is located and Harvey replied the front door is currently where the front door is to the bank, those two pillars out front, the ADA spaces are here, here's your main entrance.

Crutcher then said your pedestrian pattern of traffic is going to be coming where and Harvey replied it will be coming here. Crutcher then asked isn't the drive-thru coming right in front of that and Harvey replied the driveway does come through here, but most of the parking is over here, so you go out the door and around.

Crutcher then said so your drive-thru traffic is going to be right at your front door and Harvey replied yes, and those last three spaces for stacking. Crutcher then said so the circulation from the sidewalk to the building and Harvey replied if you have the site plan it's where those ADA spaces are, there's a crosswalk that feeds out into Farmington Road and that's our main source of pedestrian traffic, so no one would have to cross the designated drive-thru lane. This existing sidewalk would come up and wrap around to Farmington.

Crutcher asked in looking at the plans, the floor plan you're looking at, and Harvey replied it's dependent on the interior layout, how they're going to do the kitchen and all that kind of stuff, it's not final yet.

MOTION by Crutcher, supported by Kmetzo, unanimously adopted, to open the Public Hearing.

(Public Hearing opened at 7:18 p.m.)

PUBLIC HEARING

No comments heard.

MOTION by Perrot, supported by Waun, unanimously adopted, to close the Public Hearing.

(Public Hearing closed at 7:18 p.m.)

Director Christiansen stated that certainly there are options available to the Planning Commission, to act, to approve, whatever your pleasure is, but Matt Parks is here from OHM Advisors, our City planning and engineering consultant, if there are any questions to the review letter, specific to any site related items, design, planning issues, engineering issues, he is here to answer them. And other than that, yes, it is up to the Commission as to what you choose to do.

Chairperson Majoros opened the floor for questions from the Commissioners.

Commissioner Westendorf asked if we were to approve this evening, the Special Land Use, that's not necessarily approving the site plan, is it?

Christiansen replied the Special Land Use and the site plan go hand in hand. The Special Land Use has specific considerations related to in this case the element that requires that and that's the drive-thru, so the drive-thru, its location, the stacking and how it's configured and those elements related to the Special Land Use. The site plan is also part of it as well, tied together, so any action related to the Special Land Use also then requires action on the site plan as well, tying them together. So, you have a Special Land Use portion, a site plan portion which implements the Special Land Use and tie them together that way, but it would certainly be your choice on how you want to act.

Attorney Saarela stated you have to have specific findings of fact on the Special Land Use.

Christiansen stated and that's actually in the review comments. So, you have a Special Land Use Application, you have a Special Land Use section, and there's Special Land Use items that are laid out in OHM's letter. And if you look at the planning review comments, there are five items that have to be satisfied that are on pages 1 and 2.

Chairperson Majoros stated it's probably worthwhile to hear from OHM briefly, an overview or anything that might be of significance to hear from.

Matt Parks, OHM Advisors, came to the podium. He stated Kevin did a great intro as well as the Applicant, you have our letter dated December 10th. You remember from the last meeting Austin was here to kind of summarize the findings. More or less we reviewed it as a Special Land Use. The Applicant did a good job providing a lot of detail in their packet, so we did supply site plan related comments from a utilities infrastructure, that's kind of my bailiwick as an engineer. There's already existing stormwater management system on site, water and sewer is already existing and as the Applicant referenced and

Kevin did a good job at explaining there is a little bit of confusion in the comments in the planning section, so what we actually discussed is we would want to go ahead and allow left hand turns out onto Farmington Road but actually would permit egress out to Nine Mile, especially heading southbound you could turn left at the light. So, overall I think what they're proposing as far as infrastructure goes meshes in the planning section of the letter. We touch on things such as landscaping and speakers and things like that, so more detailed in nature. If the Planning Commission should move this forward tonight, there would still be what we would call a detailed engineering review where we really get into the nuts and bolts administratively if everything went off as far as the Building Department and Kevin's staff. So, we're comfortable with the use, the property, a lot of the infrastructure is already there, so it's a good re-use for the most part. If there are any questions specific to the letter, I'd be happy to address them.

