



ZONING BOARD OF APPEALS MEETING
Wednesday, June 2, 2021 – 7:00 p.m.
Zoom Meeting
Meeting ID: 898 0739 7423
Passcode: 729237

AGENDA

- 1. Roll Call**
 - A. Define Participating Members**

- 2. Minutes of Previous Meeting of November 4, 2020**

- 3. Minutes of Previous Planning Commission Meetings: November 9, 2020, December 14, 2020, January 11, 2021, February 8, 2021, March 8, 2021, and April 12, 2021 to receive and file.**

- 4. Election of Officers**
 - A. Chairperson**
 - B. Vice Chairperson**
 - C. Secretary**

- 5. APPEAL OF:**
 - Danielle DePew**
23970 Wesley
Farmington, MI 48336

 - Adam & Colleen Regnier**
24055 Gill Rd
Farmington, MI 48335

- 1. Request for a variance from 2 sections of the ordinance pursuant to structures (fences) Chapter 13 in a required front yard open space area. Because these are corner lots (Wesley & Gill Rd) they have two front yards both with a required set back of 25 feet as shown in Zoning Ordinance section 35-73**

- 6. Public Comment**

- 7. Adjournment**

DRAFT

BOARD OF ZONING APPEALS MINUTES

A regular meeting of the Farmington Board of Zoning Appeals was held on Wednesday, November 4, 2020 via Zoom remote technology. Notice of the meeting was posted in compliance with Public Act 1976.

Chairperson Bertin called the meeting to order at 7:00 p.m.

ROLL CALL:

PRESENT: Aren, Bertin, Crutcher, Gensheimer, Pitluk

ABSENT: Schiffman

A quorum of Commissioners was present.

CITY OFFICIALS PRESENT: Building Inspector Bowdell, Recording Secretary Murphy, Brian Golden, Director of Media Services.

APPROVAL OF AGENDA

MOTION by Crutcher, supported by Gensheimer, to approve the agenda as presented.

Motion carried, all ayes.

MINUTES OF PREVIOUS MEETING OF OCTOBER 7, 2020

MOTION by Aren, supported by Crutcher, to approve the minutes of the October 7, 2020 Zoning Board of Appeals meetings.

Motion carried, all ayes.

MINUTES OF PREVIOUS PLANNING COMMISSION MEETING OF SEPTEMBER 14, 2020

The minutes of the previous Planning Commission meeting of September 14, 2020 were received and filed.

ELECTION OF OFFICERS

A. Chairperson

B. Vice Chairperson

C. Secretary

Discussion was held regarding maintaining the current slate of officers.

MOTION by Aren, supported by Pitluk, that the Election of Officers be deferred to the next scheduled meeting of the Zoning Board of Appeals.

Motion carried, all ayes.

BOARD OF ZONING APPEALS MINUTES -2-

APPEAL OF: **Jamie Ryder**
33519 State Street
Farmington, MI 48335

Request for Zoning Use Variance change from OS (Office Service) to R-1 (Single Family Residential).

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

Building Inspector Bowdell stated he was informed by Mr. Christiansen that although the house looks like the house and the one next door, and that he is new here, the house and the one next to it are zoned Office Service, OS. And the Applicant many years ago asked to have or the owner at the time asked to have that changed and now they wish, they're not asking to change the zoning, they're asking to use the home as a residential home in the Office Service District and that takes a use variance because they're going to use it for something other than office. And actually in the Department, we have no problem with this. I mean it looks like a house and if approved it's going to be used as a house and I see no problem with it.

Chairperson Bertin stated that the way that this is written that the Applicant would like to reverse the zoning of this property of OS, back to R-1, Single Family Residential.

Building Inspector Bowdell replied that that must not be worded correctly, the Zoning Board cannot change the zoning, that would have to go to the Planning Commission. That what is before the Zoning Board is that the Applicant is asking to reverse the ability to use it as an R-1. Because remember it was originally a house, they made it into an office, and we want to reverse and go back and use it as a house, but it's still going to be in the Office Service District.

Chairperson Bertin opened the floor up for questions from the Commissioners.

Commissioner Aren asked the Applicant if he was planning on using the building for himself or lease it out.

Petitioner Ryder replied that he is actually going to sell the parcel to his father, that he bought the property in 2004, it was originally a house, he bought it from a single woman with her child, and he bought it as an office because at the time they only had three employees total. It's an awkward layout to be used as an office but it fit to what they were doing at the time and then about seven years ago they move to a different space, it was put up for lease and ran into a lot of problems in getting the property lease because it's in an irregular space. And to be honest, the size that most people if they were going to work out of their own home, they would work out of their own home rather than using it as an office building per se. So we ended up with problems leasing it and we finally got a tenant in there and with everything going on with Covid, they ran seven months behind in rent, finally got them moved out, and my father was living in an apartment in Detroit and I figured it was a good spot for him, he originally helped me paint the building the color you see it now and do the garage in the back, and he's just a guy that cares for things and it seems like the perfect fit for him to be able to walk downtown because I've always loved

BOARD OF ZONING APPEALS MINUTES -3-

Farmington and all of the things the City has going on. So it would be sold to my father.

Crutcher asked if Ryder's father is going to live there or rent it out and Ryder replied his father will be living there.

Crutcher then clarified it would be an Office Service zoning with a nonconforming use.

Building Inspector Bowdell replied the use would be conforming once if the variance is granted, in the district if the variance is granted.

Crutcher then asked if they wanted to use it as an office again, they would just have to come back and ask for the same thing in reverse.

Bowdell replied no, it is Office Service, they could just use it by right, and then say that did happen and then five years later they wanted to reverse it again, they'd be able to reverse it without coming back because the variance has been granted to use it as a home in the Office Service.

Chairperson Bertin asked Bowdell if the variance keeps running with the property then and Bowdell replied that every variance that the Zoning Board grants runs with the property in perpetuity.

Crutcher then confirmed whoever owns the property they can either live in it or use it as an office and Bowdell replied technically, yes

Crutcher then asked if someone were to turn this house down, would that still apply and Bowdell replied no, that the way he reads that ordinance, it's interesting that he says that, but the way he reads the ordinance it says at the time of the adoption of this ordinance, so if they tear the structure down and now if all of a sudden someone builds an office building there, certainly you're not going to let them use it as an office, I think it changes at that point.

Crutcher then asked if they would have to come before the ZBA and ask for a variance and Bowdell replied yes, because at that point it's no longer a house.

Crutcher then stated it makes sense to allow the value of the property to be maintained as an office use even though someone can still live in it.

Building Inspector Bowdell responded that at the end of the day today and what's going on today that not just because of Covid but in general, there are more and more businesses not needing office space. There are a lot, and I know when I worked in another community and it was a big community, that I told the City Manager you better fix your zoning because all of your humungous office buildings are going to turn into half condominiums one day. Because you just don't need the same office space that you did before because people work virtually, so all in all probably in the best interest of the property being it's already zoned OS, would be to allow the residential use in the building while it's still standing.

BOARD OF ZONING APPEALS MINUTES -4-

Pitluk asked if this was a residential prior to the ordinance going into effect and Bowdell replied yes.

Pitluk then said it makes sense to grant this since the use of office space is dwindling.

Chairperson Bertin stated he has no problem with this request.

Crutcher asked Bowdell if there were any considerations to be taken into account and Bowdell replied that it should be stipulated that if the building were to be completely removed or substantially naturally they would have to go back and rezone or ask again for a variance, if they wanted to include that as a condition they could.

Further discussion was held.

MOTION by Crutcher, supported by Aren, to approve the request for a use variance for Jamie Ryder, 33519 State Street, for the following reasons and findings of fact:

1. That the use variance would have no detrimental effect on the adjoining properties.

MOTION carried, all ayes.

PUBLIC COMMENT

None heard.

MOTION by Pitluk, supported by Crutcher, to adjourn the meeting at 7:32 p.m.
Motion carried, all ayes.

The meeting adjourned at 7:32 p.m.

Matthew Schiffman, Secretary

FARMINGTON PLANNING COMMISSION PROCEEDINGS
23600 Liberty Street
Farmington, Michigan
November 9, 2020

Chairperson Crutcher called the Meeting to order via Zoom remote technology at 7:03 p.m. on Monday, November 9, 2020.

ROLL CALL

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

OTHER OFFICIALS PRESENT: Director Christiansen, Building Inspector Bowdell, Recording Secretary Murphy, Brian Golden, Director of Media Services.

APPROVAL OF AGENDA

MOTION by Perrot, supported by Westendorf, to approve the Agenda.
Motion carried, all ayes.

APPROVAL OF ITEMS ON CONSENT AGENDA

A. September 14, 2020 minutes

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

SITE PLAN REVIEW – CONSIDERATION TO APPROVE DETACHED GARAGE ADDITION, 23812 FARMINGTON ROAD

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

Director Christiansen stated this item is a site plan review for a detached garage addition for the property located at 23812 Farmington Road. As background, as indicated in your staff packet, the staff report, Article 13 of the Zoning Ordinance, the site plan review Section 31-152, use is subject to review, specifies uses subject to site plan review and approval. Construction, renovation and expansion of buildings and structures within the City of Farmington's Historic District are subject to review by the Planning Commission. The Zoning Ordinance further states prior to submittal of the site plan to the Planning Commission shall be submitted to the City's Historical Commission for review and comment. The City received an application from Mr. Kevin Mulcahy at 23812 Farmington Road to remove an existing detached garage and to construct a new detached garage addition for the existing single-family residence located in the City of Farmington's Historic District. The design and location of the new detached garage is shown on the attached information submitted by Mr. Mulcahy. The Historical Commission has reviewed the plan

City of Farmington Planning Commission
November 9, 2020

Page 2

and has provided their recommendation, a copy of which is attached. The responsibility of the Planning Commission is to review the site plan for the proposed detached garage addition. The Economic and Community Development Department has reviewed the dimensional aspects of the plan and it indicated that it meets the requirements of the Zoning Ordinance. If you look through your packet, there's an aerial photograph showing the property that is the subject property this evening. The Historical Commission, as I indicated in the staff report, met on October 22, 2020, considered the garage addition and replacement of the existing detached garage at 23812 Farmington Road. They indicated that the existing garage is past its useful life and is unusable. The Historical Commission recommended approval of the design of the proposed two-car garage, they felt the shape and size is appropriate, the vinyl shake siding resembles the design of the house. They had one suggestion and their suggestion was ask the homeowner to consider a Craftsman style garage door if it's affordable and within his budget. Other than that, that was their recommendation. The application and the attached information that was submitted by Mr. Mulcahy who is here this evening to present his application and if the Planning Commission has any questions.

Chairperson Crutcher asked the Applicant if he wanted to add anything.

Applicant Kevin Mulcahy, 23812 Farmington Road, stated that he and his wife have lived in downtown Farmington since December of 2006, so they're about to enter their 14th year anniversary here. And for this whole time have never parked inside a garage before, so we're pretty excited for the hope of replacing what we considered to be the biggest eyesore in downtown Farmington which is our garage. We've been saving for quite a while and we have plans sketched out, we have hired a builder, and we're really excited to move forward with this project. We met a few times with the City, we've met with the Historical Commission and we're ready to go. So I'm pretty excited on our end, too, to have a functioning garage. One of the things the Historical Commission had said is it had lived out its expected lifetime.

Chairperson Crutcher opened the floor for questions from the Commissioners.

Commissioner Majoros stated it's pretty straightforward.

Commissioner Perrot said it's cleared the hurdle of the Historical Commission so it sounds like the Petitioner is in good shape.

Crutcher stated it doesn't seem like the Petitioner is replacing it with anything that is out of character and the Historical Commission seems to be good with it.

Mulcahy replied they do plan to take their advice with the Craftsman style door.

City of Farmington Planning Commission

November 9, 2020

Page 3

Commissioner Westendorf asked if the Planning Commission is reviewing this through the eyes of the ordinance, whereas the Historic Commission was reviewing it through the eyes of it being subject to their standards.

Christiansen replied that is not exactly true because they don't have those standards as adopted design standards that they follow, however they do follow recommendations and suggestions and refer to them, yes, and have for a long time. Their authority is spelled out in the Historic District portion of the ordinance, and they're entrusted with reviewing and making recommendation on any construction within the Historic District, however, their authority isn't, as established here in Farmington, binding, it is advisory and they do provide recommendation and sometimes with recommendations, suggestions, conditions of their support and a lot of time it's design and they will refer to those standards, if that answers your question.

Commissioner Majoros said just to clarify, we're not looking at anything here from a footprint standard, is that encroaching on left side, right side, it all fits within acceptable setbacks and all the usual setbacks and Christiansen replied that's correct, the last sentence of the staff report that I read, the Economic Community Development Department had reviewed it and it meets all Zoning Ordinance requirements and that includes all spatial requirements.

MOTION by Majoros, supported by Mantey, to approve the site plan review of the detached garage addition at 23812 Farmington Road, in accordance with the information as outlined by staff with appreciation for the homeowner's consideration of the Historic Commission's recommendation about the Craftsman style garage door.

Motion carried, all ayes.

The Applicant thanked the Commission.

DISCUSSION OF 2022/2027 CAPITAL IMPROVEMENT PROGRAM

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

Director Christiansen stated he thinks most of the Commissioners are familiar with the City of Farmington Capital Improvement Program and the process that the City goes through annually in preparing and in presenting and reviewing and adopting the Capital of the Planning Commission's responsibilities and that is to appoint a Planning Commission member as a representative on the annual Capital Improvement Program Steering Committee and then to take a look at the Capital Improvement Program and have a brief overview and then know that we have a calendar that we need to take a look at and following that calendar then, be mindful of what the milestones, the timeline is with respect to this year's Capital Improvement Program regarding the Planning Commission's

City of Farmington Planning Commission

November 9, 2020

Page 4

responsibility, so meetings, consideration, recommendations, scheduling and holding the required Public Hearing which is the Planning Commission's responsibility and then to holding that Public Hearing, act on the draft plan, making a recommendation and forwarding that recommendation on to City Council. So with that, Mr. Chair, again as has been the past history and the action required by the Planning Commission is to appoint a member of the Commission this evening to the Steering Committee and then we can have a little discussion and answer questions regarding what is now 2022/2027 six year City of Farmington Capital Improvement Program.

Chairperson Crutcher stated that Commissioner Majoros held the position before and Majoros replied he has been the appointee for four years or so and that he is certainly willing to keep it from a continuity standpoint, there is some history there to the process and to the input, etc., it's not a daunting responsibility but there are some incremental meetings where you meet with the staff and other subject matter experts to kind of walk through items and you basically present recaps and findings to keep our board updated and to pass along any feedback and I try to take the plans and talk about what some of the important issues are. I think we all have extra projects on the Planning Commission and that this one has been mine and I'm willing to do it, but if someone else wants to learn the process or take it on, it's fine by me but I'm very willing to do it from a continuity standpoint.

MOTION by Perrot, seconded by Westendorf, to appoint Steve Majoros as the Planning Commission's representative to the 2022/2027 Capital Improvement Program Steering Committee.

Motion carried, all ayes.

Director Christiansen stated that Commissioner Majoros has served in that position and basically contributed very significantly, he's done an exemplary job, he's been a very valuable member of the Capital Improvement Program Steering Committee and thanked the Commission for appointing him, his service and also his experience are invaluable.

Christiansen then went over the calendar and timeline of the Capital Improvement Program Steering Committee.

Commissioner Majoros asked if the CIP had taken into consideration the impact of Covid on its plan and Christiansen replied no, to the best of his knowledge in everything that he has participated with and where this is at right now there has not been any detailed dialogue other than with City management and Administration regarding the 2022/2027 Capital Improvement Program and any focus on the impact of the Covid impact as it relates to the CIP but that he believes that will be part of it as they're just getting into this right now. But certainly there's going to be a lot of things to be considered, what are the priorities, what are the items that need to be focused on from an infrastructure

perspective, certainly from an operational perspective, certainly from a City assets, maintenance, stability, other sorts of things. There's a lot of things that are being considered right now. You look at what's happened over the summertime and now it's moving into fall and into the wintertime with respect to in the downtown and Council's support via two resolutions of expanded outdoor gathering areas and spaces, outdoor dining expansion through the summertime, and then a second resolution approving it through the wintertime with a creation and a focus on social distancing. The DDA and the DDA Executive Director Knight being very focused in working with Council through that now, how does that all get facilitated, what are some of the needs for that, infrastructure needs, etc., so all that is on the plate. So there's a lot of things. If you look at this chart the quick view is in the 2021/2026 CIP there were 117 projects approved at a total of 28.3 million dollars and then allocated over the six years you can see those dollar values by year and you can see in this pie chart where the funding needs were identified and are in the CIP. And you can see that the majority of the funding allocated in this six-year plan is for significant infrastructure type projects related to roads, water and sewer, sidewalks and streetscapes, and then capital purchases related to equipment. The other areas are recreation and culture, parking lot, land acquisition and development, buildings and grounds and then our drainage system. And if we want to go through this and as you're aware, each one of these funding areas is broken apart in detail with line items that then add up to the overall project funding for each one of these areas that is shown. So there's going to be quite a bit of dialogue I anticipate related to what are the priorities right now as it relates to Covid, Covid pandemic, where are we going from here, what are the needs, what they might be. One of the areas that I have been very, very involved in, helping our business community become supported by is personal protection equipment, PPE. And I know Public Safety absolutely is very involved with that, I have been very involved with it with the DDA Executive Director again, helping out the community businesses, that's an area of concern and discussion. What do we do, what are our priorities there, do we need to look at other sorts of equipment and providing that here in the community and how is that going to be done. And then it relates to other things as I indicated we're looking at using our public spaces for social gathering. That has to be facilitated and there's a lot of other things that have to be moved forward with and provided to make that happen. So, great question, haven't had a lot of dialogue yet but certainly prepared to do so, that's why we're trying to get a leg up a little bit early this year as well with where we're at with the 2022/2027 Capital Improvement Program.

Majoros said what the Steering Committee does might affect the prioritization because part of what we've talked about too is the tenants we use of how we submit our input was we talked about first priorities were going to be fundamental City services, police, fire, etc., things, infrastructure. We talked about potential projects that could have sources of co-funding were sometime prioritized a little bit more than something that was if we can get grant money or whatever to get something done versus a project that was 100% City funded, but the point is the pandemic might have dried up some of those potential

City of Farmington Planning Commission

November 9, 2020

Page 6

matching funds, so this is the kind of things we will be thinking of over the next couple months.

Director Christiansen indicated the Planning Commission should come back at the next meeting in December with recommendations for what they'd like to see regarding the 2022/2027 and talk about items in the 2021/2026 and give an evaluation and assessment of what has been implemented so that you can see what's been implemented in the current plan and what hasn't been implemented, where it sits in terms of timeline and funding, funding sources and prioritization, so we'll look to do that thirty days from now. But if you'll be prepared for the December meeting, take a look at this between now and then and any questions you may have please don't hesitate to contact me or to ask.

PUBLIC COMMENT

None heard.

PLANNING COMMISSION COMMENTS

Director Christiansen gave an update on current and upcoming projects in the City.

ADJOURNMENT

MOTION by Perrot, supported by Majoros, to adjourn the meeting.
Motion carried, all ayes.

The meeting was adjourned at 7:51 p.m.

Respectfully submitted,

Secretary

FARMINGTON PLANNING COMMISSION PROCEEDINGS
23600 Liberty Street
Farmington, Michigan
December 14, 2020

Chairperson Crutcher called the Meeting to order via Zoom remote technology at 7:00 p.m. on Monday, December 14, 2020.

ROLL CALL

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

OTHER OFFICIALS PRESENT: Director Christiansen, Recording Secretary Murphy, Brian Golden, Director of Media Services.

APPROVAL OF AGENDA

MOTION by Kmetzo, supported by Perrot, to approve the Agenda.
Motion carried, all ayes.

APPROVAL OF ITEMS ON CONSENT AGENDA

A. November 9, 2020 minutes

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

DISCUSSION OF THE 2022/2027 CAPITAL IMPROVEMENT PROGRAM

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

Director Christiansen stated the first item on the screen is the calendar for Fiscal Year 2022/2027 Capital Improvement Program process. And this is the annual calendar that I think most of you are familiar with that the City utilizes for developing and moving through a process for the establishment and approval of the six-year Capital Improvement Program that the City annually puts together. And as all of us are aware, the City is required to update the Capital Improvement Program annually and that's in accordance with the requirements of the Michigan Planning Enabling Act, the State statute specific to municipal planning. And the Michigan Planning Enabling Act which provides for the Planning Commission and also for the process related to the City's planning efforts and more specifically the City's Master Plan. As I think everyone is aware, the Master Plan includes an implementation tool which is the Capital Improvement Program or part of the implementation is utilizing the Capital Improvement Program. So this calendar is put together by the Finance Director and Administration and lays out what the timeline is for this year's six-year Capital Improvement Program which is 2022/2027. So, you might

City of Farmington Planning Commission

December 14, 2020

Page 2

recall back in November the Planning Commission as is requested in the City's process, appointed a representative to the City's CIP Steering Committee and that representative is Mr. Majoros. Unfortunately, he is not able to join us this evening but if you did have a chance to look at his email he said he thinks we're off to a good start, that things are in good hands and that the plan right now as currently exists, the 2021/2026 is still very valid, very reflective of the City's overall Capital Improvement Program goals. So, again, November you appointed Mr. Majoros. We are now in December, tonight, December 14th, the Planning Commission's responsibility this evening is to formalize items for submission to the CIP Steering Committee. If you go to the next screen, I think we can scroll up if that is possible or scroll down, I guess, and that will then show submittals and the next responsibility of the Planning Commission is March 8th, we're in December and that's in March. Well, what happens between now and then. Between now and then is when the 2022/2027 plan, the draft plan, gets developed. And that's what the responsibility of the Steering Committee is. With each of the Board or Commission's input. So, Mr. Majoros will take the Planning Commission's input to the Steering Committee and you'll see that there's a draft that will be put together and the draft then that is put together will be done by the CIP Steering Committee and they are scheduled to meet January 4th, January 7th. If between now and that time and as the Planning Commission moves forward with its responsibilities, because under the State statute the Planning Commission being the steward, the shepherd if you will of the Master Plan, is responsible for the Public Hearing for the Capital Improvement Program and then acting on the draft program and forwarding it to City Council. So the Planning Commission at the February 8th meeting is scheduled to set the Public Hearing for March 8th. At the March 8th meeting, you see in green, the Planning Commission will meet to hold the Public Hearing if that's what the Planning Commission chooses to do and in accordance with this schedule, possibly approve the plan. If you don't approve the plan on that date, there's an alternative date to do that and that is April 12th. Once the Planning Commission acts on the CIP and moves it forward to the Council, you'll see in blue here, the Council then continues on with the CIP as part of the overall budget process for the City and that would be for the 2021/2022 budget. And the CIP again is a six-year plan for 2022/2027. As I was indicating, if there's any input that anyone wants to make, whether it's this evening as we're scheduled and now talking about, or any time during this whole process, please don't hesitate to do so. Either together with the Commission and we meet, and/or to Mr. Majoros, and/or we can share things electronically and move it forward. You'll see again the CIP is going to be working as a work group in January, February, so if there's something that you are wanting to have included and maybe you're not thinking about it today or maybe it's something that evolves over the next little while, please, there's ample time to do that over the next several months.

