



PLANNING COMMISSION MEETING
Monday, January 9, 2023 – 7:00 p.m.
City Council Chambers
23600 Liberty Street
Farmington, MI 48335

AGENDA

- 1. Roll Call**
- 2. Approval of Agenda**
- 3. Approval of Items on the Consent Agenda**
 - A. December 12, 2022 Minutes**
- 4. Election of Officers**
 - A. Accept Nominations for Chairperson**
 - B. Accept Nominations for Vice Chairperson**
 - C. Accept Nominations for Secretary**
- 5. Site Plan Amendment/Façade Modification – Cannelle Farmington, 33304 Grand River Avenue**
- 6. Discussion of 2023 Planning Commission Work Items/Program**
- 7. Update - Current Development Projects**
- 8. Public Comment**
- 9. Planning Commission Comment**
- 10. Adjournment**

FARMINGTON PLANNING COMMISSION PROCEEDINGS
23600 Liberty Street
Farmington, Michigan
December 12, 2022

Chairperson Majoros called the meeting to order in Council Chambers, 23600 Liberty Street, Farmington, Michigan, at 7:00 p.m. on Monday, December 12, 2022.

ROLL CALL

Present: Crutcher, Majoros, Mantey, Perrot, Waun, Westendorf

Absent: Kmetzo

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Director Kevin Christiansen; Recording Secretary Bonnie Murphy, Brian Belesky, Audiovisual Specialist.

APPROVAL OF AGENDA

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

APPROVAL OF ITEMS ON CONSENT AGENDA

A. November 14, 2022 Minutes

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

PROPOSED BUILDING FAÇADE MODIFICATION – MERLE NORMAN, 23348 FARMINGTON ROAD

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

Director Christiansen stated this item is a review of a proposed building façade modification to the existing Merle Norman, 23348 Farmington Road. The proposed modification consists of a new awning for the building unit that they are located in. At their 12-8-22 meeting the DDA Design Committee reviewed the proposed façade modifications and awning provided comments to the Planning Commission and a copy of their minutes are attached in your packets.

The building is located in the Central Business District where nonresidential and mixed use are allowed with Planning Commission approval and subject to conditions. He stated that Marygrove Awning has submitted plans for the project and the Applicant is at meeting
Puts map on screen

The minutes of the DDA Design Committee were put on the screen with their comments along with a copy of Section 35-40 of the Zoning Ordinance regarding awnings and canopies. Signs are permitted but subject to Chapter 25, but awnings are considered structures and require Planning Commission review and approval. Christiansen went over contents of packet information on the screen and turned it back to Chairperson Majoros.

Chairperson Majoros invited the Applicant to the podium.

Karen Gera, 23448 Farmington Road, came to the podium. She stated that it's her understanding the awning is considered a sign because it's under an overhang and is asking if they don't use the logo that it still be approved as she is trying to improve her storefront which has been present at this location since 1970 and feels that is the best way for her to contribute to the Streetscape in presenting her store. She stated she is meeting specs with her proposed changes.

Director Christiansen stated if the awning does have a logo, it is considered signage and a condition should be added that the signage does meet the ordinance requirements.

Majoros asked if the application with logo treatment is consistent with the sign requirements according to the ordinance and Christiansen replied it is within the sign regulations.

Commissioner Westendorf asked if there would be lighting and the Applicant replied there would be lighting from inside the store from the floor, spotlights.

Majoros asked if there would be a variance required and Christiansen replied that the measurements are within the guidelines and no variance would be required. He then asked about the cloth material as opposed to vinyl of the awning and is there any recommendation and Christiansen replied that both materials are permissible as long as they are Code compliant.

The Applicant stated that cloth will maintain its dark color of the awning and Christiansen cited some examples of cloth awnings in the downtown.

Majoros asked if the address would still be visible after the installation of the awning and Christiansen replied they will work with the Applicant to ensure that as all addresses must be visible in accordance with Public Safety requirements.

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MOTION by Waun, supported by Perrot, to move to approve the building façade modifications for Merle Norman, 23348 Farmington Road, with the condition that the awning as shown on submitted plans complies with all ordinance requirements including clearance and any sign on awning and as far as existing wall sign meets Chapter 25 of the Zoning Ordinance and that the existing address located on the property be adjusted as necessary to remain visible.