Majoros thanked Parks and opened the floor up to questions from the Commissioners.

Hearing none, Chairperson Majoros stated this seems like a pretty good re-use, you know, this is unlike some of the things we've seen before where perhaps drive-thrus have neighboring residentials, etc., the traffic flow, the matter seems to have been addressed, it sure feels like we could entertain a motion to perhaps move forward both the Special Land Use for the drive-thru as well as the site plan as noted with some of the things that have been talked about this evening. But I will turn it over to Commissioners for any particular action.

MOTION by Kmetzo, supported by Waun, to approve the Special Land Use for the proposed Savvy Sliders location at 22420 Farmington Road, Farmington, Michigan, with the condition that the comments offered in the letter by OHM dated 12-10-2021 are addressed prior to the submission of the site plan.

Majoros said one question for staff, I believe the motion said Special Land Use, do we need to note Special Land Use and site plan in that motion and as such, would it be so amended?

Christiansen stated I think it would be appropriate then for Commissioner Kmetzo would consider adding to her motion that the proposed Savvy Sliders meets the Special Land Use requirements of Section 35-158 of the City's Zoning Ordinance as outlined in the original letter from OHM and then the site plan requirements that she also alluded to when she made her motion, then that would be inclusive of Special Land Use and site plan.

Kmetzo accepted the Friendly Amendment.

Waun asked if the motion needed to be amended to address the southbound traffic using the Nine Mile entrance?

Christiansen replied what I think you had said and it was noted earlier unless I'm incorrect, is that Item 5 is actually not applicable because that access is going to remain and it's going to be a two-way and the site plan shows that the north access is only going to be one way.

Majoros said we just want to make sure we're in compliance with OHM, that that was noted in there. So, we had an original motion, we had some revisions to that as noted, motion made and supported.

A roll call vote was taken on the foregoing motion and amendment with the following result:

AYES: Crutcher, Kmetzo, Majoros, Perrot, Waun and Westendorf

NAYS: None.

Motion carried, all ayes.

Majoros stated it looks like a good addition to the town, we'll look forward as noted to the detailed engineering and work with the City staff to move along that property.

REVIEW AND DISCUSSION – ZONING ORDINANCE AUDIT

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

Director Christiansen stated as you indicated, this item is a continuation of the Planning Commission's review of the City's Zoning Ordinance and Zoning Audit that has been underway for a number of months to this point. Tonight we're going to take a look at Article 6 which are the City's Office District provisions and also Article 7 which are Commercial District regulations. I did distribute to everyone prior to the meeting, Article 6 and a copy of Article 7. Also included with your staff packets is a review memorandum of these two articles from the City Attorney's office. City Attorney Beth Saarela is here this evening and certainly can take us through that. And as we've done in the preceding meetings to date, we can go through these two sections or handle it in any way that you would like. The Office District provisions aren't too lengthy, the Commercial District article is a little more lengthy, but certainly whatever your pleasure, Mr. Chair.

Majoros stated it might be helpful for the City Attorney to provide an overview, that might be a good place to start and we'll take it from there.