So, with that, the purpose of this item tonight is aside from reaffirming this schedule and your role, let's take a look at the current Capital Improvement Program, which is the City of Farmington Capital Improvement Program, Fiscal Year 2021/2026. So this is the

City of Farmington Planning Commission

December 14, 2020

Page 3

document which is the current plan and this was created in accordance with the same schedule last year. This is the beginning pages; this is the resolution that you moved forward with last year. And if we look at this, you'll see again the Michigan Planning Enabling Act specifies the requirements of the Capital Improvement Program and their responsibilities. And the responsibility of the Planning Commission of the community is to schedule and hold the required Public Hearing and to act on the annual Capital Improvement Program as presented. And your action as included is an approval of the resolution and this is that resolution which is included annually in the document. And if you just look at this here, you'll just see whereas adhering to Michigan Public Act 33 of 2008, the Capital Improvement Program shall be created for the ensuing six years. The CIP will further the goals of the City, to promote the safety, well-being and general welfare of its residents. The CIP is a roadmap for future funding and planning of Capital Improvement projects and not an appropriation of funds. So it's not a budget, but it is a guide, it's a roadmap. The City creates the CIP or this resolution is created the number of plans to help guide the creation of the CIP including and you reference the plans here. And they're even in the CIP document including the Master Plan, the Recreation Master Plan, the City Vision Plan, the Downtown Area Plan, the Downtown Master Plan, the Grand River Corridor Vision Plan, the Rouge River Project, and the Orchard Lake and Ten Mile Roads Intersection report. So all of that is part of this Comprehensive Master Plan Program which includes the Capital Improvement Program.

The Capital Improvement Program Steering Committee was created to evaluate and finalize the CIP, appropriate stakeholders according to the public, City Administration, Council have been involved, they have developed this comprehensive list of potential Capital Improvement projects, the components in this resolution have been found to have been subject to a Public Hearing which has been held, and then the Commission's action was to adopt the CIP and again forward it to City Council. So this is pretty much the reflection in this resolution of all of your responsibilities, the reasons why, and the action that you took.

So, as we move on, there's a transmittal letter, we talked about what is the Capital Improvement Program, again, we know that the purpose of the CIP is any improvement that meets one of the following criteria: a purpose or improvement of a facility, system, infrastructure, piece of equipment that costs \$10,000.00 or more with an expected service life of more than one year; is a non-recurring expenditure in the study that leads to such purposes. So pretty straightforward criteria. CIP versus City budget, again, it's not a budget, it is identification of projects, equipment and other capital related elements that is of interest in acquiring or moving forward with.

Why create a CIP? Again, it's the State statute that we referred to, Public Act 33 of 2008. Benefits of the CIP: The program can be used in many different ways. The plan is certainly an identification of all the projects and we'll look at what these are in a minute

here. The benefits also include calling attention to community deficiencies, providing a means to correct them, identifying long and short term expenditures which greatly improves the budgeting process and efficiency, enhances the ability to secure grants, reducing the taxpayer burden, increases the likelihood of governmental cooperation, improving continuity, reducing costs, and encourages efficient governance. So, significant benefits.

This is a very important graphic. This is the Executive Summary, kind of a snapshot, an overview. You'll see in the pie chart that the 2021/2026 CIP which is the current program plan, identifies various subject areas by category. The categories that really are the ones that require the most focus and have the greatest number of projects and expenditures identified are infrastructure projects: roads, sidewalks, streetscapes, water and sewers, drains. Then you'll see other category areas that include other projects related to buildings and grounds, land acquisition and redevelopment, recreation and culture, parking lots, vehicles and equipment. But you can see the largest three really are roads, sidewalks, streetscapes and water and sewer. If you look over at the quick view, this six-year plan that we're currently under, identified 117 total projects at a total project value of \$28.3 million dollars. And those projects that are grouped and broken down by year, you can see the expenditure by year. So, it's a pretty significant list of projects that are a pretty significant expenditure level. But without this, we don't have this roadmap, this guide for which to follow. So, a very important tool to have. And the Planning Commission has had some level of input in almost every one of these as a Planning Commission. So, again, your responsibilities are very significant under Public Act 33 of 2008 with respect to the role that you have as Commissioners, the responsibilities of the Planning Commission, the responsibilities that you have with the City's Master Plan and certainly here in this case the City's Capital Improvement Program. You'll note funding sources area also part of this of course because the projects being identified have a priority identification with this, whether it is immediate or a must-have spelled out and then it has sources and it has timelines, so we'll take a look at those real quickly.

So, again, there's project prioritization and then the Capital Improvement Program, projects and priorities, and then they are ranked in terms of their priority, whether it's currently under construction, desired not necessary, necessary long term, necessary short term, or urgent and that's all involved over time. The categories as we saw in the pie chart in the Executive Summary again, buildings and grounds, drains systems, land acquisitions and redevelopment, parking lots, recreation and culture, roads, sidewalks, streetscapes, vehicles and equipment, water and sewer system. So this is a format, at tool taken over time, it's the one that we're looking to continue with as a community. Your responsibilities here are to help guide in this process and to fulfill your obligation, your role as Planning Commissioners, as the Planning Commission as a whole, so if we move forward this is just a quick overview of one of the nine category areas in the plan, and we won't look at everyone of these, it just identifies just a quick view of the total expenditures

City of Farmington Planning Commission

December 14, 2020

Page 5

that are anticipated and planned out in the six-year program. And then the projected cost per year. And then it goes to a little bit of identification. And if you keep scrolling through, you'll see all these other categories as well, we won't look at every one of these, the categories are and they kind of stay consistent, and again the idea is not to change the plan, but to review what is still valid and is to modify this plan as necessary. Either removing or eliminating things or adding things. If we look at this, this is the beginning of the appendix, I know it's a little tough to see, you'll see that this Appendix A is an overview of all of the projects and it has first the project category. Look at what the first one is, under sidewalks and streetscapes, one of the nine categories, Farmington Road Streetscape. I think as everyone knows, the City has been focused on the Farmington Road Streetscape Project for quite a significant period of time, has applied for a grant, you'll see that prioritization rank is necessary short term. That funding sources identified, General Fund and DDA and outside funding sources, SEMCOG, MDOT, the TAP Grant that the City has applied for and has been awarded again. So General Fund money, DDA money, the TAP Grant, the total project costs right now is estimated to be 4 million dollars and all of that is being worked through in Planning and in Engineering planning and you'll see that the first monies for this project in this CIP, 2021/2026, are in the 2021 year and that's in the 2021 year and that's \$100,000.00, that's really the planning money, that's the developing the plan, that's the securing the grant, that's the engineering planning, that's the obtaining easements, that's the working through the legal process. The 2022 is the 3.9 million dollars, that make up the rest of that 4 million dollars for implementation of the project.

So this is how each one of these projects then is laid out. And if you go all the way back, you'll see subsequent projects under their category, the project name, and you'll see the prioritization rank and everything else we just went through with the Streetscape project.

So, the goal this evening is to and I'll turn it back over to you, Mr. Chair, as the Planning Commission, if there's something you have some interest in or concern in or a question about, or want to take a look at something, this is the opportunity for us to talk about this. Again, this is a living, breathing document, things can be amended, they can be changed. Certainly if there is something that tonight if it doesn't move forward or it wasn't discussed or maybe you weren't thinking about it and over the next little while you were to do that, absolutely it's something that can be moved forward from you as a Commissioner or a Commission as a whole to Mr. Majoros representing the Commission and to the Steering Committee.

And with that, Mr. Chair, I'll turn it back over to you and we have this tool if we need to look at other areas, if you want to look at the Appendix, if you want to look at other areas, if you have a question about a particular project, we can certainly take a look at that and talk about it.

Chairperson Crutcher opened the floor for questions from the Commissioners. Hearing none, he asked if there was a way to see what is included in the Drake Park line item.

Christiansen replied that if you want to go back, we can take a look at Drake Park in the CIP for Recreation and Culture, which is the category and look under that category and see what the improvements being proposed are. I can tell you that the City has actually made application to the MDNR for two recreation grants for upgrades. Now, this is the general one right here, I think if we scroll through there is Recreation and Culture. So if you look here now, this is buildings and grounds, let's go the next one, this is it right here. We can now look what was in this plan for Recreation and Culture, Shiawassee Park, and Drake Park bathroom replacements. So that was the first item in the Recreation and Culture in the 2021/2026 Plan that related to Drake Park and that is a necessary, short term, it's a General Fund Project, it's an estimated cost of \$130,000.00 is really the two properties together so it's not broken out but it's an immediate need that's been identified. And in fact, what the City is doing is trying to see if it can secure grant monies to assist in doing this. So that's still in process right now. I know another one was the parking lot and I don't know if that is under here, it might be back in parking lots, we'd have to go back and look. Maybe in buildings and grounds. So you see right here, the fourth item, that's the Drake Park storage facility that you see that there's a \$50,000.00 identification there. So what you saw under Recreation and Culture was the bathroom facilities, this is part of that, it's a dual purpose building and this is the storage part of it. So, again, that's all under DNR grant. I'm looking to see if the parking lot replacement was under here, I think it might be under parking lots for Drake Park but it's also part of it and it's being applied for, too. So the goal is several fold. The bathroom facility, the storage building, the parking lot, and the sidewalk connection, that's all part of Drake Park and that's all in this CIP. And it's being moved forward with right now because as you saw, that was a 2021 limitation timeline on that.

Crutcher said he went past Drake Park a couple days ago and wanted to make sure that was something that's on the list.

Christiansen replied not only is it on the list because it's been in the CIP Program but because of the timeline and the need, it is a priority and is being moved forward in terms of seeking some funding sources from the State to achieve those public improvements. Here it is under parking lots, number two. The downtown parking lot, the downtown Farmington Center, that's the number one parking lot of focus under the CIP for upgrades and enhancements and then you'll see Drake Park is next. So, again, the reason all these things are able to move forward is in the first instance because they've been identified in the Capital Improvement Program. And they've been ranked and funding sources have been identified and timelines have been laid out.

So, what I might suggest, Mr. Chair, if the Commission is so inclined, individual Commissioners, is maybe just to ask if there are any projects or if there is anything that any Commissioner has a concern about or of interest or something that they would like the City to look at or to be included in the CIP. And if it is, we can look for it, if not, we can certainly then add it and certainly provide that to Mr. Majoros to move forward with to the Steering Committee.

Commissioner Perrot asked seeing that Drake Park abuts up to Longacre school property, is there a clear separation between the City and Farmington Public Schools in terms of that property, is there any kind of joint venture, joint usage, of that property?

Christiansen replied right now they are two completely separate sites, Longacre School is owned and operated by Farmington Public Schools and the property boundary is demarcated by a fence that runs along that property boundary. Drake Park is solely owned and maintained, operated by the City of Farmington, but absolutely, we have relationship, no question. I mean there's a pathway through Drake Park that goes then from west to east and goes through the fence in an opening right through the school. So that's very important. One of the things we're talking about right now, the City is, is the City's connectivity and Council was requested to consider moving forward with putting together a Pathways Committee. And they have moved forward with supporting that and doing that, that's in process right now and the purpose of the Pathways Committee is going to be to identify areas that need to be looked at to achieve the connectivity the City desires and one of the areas of discussion is here at Drake Park and from adjacent neighborhood to Drake Park, through Drake Park to Longacre School and a lot of the discussion is focused on the need to make sure that we have a cooperative, collaborative effort together between the City of Farmington and Farmington Public Schools, wherever that might be, not just there at Longacre School and Drake Park but anywhere in connectivity to Longacre School and/or to Farmington High School and other school properties. You know we have the School Administration property, and the bus drive, and the Ten Mile School, the IT for Farmington Public Schools here, too, so absolutely, all that certainly is taken into consideration and we work to achieve things together.

Perrot said coming from the angle of being a parent of kids at Longacre, I know from experience that parking lot is used by Longacre a lot and there's a lot of foot traffic from that through the ballfield and onto the public school property. So, if there was a way that we could have some kind of buy-in from Farmington Public Schools to help out with some of those renovations, that would be enormous.

Director Christiansen stated that is something that is worth consideration, you know, they certainly they have their priorities and their responsibilities to maintain their infrastructure as well and to maintain, sustain their facilities and do their capital improvements, certainly ours as well. But if we can find a way to work together, we certainly want to be able to do that, at a minimum we want to make sure we maintaining our facilities as necessary, and we're upgrading and enhancing our facilities like Drake Park and the parking lot and the connectivity as necessary, even if it's just something that we have to do ourselves for the greater good. But I appreciate that, those are good comments.

Chairperson Crutcher stated he knows there was a discussion before or a forum at least about the parking lot out in front where La Sheesh used to be, there's a spot where there's no sidewalk crossing into the part to Riley Park.

Christiansen asked if he is talking about the property that is Riley Park/Sundquist Pavilion and that southern parking lot that is bounded by the curbing and that has pavers for the Pavilion and then the south end has the planter island that runs all around it?

Crutcher replied right. It's a pedestrian hazard as there's no place for pedestrians to walk through that parking lot.

Christiansen stated there is identification through that area of that connectivity and some areas where there's some voids in the area, where for sure there needs to be maintenance and then upgrades and enhancements. That's a very well used, highly used area. It's home to Farmer's Market for half a year, 26 weeks there's a lot of people and a lot of foot traffic through there and we're aware of all of the existing conditions and deficiencies, so it's part of what's been identified to be maintained and enhanced and certainly part of the overall downtown Farmington center parking lot enhancement that is earmarked to be done shortly, and hopefully sooner than later when we get that opportunity to do so, very important, absolutely. It's the parking lot and what's associated with it as well. You know the Pavilion itself is fifteen years old, we built the Pavilion in 2005 and so over time there needs to be some adjustments, some enhancements, along with the general maintenance. So, a lot of that's been talked about and intended to move forward.

Crutcher then asked what about in the neighborhoods, I know we spend a lot of time in downtown, but what about the sidewalks throughout the rest of the City. I know there was recently some aligning or smoothing of some of the pavement but it looks like in some areas it's probably getting close to a time to be replaced and not just patched over.

Christiansen replied that's a good question and a good point. The City has a Sidewalk Maintenance Program that they go through annually and routinely and identifies deficiencies. And if there's a way to make adjustments to sidewalks, sections of sidewalks that have fallen into a state of disrepair, whether it's grinding those sidewalks and getting them back to a more level, traversable means, the City looks to do that. If it means replacing sidewalks then potentially that has to take place. But if it's more than just a slab of sidewalk, there's an approach that the City would look to take and that's potentially a Special Assessment scenario. In fact, sidewalks were just improved in neighborhoods, Grand River and in the Floral Park neighborhood, Floral Street where the old Wash Hut used to be, if you remember that in the day that burned down, that's a property that sits vacant next to Flagstar Bank on the corner of Orchard Lake and Grand River. That property used to be two-fold, there was the Wash Hut and there was a restaurant there, there was a Chinese restaurant there. And for those of you who have been around for a while, there was a fire there years ago, and there was a structure then that was damaged and the restaurant was torn down and so was the Wash Hut and on the restaurant site, if I'm correct, that's where the bank is, and the Wash Hut site sits there with some of the old foundations and a very, very poor condition sidewalk. And in the CIP it was identified. And the Grand River Corridor actually was requested, asked, if they would participate as a public improvement project in the Corridor and they did, and that sidewalk was all redone. So, that's another way of doing it, Mr. Crutcher, when it becomes a priority area like that, where there's an extended area. You might note we have areas in the community that don't have sidewalks. There are some subdivisions that don't have sidewalks running through the neighborhood. And that was purposeful. We have some zoning and we have some projects, some developments that were approved back in time that didn't have sidewalks with it, they have swale drains and no sidewalks and no curb and gutter along with them. So there's something to be said about that as well. Those are potentially areas where the City might have looked to to construct sidewalk at some point in time. And we have to identify that in the CIP and then we would have to identify prioritization and have to identify funding sources, whether it would be General Funds or outside funding sources or Special Assessments. The City has a sidewalk program, an annual sidewalk program that they constantly look at maintenance.

Crutcher then asked if that would be part of a study of the Committee to the City to the place where there's no sidewalks and Christiansen responded it's been discussed between City Management and the Administration in moving forward with Council's direction to create a Pathways Committee, yes.

Chairperson Crutcher asked if any other Commissioners had any comments to make.

Commissioner Perrott stated that he had done an informal survey and that the majority of residents in the City would say sidewalks were of utmost concern and a huge priority.

City of Farmington Planning Commission

December 14, 2020

Page 10

And that the City has an individual budget for sidewalks and that that budget may not be large enough and that the City is going to drop 4 million dollars to renovate downtown which he understands the means and why it gets the attention that it does, but if the City is going to spend 4 million dollars on renovating a couple of blocks of the downtown area, they need to be prepared to explain to residents why their sidewalks are not getting fixed. And that creates a larger issue of if a senior falls and sues the City, where are we at then. But the City needs to be prepared to explain themselves when we start throwing around that much money, why is our infrastructure in the shape that it's in.

Commissioner Kmetzo asked if that is the feedback that Commissioner Majoros should bring back to the Steering Committee when they meet and Perrot responded yes, that they addressed this the last time they got together. Perrot emphasized the point of having a plan, without a plan, the City is in trouble. And that he has shared his sentiments with Majoros who he knows will relate his concerns to the Steering Committee and that sidewalk repair is a lot higher on the priority list than we really recognize.

Christiansen stated that if we were to go back into the CIP that we were looking at before, the 2021/2026 funding needs that are identified, the Executive Summary, the pie chart, the three largest areas number of projects and expenditures is infrastructure, and in particular roads is number one. But number two, sidewalks and streetscapes, that area is the second largest area in 2021/2026, \$6,540,000.00, 23% of the budget. Now, certainly a significant portion of that was with the streetscape project. But sidewalks are, too. If you look here, two areas of sidewalks that are identified, Power to Brookdale on Grand River, the Grand River Streetscape, that's a streetscape project. The Sidewalk Replacement Program, you can see that this is a City fund that there's 1.3 million dollars allocated, it's a \$151,000.00 a year program, it's all of the years under this years CIP, and that's the Sidewalk Replacement Program where sidewalks have been identified and deemed to be deficient and need to have replacement, more than grinding, etc., so it's an ongoing program. However, I think with the Pathways Committee and with the emphasis on certain portions of sidewalks and areas where we don't have connectivity, you're going to see this area expanded. And if there is a certain area of focus or interest, this is where it needs to be included. So this is where you as an individual Commissioner or the Commission needs to then refer that to Mr. Majoros and have him continue it forward to the Steering Committee with a specific project area.

Commissioner Waun asked for clarification on the record that the 4 million dollar project is not 4 million dollars for a streetscape that the City is spending; that it is partially the City, partially the DDA separate from the City, and a part of it is a grant, so it is not 4 million dollars from the City.

City of Farmington Planning Commission
December 14, 2020
Page 11

Christiansen replied that the breakdown was shown previously, that it was 75% General Fund and DDA, and then it was 25% of TAP Grant, and that is very important for that particular project.

Christiansen summarized the plan and asked the Commission for input into the CIP and further discussion was held.

Chairperson Crutcher asked for further comments and hearing none, moved on to the next Agenda item.

2021 SCHEDULE OF PLANNING COMMISSION MEETINGS

Director Christiansen presented the schedule.

MOTION by Perrot, supported by Kmetzo, to approve the 2021 Schedule of Planning Commission Meetings.
Motion carried, all ayes.

PUBLIC COMMENT

None heard.

PLANNING COMMISSION COMMENTS

Commissioner Waun wished everyone Happy Holidays.

Director Christiansen wished everyone a Merry Christmas and Happy New Year.

Commissioner Perrot commented on the adjustments that were made in accommodating the Zoom meetings and acknowledged everyone in their efforts to comply.

Director Christiansen thanked Brian Golden for his help in making the adjustment.

Commissioner Perrot thanked Recording Secretary Murphy for her participation in the Planning Commission meetings.

Murphy replied that it has been a privilege and a pleasure to serve.

City of Farmington Planning Commission
December 14, 2020
Page 12

ADJOURNMENT

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

The meeting was adjourned at 8:05 p.m.

Respectfully submitted,

Secretary

FARMINGTON PLANNING COMMISSION PROCEEDINGS
23600 Liberty Street
Farmington, Michigan
January 11, 2021

Chairperson Crutcher called the Meeting to order via Zoom remote technology at 7:02 p.m. on Monday, January 11, 2021.

ROLL CALL

Present: Crutcher, Kmetzo, Majoros, Mantey (arrived 7:05 p.m.) Perrot, Waun
Absent: Westendorf
A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Director Christiansen, Recording Secretary Murphy, Brian Golden, Director of Media Services.

APPROVAL OF AGENDA

MOTION by Majoros, supported by Waun, to amend the Agenda to switch the order of Item 4, Election of Officers, with Item 5, Discussion of 2021 Planning Commission Work Items/Program, to allow time for other Commissioners to attend the meeting.
Motion carried, all ayes.

MOTION by Majoros, supported by Waun, to approve the Amended Agenda.
Motion carried, all ayes.

APPROVAL OF ITEMS ON CONSENT AGENDA

A. December 14, 2020 Minutes

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

DISCUSSION OF 2021 PLANNING COMMISSION WORK ITEMS/PROGRAM

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

Director Christiansen stated this item is a discussion of the 2021 Planning Commission work items, work program, if you will, kicking off this year in January 2021 and wanted to have an opportunity this evening just to have a discussion in terms of what you as Commissioners potentially have some focus on, items of interest, things that you'd like to see and an opportunity for us to have discussion and ask questions about things that are going on right now that might need to involve you as Commissioners and the Planning Commission as a whole and then kind of identify on some things that you'd like to focus on in this 2021 year. So, what I did was included the City of Farmington Planning Commission 2020 Annual Report, so this is hot off the press since we just concluded

City of Farmington Planning Commission

January 11, 2021

Page 2

2020 December 31st. This is a culmination of your activities in 2020. So, if we wanted to take a look at this for a few minutes we certainly can do that and that's why this was included in here. And now, as I indicated, Mr. Chair, I will turn it back over to you so that you might consider opening it up to the Planning Commission as a whole so we can have a discussion on whatever your items of interest are, things you'd maybe like to look to engage in 2021 as a Planning Commission. With that, Mr. Chair, I'll turn it back over to you.

Chairperson Crutcher opened the floor to questions and comments from the Commissioners on items for discussion and agenda for the coming year.

Commissioner Majoros said offhand he can't think of anything that is particularly proactive. I know there are important items that are likely to come our way. Obviously the big one likely for us would be if the Maxfield initiative moves from where it is now to come into our purview. To be honest, I tend to think of us a more reactive body than proactive when it comes to initiatives and things. I think we're good at responding to the due process and the items that we're charged with handling. But offhand I can't think of anything proactive that says this would be something of specificity that would want us to address other than our normal course of business.