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

AYES: Crutcher, Majoros, Mantey, Perrot, Waun

NAYS: Westendorf

Motion carried, 5-1 (Westendorf)

REQUEST TO SCHEDULE PUBLIC HEARING AND SPECIAL LAND USE SITE PLAN REVIEW – SHELL GAS STATION, 37375 GRAND RIVER

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

Director Christiansen stated the owner of the existing Shell Gas Station, 37375 Grand River Avenue, Freedom Road Investment, LLC, is proposing changes and improvements and upgrades at the site. The project is to remove all existing structures on the site and construct a new gas station facility, a new fuel canopy with six fuel islands and a 4,766-masonry service station building, new dumpster enclosure and replacement of site retaining wall on the east and south side of the building and requires the review and approval of the Planning Commission. They are zoned C-3 and gas stations require a Special Land Use permit with site plan review as well as a public hearing to be held. Additional information included for the Planning Commission is a Special Land Use site plan review letter from OHM dated December 9, 2022 as well as an engineering review letter dated December 9, 2022 from OHM and Austin Downey from OHM is present at tonight's meeting. He stated Mr. Jack Knowles, Applicant, is present this evening to present the Special Land Use Application and to request the required Public Hearing. He then went over the materials on the screen for the Commission with an historical overview of the property and stated there is a narrative attached with the materials and turned it back to Chairperson Majoros.

Chairperson Majoros invited the Applicant to the podium.

Jack Knowles, Grand Convenience, Inc., 3420 Woodlea Drive, Ann Arbor, 48103. He stated Kevin has been terrific to work with and thanked the Commissioners for their participation. He stated he knows everyone knows this site, and that they will be happy when we're done with these improvements and that he appreciates the history that Christiansen provided as his history with the property only dates back to three months ago when he got involved. He said Grand Convenience purchased the property in 2015. He stated the plan is to take out everything that is there and start over fresh with a nicer,

City of Farmington Planning Commission

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much more attractive and functional facility. One of the most noticeable things about this site are the different grade levels between this site and the adjacent office building, this site sitting 6 to 7 feet higher than the adjacent building. The retaining wall that surrounds the site on the southeast side will be replaced, it is failing, and parking is restricted in the adjacent lot due to the condition of the retaining wall, so that will be replaced by a Geotech firm. He said they are aware that gas stations in the C-3 District are considered Special Land Use and feel that they meet all the criteria for the requirements set forth. He said all oil and gas operations are regulated by the State and there are no plans to remove the tanks as they are meeting all of the testing requirements done on a regular basis by the State. He said there is a narrative attached for the site plan itself that provides information.

Chairperson Majoros opened the floor for questions from the Commissioners

Commissioner Crutcher asked if there would be EV chargers at the site and Knowles replied no, the owners don't feel the need is warranted yet.

Majoros asked if there was a fast-food franchise associated with the C-store and Knowles replied it is take out only convenience food that is found in the C-store. Majoros then asked if extra islands will be added and Knowles replied yes, two.

Crutcher then asked if the turn radius will be affected with the two additional islands and Knowles replied it works, dimensionally, but that was one issue brought up on OHM review to meet MDOT access standards for the fuel truck to come on site and stated that will have to be recalculated and further discussion was held.

Knowles then stated with the elimination of the car wash from the site, they're actually reducing conflict points on the property.

Commissioner Perrot stated in terms of traffic flow and the location of the underground tanks, there is limitation on the site as far as alternatives, and Knowles replied yes.]

Knowles then asked the Commission if they were so inclined, he would like the Public Hearing scheduled for the February meeting as he has a scheduling conflict in January.

Chairperson Majoros opened the floor for a motion from the Commission.

MOTION by Westendorf, supported by Crutcher, to move to schedule the Public Hearing for the Special Land Use and Site Plan review for the Shell Gas Station, 37375 Grand River Avenue, for the February 13, 2023 Planning Commission Meeting.

Motion carried, all ayes.

DISCUSSION OF 2024/2029 CAPITAL IMPROVEMENT PROGRAM

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

Director Christiansen stated this is the annual calendar of the Capital Improvement Program, which is part of the City's Master Plan implementation tool, six-year project, to include nonrecurring purchases greater than \$10,000, identifying short and long terms projects and identify financial resources for same. The action tonight is to appoint a Planning Commission member to the Steering Committee as their representative, with meetings commencing shortly.

Chairperson Majoros stated he'd be happy to do it again, it's an interesting process.

MOTION by Perrot, supported by Crutcher, to retain Chairperson Steve Majoros as the Planning Commission representative for the 2024/2029 Capital Improvement Program Steering Committee.

Motion carried, all ayes.

2023 SCHEDULE OF PLANNING COMMISSION MEETINGS

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

Director Christiansen presented the 2023 schedule of Planning Commission meetings.

MOTION by Waun, supported by Perrot, to adopt the 2023 schedule of Planning Commission meetings as presented.

Motion carried, all ayes.

UPDATE – CURRENT DEVELOPMENT PROJECTS

Director Christiansen gave an update on the continuing development projects in the City.

PUBLIC COMMENT

None heard

PLANNING COMMISSION COMMENT

Director Christiansen expressed his appreciation to the Planning Commission for their hard work during this past year, 2022, and is looking forward to 2023. He then wished everyone a Merry Christmas and Happy New Year.

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Chairperson Majoros thanked Christiansen for being a good ambassador for the City.