City Attorney Saarela stated we have a memo from my office in your packet basically focusing on Article 6 and 7, the Office and Commercial Districts. You do have areas of focus in your Master Plan, there is Focus Areas 1, 2, 3, 4 and 5, all have elements of these districts, all have these districts within their purview, so what I did is go through and summarize what the goals, the Master Plan goals of those focus areas were as pertaining to the Commercial and Office Zoning Districts within the Focus Areas of the City. So, with respect to Focus Area 1, looking at establishing a gateway to the City and promoting commercial rehabilitation. On Focus Area 2 you're looking to establish another gateway to the City, refurbish existing structures and ensure desired development types are permitted and that's the Drake and Grand River Focus Area. Focus Area 3 which is Orchard Lake and Grand River, the focus for that area is redevelopment of existing structures and increase in mixed use and retail residential uses. Focus Area 4 is East Grand River Avenue and the goal is increase residential and mixed use buildings and to incorporate cohesive building design material that is set by standards. Focus Area 5 which is downtown, the goal is to permit promote infill developments, keep existing buildings productive, and to increase flow densities, promote mixed use retail and residential development. As you look to address all of these focus area issues in these zoning districts, what you're really looking to is do your current uses as listed permit what is needed to address these future goals. So, as we go through the standards you want to look at the uses in those areas to make sure that they adjust the goals and for some of them you're looking at building design materials and whether those need to be adjusted in those focus areas and districts. So, if you have any questions, I'm here to answer them.

Majoros thanked Saarela and turned it back over to staff for a quick overview, are there areas from your expertise, Mr. Christiansen, are there things that should be pointed out and this may be an opportunity for us probably more as we get into Article 7, referring back to the meeting of last week, is this an opportunity to provide some clarity in some of our standards and some of our rules and so probably touch on that if that's a specific example but there may be other things we'll take your guidance as well. A quicky on Article 6 from Kevin and then we'll turn it over to the Commissioners for any comments and then we'll go to number 7.

Christiansen stated the Office and Office Service Districts are individual districts but under the same article. The Office District is more of a standard, traditional, typical office district with office type uses as permitted uses throughout. And you can see that in the list of uses. The Office Service District is intended to be a little broader, it's intended to allow for uses that then kind of require a little more consideration maybe if you want to look at it that way, Special Land Use is more akin to Office Service than in Office and you can see that in the list of uses. Most of the uses, again, you're going to find in both districts, the Office District itself, the O District, is a little more traditional, straightforward, again,

encouraging office uses of a business and professional nature, where the Office Service District generally serves as a transition area between residential and commercial. So, that's why you see the Special Land Use with those uses in the OS when you don't see it in the O. And both districts serve the City well, we've not had any issues, any questions, anything unique, anything proposed to be addressed within either district. Again, you'll note in your working with the City Master Plan that the City Attorney referenced, and also the City Zoning Ordinance, you'll note around our Commercial areas, particularly the downtown, between the residential and then the Central Business District, you find the O and the OS Districts, because again they serve as that transition, particularly OS, it's a buffer type district. So, that's pretty much the City's current situation, scenario, with our Office and Office Service Districts, any questions I'll be happy to answer them.

Majoros said as noted, Kevin, with your position and experience and expertise, do you feel what we've got here has been a great asset to the City, allows us to assess applicants and uses; is there anything in here that you would say would be an area of special note that we should pay attention to or a certain area that we should consider. Again, I go back to last meeting's note about some clarity between the Commercial and Industrial use of a particular use; is there anything like that with your expertise that you want to point out in either Article 6 or Article 7 that we should probably consider.

Christiansen replied no, not specific in Article 6, Mr. Chair, I think the Office and the Office Service Districts both serve the City well as they are currently put together and implemented. We did have one unique circumstance that did come about and I think if you just visualize for a minute the downtown again, and here we are at City Hall, and Liberty Street, and on Liberty Street we have institutional uses here on this east side where we're at, and then the downtown of course on the west side you have office uses, and right behind those uses are residential. And that area across the street on Liberty is an OS and it serves well as a buffer. We did have one single family home in the OS that years ago had actually been converted from a residential use to an office use and there was interest in converting it back to a residential use and in order to do that it did have to go through a special process and it did have to receive approval from the Zoning Board of Appeals in order to do that and I think Mr. Crutcher remembers that. But that was unique and I think based upon the structure here it did work out well because it really protected, safeguarded the City in its current structure. So that was a unique circumstance. Other than that I think both districts serve the City well as they're currently existing in the Ordinance.