Director Christiansen replied saying he appreciates those comments, Mr. Majoros, and certainly would concur with you. You know the Planning Commission and its responsibilities statutorily under the Michigan Planning Enabling Act which creates the Commission and identifies the responsibilities of the Commission and lays out your charge and certainly then the City Charter, City Code of Ordinances, that also does the same thing really tends to focus on that, the responsibilities of the Commission as items are brought forth to you, things are presented to the City and presented to you so there is the reactionary nature of things. However, you also have quite a few items that you are tasked with that you really need to make sure that you stay current on and to keep it in mind as we do our work throughout the year. And if I might, Mr. Chair, just real quickly, right now you are engaged, and Mr. Majoros, you are the liaison and representative to the City of Farmington Capital Improvement Program Steering Committee, that is part of the City's overall Master Plan Program under the Michigan Planning Enabling Act, the Planning Commission being responsible for the Master Plan and for annually moving forward with the Public Hearing and its responsibilities for the Capital Improvement Program, so you're doing that. So that is ongoing, the Steering Committee is going, the Steering Committee has met once, there's another meeting next Wednesday of the Steering Committee. And just so you're aware and you might recall the schedule that we looked at in November and in December, that the Planning Commission is scheduled to consider the draft, the Capital Improvement Program 2022/2027, six-year program, on February 8th, at your February meeting, consider the draft, and to schedule the required Public Hearing. You'd hold the required Public Hearing in accordance with the schedule

that we've all been operating under so far in March. And then at that Public Hearing you certainly would be in a position, you could take action and move that item forward. So that's one thing that's in your annual calendar right now. Absolutely, Mr. Majoros, you are spot on, the Maxfield Training Center, the RFQ that was put together that went out in October that then was required to be responded to and to come back and that did happen. The City received four responses from respondents, developers, and since mid-November those responses to the RFQ have been evaluated, there has been interviews that were held with the City consultant that was retained to help move the process forward, working with City management, City Administration, City team. The consultants then put together an evaluation of those responses and also the minutes and comments, answers to questions at the interview that was held at the beginning of December with each one of the respondent developers, that was moved forward to Council. City Council considered those items on December 14th, that was a Special Meeting. They had a Regular Meeting December 21st and considered then the presentation from the City consultant and then recommendations based upon the interviews, that moved forward then with an action of the Council on the 21st which was modified at their January 4th meeting. And at the January 4th meeting they requested then that the respondent developers attend a Special Meeting of Council so the Council had an opportunity to engage each one of the four respondent developers and they did that last Thursday. And so now next steps are being considered. I believe that the item will come back, the Maxfield Training Center item, as to date now is with the Council having engaged all four respondent developers and presentations, asked questions, I think this is going to be on their agenda next week, their Special Meeting and Regular Meeting is typically on the third Monday but due to Martin Luther King, Jr. Holiday next Monday, it will be on Tuesday, so I anticipate that. But cutting to the chase after all of that, and that's an update for you, you know that the process being utilized by the City is the Planned Unit Development Process. And that Planned Unit Development Process in accordance with the City Zoning Ordinance and the requirements of the PUD, requires that the Planning Commission really move the process forward. There are five steps, there is an optional pre-application conference, there is a conceptual review, there is a Public Hearing that's required to be scheduled and held by the Planning Commission, that moves forward then from Planning Commission after the Public Hearing to Council. Council considers the Planning Commission's recommendation of a Preliminary Conceptual Plan and considers a Preliminary Draft PUD Agreement and then everything comes back to the Planning Commission for Final PUD Site Plan. And that's about a four to six-month process. And speculatively if that starts in February, most likely March, then it would look to be a four to six-month process from February, March, through the spring into the summer. So there's another item that would be on this year's calendar for you. So the CIP and the PUD for the Maxfield Training Center. What else might there be? And again, I'll go back to you, Mr. Chair, and to bring it back to the Commissioners. Here you can look to see, you know discussion and consideration of what your interests might be in light of our plans and ordinances. Just real quick, just kind of recanting what we've done fairly recently as

you know, you've completed a Master Plan Update in 2019. And that Master Plan is a document that is really a tool that we look to update every five years. So you've just done that work. The next step after that was to look at the Zoning Ordinance to make sure that in accordance with the Master Plan Update, we have a Zoning Ordinance that was meeting the needs of the City in terms of being able to implement the Master Plan. We were going to do a Zoning Audit. And you remember we talked about doing that and doing it in 2020 and it was budgeted. So the budget, the City Budget for 2020/2021 had that item budgeted. Unfortunately before the final budget was reviewed, approved and adopted by Council, that item due to the Covid pandemic there had to be some modifications to the budget made and that item was put on hold. So the Zoning Audit that we were going to do in 2020 was put on hold. Maybe it's worth having some discussion and looking to consider that again because as you're aware the City's budget process starts in January, here we are, and it moves through Council, with Council then putting together the Annual Budget July 1, 2021 to June 30, 2022 in the spring for adoption then before July 1st in June. So if there's interest in seeing if we could move that item forward again and kind of bring it off being held in light of circumstances and everything else that's come up, in particular the Covid pandemic that we are certainly still engaged in, in having to be very much aware in everything we do, that's something that we might want to reconsider. The other thing is your Recreation Master Plan was updated in 2018, so that's another five-year run for that document. The Downtown Master Plan was updated in 2016 so your planning tools are pretty solid. The Vision Plan was determined to still be valid, that's still part of our City's focus. The Downtown Area Plan from 2015 determined to be valid. I can tell you that the Grand River Corridor Improvement Authority is going to be embarking upon this week starting off the update of its Vision Plan. So, the Grand River Corridor Authority Vision Plan which was done jointly by the City of Farmington Grand River Corridor Improvement Authority Board and the City of Farmington Hills Grand River Corridor Improvement Authority Board, so joint boards. That was put together in 2013 and both Farmington and Farmington Hills are looking to move forward with an update starting now, this week. So, all that being said, those are the kind of things, planning tools, the Zoning Ordinance, the Capital Improvement Program, that are things that we keep our eye on and make sure are current. The CIP being an annual and certainly the other thing that we've talked about here is looking to reconvene the focus on the Zoning Audit that we wanted to do. Maxfield Training Center is one, maybe there's some other things that you have some ideas about. So with that, Mr. Chair, I'll turn this back over to you.

Chairperson Crutcher stated he has spent some time working with the Parking Advisory Committee and there's a number of issues that have come up there that maybe we as a Planning Commission should be discussing or could discuss. I don't know what our power or role would be in possibly making suggestions on amendments to the Zoning Ordinance for discussion at least. The changes to the parking enforcement downtown, and along with that, there was an increase in the number of parking spaces made available for public

parking and some revisions of the policies that are implemented in the parking downtown, that came from the Parking Advisory Committee making recommendations to City Council. But it seems to me that there's an opportunity for the Planning Commission to maybe get out ahead of the changes that may be coming with the new developments coming to town, and this may be part of the Zoning Ordinance Audit, of what, if anything, should be or we could modify to address the future planning in the City.

Commissioner Majoros said he appreciates Mr. Christiansen's comments and would tend to agree, thinking back on his initial comments, I think what would be prudent to your point, Kevin, we've got good foundational documents but I would really take yours, and staff and City recommendation of are there priority documents that we should be thinking through, that we should be re-examining, to the Chair's comments about some changes to parking. And one comment that I made to the CIP process, was being current on maybe some philosophy from the City and/or residents, to be honest, about some changes in developments. Like the point I made, one of the comments in the CIP was, I said does the budget prioritization or budget project identification fundamentally change in a post-Covid world? So as we talk about budgets and priorities and I know I did pass along the comments that were made in the December meeting about sidewalks and walkability, and I'm not saying that not everybody is in a work from home situation but many people aren't and I'm fully sensitive to that, but in a world where what we're collectively experiencing is going to make businesses, residents, think differently about what maybe is a priority. I think those would be important things for us either to be talking about or making sure we have an understanding and a pulse of what is important to the City and the citizens. Because I know, Mr. Chair, you had said a comment at the last meeting about pedestrian access and walkway where Grove intersects the road as part of the Fresh Thyme road, I don't know what we call that. Commissioner Perrot had talked about sidewalks and the budget for that, but you know, this ties into a little bit to the Maxfield development, right. So that may be something important for us to just to say strategically we've got planning documents, but we also have kind of a philosophy of kind of who we are and who we want to be, and what do we think people are looking for. Because if we're going to be making or recommending project priorities and things like that for Capital expenditure, and we want to do them in a way that has kind of a forward lean to it, so that may be something of interest, too.

Chairperson Crutcher stated he thinks of it also in working with the Zoning Board of Appeals, some of the development in the residential areas, some of the additions and renovations people have to do to their houses, there are homes. And I know we focus a lot on downtown, but on the neighborhoods is possibly something we should address, the requirements for setbacks and residential developments to either encourage or allow development or redevelopment. And speaking to the issue of the Covid thing, people are working from home now and also trying to stay in their homes longer. There's going to some plans of people leaning to add on or modify or renovate a house for either for them

to stay into it or sell it or to repurpose it so that they can work from home now. So I think there's a need to investigate our Zoning Ordinance, is there anything in there that's hindering that or prohibits it or can we modify to make it more feasible or should we modify it to make it more feasible. Or do we want to do it the other way, make it less easy, I don't know, but I think that's something worth looking at more proactively than reactively in taking someone's submissions.

Commissioner Perrot stated as Kevin was saying our audit was cut kind of at the eleventh hour in terms of budget which I totally understand but that's another tool that's going to allow us to be proactive and stay on our toes and it's not like we're going to be able to foresee the future, see where Covid takes us, or where the next version of the Master Plan or the Rec Plan or anything like is going to go, but having that in the budget. There are a few things that we have in the budget specifically from the Planning Commission, getting that back in the crosshairs of the upcoming budget and trying to get it to stick is huge, because really that's an investment in the future of the Planning Commission and the future of the City. It's a big deal to us but I can see where they can say we can cut that, we've got to focus on this, we'll readdress it the following year.

Perrot then said the only other thing he had and this is a difficult one because of staffing and Kevin and Jolene, they're doing more than a yeoman's job, but it's communication. Is that all the different projects and the things that come through to us, you know you drive to work across the same development, and you see development, and you see progress and then it stops and you can't help but to wonder what's going on. And I know, Mr. Christiansen, that you get bombarded with questions seven days a week as to what's going on with the gas station on Nine Mile? What's going on with Maxfield? What's going on with Tropical Smoothie Café? What's going on at the World Wide Center? You know the list goes on and on and on. If we could come up with a manageable way to communicate things, I was even thinking like a Top 10 or something, because City Council, they've increased their level of communication the last few years. And I mean it's tough, you've got a purely volunteer board, we all have our careers and things like that that we focus on, families and that. And like I said with Kevin, Kevin's got Jolene and himself and I'm sure they both already work way too much but if there was just some kind of a way that we were able to communicate the happenings as relations to what we get involved in, I think it would go pretty far.

Director Christiansen asked Perrot if he would be interested to have an item on the monthly agenda that would just be a development update item? I can tell you that I do that, as you indicated, Mr. Perrot, on a daily basis, we do a weekly update for City Council through the City Manager so I do a communication weekly and then you know as projects go, certainly every time we meet, there's that opportunity under Planning Commission Comment, but I'd be happy to maybe at the Planning Commission meetings once a month if we had an item on there that would just be a development update and we can let you

City of Farmington Planning Commission

January 11, 2021

Page 7

know what the status is of certain projects throughout the community. We're 2.7 square miles with 10,400 residents. We aren't of such a size to where there are multiple things going that you know a lot of eyes are needed to be on and a lot of engagement is needed, however everything we do is very significant, no question. But if you're looking for some level of current status and awareness of what is going on, I think that's very, very important, whatever it might be. Whether it's development related, whether it's projects that might be with other bodies, certainly happy to do that. I would suggest maybe an item added to the agenda that would be a development update. Certainly I could give you an overview and you can certainly take an opportunity to ask whatever questions you want, if that might work.

Perrot replied we're asking for additional output out of an already taxed department. And ideally, being able to broadcast out that's going to be easy, and I'm not saying social media but something that would be easy to get out to the masses, at least something that's accessible for people to go and check out, and just kind of see what's going on in their neighborhood.

Christiansen stated if you go on the website and go on the home page and look under latest news or look under items of interest, there's three columns on that home page, City of Farmington website, farmgov.com, and the first column on the left is latest news, the middle one is events and calendar, and the third column is items of interest. And under latest news, go back and take a look at this month because there was an update on both Tropical Smoothie and the gas station in there, along with pictures that I had on there. In any event we have a bi-weekly communications meeting, City management, administration, staff does. And then we have a Communications Director that is responsible for the website. So we try to make sure that development projects are updated routinely and certainly at that bi-weekly meeting, and statuses are certainly presented and then if it's determined to be something that's newsworthy it's put on the website, so we are doing that. So that communication has been constant and something is always on there. But you know when it comes to your knowledge base, I think it would be advantageous for you certainly to have what I'm suggesting and we'll certainly continue to make sure that the City is aware through communication, through the channels here at City Hall that we have in place. And like I said really the communication tools that the City is currently using are for your information, there's a quarterly water bill and in that water bill is a newsletter that goes out and development projects are in there, so go take a look at the last one that went out, water bills are due I think right now. In any event, that's quarterly. And then there is the website I just referred to, so the latest news is constantly updated. And then the weekly communication that we as a department, Economic and Community Development, provide to City management that goes to the Council, so that's routine and constant. We're at the annual right now, the State of the City is coming up in February. So the State of the City with respect to Economic and Community Development, Planning, Zoning, Code Enforcement, will be certainly

City of Farmington Planning Commission

January 11, 2021

Page 8

provided to management and administration and they'll go ahead and make the Annual Report. Instead of live all of the years, I think this year it's going to be, as I understand it, maybe a Zoom State of the Cities, at least currently as I understand it to be. But those are the communication streams right now that are being used. If there's something else you're interested in, we certainly can look to try to do that. We try to do as much as we can to make sure everybody stays informed as best as possible. I think between the newsletter, the website, weekly communication through City management and administration to Council, and as I'm suggesting just to keep you updated, that's why we always have that Commission Comment at the end of our meetings, and we can certainly keep ourselves informed. But if there's something more, we can take a look at that, too.

Chairperson Crutcher said he would be fine having that as a line item, especially if you're already doing a report for other things anyway.

Commissioner Kmetzo stated rather than starting with a very broad scale of development projects in the City of Farmington, if we were to just start smaller and maybe just talk about the projects that came through the Planning Commission, just so that we get an update of those projects and see where they are. Because we are also tools of communicating to our community. For example, if someone approaches me and says you're on the Planning Commission, what's going on with the Masonic Temple and the plans to have a coffee shop, it's difficult for us to give an update if we ourselves don't know about that. So maybe let's not go broad and look at all the developments for the whole City, but maybe start with what's going on with our projects that have been approved with the Planning Commission and get an update. And even if it's not monthly, because there might not be any movement within the month, so maybe let's do it every three months or something, just not to put burden and additional work, scale it back a little bit.

Chairperson Crutcher said that's a good idea and Kmetzo replied the ones that were approved by the Planning Commission, that we want to see what has happened with this project and I would volunteer maybe to start the list every time we meet, then we can jot down this project was approved on this day and we'll follow-up discussion on that project or review open projects.

Christiansen stated we certainly keep a list, that's why our agenda at the end we've had an opportunity to ask questions but I think if there was something more structured that was there and taking your suggestion, Commissioner Kmetzo, it would be very simple for us to give you a current update. Because once things are approved at the Planning Commission, that's only the beginning of the project. They have to go through a whole construction document process, and review and approval and permitting, and then initiate the project. And there are many things in different phases throughout the community, I'd be more than happy to give you that update. And we don't have to do it broad brush

stroke, we can give you the nitty gritty. What I would say to you here today, did you that a steel structure is going up at Tropical Smoothie as of last week? Did you see that the brick has been delivered and they are starting to do the building at the Nine Mile gas station? So, that is now confirmed it is going to be an Amoco Gas Station. That's another update for you. And that was actually made aware of to the Communications Director, that was put into the article that went out in the latest news along with the picture. I don't know if the name of the gas station actually got in there, but that's another thing I would tell you. I would tell you that the Blue Hat Coffee project, which was approved quite a long time ago, is moving forward at a very modest pace in light of circumstances and everything else. But they're constructing their ramp on the outside right now. You can see that. That was part of the overall site plan that you approved and required for a barrier-free access. Interior modifications are ongoing. They wanted to be opened by the end of the fall, beginning of this year, but things have unfortunately not progressed as quickly as they wanted to. So those are the kind of things that I can go on and on and on and about some more as well but I'm happy to provide that and we have that there. Maybe we can look to initiate that as an agenda item, development project status, current status update, starting with our next agenda in February.

Christiansen then stated with the Liberty Hill project there were two things that needed to be done. That project as you approved it, PUD approved, all the legal tools which is the Master Deed, the bylaws, the development agreement, all done. There were two meetings required before moving forward with the project after the construction documents had been reviewed and approved and permits issues. The first one was a meeting with the residents regarding the sanitary sewer connection which is going to the west into the cul-de-sac in the street to the property, the residential development community next door, and meeting with the residents and the developer and the contractors was held. So the last meeting before construction which is the pre-construction meeting is in process, looking to be held in the next two weeks. And that meeting will be held once the required escrow monies and the financial guaranties, the sureties requires are provided. That's going to start going, too, which is very, very positive as well. But I wanted to make sure on all these other projects that you knew about that as well. And to date we don't have anything moving forward on the addition you approved for the former Samurai Sushi, Krazy Crab, that's still going but we're waiting for construction documents to come in. And I can tell you that the Farmington State Savings Bank, the interior modifications that are going to take place now that the demolition of the interior is done, have been approved and permitted and are going to move forward. And now we're waiting on the construction documents to be finalized, things to progress, for the exterior modifications that you as a Planning Commission approved via site plan. Just a few more updates

ELECTION OF OFFICERS

Chairperson Crutcher introduced this item and asked if everyone was comfortable with moving forward with it despite the absence of one of the Commissioners.

Commissioner Waun stated there is a quorum and there's no guarantee everyone will be present at the next meeting.

Chairperson Crutcher opened the floor for nominations for Chairperson.

A. Accept Nominations for Chairperson

Commissioner Waun nominated Commissioner Steve Majoros for Chairperson. Commissioner Majoros accepted the nomination.

Chairperson Crutcher opened the floor for nominations for Vice Chairperson.

B. Accept Nominations for Vice Chairperson

Commissioner Waun nominated Commissioner Geoff Perrot for Vice Chairperson. Commissioner Perrot accepted the nomination.

Chairperson Crutcher opened the floor for nominations for Secretary.

C. Accept Nominations for Secretary

Commissioner Majoros nominated Commissioner Miriam Kmetzo for Secretary. Commissioner Kmetzo accepted the nomination.

MOTION by Majoros, supported by Perrot, to accept the slate of officers as nominated. Motion carried, all ayes.

Commissioner Waun thanked Chairperson Crutcher for his service in his position as Chairperson for the last three years.

PUBLIC COMMENT

None heard.

PLANNING COMMISSION COMMENTS

Commissioner Kmetzo clarified the signing of the hard copies of the Minutes in light of Zoom meetings.

Commissioner Majoros gave an update on the CIP meetings and the input provided by the various boards and department heads and their weight on the recommendations. He recited the areas the Planning Commission has prioritized as matters of importance such as fundamental Public Safety, Critical Infrastructure, Preservation of key City services, i.e., projects that have the opportunity for alternative or shared funding that can offset costs; projects that could minimize or eliminate future greater expense; these are the tenants that I have been using on our behalf and I think they still apply. Third, I was able to pass along the comments from the December meeting that we referenced earlier today, the comments about Grove Street from Mr. Crutcher, and also sidewalks, walkability from Mr. Perrot and I know others. And I know that was a common comment from the CIP team. There were a list of some new projects that represented the Planning Commission we simply could endorse, the addition of those to the lists. The one thing I did mention was there are certain projects each and every year that we know are probably either have more emotion or visibility attached to them either because of just their province, i.e., the Maxfield development, or have a larger price tag associated to them, live 5 million dollar broadband, or are just things that maybe have a – I don't want to call it an emotional component but remember how we've seen in the CIP before there's been the potential for this development activity for the City Hall property, so it's not on the plan, It's not on the agenda, but each and every year we talk about things like should the City invest in sidewalks, ramps, leaking roofs, etc., equipment at City Hall if indeed there may be some activity. Again, that's not on the list. When at some point we have to make some decisions and say that these forecasted projects should become real budgeted items. So I think it's important for us to, as you mentioned, Kevin, to kind of have our talking points on these broader items because as they get more visibility within the City through public comment, I think alignment across the group will be good and I've got a call scheduled to follow-up with Chris Weber to talk about those exact things in the group so I'll fill you in on that. And then my last comment was the, just a philosophical question that we should be thinking about and asking ourselves about, as Kevin said at the beginning of the meeting, we've got good solid foundational plans with Recreation and Master Plan, etc., but in a world that we don't know what the future world is going to look like but certainly we know there's probably a lot more desirability for the very things that Farmington offers, in a world where people maybe have a greater reliance on their home and their community, to just to deal with each and every day, and does that cause us to rethink either projects to be added to the list or eventual prioritization of those lists. So, as we think about Maxfield, and part and parcel of the Maxfield development is the access and the potential switchback down to Shiawassee and that opens up the gateway to what's

across the street by Sorrows, etc. So I think these are the kinds of things that none of us have a crystal ball but are probably good things to have in our purview as we move forward. So those were just --- I just felt it was important to kind of let you all know that that's the conversations that we've been having and in our meeting in a week or two and then we're on the roadmap towards I believe it was the February or March meeting, Kevin, I forget which one for public comment and we'll be well briefed heading into that.

Christiansen replied in response to that, and I think if I'm correct now that you've had elections, typically in our experience is the transition is the passing of the gavel from the Chair to the new Chair to move forward with the meetings. So, that's one thing to do here as we're doing and then back now with Chairperson Majoros' comments here, the prioritization of things, very important, that's why I wanted to talk about the work items and the work program tonight and there's many things that are ongoing and are in motion, the Planning Commission has their charge, certainly the things that we've talked about tonight, there's many things in different stages right now but you know the Capital Improvement Program is certainly the one at the forefront for the Planning Commission as well as development projects that are on the horizon here including the MTC, but that does not preclude taking a look at other sorts of things and you know we talked about implementation of things and that's where that Zoning Audit is important. If I could go back to that real quick, I don't want to take up a lot of time if anybody else had comments as well, Mr. Chair, because you know there are some focus areas that certainly we as a City and you as a Commission probably are going to want to look at it more closely as you indicated Mr. Chair, Mr. New Chair, that are probably going to be on the radar screen more than they were before for the change in environments and the change in how we do things and the change in how we communicate and in a change in how things are used. You know what you're going to see people start to do potentially is working more out of their homes and that's going to impact neighborhoods, that's going to impact how business is done, that's going to impact how people are going to use their homes and other sorts of things. And Commissioner Crutcher, you made a comment earlier about single family residential, and about looking at our residential ordinances and our Zoning Ordinance, you know we actually did that back in 2015. You might recall that we actually softened our requirements and reduced setbacks and maybe it's time to look at that stuff again and look at multiple family regulations, I don't want to go into all of that now but just to respond back to Chairperson Majoros, the things he was making comment about, I think it's very important that we stay current and stay focused on what our needs are, our changing needs. What's very important to us is that we are in a time of significant redevelopment and reinvestment, an opportunity to breathe new life into things, and to modify and to sometimes tear down and make anew, and we've done that in quite a few locations. We just need I think to be mindful that as you, Commissioners, are stewards for that, you shepherd the process. We need to be able to make sure that we're able to achieve the things that really are in demand here in the community and it's very important. And the tools that we have are just that, tools and guides that can always be updated and

modified and that's the charge that you have as well as the implementation strategy. But anything that we need to take a look at, we need to continue to be talking about, and put on our plate to address, whether it moves forward in some fashion or not, it's going to be an interesting time coming through this whole thing we've been involved in with the Covid pandemic, the crisis, and where we get to the other side and how business is done. Very thankful for the tools that we've had in place and for the things that we've put in motion because it allows us to keep moving forward and realize that the investment and enhancement in the community. So I don't know if that answers your question, Mr. Majoros. But just one comment if I could, I know we're getting to the end of our meeting here, but what I wanted to ask Commissioner Mantey if and one of the things we try to do is make sure that our Commissioners are certainly provided opportunity to have training and education and attend workshop and sessions. You might recall when Commissioner Westendorf who unfortunately is not here today came on board, and I think Commissioner Perrot, you did, too, had the basic training workshops which are put together in the spring, so I'm certainly wanting to make sure that if Commissioner Mantey you're interested in that, that we provide that opportunity for you. I don't think it's going to be the same at least at this point where you're going to be able to go and attend, that workshop is probably going to be virtual but if you're interested, we'll certainly provide that opportunity for you. And any time new training is coming along, because things are going to change and so we're going to need to stay current with certain things. So you might recall we had workshop training as a Commission with Council, I believe, in 2018, we had a fall workshop on the Zoning Ordinance and provisions in the Zoning Ordinance. It might be something like that again as it relates to some focus area. Commissioner Crutcher, you made comment about the Parking Committee. One of the focus areas we can look at is provisional parking and ordinances that we have in place to achieve that through development and what the requirements are, if it's meeting our needs for parking in downtown and throughout the community. You mentioned the single family; what about the residential, what about other things like connectivity and the sidewalks and street program. You know we require through development process in our Zoning Ordinance that sidewalks be provided and those other elements but maybe there's some other things that we might want to do in terms of our ordinance structure. Just thinking out loud and we don't need to go into it a lot more. I will say if you weren't aware, Council did approve as requested the creation of the Pathways Committee. So now there is a brand new Pathways Committee that's been created and I believe that was at the request of City Councilmember Taylor and then working with Council, Council created that Pathways Committee and I believe that they've just gone ahead, that committee has been filled and is now looking to move forward to address its charge of looking at connectivity and pathways throughout the community. So there's another working group and another focus group, the Pathways Committee, that would assist in looking at the City's infrastructure in this case and would be part of the overall comprehensive planning program which comes back to the Planning Commission again. So, that's FYI to you. The only other thing, if I could, Mr. Chair, you might note that Council on three occasions

City of Farmington Planning Commission

January 11, 2021

Page 14

has addressed during the Covid pandemic, the adjustment to accommodate trying to provide opportunity in downtown for patrons, for customers, for residents, to patronize our business community, particularly in downtown, but throughout the community as a whole. So you might recall back in June of 2020 they passed a resolution that allowed for expansion of outdoor seating areas. They went into other areas of property, some into the parking lot areas, other areas, outdoor seating expanded. That continued into the fall and in September Council approved a second resolution that extended that throughout the fall/winter to April of this year. Council then in December approved an amendment to the City Code to amusements and entertainment to allow for temporary structures to be used in those areas. So you're going to start to see some of that. And so that's for you to be aware of, that's been approved by Council for temporary awnings and tents and igloos and other types of structures during the Covid pandemic time period that we are still very much in through this winter period until April and then we'll look to see where things are at at that time. So you might see some items being put throughout the community on public properties as being shepherded and stewarded, moved forward by the DDA, but you're also going to see some of that on private properties as well. So that's for your information but also to be mindful that maybe there's a need to take a look at how all that comes about as things might change into the future just to be aware of. So I wanted to be sure that you're aware of that as well so thank you for that opportunity.