Majoros thanked Christiansen and opened the floor for questions from the Commissioners on Article 6. Hearing none, he asked Christiansen to give a brief overview on Article 7 and asked if there are things he'd like to point out or that the Commission should pay particular attention to.

Christiansen replied similarly to the process that we've been going through to date and then the review of the residential districts which we've completed and now the review of the office districts which we've been through this evening, this portion of the Ordinance is very significant with respect to the details in this article and its applicability because Article 7 includes all of the City's Commercial Districts except for that found in the Grand River Corridor which is the Grand River Overlay District. So, we have under Article 7 the CBD, Central Business District, downtown, C-2 Community Commercial, C-3 General Commercial and RO, Redevelopment Overlay districts. And you'll see there's specificity and uniqueness to each one of those areas, each one of those zoning districts within Article 7 and that's laid out in the intent statement and you can see that here on the first page. Then as you go through your list of uses, CBD, C-2, C-3, you'll see permitted and Special Land Use, depending upon where it's located. If it's in downtown CBD or if it's in C-2 which is our Community Commercial or the more intense, more general C-3, and those run along our major thoroughfares for the most part, Grand River, Farmington Road, Orchard Lake, etc. And so you'll see that as you go through the various use types and then you'll see special provisions and this is the unique part of this article is there are unique circumstances relating to types of activities with businesses. The first one here if you happen to look at page 7 at the packet I gave to you is Outdoor Display, the second is Outdoor Storage and then the third one if you go through this and after Outdoor Storage and Display is Outdoor Seating. And you know these are all areas that you as a Commission have had quite an involvement in fairly routinely, particularly most recently the outdoor seating provisions. And so that's something that I just want to point out to you in case there's any issues or concerns because you may recall we just went through a review of a proposed amendment to the outdoor seating provisions to allow for enclosures and allow for the use of outdoor seating more than in season. And our current outdoor seating regulations allow for use of that outdoor seating from April until the end of October every year. And again, you just went through a review of proposed amendments to that section and didn't take any action. You made a determination that you were satisfied with the current provisions as is. So, that's just a point of information. You'll note, too, as you go through, other requirements in here, one of the things we dealt with this evening on page 11, is stacking spaces and other items related to drive-thrus and those specific criteria are here and you actually referenced them this evening. And then if you go through, you get to the lot and yard requirements, there have not really been any issues there, Mr. Chair. And then you'll get to what's very unique and that is page 15, you'll have the Central Business District, nonresidential and mixed use development regulations that you'll have some residential development regulations in the Central Business District and you'll note that in the Central Business District it allows that district quite an array of uses, both commercial and residential but there are specific requirements for that. And then if you go through this section, what you'll see is design criteria. The design criteria relate to the downtown and buildings, in fact, if you look at page 21 of 30, you'll see design standards, architectural standards, that relate to the

fascia of buildings, building design, both façade and also treatments, elements, roof lines, windows, ingress/egress points; these are all standards in the Zoning Ordinance that the City follows when it looks at architecture, construction, and proposed development of the downtown. And we really have not had any concerns, they've actually served the City really well and continue to do so. These are standards that I know that the Downtown Development Authority, the Downtown Development Authority Design Committee, and those that certainly look at development and buildings and repurpose, enhancements, etc., in downtown, take a look at. In fact, you were very much a part of this, whether you might realize it or not, is the Farmington States Savings Bank and the GLP Financial and how all that came about. And the DDA looked at it, the Design Committee, and you as a Planning Commission when there were some façade modifications that were proposed of which is certainly ongoing right now. So, this is a very, very, very important section of this portion of the Ordinance. Other than that, you can continue to go through. You get into parking lot design, like I said the residential design standards in your CBD and there's a little bit of site development in the end but it's a pretty thorough section, Mr. Chair, it's very complete. Those items that I referenced are ones that really have been served well by the current Commercial District's regulations, particularly those in the downtown, so if there's any questions, I'm happy to answer them.