Commissioner Crutcher apologized and said that there is supposed to be an official changing of the gavel to Mr. Majoros as Chair, so I guess we can do that now and he can continue and close the meeting. (Commissioner Crutcher passed the gavel to Chairperson Majoros at 8:05 p.m.)

Chairperson Majoros thanked Commissioner Crutcher for his leadership as well as Director Christiansen and indicated he appreciated all of his hard work as well as all of the Commissioners.

ADJOURNMENT

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

The meeting was adjourned at 8:06 p.m.

Respectfully submitted,

Secretary

FARMINGTON PLANNING COMMISSION PROCEEDINGS
23600 Liberty Street
Farmington, Michigan
February 8, 2021

Chairperson Majoros called the Meeting to order via Zoom remote technology at 7:03 p.m. on Monday, February 8, 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, Brian Golden, Director of Media Services.

APPROVAL OF AGENDA

MOTION by Crutcher, supported by Perrot, to approve the Agenda.
Motion carried, all ayes.

APPROVAL OF ITEMS ON CONSENT AGENDA

A. January 11, 2021 Minutes

Vice Chairperson Perrot asked if it was possible when the minutes get published to get them in a PDF format, non-scanned, so they're searchable.

Christiansen replied they are available on the website in that format but that he will check and see if that's possible but they are posted on the City website and the Commission gets them as a PDF as a complete package, or you get them as a link, that he doesn't know if they can provide something that way and he'll find that out and further discussion was held.

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

DISCUSSION OF 2022-2027 CAPITAL IMPROVEMENT PROGRAM

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

Director Christiansen stated this item is a discussion and review of the Draft 2022-2027 Capital Improvement Program and the request to schedule the required Public Hearing, so that is the purpose of this agenda item tonight. As I think you are aware, you, Planning Commission, have considered the six-year Capital Improvement Program for 2022-2027 at your previous two meetings. Back in December you reviewed the schedule, you also

City of Farmington Planning Commission

February 8, 2021

Page 2

appointed a representative to the Steering Committee. The Steering Committee then engaged and convened for three meetings in January and in February; two in January, one in February, with respect to taking your work that you did in December and the work that you did in January when you referred your interests and your changes to the Capital Improvement Program from the 2021-2026 six-year program. And then I'll move forward to the Steering Committee. The Steering Committee has met three times and now has developed the Draft 2022-2027 Capital Improvement Program. Which is, I think you're all aware, requires your review and consideration. And then this evening, as requested, scheduling of the required Public Hearing, that Public Hearing then, if you are so inclined, would look to be scheduled for and held at your next meeting in March. So, with that, if you can move on to the program from the Agenda here, we scroll through here, and we'll go past the minutes, and it may have to be reoriented because it's in landscape. You can see the Draft here on the front cover of the 2022/2027 Capital Improvement Program. Again, the six-year program for the Fiscal Year 2022/2027. And we've been through this over the years with the preceding CIPs. As you move through this document, there is a Table of Contents, and then there is the Steering Committee and the Planning Commission members that are referenced as is in each document that we have considered to date in the past. The Planning Commission resolution which is in draft which is what you'll be asked to consider at your meeting where you consider the draft which is the Public Hearing. Moving forward from this, this is the transmittal letter draft typically in this document that moves this from the Planning Commission to the City Council and to others for consideration. The introduction of the plan, we've been through this before, what is the Capital Improvement Program, knowing that the Capital Improvement Program is required under the State of Michigan Planning Enabling Act, it's part of the Master Plan, the Planning Commission is responsible. Again, the items in the CIP, capital purchases, equipment, projects, are those projects, purchases that are \$10,000 or more with an expected service life of more than one year, a nonrecurring expenditure or the study that leads to such purchases. The CIP versus City Budget; the CIP is not a budget, it's an identification of projects, and we've been through this before as well. If we move on, again, why create the CIP? It's required under the Michigan Planning Enabling Act, Act 33 of 2008. The benefits of the CIP as you all are aware, again calling attention to community deficiencies and providing a way to correct them, identifying a long term and short term expenditure which greatly improves the budgeting process and efficiency and enhancing the ability to get grants reducing the taxpayer burden, increasing the likelihood of departmental, intergovernmental cooperation, improving continuity and reducing costs and encouraging efficient governance. There is a summary that is a very important page here in this document because what it shows in this pie chart is the break down of the funding on a six-year basis, in this case 2022/2027, and where the projects in this Capital Improvement Program document are focused from, what they're part of. And you can see that a large part as we've talked before, of the CIP program projects and expenditures are with respect to infrastructure, water and sewer, sidewalks, streetscapes, roads, parking lots, drains, those types of items. Also, vehicles

City of Farmington Planning Commission

February 8, 2021

Page 3

and equipment, you'll see a large portion for recreation and culture as well. And then there are some smaller areas with respect to land acquisition and redevelopment, buildings and grounds, parking lots I think I mentioned before as an infrastructure kind of item. But this shows that breakdown. The quick view shows by year for the six years in this draft, a total of 117 projects at a total value of \$28 million dollars. That's the quick overview.

The Executive Summary continues, there's a little histogram here which shows again projects that are added, projects that have been completed. I think it's very important with this page, too, to note the projects that have been added. And let's look at this real quick. In this document, different from 2021/2026 six-year program which we are currently under, it shows the Maxfield Training Center demolition and clean-up and a cost for that. Caddell Drain Improvement, the acquisition of a pumper truck, Smithfield Street repair, Oakland Street road and water main, Grand River to Gill Road, and Farmington Road repair. Those are all new projects identified in this draft through your contributions, contributions from other Boards and Commissions, and the work of the Steering Committee. What it also shows here are projects that have been completed within the last program year. The purchase of Maxfield Training Center, part of Shiawassee Park, Freedom Road project, Mayfield Road improvements and water main, Bel Aire sewer lining, the Caddell Drain Improvements, it was kind of like in a beginning phase, Department of Public Works van and Public Safety vehicles. So these are all completed projects. So very important here to make sure we have an accountancy of all of that and that's shown here.

The Program Summary, as we talked about, a lot of the work that you as Commissioners have done over the years, goes into this CIP from other work that you've already done and that includes the Farmington Master Plan, Recreation Master Plan, the Farmington Vision Plan, the Downtown Area Plan, the Grand River Corridor Vision Plan, Orchard Lake and Ten Mile Road Intersection Redesign Analysis, Rouge River Trail Project and the Downtown Master Plan. Those documents are all used to help identify projects and to generate this Capital Improvement Program.

Funding Sources are identified and that's in the document itself. And if we move on, this page here, the project prioritization, the Capital Improvement Program, what's important here is that budgets are prioritized. So if you look at a particular category and there are nine categories in the City of Farmington Capital Improvement Program: Buildings and grounds, drains systems, land acquisition and redevelopment, parking lots, recreation and culture, roads, sidewalks and streetscapes, vehicles and equipment, water and sewer systems. Those nine categories, within those categories the projects are listed. And they are listed in terms of the type of project, the project itself, the priority for that project, the overall cost of that project estimated, and the timing, the year, or the timeline for implementation of that project and that's in the document. So if we go to the nine

categories, these are overviews, quick views within these categories. So this is just a line item by line item detail with just a quick overview, significant projects. Buildings and grounds: repair City Hall and DPW buildings, relocation of City Hall, still identified in here, again, general. Buildings and grounds including equipment, in this case HVAC replacement at Public Works and City Hall. They are actually, that equipment, forty-three and twenty-three years old respectively. The replacement or upgrades of those facilities are necessary and it's in this plan. City Hall entrances, barrier-free access, that's identified in this document as well, something that needs to be addressed in light of the deficiency at City Hall. Drain system, significant drain system projects include the Caddell Drain System, the network of drains then located at Nine Mile and Drake, and other drain projects in the City. This is the primary, though, the Caddell Drain System Project. Again, part of that work has already been done previously. As we move through here, you'll see discussion on County drains and their need to be maintained, identified in the program.

The next category, Land Acquisition and Redevelopment, listed as significant in this category is Maxfield Training Center, and part of Shiawassee Park, the redevelopment portion, the acquisition has already happened, now we're going to the redevelopment portion in this CIP. And then you'll see other land acquisition and redevelopment. What's shown here is a project area within the Grand River Corridor Improvement Authority Vision Plan, and also the Downtown Area Plan. It's also in the Downtown Master Plan and the City Master Plan, portions of them, the western end is in the downtown but the majority here is within the Grand River Corridor Improvement Authority area, in any event, in the CIP.

Parking lots, the City owns twenty-three parking lots, owns and maintains them. The maintenance responsibilities are significant, they are shown here. You can see the parking lots throughout the community, here primarily in the downtown. And again, there are specific projects that are identified in the body of the plan. The most important for these parking lots listed at the top right now is the repurpose of the Downtown Farmington Center Parking Lot. Moving through this, you can see the Downtown Farmington Parking Study and the Downtown Farmington Center Parking Lot. The Downtown Farmington Parking Study really is what it is, it talks about parking specifically.

Chairperson Majoros stated that it's incumbent on each of the Commissioners to have gone through this, they've seen it a number of times, and that the critical thing for the Planning Commission is the feedback that was given last time as far as prioritization has been incorporated. We provide feedback on things like requesting more money for sidewalk repair, there were a few other things that were integrated, and that he would just ask if there's anything in the last meeting of which I assume you were in attendance, that would be of critical nature for us to know, if not, I can make the assumption we've all been through this and then we'll open up for any comments. So, we'll start with you, Mr.

City of Farmington Planning Commission

February 8, 2021

Page 5

Christiansen, if there's anything in the last meeting that would be a significant piece of new news that we should know; if not, we'll open it up to the Commissioners for their comments and we'll move on.

Christiansen replied we'll get to the Sidewalks right here which I think is important as you mentioned. And again, Recreation and Culture, Roads, that's where this was coming to, here is Sidewalks and Streetscapes, and what was very important in here is the Farmington Road Streetscape and its implementation and the timing for that is now coming up in 2022. What's important is that there's a portion of this project that identifies a sidewalk access that links the Farmington Road Streetscape back through the Downtown Farmington Center Parking Lot to Riley Park/Sundquist Pavilion, that's new, and that's in here. So that's why I was scrolling here really quick. Let's get past it to the line items and identify it from there. So this is the overview and it may be a little bit tough to see but now those were the nine categories. This has been the appendix overview of the major projects. And you'll see in here, and I'll go back to your comment, Mr. Chair, some of the sidewalk improvements are the ones that really are the additions in this overview are significant. And that's on that sheet above there and as you scroll down, you'll see again the overview, the Appendix A, it then groups these into the categories. And then after this page, now you go into the specific individual categories of the nine. So what's really new are the projects that, if you go back to the Executive Summary, the second page, the ones that are being added. Those, Mr. Chair, those are the new items in this 2022/2027 CIP as has been identified. So, significant projects added.

Chairperson Majoros said so the one question was, in the last correspondence he had with Chris Weber, was while not a specifically noted Sidewalk Area A, Area B, etc., it was just a general feeling that with the greater need for more walkability, greater need for we talked about more and more people working from home, etc., so I think he said that he would add that as a consideration and do you know if that was specifically addressed?

Christiansen replied that the Committee went through that whole sidewalk portion, and in fact, and you may be aware or not, but if you're not aware, City Council has just created as requested at the City Council level and created the Pathways Committee and now has sought members of that Committee and has now appointed members of that Committee and is looking to convene the first meeting of the Pathways Committee this Wednesday. Their standard meeting is going to be the second Wednesday in the evening. So like we have a Parking Committee, we now have a Pathways Committee and specifically they're going to start looking in detail at the City's connectivity and pathways. So that's part of this, too, in response.

Chairperson Majoros opened the floor for comments from the Commissioners.

Commissioner Waun stated she has one comment regarding the sidewalks and to clarify that. She said she thinks the City has done a great job and people need to understand that the sidewalks are a situation, especially when you're in Michigan where we have extensive freeze/thaw, a sidewalk that's in great condition by the time we get spring it looks like no one touched it or there's a problem. So, keeping that in mind and between that and as the roots from the trees heaving the sidewalk.

Commissioner Kmetzo said she has a question, Mr. Chair, on the Executive Summary, the project costs. So there's a project cost for 2021/2026 CIP, and there's a project cost for 2022/2027 CIP and all the numbers in between. So how do we get to the costs for 2022/2027, incorporating the in between costs like the projects added, I see projects completed and I assuming that's deducted from project costs, and then there's an increase of project estimate but there's also a decrease in the estimate and I don't understand the relationship in between the first bar to the last bar.

Director Christiansen asked Kmetzo if she was referring to the pie chart page and she said the waterfall chart. Christiansen said in the project cost area, again, these are project costs on a histogram presentation and these are areas of the CIP. So, the first one shows the total \$28,332,937 and that is the cost from 2021/2026. That was the total project costs in that document. Then it shows the project costs that were added as a result of the work of the Boards, Commissions, yourself included in your recommendations and the work of the Steering Committee, and that's the \$4,486,500; then you see the projects completed, which is the \$4,795,000, those two are listed below. They increased the project estimate then is shown, so you have an additional \$1,119,609 estimated cost is shown here and the decrease then because some of these have already been expended and some of them still remain. In any event, based upon what's in the plan, what has been done, what has been added, there's actually a slight reduction from the last six-year program. If you went line item by line item and you added all of these up and now in the 2022/2027, different than the last six-year program, based upon what's been done and what's new to be added, you now have a revised number of \$28,042,135.

Chairperson Majoros said graphically we have an orange and a grey and a yellow and a blue, if the projects added was green and the increase to project estimate was in green and projects completed was red and decrease was red, right, you'd have a simple plus/minus, those numbers tie to what goes below and essentially it's almost a 4 million wash to projects added to completed, and about \$1,101,000 wash of increase to existing estimates and decreases and that's why they almost carry over between the two years.

Christiansen replied that's correct and asked if the Commissioners would rather have it represented maybe in a more discernable color scheme and Majoros replied that wouldn't be bad, that a true waterfall gives you a base level and usually greens are above and reds are below. That's an important point, how those numbers tie, because you can

City of Farmington Planning Commission

February 8, 2021

Page 7

almost put, you can subtotal the significant projects added and significant ones completed and then that way people aren't doing mental math, they can see that the 4,795,000 is nothing more than the seven projects in the box below.

Kmetzo stated she tried to manipulate, she wanted to see the relationship of how they started to increase and decrease and the projects completed as such. So, if this were to be shown to the public, I think a better presentation of how these numbers come up, if might help them to understand.

Commissioner Crutcher said maybe by putting a plus or minus in front of those numbers, and then adding the color, the color would make it clear, too, but plus or minus makes it explicit.

Christiansen stated he will make note of that, those are all good comments. He then said he wanted to comment on Commissioner Waun's comments about the sidewalks and the four-season climate here and said there is an annual maintenance program for sidewalks, the Sidewalk Maintenance Program. So the City does go ahead and does general repair as necessary. What we're really looking at here again with sidewalk projects in this document are capital projects, are large scale replacements or missing portions or things like that so that we're clear. Maintenance is ongoing and is pretty significant annually.

MOTION by Waun, supported by Perrot, to schedule a Public Hearing for the Draft 2022/2027 Capital Improvement Program for the March 8, 2021 Planning Commission Meeting.

Motion carried, all ayes.

UPDATE – CURRENT DEVELOPMENT PROJECTS

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

Director Christiansen stated this item has been added to the Agenda and it was added as you recall at the last meeting and the reason that it was added to the Agenda as reflected in the minutes, Commissioners expressed their interest in having project updates provided so that you were kept abreast and aware of the status of development projects in the City, particularly and specifically ones that you as a Planning Commission have been involved in. So, going back to the minutes, and based upon that discussion and you may recall that the decision was made based upon our discussion to add this item to your monthly agenda. So in light of that we were doing it sort of ad hoc during Planning Commission Comments on a monthly basis, this gives it a definitive line item on the Agenda. So in light of that you know that all of your efforts are always certainly not only reflected on but are in motion to a certain extent. I mean the work of the Planning Commission is ever ongoing, whether it relates to development and development

projects, or the planning tools that you are working on or put in motion and put in place. Whatever the implementation of things that you then have moved forward with to see it realized, so it's continuous. So, on a monthly basis, tonight is the first update of current development projects. And if it's okay, Mr. Chair, I just have a couple that I can reflect on real quick. There are graphics on the screen to use as a reference tool and there is also as Mr. Golden indicated, there is a video created and then is made available to anybody who wishes to come back and see the video of the meeting whenever that might be. So this is part of your meeting record.

What this is, is the Courthouse property. You see Ten Mile, you see the 47th District Courthouse vacant in '03, you know that your involvement with this property was approval of fourteen new detached single-family homes from Boji Development, Inc., Ten Mile Development Group, LLC, under a PUD. And this is the approved plan, fourteen homes, single loaded, Ten Mile Road, coming into the school property, the Ten Mile School, the bus garage and the Admin Building. This project moved forward. Engineering plans completed, permits issues. There were two meetings that were required to be held. As requested, the first meeting was with adjacent homeowners on Elizabeth Court. You can see there's a small little connection over to Elizabeth Court to the left, that's the sanitary sewer. That meeting took place in the fall. So the meeting that was still remaining was the pre-con. Right now the developer is in the process of paying his required fees with the City, his escrow fees, and his surety for performance, for the development, implementation and landscape. And we were anticipating that Friday of last week, it didn't come in yet but as soon as it does, we're going to have the pre-con. As soon as the pre-con, the pre-construction meeting itself, then construction can commence. So we're ready for that right now. So what I'm telling you on update is this project is moving forward and we anticipate within the next week or so, that meeting to be held, and weather permitting here, site development can commence. You notice the building has been removed, that was done a little while ago and the fourteen new single-family homes, that site development to provide for that construction is ready to go right now. These are just some graphics that go along with that project, this is just FYI in case anybody wanted to see it. These are all part of the approved project plans by the Planning Commission. That's the first one I wanted to update you on, Liberty Hill.

The second project shown here, this is World Wide Center, Grand River Avenue, Whitaker Street. You see the World Wide Center and the World Wide Center was approved via site plan for building façade modifications, other site improvements, and for the construction of a new Tropical Smoothie. This is just the plans showing where the Tropical Smoothie is at, as we move forward through here, there are some façade modifications. You'll note that the façade modifications approved by the Planning Commission in accordance with the site plan that you reviewed and approved, have been implemented as well as the roof repairs. And they've moved forward or the contractor on behalf of the owner of the property with the additional construction of Tropical

City of Farmington Planning Commission

February 8, 2021

Page 9

Smoothie. Foundation is in and the steel is starting to go up and that's the Tropical Smoothie. Again, it's moving forward. This is the finish on the façade improvements, new signage is being applied for, wall signage, eventually you'll see all new wall signage and you'll see new site center signage as well.

The next project is the corner of Farmington and Nine Mile Road, it's the northwest corner. This is the Nine Mile Gas Station Site as it is known and you'll see the former Clark Gas Station, Citgo Gas Station canopies and the site that has remained vacant for a period of time. Based upon your review and approval of the site plan for redevelopment of the site, brand new building, other site modifications, adjustments to the canopies and a new tank, gasoline tank. Here's the site plan showing the existing and proposed. This project is moving forward. That's very apparent because it's all fenced up and there's a lot of work going on. You'll see right now that the new building is being bricked, so there's your brick building and it's under construction right now. You may also know that subsequent to your site plan approval, there was engagement with the Brownfield Redevelopment Authority for support of a Brownfield Plan to help contribute to the demolition and some site remediation and clean up and preparation for the redevelopment that you approved. Ongoing right now. We anticipate that this work is going to be completed in the spring, mid to late spring, early summer and a new gas station site here at this site, redeveloped gas station site which will really be for all practical purposes a new with the new updates and facilities will be open.

Commissioner Crutcher said there was some discussion about because of the back of that building is the gateway into Farmington off the freeway, there was talk, did anything come about doing some kind of mural or signage or some kind of thing on the back of that building?

Christiansen replied we talked about that, but understand right now based on the City's sign ordinance, that would be counted as signage and so the permissiveness of signage relates to your street frontages and your lineal foot frontage, length of building; and based upon what the ordinance provides right now, even though we've had that dialogue with the owner, they are focused on their ground site signage and their wall signage on the front of the building. They are willing to do something else but it would be in addition to and potentially could result in the need for variances but they don't know yet but they're considering it.

Crutcher asked if they have considered artwork, not signage, does that make a difference?

Christiansen replied all the murals in downtown Farmington were all approved through the Zoning Board of Appeals variances because they are considered signs.

City of Farmington Planning Commission

February 8, 2021

Page 10

Crutcher then asked if the bakery had to get a variance to put the mural on the side of their building and Christiansen replied as did The Vines, as did the CVS, and the one on the Civic Theater. Christiansen then said in order to encourage it, that there may be an opportunity to modify the Zoning Board to allow that or something different with it?

Christiansen stated that modifications to the Sign Ordinance are probably going to be forthcoming based upon our concern for the City Attorneys regarding changes at the Federal level with respect to signage, new case law, so that could happen, Commissioner Crutcher.

The next update is on Grand River, this is the former Samurai Sushi, Samurai Steakhouse, PUD that was approved here, the repurpose of what was The Grand Cleaners, to Samurai Sushi, and the approval of the site plan of the second building on the former Ginger's Café, Mrs. Lovell's Tea Room property, which will be Samurai Steakhouse. And you know after working with the Planning Commission, the PUD, the consideration for timing in light of the Covid pandemic, and some decisions that the owner made to make some changes for the short term, was made by the owner to hold off doing the second building and to look at expanding the Samurai Sushi which is now the Krazy Krab, into the area that is to be outdoor seating, taking about half that area which is about 1,000 square feet and expanding the dining room of the Krazy Krab. You approved a site plan for this last year as you moved forward, these graphics show that, you can see the green space here that is shown, that little park area, that's a private park on site that public can access and that's kind of a holding space up until the approved Samurai Steakhouse building would look to move forward with its construction. Right now they're getting ready to submit their construction plans, they have not done that yet. So the status of this project is site plan approval and holding with their plan of moving forward, getting ready to get plans submitted. They have not done that yet and they have not gone through the review and approval of construction plans and permits yet but we anticipate that happening shortly.

The next update is the Farmington State Savings Bank/Village Mall at the southeast corner of Grand River and Farmington and the redevelopment here which was approved by the Planning Commission of the exterior façade improvements, bringing the Farmington State Savings Bank Building back to what really is its original luster. The interior modifications including the gutting of the interior, that is done, and they are getting ready now, moving forward with their construction plans which have been reviewed and permitted to start at the beginning of March with the interior modifications and improvements that have been approved in accordance with the construction permit submitted and permits now issued. The staging for all of that will be the back of the building. The requirements then to access to get into this building to do this work, is to bring in equipment, bring in materials. We are right now working with the owner of the property, GLP Financial, and with their contractor, and coordinating with the Michigan

City of Farmington Planning Commission

February 8, 2021

Page 11

Department of Transportation, MDOT and the Road Commission for Oakland County because the scheduling which has been submitted for this work, interior, and now what you're seeing the exterior façade work to be done, all of this is looking to start beginning of March and last for six or seven months, through this whole spring and summer, and it's going to necessitate staging which is going to include potential closure of portions of Grand River and Farmington Road during that time. So this is something that City Administration and staff, along with the Department of Public Works and Public Safety altogether and the developer and contractor and MDOT and the Road Commission are working on right now. Quite a challenge. This is at the heart of the downtown, this is at the crossroads, we have to find a way to facilitate this. This is where they're at right now, so we have to work together to make this possible.

The Maxfield Training Center, as I think you're aware, the Maxfield Training Center, the RFQ that went out in October, responses back in November, four responses. City Council selected two of the four responding developers to move forward to the next step of the process, they're there right now. There is a 59-unit townhouse condominium project that has been submitted, proposed by Robertson Brothers Homes. There is a 124-unit for least loft style apartment project that has been proposed by River Caddis Development, and both those projects are currently being evaluated in more detail and information is being provided as requested by Council for their consideration and final determination and selection of developer and project for the redevelopment of the Maxfield Training Center site. There are a set of graphics that are available online that are here for you tonight just showing the different proposals. This one here is the River Caddis Development, three buildings, 124 units, surface parking, connectivity, landscaping, connections to the Shiawassee Park and some other elements, public benefits. This is another representation of a pocket park, a trail, again, off site improvements as well as the site redevelopment plan. This is a concept plan submitted by Robertson Brothers Homes, one of two, there's an A and a B, 59 attached townhouse condominium units, three-story, rear loading garage, three levels above grade. Here is the A, and the reason there is a B is because it shows improvements to the two homes that are owned by the City, it's called a Woonerf, it's a European design, it's a living street, originally implemented in the Netherlands. There is a whole purpose here, it has shared space, parking space, traffic calming, low speed limits. This is intended to provide the connectivity from Grand River and from the park, from Sundquist Pavilion/Riley Park to the Maxfield Training site. So this is Concept B and it shows that here. So these are the two concepts, they're moving forward, additional elements. There's a hill hiker's tram that's part of this at the side of the stairs to Shiawassee Park and back up to the site. This is part of Robertson Brothers proposals, this graphic, again, the status of this project, the City owns the property, the City investigation is completed, the RFQ out, responded to, four respondents, two were selected by Council to move forward and it's moving forward. Anticipate a selection by Council potentially this month and negotiating the deal with the selected respondent developer.

Commissioner Waun asked if there is some clarification on who's paying for the tram and who's paying for the improvements that are not part of the building and Christiansen replied that is all to be negotiated, all those elements, everything is to be considered but there's quite a bit of detail to be addressed with respect to the property, the environmental circumstances, there's Brownfield conditions, there's interest in using community support in terms of utilizing the TIF. There's these offsite improvements, the properties that are part of the offsite improvements, the elements of the offsite improvements, whether it is the connectivity or the streetscape improvement on Thomas and School Street and down, so all of those are items to be negotiated.

Christiansen then said this is the status of the Farmington Road Streetscape Concept, it's been modified to a more current detail but this is the one that we've been utilizing that shows the Streetscape improvements on Farmington Road. The reason this is here, it's an update for you because it's a 2022 project that's coming up quite quick and it's in the CIP and so I thought it was important to share this with you.

And so the next slide here just shows some of the elements, some detail in here which is part of the materials. One thing you will note is that the Village Mall, the Farmington State Savings Bank, that redevelopment now has to be incorporated into the Streetscape, that's FYI to you, too. So part of your work on the Village Mall gets incorporated, Commissioners, you've acted and approved the façade modifications and some of those elements have to absolutely make sure they're incorporated into that Streetscape enhancement project.

And then also here, this is kind of an FYI, here we are in the throes of the middle of the winter season, and as I look at my phone right now and I take a look at Farmington, it's 16 degrees right now and snow showers out and with a 3-mile an hour wind it's 10 degrees but it's time now for everybody to get out and take advantage of the syndicate. So part of your work, too, as part of your redevelopment, has facilitated those locations that are able to participate and are chosen to participate in the syndicate. So take advantage of the syndicate, the rules of engagement, everything is available, a lot going on right now and we will keep you updated.

Chairperson Majoros thanked Christiansen for the thoroughness of his update and stated that moving forward this is a good way to keep engaged, I think we would do cycle over cycle is significant moves, property or development by development.

PUBLIC COMMENT

None heard.

PLANNING COMMISSION COMMENTS

Chairperson Majoros opened the floor for comments from the Planning Commissioners.

Commissioner Crutcher asked if the Pathways Committee, are they going to have an opportunity to interface with the Parking Committee at some time and Christiansen replied it's a goal for all committees to interface and work as necessary closely together.

Commissioner Perrot thanked Christiansen for the update, especially on the Farmington Savings Bank, and the history of the building and getting someone in there and work across all the different commissions and Council and City staff in getting that place back in action and looks for a really great opportunity for us to really shine as a City all together and would like to lobby our friends in the media to promote and publicize the significance of this project.

Christiansen replied that the City is always looking to champion the many positive things happening in the community and make them known. He said there is a Communications Director in place to publicize those projects and put together newsletters, press releases, etc. in their attempt to keep the community informed.

Director Christiansen reminded Commissioners if there is interest that training is available and there is monies budgeted to afford the Commissioners the opportunity to attend such training.

ADJOURNMENT

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

The meeting was adjourned at 8:06 p.m.

Respectfully submitted,

Secretary

FARMINGTON PLANNING COMMISSION PROCEEDINGS
23600 Liberty Street
Farmington, Michigan
March 8, 2021

Chairperson Majoros called the Meeting to order via Zoom remote technology at 7:00 p.m. on Monday, March 8, 2021.

ROLL CALL

Present: Crutcher, Kmetzo, Majoros, Mantey, Perrot, Waun, Westendorf
Absent: None
A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Director Christiansen, Recording Secretary Murphy, Brian Golden, Director of Media Services.

APPROVAL OF AGENDA

MOTION by Crutcher, supported by Perrot, to approve the Agenda.
Motion carried, all ayes.

APPROVAL OF ITEMS ON CONSENT AGENDA

A. February 8, 2021 Minutes

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

PUBLIC HEARING – 2022-2027 CAPITAL IMPROVEMENT PROGRAM

Chairperson Majoros introduced this item and stated that I think we've all had a chance to go through what's been a pretty rigorous and well-communicated process. Kevin, you've been great on this; Chris Weber does a phenomenal job as does the balance of the subject matter experts, etc., and asked Christiansen to give a quick summary of where we stand. I know one question that probably many of us have is, you know cycle over cycle, the last time we saw this to where we stand today, I don't recall that there were any further meetings, but I guess the first item would just be a question, Kevin, what we're asking public comment on and from what we have seen and read and distributed in a mail out, is there anything of significance, material changes, things we should be aware of and maybe the public from kind of what's been out there.

Director Christiansen replied that there have no substantive changes and no additional meetings since the Planning Commission looked at the Draft CIP 2022/2027 last, that was at your last meeting in February where you scheduled this evening's public hearing.

City of Farmington Planning Commission

March 9, 2020

Page 2

Chairperson Majoros said I think the action that we'll be taking today is not only a Public Hearing if we have any comments, we'll make sure before we close it out that we ask one more time, but I believe also is a specific action item after we close the Public Hearing to formally move the Capital Improvement Program and forward and form the resolution as noted.

Christiansen replied that is correct, Mr. Chair, and what might be really helpful I think just really quickly if you might be to have Mr. Golden bring the agenda back up and then after the minutes that you just considered under Consent and approved, is the staff report for this item, real short and sweet and to the point, and then the CIP Draft 2022/2027, if Mr. Golden might be able to screen share that real quick, that one item to reference if we could move through this. Again, just an overview, the purpose of the item, Mr. Chair, is to hold the required Public Hearing, and that's by State statute under the Michigan Planning Enabling Act. You're doing that then this evening as scheduled. You'll note that you set that Public Hearing at the February 8th meeting for this evening. I can tell you that public notice was published and the Draft 2022/2027 Capital Improvement Program is attached. The next sheet is the public notice that was published in the paper and it was also placed on the City's website. So, as required, public notice has been published and has been placed on the City's website so that complies with your requirements to do that. The next page is the Draft. If we go a couple pages in to this, the action is right here, and that's what you're considering this evening, that is the Draft as you've worked on for the past several months. And now before you for Public Hearing tonight, and if the Planning Commission is so inclined the requested action is to approve the 2022/2027 Draft Capital Improvement Program for the City of Farmington in accordance with this resolution.

Majoros asked Director of Media Services Golden if there were any meeting participants other than the Commission present in the Zoom meeting and Golden replied there was none. He then called for a motion to open the Public Hearing.

MOTION by Crutcher, supported by Waun, to open the Public Hearing for the 2022/2027 Capital Improvement Program.

Motion carried, all ayes.

(Public Hearing opened at 7:10 p.m.)

PUBLIC HEARING

Chairperson Majoros asked if there were any participants in attendance wishing to comment and asked Director of Media Services Golden if anyone had joined the meeting since his last inquiry and Golden replied none had.

Hearing none, Chairperson Majoros called for a motion to close the Public Hearing.

MOTION by Crutcher, supported by Perrot, to close the Public Hearing for the 2022/2027 Capital Improvement Program
Motion carried, all ayes.

(Public Hearing closed at 7:11 p.m.)

Chairperson Majoros then called for a motion from the Commissioners to approve and adopt the City of Farmington 2022/2027 Capital Improvement Program, as presented, and to forward it to City Council for their review and consideration in accordance with the resolution in the Plan.

MOTION by Crutcher, supported by Perrot, to approve and adopt the City of Farmington 2022/2027 Capital Improvement Program, as presented, and forward to City Council for their review and consideration in accordance with the resolution as outlined in the Plan.
Motion carried, all ayes.

UPDATE – CURRENT DEVELOPMENT PROJECTS

Chairperson Majoros introduced this item and stated this item has probably four areas he feels would be prudent to discuss and of course at any time for each of these four, I'll stop and ask for Commissioner comments or questions or what have you. The first category is what I call "projects currently underway", so the items that have either been through us already that we know are underway like the gas station at Nine and Farmington, the Tropical Smoothie for those of us who travel down Grand River, I've seen tremendous progress there; Blue Hat Coffee, a lot of the initiatives that we have as a team have seen and moving forward that are underway. So I think the first probably area of update for staff would be for those projects that are currently underway that we're seeing visible results on, I guess I would ask Mr. Christiansen for any fundamental what I call cycle over cycle changes. So are there any pieces of news that we as a body should know about or Category 1, which I call our current body of projects underway. So, with that, I'll ask Mr. Christiansen for a comment there and then we'll open it up to the Commissioners for any comments on current projects and then we'll move on to my next category.

Director Christiansen stated as of today current status of the projects that we actually were discussing at the February meeting; they are continuing to move forward. So, other than progress which you have noted you can see in your travels, there's nothing new specific to those projects that we discussed at the February meeting, they all continue to move forward.

Chairperson Majoros opened the floor for questions from the Commissioners.

City of Farmington Planning Commission

March 9, 2020

Page 4

Commissioner Crutcher stated he had a question regarding the coffee shop at the Masonic Lodge. How are they proceeding, there was some construction but he hasn't seen any activity over there lately.

Christiansen replied yes, they continue to progress and that's even as of last week, current status interior work, there's been some additional inspections that the City's building official has conducted. And you may note that the exterior improvements, the ramp that was approved and is to be on the north side of the building, continues its implementation. Progress is still being made and we're hopeful that as the weather breaks, more of the exterior work will commence and will be able to be completed along with what's going on the inside right now. Dialogue with the owner, he's really trying to work to get open sometime this mid Spring.

Commissioner Perrot commented with Tropical Smoothie Café and that's been in our rear view mirror for quite some time from an approval process, and then we asked them to come around and help out their tenants and get the building all squared away before the City signed off on them breaking ground on the out building now. And we went from a fenced in lot, to one wall up, to two, three weeks of extremely cold weather and no work, and now they're going like gangbusters so it's really good to see and it will be nice to see that in the win column soon. He said the progress, the work that the staff did on that whole plaza, the beautification, the enhancements, it's really strong, it's a beautiful looking place now, so kudos, good work.

Commissioner Kmetzo said she has a follow-up on the Tropical Smoothie. Has there been any feedback from the tenants or the occupants of the facility behind them, have they said anything about how their structure is being obstructed or any negative feedback from the erection of that building? I think on paper it looked fine, but now that the building is up, I'm just curious if there was any concern from like the China Merchandise or the Indian Grocer, and Tweeny's, has there been any comments about the structure itself?

Christiansen replied that's a great question and said no, they've heard nothing negative, in fact, they've heard positive comments, they're very excited about the work being done. They're very pleased with what's going on with their building that they're tenants in, but in fact, they're really excited because new signs are going up. You might note that new wall signs for those businesses are going up right now. I think there's two new ones, an O'Reilly sign has gone back up, there's a new House of Lee sign that's been installed, I know they're working on the Tweeny's sign right now and they're going to be working on the others, so they're all pretty excited from those that I've talked to.

Chairperson Majoros then asked Christiansen if he could provide any feedback in the area, is there anything on the horizon, a lot of times you give us a heads-up on what might be brewing; any new developments, any areas that you think may be hitting our radar

City of Farmington Planning Commission

March 9, 2020

Page 5

screen here at some point that would be of interest to know. So that's just an open ended question to you, Kevin, we'll start there and go to Commissioners after.

Christiansen replied that he's very pleased to share with the Commission and to let you know with all of the work that you have done previously and have been involved with on the 47th District Courthouse property, Liberty Hill Condominiums, that they commenced site development yesterday. And I'd like to share with you that we received from the developer, a quit little snippet, if Mr. Golden is able to play it, it's not very long, it's just the current status of the property, a little aerial overview via drone photography, and also it just kind of shows the equipment delivered, some piping delivered, a little bit of overview. We had the preconstruction meeting and they've commenced construction as of today. Again, this site development will be then work according to the approved PUD plan, and the engineering construction plans and permit development related to the fourteen approved detached single-family homes and the site as a whole. And we're really excited that this is moving forward now and look forward to seeing this development.

(Video played)

Christiansen stated as you can see the site, you can see the equipment that's been delivered, the materials, the pipe. So, that was the site status as of last week and they wanted to share this with you this evening in our update. And as I indicated the preconstruction meeting having been held, site development commenced today.

Chairperson Majoros asked if all goes well, what is the potential finish date, is this a year, if you can just roughly if you can.

Christiansen replied I can relate it back if you can recall to the Flander's School site redevelopment and you may recall that development, that is the Riverwalk of Farmington, that's 33 detached single-family homes on that 10-acre site with the dedication it was about 7.75 acres. But from the time that they broke ground and moved forward, they sold out that development in nine months and that was 33 homes and they completed that development up through not only site development but dedication of everything within one plus, going on two-year period. It was really quite expeditious and they moved forward pretty quickly. They were actually able to do production, which is the building of the homes, concurrent with site development. So that's really what the goal of the developer here is, is to be developing the site, grading the site, cutting in the roads, installing the infrastructure, putting in the base course and the road, and at the same time as staging provides for during the first production. Their intent per my discussion with them is to build a model, but I'm going to tell you that my experience and with everything else, the timing in all this and with the existing market as I'm aware of it and as I currently am seeing with the issue with demand for housing, in particular in Farmington, I'm going to believe in speculation that they're going to have sales and may even sell out before

City of Farmington Planning Commission

March 9, 2020

Page 6

site development is either progressing or complete at a minimum such that production can move along as they're able to do it without having to have a model, they're certainly not going to need a sales trailer on site for something like of this scale anyways. And I would say to you that I would project that it's very possible spring of 2021 that they may be able to complete this site development and even some of the production of this year and then complete then the remaining portion in 2022. So it may be a one and a half year, two-year build cycle if all goes well.

Perrot stated he seems to recall the developer, Boji, being really motivated and he was really willing to work with the City on getting all the approvals so he could build right away.

Perrot then asked if there was any updated information on the Panera site and Christiansen replied there is a broker that is marketing the property, there's been several phone calls and dialogue with interest, but nothing more than that, nothing specific to any sort of discussion regarding a particular use or intended plan, so there's an opportunity there. One of the things I can tell you is Panera is just one of several sites within the community as a whole that we are focused on in paying close attention to in terms of marketability and re-tenanting the building. We have several in downtown, we have several in other areas of the City and you can speculate as to why that may or may not be the case. Some of that is due to the existing economic environment right now, some of that due to the pandemic, to the Covid pandemic, to the Covid crisis.

Perrot then stated that our approval to add a drive-thru then at that location, even though it's no longer a Panera, that still would carry over to the tenant so I think that would make it a more desirable location.

Christiansen replied that the broker's sign, the real estate sign on the property indicates that drive-thru opportunity exists on the site.

Chairperson Majoros said the third item is very timely, a lot of news what made this week with City Council's meeting and the Maxfield redevelopment and one of the purposes for this part of every meeting is for we as Commissioners have the lay of the land and can speak with a consistent and accurate voice when we're engaging with community members and with that, we've probably all read some articles or whatever but there's just some logical questions that may come out and logical next steps, so I thought it would be appropriate to ask you, Kevin, to just kind of give us if we were bumping into somebody on the street, what do we say in an instance like this so that we're being fair to the process, where we stand, what's next and those sorts of things. So maybe we'll ask for your take on that, that would be great.

Christiansen replied I think that's very appropriate; I appreciate your asking and certainly the Commission and your focus on all aspects of development in the community and

particularly this project. You've had involvement with this through a lot of other avenues with all of your planning efforts. And we talked about at some point in time like you have before, you're going to be involved in the plan review process for the redevelopment of the Maxfield Training Center. And it looks like we're moving along to that point right now. To give you an update as you've asked, current status, what I would say that you should be made aware of as you're asking what may be, what you can convey, is that City Council approved Robertson Brothers Homes RFQ response, their proposal, and they're proposed 59 unit townhouse condominium project for the Maxfield Training Center redevelopment project last Thursday night. Next steps are negotiation of the property acquisition from the City by Robertson Brothers Homes and then the Planned Unit Development, the PUD plan review approval process with the City, that's the next step. This will also include project environmental plans and financing plan to be reviewed and approved by the City. This will likely take the next six to nine months to be completed. Closing on the property acquisition and site development construction will probably not be completed and will not start until next spring, which will be the spring of 2022. So that's really the current status. Council went ahead and selected one of the RFQ developers, Robertson Brothers Homes, the next step is negotiation with respect to the property acquisition and then embarking on the PUD process.

Chairperson Majoros thanked Christiansen for the update and stated this is a good forum to all get aligned and hear from a factual source as to what's on the horizon and what's new.

PLANNING COMMISSION COMMENTS

Chairperson Majoros opened the floor for comments from the Commissioners.

Commissioner Waun stated she would like to express her concern made by the statement made by Councilmember Maria Taylor at the March 4, 2021 Special Meeting about the MTC to the fact that the Planning Commission does not want high density projects. The statement is not necessarily accurate and it implies that the Commission as a whole is biased against particular projects that are allowed by the City Master Plan and Zoning Ordinances. I think that such a statement without explanation or qualification does a disservice to this Commission and could be harmful to future developments, opportunities to our community, if we are perceived as anti-development. I hope that as the project proceeds there will be a clarification or a correction of the statement by the Councilmember.

Commissioner Crutcher commented that coming up in the spring we'll be looking at the re-applications and applications for outdoor seating and if there's any other consideration, we may want to be thinking about post-pandemic how we would approach those outdoor seating arrangements for the eating establishments around town or if there is going to be

any concern. One other thing is one of the things that has come up with my affiliation with the Parking Advisory Committee, is bringing up some ideas about the parking code requirements and also for potential for a carry-out and delivery as a thing, having dedicated parking spaces for those kinds of activities. The ride sharing and also for the meals, pick-up and delivery, and it's not addressed in an ordinance right now, but we may be looking to something like that in the future.

Director Christiansen said that's a great question and what I can tell you is we've been having dialogue with the City Attorney's office regarding outdoor seating, how outdoor seating that's approved is being used, implemented in Farmington. The actions by Council last June, August and December that related to outdoor seating in light of the Covid pandemic crisis and how they approved things temporarily, what the status of that is and what may need to be addressed again either to keep things going as what was approved as we're still within that window right now, within the window of the pandemic crisis as it continues as is and anything else. Just really quickly, Council approved last June a resolution allowing for expansion of approved outdoor seating areas temporarily as a temporary special use in parking lots and the like. We got a dozen applications, had a dozen approvals, everybody from the restaurants on restaurant row in the north parking lot to the parking lot behind City Hall and the Library, a couple uses, and to the main parking lot in the Downtown Parking Center, and that worked out really well, and the DDA was an excellent facilitator of providing for means of identifying those areas, they had bollards, chains, planters, they provided tables and chairs and umbrellas and it worked out really, really great, I think. And I think those that took advantage of that I think had because of that more success than they thought they were going to have in light of the circumstances that came about. In any event, there was a second resolution that allowed that to continue past the October 31st end of season, that was in August, and Council approved that resolution and that extension was to April 14th of this year. A third action of Council was the December approval of the amendment to the entertainment provision of the Community Section of the Code of Ordinances that allowed for enclosures, temporary enclosures, the igloos, the small type of structures, the Farmington Forts as the DDA labeled them, some other elements and that was able to be intertwined with the social district that was approved, too, and so that worked out really, really well. And those are for temporary facilities that didn't require building permit and anything else to be addressed, it was a Council action and an oversight by City staff and administration and has worked out really well. That, approved in December, expires also April 14th. The discussion with the City attorneys have been a potential additional resolution to allow for outdoor seating expansion into the parking lot again for this season; so, April 14th comes along and we're able to continue doing so. Maybe those shelters then tend to phase out a little bit because of season, but we could certainly establish those areas that were approved last year and maybe even additional areas if they come about. So we're working with the City attorney on that to look to see that happen again. The other issue is a direction from Council that was requested by one of the City's food and beverage

City of Farmington Planning Commission

March 9, 2020

Page 9

restaurant businesses, to consider City ordinance provisions that would permit canopies, awnings, sides of those awnings, zip up, zip off enclosure type structures on a more permanent basis in accordance with a process and an approval structure like is currently the ordinance structure for outdoor seating. So, for example, right now if you are a restaurant business and you want to have outdoor seating then you have to apply for a site plan review of the Planning Commission, and if it's in downtown, it's the DDA review and recommendation and the Planning Commission, and then approval of the Planning Commission in order to establish that outdoor seating area. Once approved via site plan it can continue annually as long as you are compliant, you had no issues, and anything that's needed in terms of insurance and everything else is provided. And that's pretty typical under our current ordinance structure but there is a request presented to Council considering an ordinance amendment or however it's going to be facilitated to allow for structures in outdoor seating areas on a more permanent basis, so more than tables and chairs. So that's also in the hands of the City attorney's right now; a resolution to continue to extend for this next year during regular season of the expanded area again, and then an ordinance to address permissiveness through a process for structures within outdoor seating areas. So that's a great question, Mr. Crutcher, and that's the current status of that.

Crutcher asked if there had been discussion on extending the outdoor seating season as well, as the pandemic has shown us, we can sit outside and Christiansen stated that is part of the discussion.

ADJOURNMENT

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

Motion carried, all ayes.

The meeting was adjourned at 7:48 p.m.

Respectfully submitted,

Secretary

FARMINGTON PLANNING COMMISSION PROCEEDINGS
23600 Liberty Street
Farmington, Michigan
April 12, 2021

Chairperson Majoros called the Meeting to order via Zoom remote technology at 7:03 p.m. on Monday, April 12, 2021.