Majoros thanked Christiansen and opened the floor for questions from the Commissioners on Article 7. Hearing none, he stated we've had a chance to look at these in advance and just again as you flip through and reorient, there's nothing in here we haven't seen before and I think they have been very useful. Farmington State Savings Bank is a great example, many others as well and I think that they're very useful guides as we go through the great work that you and the City is doing in developments and in redevelopment. So, I think we feel pretty comfortable. So, I'll be looking for a motion for these and we're just done with this topic and we move on to the next.

Christiansen stated I think as you've done in the past, Mr. Chair, just a comment that you've made and if we have an indication from the Commission really affirming that the current regulations are serving the City well and are certainly satisfactory and doesn't necessitate any amendments or modifications, changes to take place, we can move on.

Commissioner Westendorf stated if memory serves me completely, last month we reviewed a project that wanted to put a questionable use in a C-2, is that something we should address today or is that something that will go down the line, what is the process?

Christiansen replied that's a great question and what you may recall that Commissioner Westendorf is referring to, is the proposed DashMart business that was proposing to locate in Farmington Crossroads Shopping Center that as defined and as they were proposing, fit within our Commercial District, but also based upon what they were

proposing didn't completely fit within the Industrial District either. You might recall we indicated when we were talking about it, and as we went through that review process, that one of the things that could be considered is an amendment to the Ordinance to define that type of use and put together standards for that type of use, whether it would be just general standards or potential consideration of a Special Land Use that would have Special Land Use type standards and so we made note of that and it's something that we will look to come back to you with as we had discussion on it with the Zoning Ordinance Amendment. That at this time certainly we'll get through this audit, but something in the short term but I'm glad you brought that up because it was as a result of what happened last time and it's most likely something that probably needs to be put together and brought into the Ordinance in this section, in this Article.

Chairperson Majoros stated I always appreciate all of the work that you do, Kevin, and the entire City staff do, it makes our jobs up here a little easier and we appreciate the guidance and the counsel and the hard work there.

DISCUSSION OF 2021 PLANNING COMMISSION WORK ITEMS/PROGRAM

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

Director Christiansen stated I did distribute prior to the meeting a copy of the Planning Commission minutes, I believe it was from your January 11, 2021 meeting, which was a meeting one year ago from tonight's meeting. And those minutes reflect your discussion with respect to work items, priorities for the 2021 year that we have just completed. So, what we're looking at this evening is to maybe recap a little bit on 2021 and look at 2022 and what kind of things the Planning Commission would like to take a look at this year. You might recall we talked about a number of things, we talked about certain development projects coming online, we also talked about completing the Master Plan Update so we were going to look to remark on the Zoning Audit and here we are now and we've been doing that for quite a while. So, we do have opportunity certainly to embark upon a couple of things depending on what your interest is aside from our typical business which is consideration of applications that come before the City that you're responsible for as stewards of the City's Master Plan, making sure that's in good stead. Also, too, as part of the Master Plan process, you know that annually the City considers, develops and has public hearings that you hold and approve the six-year Capital Improvement Program and we're just embarking on that, in fact that kind of kicked off for you last month and in fact, the first Steering Committee Meeting was today and so that's moving forward. I anticipate and you might recall with the schedule that you'll have a Public Hearing request in February to schedule the annual Public Hearing for the Capital Improvement Program in March, and you'll consider that then. Subsequent to that our planning tools right now, the City Master Plan last updated in 2020, the other plans that the City has are fairly current