ROLL CALL

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

OTHER OFFICIALS PRESENT: Director Christiansen, Recording Secretary Murphy, Brian Golden, Director of Media Services.

APPROVAL OF AGENDA

MOTION by Crutcher, supported by Perrot, to approve the Agenda.
Motion carried, all ayes.

APPROVAL OF ITEMS ON CONSENT AGENDA

A. March 8, 2021 Minutes

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

SITE PLAN REVIEW – PROPOSED OUTDOOR SEATING AREA ENCLOSURE, LOS TRES AMIGOS RESTAURANT, 33200 GRAND RIVER AVENUE

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

Director Christiansen stated this is a building addition intended to enclose the outdoor seating area of the existing restaurant. At their April 8, 2021 meeting, the Downtown Development Authority Design Committee and recommended the proposed outdoor seating area enclosure for Los Tres Amigos to the Planning Commission in accordance with the submitted plan. And a copy of those draft meeting minutes from last Thursday, April 8th, are attached with your staff report. No changes regarding building dimensions or to the exterior of the existing restaurant or other site improvements are proposed at this time. The Applicant has submitted plans for the proposed outdoor seating area enclosure including a layout of the existing building and floor plan for the proposed outdoor enclosed seating area. Proposed new replacement exterior building site landscaping and that would be along the front, that landscaping intended to replace what is going to be displaced by the outdoor seating area enclosure, and also with the plan set is existing and proposed building elevations. Also included are plans for

City of Farmington Planning Commission

Page 2

modification of the existing restrooms. Those don't require your review and approval; they are interior to the building but they are shown on the plans and I wanted to share those with you for your information. Again, the Applicant is with us on the meeting this evening to review the proposed outdoor seating area enclosure with the Commission and that would be Mr. Mark Fineout with Fineout Design Group.

Chairperson Majoros welcomed Mr. Fineout to the meeting and asked him to provide an overview and then we'll entertain questions and go from there.

Mark Fineout stated the owner came to me and he wanted to enclose his patio and make it a year-round area to dine. And then at that point we designed a structure to look at a patio that had been enclosed and that included a red roof and other features that were not really compatible with the existing building. And we went through the DDA Design Committee and they made some really good recommendations for us to come back and submit an addition that looks like it was part of the original building. And they did that mainly with colors, with some materials, and so that was a good experience. Also part of this enclosure addition is adhering it to the southwest corner, actually it would be the northwest corner. And right now what they have is they have some exterior, they have some temporary storage units that they have and use for storage. So if we're allowed to build the addition, we'll have storage all contained within the building. Another nice aspect of this is that we'll remodel the interior restrooms, I don't know if you ever frequent the restaurant there, but that will be a good improvement to rework those existing restrooms, not only to meet ADA compliance but also with finishes. At the front to keep the building looking like a patio and engage with the outside and the community while the diners are there, we proposed overhead doors that will open up. They're large doors, 16 feet wide by 8 foot tall. And they would open up. They're also pure glass so during the winter while diners are eating, you know they'll be part of the streetscape. Other recommendations that came from the DDA is to use better skylights that don't fog up, to have an arts and crafts type of light fixture compatible with the building and with adjacent buildings, to use irrigation for all of our landscaping which we're doing, so that was all positive input to what you're seeing today. There are other aspects to this that still need to be worked out. Based on existing occupant load at 110, that building right now that sits would be required to be fire suppressed. So we have two ways to look at that in the Building Code and that is to either fire suppress it or to create fire areas with fire barriers. And so basically almost creating two different buildings. So we're looking at those two different options and that will be developed as we go into construction documents and construction designs. Other things that still need to be worked out, too, in the construction drawings are the front planters right underneath the lights, so those are actually within the right-of-way and they can't really be a part of the building because we would be building over the top of the right-of-way or beyond the right-of-way, so we have to figure out a creative way as we get into those construction documents to satisfy what you're going to want to see that those planters remain there and are part of the esthetics of the façade and still work with not being really attached to the building, but being like a separate type of planter. So we're

going to need to develop that idea. Other items that were brought up were on the west side, instead of having a fixed glass on that façade is to have something that opens up, whether it be a garage door or you know a nano type of wall that's glass that folds open, but the idea is to give it again, the people that are walking by or the people that are dining, to see each other better and feel like the people inside or outside and the people outside, you can talk to them and such. So these are all things in the design documents. And I think that's about all that I have right now and I'm happy to answer any questions.

Chairperson Majoros thanked Fineout for the overview and opened the floor for questions from the Commissioners.

Crutcher said looking at the property line, the north side of the sidewalk that is south, it looks like there's some space between that and the property line; I know there's an issue about getting the planters in that, but isn't that still ... does the paving start far enough away from the building that you could actually put some landscaping between the building and the sidewalk?

Christiansen asked if he was talking about on the south elevation and Crutcher replied yes. Christiansen went on to say you can see right now, if you look at the existing photograph, there's landscaping there right now. And what's intended is for that landscaping to be eliminated and there's a new series of landscape element that are being proposed. If you'll take a look, you'll see new railing and you'll see new reclaimed stone planters, you'll see new plants that are also shown and you'll see that then all along that whole south frontage of the addition are new plants starting at grade level. You can also see where the existing landscaping and that's actually kind of broken out in his site plan in kind of a red highlighted area, that those existing landscaping are going to remain.

And there may be not so much of a conflict with those planters you wanted to propose on the sidewalk if it's in a landscaped area anyways.

Christiansen said I think the idea is to again try to claim as much as what was originally approved back in, if you might recall, the original site plan for the conversion for the Los Tres Amigos from the original Dimitri's was back in 2013. And so what you see out there today has been in place since the site plan was approved at that time. And again, what's intended is a replacement of the landscaping that's going to be eliminated as much as possible while maintaining what isn't going to be touched. That's kind of been the focus here in all of our discussions. We had those discussions on site with the Applicant not wanting to lose the landscaping. We also had that discussion you might recall in the presentations and discussion with the DDA Design Committee. And again, that's still what's shown here.

City of Farmington Planning Commission

Page 4

Majoros said so if I may clarify, is it fair to say that the new floor and site plan as we see it on page 22, it appears as though a combination of the new dwelling and landscaping does not protrude any further towards Grand River today's; is that a fair statement?

Christiansen replied yes, anything new, that's correct. The only thing that is going to be outside that area, again, I invite you to take a look at the new floor site plan and the areas in red, I can tell you that within those existing areas they're going to do some clean-up. You might know that one of the areas which is the one that is along the south side down towards the south and west corner, you'll see replace existing landscaping, they're just going to clean those areas up, that's correct.

Perrot said the only comment he has is the garage style doors being able to open it up. The fact that we're in Michigan and those doors are always a hit, especially the restaurants, it's fantastic.

Westendorf said I have a clarification question. Is the view that we're looking at now, is that middle section an operable garage door as well? It just looks different than the other two.

Fineout replied yes, it is. We used it in the renderings so you could see what it would look like when the doors are open.

Westendorf said I believe there's a portion, and Mr. Christiansen correct me if I'm wrong, that the buildings in the CBD that are on a corner are supposed to have an extra . I don't know what the verbiage is but accentuate the prominent corners in the CBD. I guess my question is to the Applicant is how is your design meeting that requirement?

Fineout said again when you can see the sign, "Los Tres Amigos" sign, and we have some glazing there. And we propose that glazing to be similar to the overhead doors. So that would bring the type of font to tie around to the east side. And basically what we've done on the east side is an extension of what's already there. So, we've increased what's already there, we've made it so that you can see through and engage the people in the patio. And another thing we're going to do as you look at the east rendering and it was brought up at the DDA meeting, that some of the existing piers are not level, they're leaning. So we're going to go ahead and straighten that all out. So that east façade, that's nicely landscaped and hardscaped with a ramp and lights on top of piers and the entrance into the building. So hopefully that will suffice what you want to see on a corner.

Crutcher said we had this discussion in the DDA Design Committee, but on the southeast corner of the addition, right now you're showing it as possibly being a window, do you think you could actually make that glass and Fineout replied for sure they can, whether it be with a roll-up or whether we do that with a folding accordian, we can do that. And if

City of Farmington Planning Commission

Page 5

you'd like that to be a stipulation of approval or something or an item that we need to do, then whatever.

Crutcher said it was brought up because of the fire rating requirement that you might not be able to put glass on the west side of the building and Fineout replied on the west side, that might be tough. Crutcher said that's the one that I'm trying to talk about, the west corner.

Fineout said that might be tough to do. As I've researched the Code and really dug into it, and this has been brought up, it might be tough to put glass in that area based on our construction type and openings on the property line. The reason I can have large openings on the front property line, on the south property line, is because it has frontage onto a street. On that west side, I'm right up against the property line and I haven't been able to find anything Code wise to this point, that's not to say that we might be able to find an exception on a way to do this, that would allow me to put an opening on that west corner.

Majoros asked Christiansen for clarification on what area they're talking about.

Christiansen replied I think what Mr. Fineout is referring to is if you look at the new floor/site plan, and you go to the west side, so to your left, and you go down to the corner there which is the southwest corner of the addition, he's talking about that small portion of the exposed elevation, if that can be glass or not, and it depends upon the rating that's necessary to Michigan's compliance to Fire Code based upon capacity, Construction Code requirements.

Crutcher said he wouldn't want to make it a condition that it has to be open because he might not be able to, but it does make this a nice experience when it is open. And I should suggest that maybe if that was not a 90 degree angle but that was put on the corner there so the window is at a 45 degree, maybe you can squeak by the Code requirement.

Christiansen said I think, Mr. Crutcher, I think what might be able to be achieved is if you could put it, if you're so inclined to do so, in any motion that you might make, if it was in support of this site plan as proposed, is you could certainly put that in as a condition if it's possible. That would be the glazing, what you're looking to see there, as long as whatever is then resulting is Code compliance. We'll certainly have it in the notes, we'll carry it forward and if it's possible, we'll look to Mr. Fineout to see what he intends to do and see if we can achieve it.

Crutcher said he was satisfied to see it on the plan that it's intended to put it there and I don't want to put any conditions to make it harder, but if he can't have it there, I don't want to hold it up.

Christiansen said I think you're right, you could either reference it that way or as you just alluded to, leave it as part of the site plan as shown.

Majoros asked if there was any consideration given to not having the south elevation be a complete façade spanning the entire length of the building but preserving some degree; can we go to the proposed new elevations. For instance, preserving true outdoor seating, the garage doors are a great solution, I think they add that kind of cool factor, bring the outdoors in and bring the indoors out and all those things you were talking about when it comes to community engagements. But as Commissioner Westendorf pointed out, this is a corner, this is a very highly trafficked part of the City, and now with access to the Pavilion and to the Syndicate, some degree of true outdoor seating, was there any consideration for perhaps the addition filling in what would be the full span of the west elevation, one, maybe two garage doors, and still keeping three or four tables outside? I'm not the business owner I'm just trying to think about true outdoor seating because we've all come to enjoy, I think, walking around and seeing people and the garage doors might not always be open or what have you. Was there any consideration of that in any of your discussions?

Fineout replied between the owner and himself, they had never had that discussion, nor through the DDA Design Committee, we didn't have that discussion. I think we're sort of thinking the type of investment we propose and we think will ultimately produce a product here that will be something that you'll like and with the glass being able to see through it in the winter. I mean we can't be outside in the winter anyway and in the summer, we're going to have the overhead doors rolled up, so you're almost getting the best of both worlds. In the winter they're just going to take all the seats and tables and put them back in one of those storage areas, so hopefully with this proposal we can provide the City with a good solution to what we can't do and what you want us to do.

Crutcher said to clarify, you were looking at the east side of the addition, where that is now, proposing that that would potentially open up similar to the overhead doors, not an overhead door but something that could slide along the wall and Fineout replied yes, and since we're on frontage there, I know that Code allows us to do that and we'd be happy to have a stipulation in any type of proposed approval that would say you want that to open and match, you know, the doors match as much as possible. I'm not exactly sure if I can do overhead because we have a staging height difference if they're both open, but I think we can do a folding type of door or some other type that went all the way down through the patio.

Majoros said just my personal opinion, I appreciate the business owner and that being the property, I appreciate the position that they occupy in the City, the facility is great, the open doors are great, I just want to maximize the use of that because I do think it's a bit of an anchor property and so close to the Pavilion and so close to where a lot of people

City of Farmington Planning Commission

Page 7

engage, and I just don't want to lose something very unique that Farmington enjoys that not a lot of other communities have.

Crutcher said in looking at the scope, when this new addition is built, is that existing patio going to be removed and rebuilt with a new floor or are you just building on top of that patio?

Fineout replied I've got to do over the floor, just the Health Department and such, I mean those are like open pavers and such.

Crutcher said so that construction will go all the way to the corner then, with planters and everything to the corner, they're all going to have to be rebuilt to the east side?

Fineout replied to the east side, no, it will just be rebuilt within the confines of the addition and then we'll keep the Artscape that's already there and the planters and such.

Crutcher said so basically putting a proposed door east of the proposed door on the addition, that will all remain and everything west of it will be new and Fineout replied yes.

MOTION by Crutcher, seconded by Perrot, to approve the site plan for the proposed outdoor seating area enclosure for Los Tres Amigos Restaurant, 33200 Grand River Avenue, with the condition that the entrance to the addition on the east side be operable to match the operable windows on the south of the building and as presented in the site plan as presented.

Motion carried, all ayes.

Chairperson Majoros thanked the Los Tres Amigo team.

PROPOSED BUILDING FAÇADE MODIFICATION – JOHN COWLEY & SONS PUB, 33338 GRAND RIVER AVENUE

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

Director Christiansen stated this item is the review of a proposed building façade modification of the existing John Cowley & Sons Pub. The proposed modifications include new awnings on the existing restaurant building. At their April 8, 2021 meeting, the Downtown Development Authority Design Committee reviewed and recommended the proposed building façade modification, the proposed awning, to the existing Cowley's Pub building to the Planning Commission in accordance with the submitted plans. A copy of those draft meeting minutes from last Thursday's meeting are attached with your staff report. Section 35-104, of the Zoning Ordinance Central Business District, CBD, the nonresidential and mixed use development requirements permit awnings for buildings in the CBD projecting over the public sidewalk with Planning Commission approval and

City of Farmington Planning Commission

Page 8

subject to conditions after review and recommendation by the DDA Design Committee. Once again, the DDA Design Committee has reviewed and made the recommendation for support for the awnings as proposed. The Applicant, Greg and Mike Cowley, submitted the plans for the proposed building façade modifications, again, awnings as proposed, the submitted plans include a proposed front building elevation, project details and specifications package are all included with your staff packet. The Applicant did indicate they were planning to attend this evening's meeting; however I don't think they are here this evening so we will certainly represent what has transpired to date in terms of their submittal and what transpired at the DDA Design Committee and the presentation and request before you this evening.

Chairperson Majoros thanked Christiansen for his overview and opened the floor for questions from the Commissioners.

Crutcher said looking at the rendering in the packet, is this different than what was presented at the Design Committee and Christiansen replied yes, because the Design Committee requested that it be. The Design Committee, if you go back and look at the review and recommendation, the Committee reviewed the awning or the sun shading itself for John Cowley & Sons, it discussed the striped pattern material and the Design Committee wanted to see a more solid blue to match the small center awning over the door with bronze housing for the retractable awnings and no scalloped edges. And that's what you see in this drawing. So that the striping has been changed to be solid blue and that the support structure and all the hardware are to be dark material, black metal material. So as recommended and requested by the Design Committee that's now requested in this elevation.

Crutcher said I also noticed there's no awnings on the second floor and Christiansen replied that is correct, that is a decision that was made as well.

Commissioner Perrot asked if there was any consideration of the surround tenants like the brewery, the barber shop, in terms of something like this, it's a big front for the restaurant, big bold blue, and now he's going to put tow of these pretty sizable awnings on it. Does the surrounding tenants, aside from going through the DDA, do they have any kind of input or consideration in terms of something like this, because this really does transform to an extent that block?

Christiansen replied that is a good question but the Zoning Ordinance is very specific in terms of modifications of this type, materials of this type, the various elements of a façade and then all the recommendations of the DDA Design Committee. So, it's not something that is to be reviewed or asked to be reviewed or any input from adjacent or other properties. It does rest with the DDA that oversees the downtown and, in this case, the DDA Design Committee. So, that's why in the Zoning Ordinance in the Central Business District provision, that process is in place which has taken place here. But no, adjacent

businesses, other businesses, do not have an opportunity to weigh in per se, they certainly can participate in the process if they so choose, it's not something where there's a public hearing is required either. Again, in the downtown, in accordance with the Zoning Ordinance or the Central Business District's regulations, that oversight rests with the DDA Design Committee.

Commissioner Mantey asked if this is retractable just like at the Brewery and Christiansen replied the Brewery has a small one that comes out right over their doorway. And these are a little different, let me say it that way, these are a little different than that element. And so yes, these are intended to be retractable and in fact, they're intended to be retractable, they operate on a motor system and also, too, there is a wind sensor that is part of this package and you can see that in the specs. So that they're retractable during high speed wind periods. The one at the Brewing Company is a little bit different. But again, this is specific to Cowley's, it's specific to what their proposal is. As far as the ability to use the awning with the umbrellas, it's my understanding that the awnings are going to replace umbrellas in this outdoor seating area. At least to the extent that they cover the seats.

Mantey said I think that will be a big improvement for Cowley's and for customers there. Umbrellas can be hard to get just right so everyone is in as much shade as they'd like to be.

Christiansen said that's a great point made from Commissioner Mantey. You might know from your own experiences that umbrellas against the face of the building are a little more difficult than the ones out in the open. So what will happen here is this awning coming from the building will allow those tables to share against the building to be completely covered. And then anything out of the perimeter if it doesn't cover those areas then umbrellas can continue to suffice for that covering. But that's what the interest of the owner is here.

Majoros asked if there is an intent that these umbrellas can coexist with these umbrellas or is it an either/or for Cowley's?

Christiansen replied no, they'll coexist as long as it continues to meet the approved site plan for outdoor seating with the tables and the chairs and the umbrellas that are already approved and then these awnings replacing what needs to be replaced in order for it to be more functional, which is the intent; and yes, the intention is to coexist.

Crutcher stated I thought the awning was going to replace them, so will it take up their entire sidewalk seating area and Christiansen replied he thinks that is what they're going to find once installation and the specs then being met is that it will cover that entire area. That's really what their goal is.

Majoros said Perrot's comment about neighboring businesses, the one thing is you may want to be at the Farmington Brewery wanting to sit in the sun and have a beer and then there's an awning at Cowley's that maybe people are under or maybe they're not and you're kind of like I kind of like that late afternoon sun but these are real things. So, these are what, 8 feet and what's the width of them, 14 feet wide? I mean a 16 x 8 awning is not a small awning and that's going to knock a lot of the Brewery's sun. Which is why I ask for co-existing because is this the kind of thing that is this relationship that the Brewery may say that your awning that borders the barber shop really doesn't impeded on the Brewery's outdoor patio enjoyment and the barber shop is on the other side of the sun, so it doesn't matter but the people aren't hanging out at the barber shop to enjoy a sunny afternoon. But that is the case at the Brewery and there may be times where Brewery patrons may want to be sitting outside with umbrellas folded up because they've just taken a nice long walk and want to cool off and refresh and enjoy the sun and a canopy is out, it's kind of like, I'm outside but I'm not enjoying the purpose of an outdoor patio, per se.

Christiansen replied I can't tell you, Mr. Chairman, the level of impact about awnings on the façade of Cowley's on the adjacent property, you know, without specification, dimension, etc. But I can tell you this: that although it has not been proposed formally, there is an interest by the Brewing Company to do something not dissimilar and in fact, they've been talking about it and we've got some materials and information from them on what they're going to do. An awning, ironically from the same company, on their façade. So when Commissioner Mantey said their awning, I immediately said is they don't have an awning but I really should have said it's not the same thing, but I'll tell , now it's now just interest with Cowley's and maybe with others, but before you tonight it's just one. But I'm finding this is something of interest with the businesses so they can make and more functional use of their outdoor seating areas.

Chairperson Majoros said it's their business, they have to be the one to make business decisions about what their patrons want and don't want, and I suppose if an awning is out and you still want a little bit of sun, you're going to have to crowd your way to Grand River side of seating and you're going to have to deal with that.

Christiansen said it's probably more for inclement weather.

Westendorf said in looking at the front elevations when this canopy is going to be folded up, it appears as though it's going to block the top row of windows, is that any concern about a certain amount of glazing we have to maintain on the front of the building?

Christiansen replied that's not a Code concern, it's not something that the owner finds visually or functionally obstructive for them. At least that's what they've indicated to us.

Chairperson called for a motion from the Commissioners.

MOTION by Waun, seconded by Perrot, to move to approve that the proposed awnings at the John Cowley & Sons Pub, located at 33338 Grand River Avenue, be approved as per the site plans as submitted.

Motion carried, all ayes.

UPDATE – CURRENT DEVELOPMENT PROJECTS

Chairperson Majoros introduced this item and asked Christiansen if there were any updates to this item.

Christiansen replied he will give a quick overview of the current projects.

Tropical Smoothie, building up and enclosed, moving forward, they're inside doing their work to finish their interior. That's really going well, the build-up is going on right now. You might see that some of the exterior site work that is the finished type of work is ongoing. Take a look at the landscaping, take a look at the landscape beds that are now being repurposed and in accordance with the approved site plan and the landscaping elements. The parking lot, you'll see signs are starting to go up on the building façade right now and are being put back after the façade modifications. So all of that is really moving forward pretty quickly. We anticipate that work to be done in the next several weeks so that hopefully we will realize Tropical Smoothie opening up in the spring, before the summer season.

The Liberty Hill development, Ten Mile Road, the old 47th Courthouse property, a lot of the site development work as far as the underground has been completed. You'll note that the road that is now cut is going to start to move forward with its spacing and its curbing and then that road can be put in. We can also tell you that we have received the first set of house plans for the first house and that homes have been sold. So that's the current status there.

And then I can also tell you that the Nine Mile gas station, that building has moved along pretty quickly and they are starting to do their site work as well. Dumpsters up, you'll see the perimeter repurposing of the hardscapes being done right now, so that's moving along pretty quickly, too.

We're waiting for some revised plans for the Farmington States Savings Bank, got a couple things to finish up before the interior building plans and permit is finalized and then the exterior plans need to be finalized, too, for permit and then we're working to see which roads, how we're going to be able to facilitate road closures for Farmington and Grand River, so that is ongoing right now.

City of Farmington Planning Commission

Page 12

I can tell you that the Maxfield Training Center, Council selected one of the two respondent developers to the RFQ to the Concept Plan and selected Robertson Brothers Homes for fifty-nine townhouse condominiums back at their previous meeting back in March and they're moving forward right now, Robertson Brothers is coordinating with City Management and Administration on the property acquisition documents and materials, so that's ongoing. And we anticipate the development and approval process, the PUD process to start moving along sometime soon thereafter and that will certainly be involved with the Planning Commission. So that's FYI to you upcoming.

Other than that there's a lot of little things. You've seen some new businesses coming in with some promising things throughout the community. You might note unfortunately we lost Pet Value, the pet store, after the DDA had been working very hard in their retail market analysis in implementing their vision for the downtown tenancy having secured a pet store was a priority, unfortunately Pet Value was not able to continue after only about two years, but that space has been picked up by another pet store and it's going to be operated by a family that lives right here in Farmington and we're really happy for that.

So that's going on, some other things, little by little. Coming out of the impact of the pandemic economically so we're really glad to see that.

Christiansen then said you might notice in your packet there are some materials included in there for your information. And there were two things I included in your packet. The first is with respect to the 2020 University of Michigan Dearborn E-Cities program. And the E-Cities program has been implemented by U of M Dearborn for many years and the program recognizes communities in successes and efforts in contributing to Michigan's entrepreneurial growth and economic development. There is an annual E-Cities study that is conducted by researchers at I-Labs at the University of Michigan Dearborn Center for Innovation Research. This past year in 2020 the City of Farmington was honored as a five star community as well as 110 other communities across the state. So of all of the communities in the State of Michigan, of the approximately 1,800 cities, villages and townships, the City of Farmington was honored as one of 110 of other communities as a five star community. And this is a step up from our four star recognition last year. So we're very pleased with this and wanted to share this with you, this reflects a lot of your efforts, Planning Commission, and all that you do with respect to all of the Planning work that you do, the Planning preparations, the tools that you have helped to create and have put in place certainly, things that we do here as far as our long range efforts, our Capital Improvement Program, and a result of the implementation of those tools, and those programs, let alone what you do with individual properties on a site by site basis, the site plans and the like, all of that has together has contributed to the City of Farmington's success and now recognition this year as a five star community for our entrepreneurial growth and our economic development. So thank you for all of your hard work.

City of Farmington Planning Commission

Page 13

Chairperson Majoros stated that Christiansen is being modest in all the hard work we've done, we're appreciative but we're just a small instrument in a lot of the work Christiansen does and the DDA and Council and everybody else that has a huge part in this and you live it each and every day and we just sort of drift in and drift out so this is a testament to your work for sure. It doesn't go unnoticed, Kevin, your dedication and spirit and knowledge is very much appreciated.

Christiansen thanked him and stated his focus is just to do the best on behalf of the City and to be part of the great team that we have here from City Council to the various boards and commissions and committees, the Planning Commission included, everybody else whose involved, the Downtown Development Authority and all the other various boards and commissions, we could name them all, the Grand River Corridor Improvement Authority, and all that are involved. And all the volunteers, and the roles that they play and decide to undertake, and much of it with much of our boards and commission is volunteer. So what I will say is right back at you. Thank you, Mr. Chair, and thank you, Commission, and thank you City Council and thank all the boards and commissions and all the great team we have in Farmington because without a team effort like we have we couldn't realize the success that we have, so thank you.

Christiansen went on to state the second on that he included is something that the City has been working on for a number of years. And this is a focus that the City has had working with the Michigan Economic Development Corporation in working on achieving what the MEDC has put in place as a recognition, a certification of individual communities' efforts for redevelopment. As you are aware, a city like Farmington is we are an older established community that was built out a number of years ago and we are in a stage and have been in a stage for a number of years of repurpose and redevelopment of making new from what's in place, what's been built, what's old, if you will. Breathing new life into established developments so that it can continue, not only to maintain and sustain its viability but to certainly enhance what the City has in its built environment throughout the community and now for the future. What is attached with your staff report is a package of information from the Michigan Economic Development Corporation after again many years working with the MEDC in putting together the required materials and then making sure that everything required is in place and the last of those items is the 2019 City of Farmington Master Plan Update, completed at the end of 2019, beginning of 2020, which now have allowed us to achieve Redevelopment Ready Certification from the Michigan Economic Development Corporation. So attached with your staff packet is a letter to the Mayor, this is from Mr. Mark Burton, Chief Executive Officer of the MEDC, he in his letter to the Mayor, offered his congratulations to the City of Farmington on their recent recognition as the 49th Certified Redevelopment Ready Community. And the milestone of accomplishment for the City and for the Redevelopment Ready Program indicates that our City, the City of Farmington, has met the RRC best practices and is proactively planning, zoning and marketing itself to achieve the community's development vision, and that 's in this letter.

Also attached is a copy of the press release that was put together by the MEDC and you'll see the focus as to the real purpose of the Redevelopment Ready Communities Program, it supports Michigan's strong economic momentum and it empowers communities to establish a strong planning, zoning and economic development foundation, that's what this recognition is, the City has done that. And the City received a comprehensive assessment and we went through the entire process, for recertification we worked to improve upon numerous policies and processes and update all of our tools to be current and to be then ready as far preparing the community and putting the community in a position to be redevelopment ready and to be attractive to developers, residents and investors giving them confidence to become part of our community. So, also included what you're seeing here is the new certification that we can now put on our correspondence and you'll see that around town. In fact, there's two signs that have been placed of three at the entrances to the community. One is on the south end of Farmington Road and Eight Mile and one is at the Orchard Lake and Ten Mile and there will be on the east side at the entrance there on Grand River, we're working to see if we can get a fourth sign, we were only able to get three now.

The next thing is the trophy. You know every winner needs a trophy. So this is our trophy. The certification hardware that we have and we've displayed that now at City Hall and so that is here and the other thing is the MEDC requested that we provide them some information, some quotes, some other items, they really wanted to do this in person but they made their presentation to the City Council last Monday is when the MEDC attended the City Council meeting and made this presentation which again is our certification. We are again the 49th community in the State of Michigan out of 1,800 cities and villages and townships, so it's a pretty unique recognition so I think right now they have 220, 230 communities that are under review, we are the 49th community in the State since the inception of the program. And this is a poster that from the pictures they asked us to provide to them, they made for us. So this is a poster you may see around the community, around the City as well, that is unique and specific to Farmington, showing our uniqueness and our assets and our unique places and the certification from the MEDC.

PLANNING COMMISSION COMMENT

Crutcher addressed the issue of Starbucks having a pick-up spot in their parking lot and further discussion was held.

ADJOURNMENT

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

The meeting was adjourned at 8:11 p.m.

Respectfully submitted,

Secretary

www.farmgov.com



23600 Liberty Street
Farmington, Michigan 48335

Telephone 248-474-5500
Fax 248-473-7261

May 28, 2021

City of Farmington
Zoning Board of Appeals

VARIANCE REQUESTS: Sec. 13-18, Fences and Article 4, Sec. 35-73, Lot and Yard Requirements

ZONING: R1, Single Family Residential

Dear Board Members:

The applicants, Danielle Depew of 23970 Wesley and Adam & Colleen Regnier of 24055 Gill Rd, have submitted variance requests in accordance with Article XVIII of the Farmington City Code.

Both applicants would like to install 6' fences along the north side of their property. The subject parcels are on the corner of Wesley & Wesley and Wesley & Gill, respectively which means they have two front yards. The applicants are requesting a variance to Sec. 13-18, Fences to allow an 84' long 6' high fence (for Wesley) and a 100' long 6' high fence (for Gill) along the north (Wesley) side of their properties.

Please refer to the attached for further clarification

Applicant requests a variance from 2 sections of the ordinance pursuant to structures (fences) Chapter 13 in a required front yard open space area. Because these are a corner lots, they have two front yards both with a required set back of 25 feet as shown in Zoning Ordinance section 35-73

Sincerely,

Jeffrey Bowdell
Building Official/Code Enforcement

JB:jl

Attachments



CITY OF FARMINGTON

For office use only

Date Filed: _____

Fee Paid: _____

Board of Zoning Appeals Application

1. Petitioner Name Danielle DePew

2. Location of Property

Address 23970 Wesley
Cross Streets Wesley & Wesley Place
off Gill & GR

3. Identification

Applicant Danielle DePew

Address 23970 Wesley

City/State/Zip Farmington, MI 48335

Phone (248) 763-6869 Fax _____

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

Property Owner Other (Specify) _____

Property Owner Danielle DePew

Address 23970 Wesley

City/State/Zip Farmington, MI 48335

Phone (248) 763-6869 Fax _____

Preparer of Site Plan Danielle DePew

Address 23970 Wesley

City/State/Zip Farmington, MI 48335

Phone (248) 763-6869 Fax _____

4. Property Information

Zoning District R1c Area Approx 20,000 sft

Width Irregular Front 139 Rear 127.5 Depth 150 ft

Current Use Residential

5. Appeal Request

Indicate grounds for appeal & complete additional section, if specified:

	Consult Zoning Ordinance Section	Complete Additional Application Section
<input type="checkbox"/> Specific appeal request type (pick one)		
<input type="checkbox"/> APPEALS from any order, requirement, decision or determination made by the Building Official, any administrative official or administrative body where it is alleged that there was an ERROR OR MISINTERPRETATION .	18.04 A.	Section 6.
<input type="checkbox"/> MAP INTERPRETATIONS	18.04.B.	Section 6.
<input type="checkbox"/> TEXT INTERPRETATIONS	18.04.C.	Section 6.
<input type="checkbox"/> NON-CONFORMING SITUATIONS	18.04.D. & Article 17	
<input type="checkbox"/> HEIGHT MODIFICATIONS	18.04 E.	
<input checked="" type="checkbox"/> VARIANCE from the strict application of the provisions of the Zoning Ordinance; specify type:	18.05 A.-D.	
<ul style="list-style-type: none"> <input type="radio"/> Dimensional (Area) Variance <input type="radio"/> Use Variance <input type="radio"/> Accessory Reception Antenna Facilities <input type="radio"/> Cellular Towers and Antenna <input checked="" type="radio"/> Fences 	18.05 D.1. 18.05 D.2. 18.05 D.3. 18.05 D.4. 18.05 D.5.	Section 7. Section 8.

Describe your appeal, in general:

[Requesting a variance to place a left privacy fence at the North side of the property.]
 Current ordinance restricts this placement, however as the North side of the property faces Wesley Pl and the rear of several businesses, we experience increased noise, loss of privacy, unpleasant views, and more reducing and impinging upon our use and enjoyment of our yard.

Upon completion of this portion, check above for an additional section to complete, then go to the last page (**Section 9.**) to complete the application.

6. **Section 6. Specific criteria for APPEALS and INTERPRETATIONS**

The Board of Zoning Appeals is bound by the same rules, procedures, and standards of the Ordinance. The Board of Zoning Appeals should uphold the original decision unless the record clearly shows that the original decision body or official was one of the following:

- a. Arbitrary and capricious; or
- b. Filled to ensure consistency with ordinance standards; or
- c. Made an error, such as relying on false or inaccurate information, or
- d. Constituted an abuse of discretion; or
- e. Was based upon erroneous interpretation of the zoning ordinance or zoning law.

Describe how your appeal meets one of these criteria:

7. Section 7. Criteria for a DIMENSIONAL (Area) Variance

Please respond to the following statements. The application must meet all criteria in order to obtain a variance.

- a. **Practical Difficulties.** How would the strict compliance with the area, setbacks, frontage, height, bulk, density, or other dimensional and non-use matters create practical difficulties, unreasonably prevent the use of the property for a permitted purpose, or render the conformity unnecessarily burdensome? Note that the showing of mere inconvenience is insufficient to justify a variance.

- b. **Substantial Justice**

How would a variance do substantial justice to the applicant as well as to other property owners in the district?

Would a lesser variance than the requested give substantial relief to the applicant and or be more consistent with justice to other properties? If not, please explain why?

- c. **Public Safety and Welfare.** Will the granting of the variance materially impair the intent and purpose of this ordinance or compromise the public safety and welfare?

d. **Not Self-Created.** Have the special conditions and circumstances relating to the variance request resulted from the actions of the applicant?

e. **No Safety Hazard or Nuisance.** Will the granting of variance or appeal increase the hazard of fire or otherwise endanger public safety or create a public nuisance?

f. **Relationship to Adjacent Land Uses.** Will the development permitted upon granting the variance relate harmoniously in a physical and economic sense with adjacent land uses while not altering the essential character of the neighborhood?

g. **Minimum Variance Necessary.** Is the variance requested the minimum amount necessary to permit reasonable use of the land? Explain, provide specific figures if necessary.

8. **Section 8. Criteria for a USE Variance**

Please respond to the following criteria. The application must meet all of the statements in order to obtain the use variance.

- a. **Unreasonable Current Zoning Designation.** Describe how the property cannot be reasonably used for any purpose permitted in the zoning district without the variance. There must be financial proof of inability to realize any return.

- b. **Unique Circumstances.** Describe the unique circumstances peculiar to the property that exist which are not generally applicable in the area or to other properties in the same zoning district. Please describe features that make it impossible to earn a reasonable return without some adjustment.

- c. **Not Self-Created.** Have the special conditions and circumstances relating to the variance request resulted from the actions of the applicant or the applicant's predecessors or are they self-created?

- d. **Capacity of Roads, Infrastructure and Public Services.** Will the capacity and operations of public streets and other facilities be compromised?

e. **Character of Neighborhood.** Will the variance, if granted, alter the essential character of the area? Explain.

f. **Minimum Variance Necessary.** Is the variance requested the minimum amount necessary to permit reasonable use of the land? Explain, provide specific figures if necessary.

9. Section 9. Completing the BZA Application

In order to start the review process the applicant must submit a complete application. The following checklist includes all documents required for the Zoning official to declare the application complete and begin the review process:

A. Application, Fees and Copies. Complete the preceding application form, as directed, and sign and date the application in the blanks provided below. Deliver this form, the filing fee, 9 sets of drawings or prints, and one each of any letters, maps, photographs or supplementary information to the City of Farmington Building Department. The City will require 14 days to process the completed application.

B. A completed Elevation Plan. For any applicant requesting a variance when a structure, fence, sign, remodeling, addition and/or any construction will be above grade, the following information must be included on plans drawn to a scale of at least 1/4" to 1" on a sheet or sheets that are at least 24" x 18":

The elevations of all proposed new structures including all portions above grade level

The elevations for the entire structure of any building to be added to or remodeled including all portions above grade level

All doors, windows, roof lines, outdoor mechanical equipment, chimneys, porches, overhangs, signs, fences and other structural or permanent components of the building(s)

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

I, Danielle DePew (applicant), do hereby swear that the above statements are true.

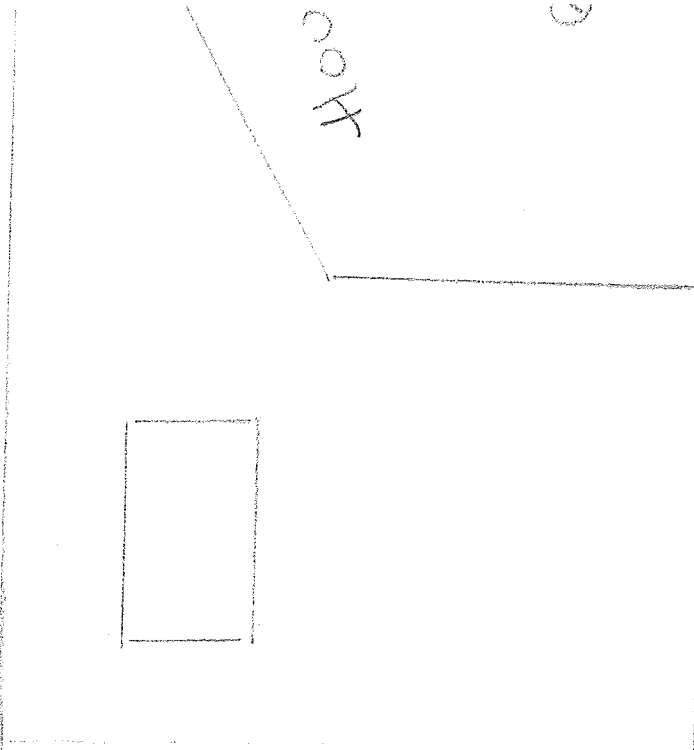
[Signature] 5/10/2021 [Signature] 5/10/2021
Signature of Applicant Date Signature of Property Owner Date

I, Danielle DePew (property owner), hereby give permission for City of Farmington officials, staff, and consultants to go on the project property for purposes of verifying information provided on the submitted application.

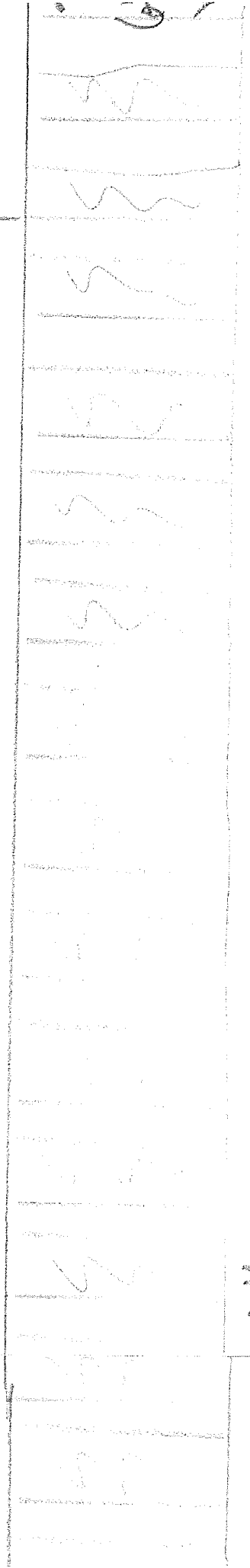
Zoning Board Appeal or Interpretation: Applicable Not Applicable
Approved/Denied: _____
Date: _____
By/2nd: _____
Conditions of Approval: _____

Danielle D
5/10/1

day
vary
property
identified
markers
lay place



ex / Board-on-board >



84" 118"

225970 Wesley

Proposed privacy

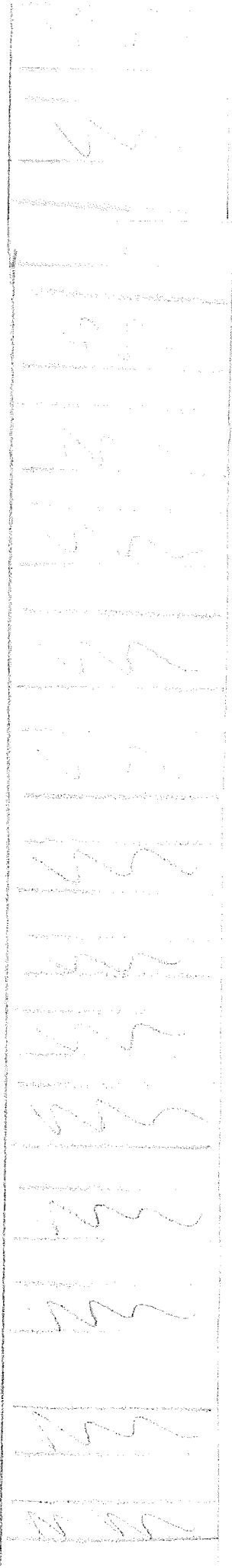
fence on property

line (as identified

by existing markers)

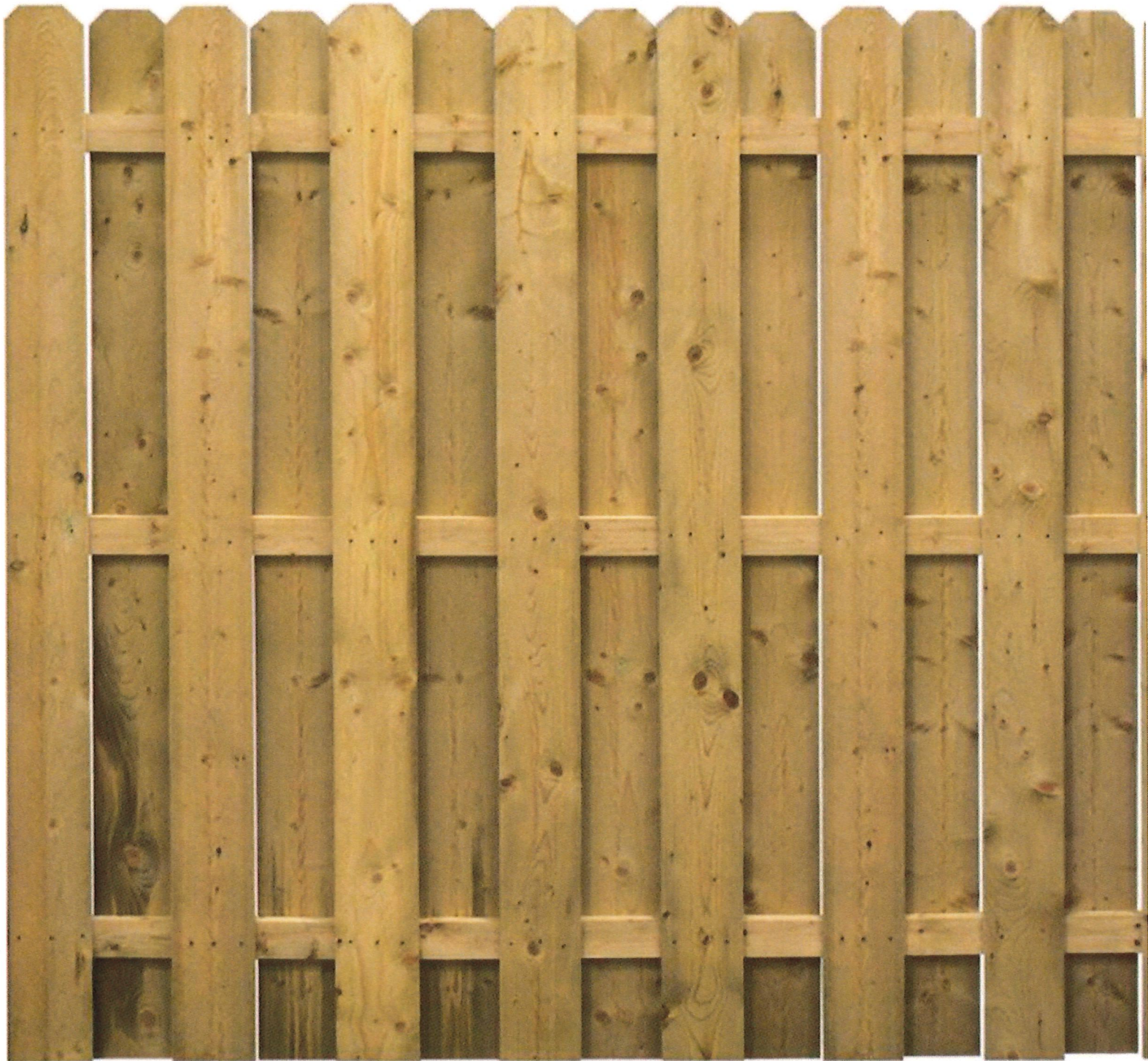
along Wesley Place

< Shadow box / Board on-board >



8' 4"

Grade





City of Farmington

23600 Liberty Street

Farmington, MI 48335

Ph: 2484745500

Fax: 2484737261

RECEIPT NUMBER

00033707

Paid By

DEPEW, DANIELLE

23970 WESLEY DR

FARMINGTON, MI 48335-3355

05/28/2021

Type	Record	Category	Description	Amount
Name	DEPEW, DANIELLE	Miscellaneous	ZBA - RESIDENTIAL	\$ 250.00

Total		\$ 250.00
Cash		\$ 250.00
Check		
Credit		
Transferred		
Tendered		\$ 250.00
Change		\$ 0.00
To Overpayment		\$ 0.00



RECEIVED MAY 11 2021

CITY OF FARMINGTON

<i>For office use only</i>	
Date Filed:	_____
Fee Paid:	_____

Board of Zoning Appeals Application

1. Petitioner Name Adam and Colleen Regnier

2. Location of Property

Address 24055 Gill Rd.

Cross Streets Gill & Wesley Place

3. Identification

Applicant _____

Address _____

City/State/Zip _____

Phone _____ Fax _____

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

9 Property Owner 9 Other (Specify) _____

Property Owner Adam & Colleen Regnier

Address 24055 Gill Rd.

City/State/Zip Farmington MI 48335

Phone 313 510 2052 Fax _____

Preparer of Site Plan _____

Address _____

City/State/Zip _____

Phone _____ Fax _____

4. Property Information

Zoning District _____ Area _____

Width _____ Depth _____

Current Use _____

5. Appeal Request

Indicate grounds for appeal & complete additional section, if specified:

	Specific appeal request type (pick one)	Consult Zoning Ordinance Section	Complete Additional Application Section
<input type="checkbox"/>	APPEALS from any order, requirement, decision or determination made by the Building Official, any administrative official or administrative body where it is alleged that there was an ERROR OR MISINTERPRETATION.	18.04 A.	Section 6.
<input type="checkbox"/>	MAP INTERPRETATIONS	18.04.B.	Section 6.
<input type="checkbox"/>	TEXT INTERPRETATIONS	18.04.C.	Section 6.
<input type="checkbox"/>	NON-CONFORMING SITUATIONS	18.04.D. & Article 17	
<input type="checkbox"/>	HEIGHT MODIFICATIONS	18.04 E.	
<input checked="" type="checkbox"/>	VARIANCE from the strict application of the provisions of the Zoning Ordinance; specify type:	18.05 A.-D.	
	<input type="radio"/> Dimensional (Area) Variance <input type="radio"/> Use Variance <input type="radio"/> Accessory Reception Antenna Facilities <input type="radio"/> Cellular Towers and Antenna <input checked="" type="radio"/> Fences	18.05 D.1. 18.05 D.2. 18.05 D.3. 18.05 D.4. 18.05 D.5.	Section 7. Section 8.