for the most part and that includes the Downtown Master Plan and the Recreation Master Plan, the Grand River Corridor Improvement Authority is and has been working on an update for the Grand River Corridor Vision Plan. I anticipate that once they complete their draft which I anticipate this Thursday, then it will come to you for your consideration and a request for inclusion as part of the City's overall Master Plan, that's an update to that Vision Plan. So, I anticipate that coming before you, certainly the items that we are aware at the forefront of your consideration, one of the most significant is what's going to be the Planned Unit Development consideration and review for the redevelopment of the Maxfield Training Center. There was another follow-up meeting on the status today with the developer/investor Robertson Brothers Homes as to where they're at right now in their due diligence, they did receive an extension of their purchase agreement for four months to continue some much needed additional due diligence and if we get to the point where that's been completed and we're going to continue to move on, they're going to continue their interest going forward, it should be then likely to come before you sometime this spring, so that will certainly be a very, very significant project in this year's program for you. Aside from that, if you take a look around the City, you can see quite a bit and that's very encouraging in light of everything we've been going through for the past while, and the impacts that the City has certainly been having to deal with on a daily basis with respect to the impacts of the Covid pandemic, the impact on businesses, the impact on the community as a whole, all the protocol and everything else, we've really, really worked hard, this community has, this City has, just trying to stay the course and make it through this time and a lot of that has included making sure that our businesses in the community stays strong and so we have a lot of interest in Farmington now and there are proposals I anticipate for redevelopment in the downtown and out of the downtown, aside from the Maxfield Training Center, coming before you, so that's encouraging as well in the coming year. So, those are the kind of things that we anticipate other than some amendments to the Zoning Ordinance that we just finished talking about and after we complete our Audit, there might be a few more things we want to take a look at. I anticipate as a Commission you'll certainly be busy this year with those kind of items.

Chairperson Majoros thanked Christiansen and opened the floor for comments from the Commissioners. Hearing none, he stated we can move on to Item 8 on the agenda.

UPDATE – CURRENT DEVELOPMENT PROJECTS

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

Majoros stated we've seen the Amoco Station at Nine and Farmington really come to fruition here, the work we did on the small four unit plaza, that façade work seems to be almost done and we've seen that, just a lot of goodness happening. But are there any

specific projects or initiatives that you'd like to note, then we'll turn it over to Commissioners as well.

Christiansen thanked Majoros and the efforts of the Planning Commission and their continuing commitment to the community as volunteers, as residents and as stewards of the community's planning and zoning, economic community development, and in particular right now redevelopment in the process, so I can't tell you how much I appreciate all of the hard work that you do individually and collectively as well. It certainly is a pleasure to be able to do that together. And what's very exciting, Mr. Chair, for those in attendance this evening, I know that sometimes public meetings may not be the most interesting or the most entertaining or the most dynamic, but we certainly try to keep it on the positive side and keep things moving forward. Did everybody see that site plan that was on the board earlier? Does everyone know where Ollie's is at, True Value Hardware, the bank across the street that's been vacant for a little bit. It's going to be, if approved this evening, if we get through the process of construction and engineering and building plans and permits, and that's where our consultants come in handy here and Mr. Clarkson is here this evening. But it's going to be a new hamburger, French fries and chicken fingers place, Savvy Sliders, a new place to have food and beverage here in Farmington and that's always pretty exciting, isn't it? So, I hope you guys took a look at that and you got to see what they were doing and that's what the Planning Commission does, it looks at plans like that and consider whether they fit with the City's plan and fit within the rules of the Ordinance we're reading, and if it does, we try to find a way to make it work, so that's pretty exciting. The other stuff, maybe not so much, right, sometimes the ordinance changes and all the rules, but you know what, you have to have good rules, right, in order to make sure that we can do the things we want to do. Good plans and good rules, so it was a pleasure having you guys here tonight, you know, watching what's going on and maybe one day you'll get to be up here or up there or be helping us all out.