Describe your appeal, in general:

We are requesting a 6 foot privacy fence along the property line on the north side of the property with a 6 foot privacy fence return to the house.

Upon completion of this portion, check above for an additional section to complete, then go to the last page (**Section 9.**) to complete the application.

6. Section 6. Specific criteria for APPEALS and INTERPRETATIONS

The Board of Zoning Appeals is bound by the same rules, procedures, and standards of the Ordinance. The Board of Zoning Appeals should uphold the original decision unless the record clearly shows that the original decision body or official was one of the following:

- a. Arbitrary and capricious; or
- b. Filled to ensure consistency with ordinance standards; or
- c. Made an error, such as relying on false or inaccurate information, or
- d. Constituted an abuse of discretion; or
- e. Was based upon erroneous interpretation of the zoning ordinance or zoning law.

Describe how your appeal meets one of these criteria:

our corner lot faces commercial property on both sides making a privacy fence necessary. The surrounding properties are not in compliance with ordinances, thus allowing a fence would be consistent w/ city enforcement.

7. **Section 7. Criteria for a DIMENSIONAL (Area) Variance**

Please respond to the following statements. The application must meet all criteria in order to obtain a variance.

- a. **Practical Difficulties.** How would the strict compliance with the area, setbacks, frontage, height, bulk, density, or other dimensional and non-use matters create practical difficulties, unreasonably prevent the use of the property for a permitted purpose, or render the conformity unnecessarily burdensome? Note that the showing of mere inconvenience is insufficient to justify a variance.

Per zoning standards we are considered a corner lot, however our lot does not corner to other residential properties. Adhering to prescribed zoning inhibits our ability to provide adequate privacy from commercial activity.

- b. **Substantial Justice**

How would a variance do substantial justice to the applicant as well as to other property owners in the district?

A variance granted would provide increased privacy from the adjacent commercial properties. Said commercial properties are themselves non-compliant if held to residential compliance, and or commercial

Would a lesser variance than the requested give substantial relief to the applicant and or be more consistent with justice to other properties? If not, please explain why?

A lesser variance would not provide any level of increased privacy and or relief from nuisance commercial activity.

- c. **Public Safety and Welfare.** Will the granting of the variance materially impair the intent and purpose of this ordinance or compromise the public safety and welfare?

NO

- d. **Not Self-Created.** Have the special conditions and circumstances relating to the variance request resulted from the actions of the applicant?

No

- e. **No Safety Hazard or Nuisance.** Will the granting of variance or appeal increase the hazard of fire or otherwise endanger public safety or create a public nuisance?

No

- f. **Relationship to Adjacent Land Uses.** Will the development permitted upon granting the variance relate harmoniously in a physical and economic sense with adjacent land uses while not altering the essential character of the neighborhood?

Yes, all surrounding neighbors is support of privacy fence

- g. **Minimum Variance Necessary.** Is the variance requested the minimum amount necessary to permit reasonable use of the land? Explain, provide specific figures if necessary.

The variance requests a six foot privacy fence be erected directly on the property line extending from the back of the property to as far forward as is reasonable to create adequate privacy and practical use.

8. Section 8. Criteria for a USE Variance

Please respond to the following criteria. The application must meet all of the statements in order to obtain the use variance.

- a. **Unreasonable Current Zoning Designation.** Describe how the property cannot be reasonably used for any purpose permitted in the zoning district without the variance. There must be financial proof of inability to realize any return.

N/A

- b. **Unique Circumstances.** Describe the unique circumstances peculiar to the property that exist which are not generally applicable in the area or to other properties in the same zoning district. Please describe features that make it impossible to earn a reasonable return without some adjustment.

N/A

- c. **Not Self-Created.** Have the special conditions and circumstances relating to the variance request resulted from the actions of the applicant or the applicant's predecessors or are they self-created?

NO

- d. **Capacity of Roads, Infrastructure and Public Services.** Will the capacity and operations of public streets and other facilities be compromised?

NO

- e. **Character of Neighborhood.** Will the variance, if granted, alter the essential character of the area? Explain.

No. Our property is not adjacent to other residential property that would not also benefit from a variance. Other properties ~~are~~ in the area have novel solutions to privacy as well.

- f. **Minimum Variance Necessary.** Is the variance requested the minimum amount necessary to permit reasonable use of the land? Explain, provide specific figures if necessary.

Yes. The entire property line along Westey Place is commercial.

9. Section 9. Completing the BZA Application

In order to start the review process the applicant must submit a complete application. The following checklist includes all documents required for the Zoning official to declare the application complete and begin the review process:

A. Application, Fees and Copies. Complete the preceding application form, as directed, and sign and date the application in the blanks provided below. Deliver this form, the filing fee, 9 sets of drawings or prints, and one each of any letters, maps, photographs or supplementary information to the City of Farmington Building Department. The City will require 14 days to process the completed application.

B. A completed Elevation Plan. For any applicant requesting a variance when a structure, fence, sign, remodeling, addition and/or any construction will be above grade, the following information must be included on plans drawn to a scale of at least 1/4" to 1" on a sheet or sheets that are at least 24" x 18":

The elevations of all proposed new structures including all portions above grade level

The elevations for the entire structure of any building to be added to or remodeled including all portions above grade level

All doors, windows, roof lines, outdoor mechanical equipment, chimneys, porches, overhangs, signs, fences and other structural or permanent components of the building(s)

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

I, Colleen Regnier (applicant), do hereby swear that the above statements are true.

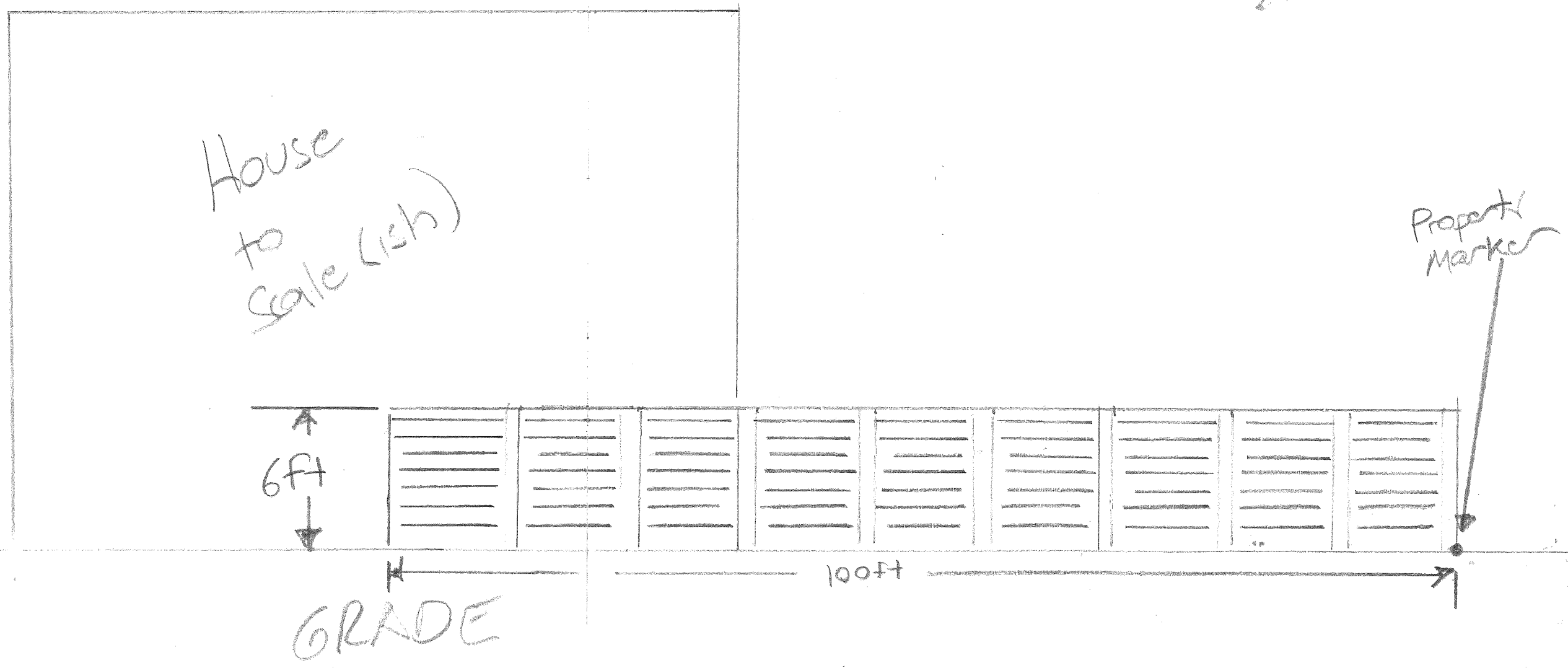
CR Signature of Applicant Date CR Signature of Property Owner 9/9/21 Date

I, CR (property owner), hereby give permission for City of Farmington officials, staff, and consultants to go on the project property for purposes of verifying information provided on the submitted application.

<u>Zoning Board Appeal or Interpretation:</u>	<input type="checkbox"/> Applicable
	<input type="checkbox"/> Not Applicable
Approved/Denied: _____	
Date: _____	
By/2nd: _____	
Conditions of Approval: _____	

24055 Gill Rd.

Proposed privacy fence
on property line along
Wesley Place





City of Farmington

23600 Liberty Street

Farmington, MI 48335

Ph: 2484745500

Fax: 2484737261

RECEIPT NUMBER

00033759

Paid By

REGNIER, ADAM

24055 GILL RD

FARMINGTON, MI 48335-3413

05/28/2021

Type	Record	Category	Description	Amount
Name	REGNIER, ADAM	Miscellaneous	ZBA - RESIDENTIAL	\$ 250.00

Total		\$ 250.00
Cash		\$ 250.00
Check		
Credit		
Transferred		
Tendered		\$ 250.00
Change		\$ 0.00
To Overpayment		\$ 0.00

www.farmgov.com



23600 Liberty Street
Farmington, Michigan 48335

Telephone 248-474-5500
Fax 248-473-7261

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals for the City of Farmington will meet at 7:00 p.m. on Wednesday, June 2nd, 2021, in the Council Chambers, 23600 Liberty, Farmington, Michigan in accordance with Article XVIII of the Farmington City Code. *If held electronically via Zoom, notice and instructions for attending will be posted on the city's webpage at www.farmgov.com at least eighteen hours prior to the meeting.* All property owners within 300 feet of the site in question are notified.

LOCATION: 23970 Wesley

SIDWELL: 20-23-28-129-001

ZONING: R1

APPLICANT: Danielle DePew

OWNER: Danielle DePew

APPEAL: Applicant requests:
1.A variance from 2 sections of the ordinance pursuant to structures (fences) Chapter 13 in a required front yard open space area. Because this is a corner lot (Wesley & Wesley) it has two front yards both with a required set back of 25 feet as shown in Zoning Ordinance section 35-73

Sec 13-8 Fences

A: Residential, Commercial and Office districts.

In residential, commercial and office districts, the following provisions apply:

1. No fence may be located within the minimum front open space required by the zoning chapter, except as provided for in section 13-6(c). Upon a lot occupied by a principal building, no fence may be located within the front open space.

And

Section 35-73 – Minimum front yard setback 25 feet

Note: 13-6 does not apply because the requested fence is over 30 inches

This is a Public Hearing and comments may be directed to the Board during the meeting. When replying by mail, write your comments on the back of this notice and address it to the **City of Farmington, Board of Zoning Appeals, 23600 Liberty Street, Farmington, MI 48335**. All written comments will be read at the meeting and become part of the record.

Dated: May 17, 2021

www.farmgov.com

23600 Liberty Street
Farmington, Michigan 48335



Telephone 248-474-5500
Fax 248-473-7261

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals for the City of Farmington will meet at 7:00 p.m. on Wednesday, June 2nd, 2021, in the Council Chambers, 23600 Liberty, Farmington, Michigan in accordance with Article XVIII of the Farmington City Code. *If held electronically via Zoom, notice and instructions for attending will be posted on the city's webpage at www.farmgov.com at least eighteen hours prior to the meeting.* All property owners within 300 feet of the site in question are notified.

LOCATION: 24055 Gill Rd

SIDWELL: 20-23-28-129-008

ZONING: R1

APPLICANT: Adam & Colleen Regnier

OWNER: Adam & Colleen Regnier

APPEAL: Applicant requests:
1.A variance from 2 sections of the ordinance pursuant to structures (fences) Chapter 13 in a required front yard open space area. Because this is a corner lot (Wesley & Gill) it has two front yards both with a required set back of 25 feet as shown in Zoning Ordinance section 35-73

Sec 13-8 Fences

A: Residential, Commercial and Office districts.

In residential, commercial and office districts, the following provisions apply:

1. No fence may be located within the minimum front open space required by the zoning chapter, except as provided for in section 13-6(c). Upon a lot occupied by a principal building, no fence may be located within the front open space.

And

Section 35-73 – Minimum front yard setback 25 feet

Note: 13-6 does not apply because the requested fence is over 30 inches

This is a Public Hearing and comments may be directed to the Board during the meeting. When replying by mail, write your comments on the back of this notice and address it to the **City of Farmington, Board of Zoning Appeals, 23600 Liberty Street, Farmington, MI 48335**. All written comments will be read at the meeting and become part of the record.

Dated: May 17, 2021

34415 GRAND RIVER LLC
30100 TELEGRAPH RD
BINGHAM FARMS, MI 48025-5804

JAWFIXER, LLC
23218 BONAIR ST
DEARBORN HEIGHTS, MI 48127-2308

JASON CRAGER
JENNIFER CRAGER
23967 WESLEY DR
FARMINGTON, MI 48335-3356

BRUCE BLAKELEY
TRINA L BLAKELEY
23947 WESLEY DR
FARMINGTON, MI 48335-3356

LAWRENCE M NATHAN
BARBARA K NATHAN
23927 WESLEY DR
FARMINGTON, MI 48335-3356

DERRICK DEAN STEELE
ROBYN LOVE STEELE
23907 WESLEY DR
FARMINGTON, MI 48335-3356

GRANDFARM PROPERTIES, LLC
7225 ESSEX DR
WEST BLOOMFIELD, MI 48322-1127

GRANDFARM PROPERTIES, LLC
7225 ESSEX DR
WEST BLOOMFIELD, MI 48322-1127

BRIGHT SIDE-FARMINGTON HILLS
13750 NINETEEN MILE RD
STERLING HEIGHTS, MI 48313

LA MARSA PROPERTIES LLC
24273 MIDDLEBELT RD
FARMINGTON HILLS, MI 48336-2132

LA MARSA PROPERTIES LLC
24273 MIDDLEBELT RD
FARMINGTON HILLS, MI 48336-2132

DANIELLE DEPEW
23970 WESLEY DR
FARMINGTON, MI 48335-3355

LINDA S JAWORSKI
36977 SANDALWOOD DR
FARMINGTON HILLS, MI 48331

LARRY R COX
23912 WESLEY DR
FARMINGTON, MI 48335-3355

ADAM REGNIER
COLLEEN REGNIER
24055 GILL RD
FARMINGTON, MI 48335-3413

BLYTHE T SPITSBERGERN
24005 GILL RD
FARMINGTON, MI 48335-3413

JON C MCCORMICK II
PATRICIA MCCORMICK
23975 GILL RD
FARMINGTON, MI 48335-3411

ILA ALDRICH
C/O CONNIE S. QUALMAN
343 HIGH ST
NORTHVILLE, MI 48167-1235

KENNETH C CONGDON
23890 WESLEY DR
FARMINGTON HILLS, MI 48335-3353

LISA A MARTIN
24032 EARL CT
FARMINGTON, MI 48335-3405

ERLAND ZEKA
24024 EARL CT
FARMINGTON, MI 48335-3405

KEVIN STONE
34227 GLOUSTER CIR
FARMINGTON HILLS, MI 48331

TRUST AGREEMENT OF FREDERICK SEVING
24008 EARL CT
FARMINGTON, MI 48335-3405

WIMOTHY D SULLIVAN
NIRMA H SULLIVAN
24000 EARL CT
FARMINGTON, MI 48335-3405

MATTHEW HOLLIS
KHADIJAH HOLLIS
23994 EARL CT
FARMINGTON, MI 48335-3404

VIC MEMAR
DANA MEMAR
23986 EARL CT
FARMINGTON, MI 48335-3404

CARL A GOETZKE
MARTHA J GOETZKE
23978 EARL CT
FARMINGTON, MI 48335-3404

GERALD R SMITH
KATHLEEN A SMITH
23910 GILL RD
FARMINGTON, MI 48335-3410

FARMINGTON WP ACQUISITION GROUP,
PO BOX 56607
ATLANTA GA 30343-0607

DECPHINE A KOLACKI
24101 TANA CT
FARMINGTON, MI 48335-3401

ELIZABETH A WARD
8280 LAKE PINE DR
COMMERCE TWP, MI 48382-4527

LUCILLE FEDORKO
C/O MARK KOLE, (POA)
11422 WELTERS WAY
EDEN PRAIRIE, MN 55347-2848

GILBERT STAFFEND
ANN HOEWING
24093 TANA CT
FARMINGTON, MI 48335-3401

ETHAN JORDAN
JESSICA JORDAN
24091 TANA CT
FARMINGTON, MI 48335-3401

DORIS E BUTLER
24089 TANA CT
FARMINGTON, MI 48335-3401

LOCKSLY WALLACE
YOLAN MORRIS-WALLACE
23960 WHITTAKER DR
FARMINGTON, MI 48335-3369

CHAD A ELLIS
MEGAN ELLIS
23936 WHITTAKER DR
FARMINGTON, MI 48335-3369

HOEG LIVING TRUST
23914 WHITTAKER DR
FARMINGTON, MI 48335-3369

34415 GRAND RIVER LLC
30100 TELEGRAPH RD
BINGHAM FARMS, MI 48025-5804

JAWFIXER, LLC
23218 BONAIR ST
DEARBORN HEIGHTS, MI 48127-2308

JASON CRAGER
JENNIFER CRAGER
23967 WESLEY DR
FARMINGTON, MI 48335-3356

BRUCE BLAKELEY
TRINA L BLAKELEY
23947 WESLEY DR
FARMINGTON, MI 48335-3356

LAWRENCE M NATHAN
BARBARA K NATHAN
23927 WESLEY DR
FARMINGTON, MI 48335-3356

DERRICK DEAN STEELE
ROBYN LOVE STEELE
23907 WESLEY DR
FARMINGTON, MI 48335-3356

BRIAN J KING
JEANNE M KING
23887 WESLEY DR
FARMINGTON, MI 48335-3354

GRANDFARM PROPERTIES, LLC
7225 ESSEX DR
WEST BLOOMFIELD, MI 48322-1127

GRANDFARM PROPERTIES, LLC
7225 ESSEX DR
WEST BLOOMFIELD, MI 48322-1127

BRIGHT SIDE-FARMINGTON HILLS
13750 NINETEEN MILE RD
STERLING HEIGHTS, MI 48313

LA MARSA PROPERTIES LLC
24273 MIDDLEBELT RD
FARMINGTON HILLS, MI 48336-2132

LA MARSA PROPERTIES LLC
24273 MIDDLEBELT RD
FARMINGTON HILLS, MI 48336-2132

PANERA BREAD #693
3630 S GEYER RD
SUNSET HILLS, MO 63127

DANIELLE DEPEW
23970 WESLEY DR
FARMINGTON, MI 48335-3355

LINDA S JAWORSKI
36977 SANDALWOOD DR
FARMINGTON HILLS, MI 48331

LARRY R COX
23912 WESLEY DR
FARMINGTON, MI 48335-3355

ADAM REGNIER
COLLEEN REGNIER
24055 GILL RD
FARMINGTON, MI 48335-3413

BLYTHE T SPITSBERGERN
24005 GILL RD
FARMINGTON, MI 48335-3413

JON C MCCORMICK II
PATRICIA MCCORMICK
23975 GILL RD
FARMINGTON, MI 48335-3411

ILA ALDRICH
C/O CONNIE S. QUALMAN
343 HIGH ST
NORTHVILLE, MI 48167-1235

KENNETH C CONGDON
23890 WESLEY DR
FARMINGTON HILLS, MI 48335-3353

LISA A MARTIN
24032 EARL CT
FARMINGTON, MI 48335-3405

CARL A GOETZKE
MARTHA J GOETZKE
23978 EARL CT
FARMINGTON, MI 48335-3404

FARMINGTON WP ACQUISITION GRC
PO BOX 56607
ATLANTA GA 30343-0607

34500 GRAND RIVER FARMINGTON HILLS, MI 48335-3373 (Property Address)

Parcel Number: 22-IN-08-100-196



Property Owner: HITACHI AUTOMOTIVE PRODUCTS (USA)

Summary Information

> Building Department information found

Owner Information

HITACHI AUTOMOTIVE PRODUCTS (USA)
34500 GRAND RIVER
FARMINGTON HILLS, MI 48335

Amount Due

Property Total **\$0.00**

*2 letters 1 of each
@ all letters
FH*

Projects

Project Number	Filed As	Status	Number of Items
----------------	----------	--------	-----------------

No records to display.

Displaying items 0 - 0 of 0

Attachments

Date Created	Title	Record
--------------	-------	--------

No records to display.

Displaying items 0 - 0 of 0

****Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

Copyright © 2021 BS&A Software, Inc.

GRAND RIVER FARMINGTON HILLS, MI 48335 (Property Address)

Parcel Number: 22-23-21-376-021

2321376021



Item 1 of 1 1 Image / 0 Sketches

Property Owner: JING-JIN ELECTRIC

Summary Information

- > Assessed Value: \$161,860 | Taxable Value: \$161,860
- > Building Department information found
- > Property Tax information found

Owner and Taxpayer Information

Owner	JING-JIN ELECTRIC NORTH AMERICA LLC 34700 GRAND RIVER FARMINGTON HILLS, MI 48335	Taxpayer	SEE OWNER INFORMATION
--------------	---	-----------------	-----------------------

Wesley Keltie *FH*

General Information for Tax Year 2021

Property Class	INDUSTRIAL-VACANT	Unit	22 FARMINGTON HILLS
School District	FARMINGTON PUBLIC SCH DIST	Assessed Value	\$161,860
TOP 20	Not Available	Taxable Value	\$161,860
WTR ADDR(1)	Not Available	State Equalized Value	\$161,860
USE TYPE	Not Available	Date of Last Name Change	Not Available
User Alpha 3	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
USER ALPHA 2	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date No Data to Display

Principal Residence Exemption	June 1st	Final
2021	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2020	\$238,360	\$238,360	\$215,720
2019	\$238,360	\$238,360	\$211,700
2018	\$238,360	\$238,360	\$206,740

Land Information

Zoning Code	No Data to Display	Total Acres	2.280
Land Value	\$323,720	Land Improvements	\$0
Renaissance Zone	Not Available	Renaissance Zone Expiration Date	Not Available
ECF Neighborhood	Not Available	Mortgage Code	Not Available
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
No lots found.		
Total Frontage: 0.00 ft		Average Depth: 0.00 ft

Legal Description

T1N, R9E, SEC 21 & 28 PART OF SW 1/4 OF SEC 21 & PART OF NW 1/4 OF SEC 28 BEG AT PT DIST S 00-32-30 W 182.83 FT & N 83-49-26 W 518.54 FT FROM N 1/4 COR OF SEC 28, TH N 83-49-26 W 471.75 FT, TH N 00-20-40 E 198.05 FT, TH S 89-39-20 E 406.86 FT, TH S 22-22-20 E 142.25 FT, TH S 03-24-09 E 115.01 FT TO BEG 2.28 A