Christiansen thanked Troop 345 from Alameda for attending the meeting. He went on to say what's going on in town, everybody can kind of see a lot of things that are taking place. I mentioned the bank, I mentioned this project certainly. You can see the outdoor area, the pergola enclosure for Krazy Crab is going up now and that's very exciting. The landscape area outside which has been set up, certainly that will be completed once the cold weather transitions, I have to believe it's going to be pretty cold the next couple of days. We have that going on. We talked about the Maxfield Training Center, we also have had a lot of involvement with the courthouse property on Ten Mile Road and those homes right now, going from six to eight permits out of the fourteen, that's very encouraging. So that continues on. We do have some work west of downtown, so go down Grand River, you might see old Panera Bread, they've actually been in there now, they have their permits in hand, Panera Bread is going to be repurposed as the New Farmington Grill, so it's going to be kind of a coney island grill, so that is in process right

now. You'll note Tropical Smoothie and that whole shopping center which underwent quite a bit of renovation, that's the World Wide Center, it's now complete and done and they did a really nice job there. And moving down, we see a little bit of activity at Drakeshire Plaza, you're starting to see tenancy beyond what tenant has been in place for the last round, so that's a development update for you, at least re-occupancy going on. And if we go out from there, there's been some activity behind the Comerica Bank, there's some properties there, the old Realtor's Association Building, there's a new center for autism that's coming in there, Sparks Center, and they're repurposing a building back in there, that's for your edification. And then down the way you can see a pretty good almost completion from the basement and the three floors of the retail building, at Freedom Plaza, which is very encouraging. And I can tell you we've had quite a bit of interest recently and dialogue with the owner of the Shell Gas Station and similar

to the Nine Mile Gas Station and the old Clark/Citgo, now Amoco, they are considering demolishing the structures on that site and rebuilding that service station with a brand new building, mixed use building, and new gasoline pumps there as well, so that's pretty encouraging as well. East, we have some interest along Grand River, on a couple properties, the CIA, Grand River Corridor Improvement Authority, is finishing their plan update and you should see re-investment on a parcel by parcel basis, I've had some dialogue with the owners of Uptown Plaza, about redevelopment of that center so that's in process and we have had some new inquiries about The Winery.

Chairperson Majoros opened the floor for comments and questions from the Commissioners.

Commissioner Kmetzo commented that Kevin and his team need to be commended for all the hard work that you do to try to promote Farmington for either residents to move in or businesses to come in.

Christiansen stated he appreciates the comment and it is their pleasure and it's what we're here to do. So, anything that anybody needs or has questions, please don't hesitate to contact us.

PUBLIC COMMENT

Dave Allen, 23724 Warren, inquired if there is a specific sign ordinance related to businesses and also about the Brown Dog.

Christiansen stated that the Brown Dog is a business in downtown Farmington that shut down during the pandemic but have indicated that they are coming back, that they are going to reopen this summer, fall. In their absence, there is a chocolatier using the space.

He went on to address the sign ordinance and stated there is a specific chapter, Chapter 25, in the Code of Ordinances, that relates to signs throughout the City and regulations by Zoning Districts and by type of signs, whether it's a wall sign, whether it is a ground sign, a window sign, a projecting sign, a temporary sign, all of those regulations are in that document. I would encourage you if you haven't to go to the City website, www.farmgov.com and go to the Code of Ordinances and go to Chapter 25 and take a look and see what those regulations include and if you have any questions, you can certainly contact me, my contact information is available on the website in the Economic Development and Planning Department, we have very specific regulations for all of those sign types, in particular for the downtown, both size and location, again, type of sign, number of signs, etc., and what's required. So, take a look and then certainly give me a call and I'll be happy to discuss it.

Mark Pouliot, 23973 Farmington Road, thanked the Commission for allowing Troop Pack 45 to attend the meeting and see how government works firsthand.

PLANNING COMMISSION COMMENT

None heard.

ADJOURNMENT

MOTION by Waun, supported by Crutcher, to adjourn the meeting.
Motion carried, all ayes.

The meeting was adjourned at 8:04 p.m.

Respectfully submitted,

Secretary