ADJOURNMENT

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

Motion carried, all ayes.

The meeting was adjourned at 8:07 p.m.

Respectfully submitted,

Secretary

Farmington Planning Commission Staff Report	Planning Commission Date: January 9, 2023	Reference Number 5
Submitted by: Kevin Christiansen, Planning and Building Director		
Description Site Plan Amendment/Façade Modification – Cannelle Farmington, 33304 Grand River Avenue		
<p><u>Background</u></p> <p>The City has been working with the new property owner, Cannelle Farmington, of the former Kickstart Farmington building, regarding proposed changes/improvements and upgrades to the existing building. The proposed changes include exterior changes to the existing building façade. The building is located in the CBD, Central Business District, and requires review and approval by the Planning Commission. No changes regarding building dimensions or other site improvements are proposed. The Downtown Development Authority (DDA) Design Committee reviewed and recommended approval of the submitted site plan and the proposed changes/improvements and upgrades to the existing building at their 12/15/22 meeting (see attached copy of minutes).</p> <p>Attached for your review and consideration is a copy of the Site Plan Application and a proposed site plan submitted by the applicant/petitioner for the proposed building façade improvements.</p> <p>Attachments</p>		



DDA Design Committee Meeting
7:30AM, Thursday, Dec 15, 2022
City Hall Conference Room
Farmington, MI 48335

Minutes

Attendance: Ken Crutcher, Steve Schneemann, Kate Knight, Bert Koseck (Koseck + ARCHITECTURE), Matt Knio (Cannelle)

Approval of December 8, 2022 DDA Design Committee Minutes: Unanimous

Cannelle Review, 33304 Grand River Avenue, KOSECK+ARCHITECTURE:

Koseck presented renderings for 33304 Grand River, and explained proposed fenestration changes, using existing window openings and adding to overall window count with black mullioned windows and awnings.

The main entry door will relocate from south (Grand River-facing) elevation to south end of east elevation. This allows for more efficient interior circulation and the addition of a retail window onto the streetscape for display of merchandise. Koseck answered questions regarding exterior cladding (Hardy product siding will replace current EEFOS material), sign (concept shown is similar to final proposal with dimensional script lettering and gooseneck lighting).

Exterior site amendments will be proposed soon, in early 2023. Cannelle plans to propose elements for outdoor seating. Knight confirmed that there is recent precedent for DDA cost sharing to incentivize outdoor seating. The Design Committee would make recommendations toward amending the Grand River Streetscape design to support this.

Design Committee unanimously recommends approval of the design as presented and forwards comments to the Planning Commission.

Other Business: None

Adjourn: 8:20am



CITY OF FARMINGTON

For office use only

Date Filed: _____

Fee Paid: _____

Site Plan Application

1. Project Name CANNELLE (FARMINGTON)

2. Location of Property

Address 33304 GRAND RIVER AVE.

Cross Streets SOUTHEAST OF FARMINGTON RD.

Tax ID Number _____

3. Identification

Applicant MATT KNIO

Address 4615 ARROWHEAD

City/State/Zip WEST BLOOMFIELD, MI 48323

Phone 313.418.0131 Fax _____

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

Property Owner Other (Specify) _____

Property Owner SAME AS APPLICANT

Address _____

City/State/Zip _____

Phone _____ Fax _____

Preparer of Site Plan BERT H. ROSECK - ARCHITECT

Address 2441 DORCHESTER RD.

City/State/Zip BIRMINGHAM MI 48009

Phone 248.302.4018 Fax _____

4. Property Information

Total Acres 0.029
Lot Width 13.96' Lot Depth 92.00'
Zoning District CBD (CENTRAL BUSINESS DISTRICT)
Zoning District of Adjacent Properties to the
North CBD South CBD East CBD West CBD

5. Use

Current Use of Property RETAIL - ART STORE
Proposed Use

G Residential	Number of Units	<u> </u>
G Office	Gross Floor Area	<u> </u>
G Commercial	Gross Floor Area	<u> </u>
G Industrial	Gross Floor Area	<u> </u>
G Institutional	Gross Floor Area	<u> </u>
G Other <u>RETAIL / BAKERY</u>	Gross Floor Area	<u>1108 SF</u>
Proposed Number of Employees		<u>3</u>

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

X I, [Signature] (applicant), do hereby swear that the above statements are true.

X [Signature] 12.19.22
Signature of Applicant Date

X [Signature] 12.19.22
Signature of Property Owner Date

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

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



CITY OF FARMINGTON

Site Plan Review Checklist

a. Site Plan Descriptive and Identification Data	Provided	Not Provided
Site plans shall consist of an overall plan for the entire development, drawn to an engineer's scale of not less than 1 inch = 50 feet for property less than three acres, or one inch = 100 feet for property 3 acres or more in size	✓	
Sheet size shall be at least 24 x 36 inches	✓	
If a large development is shown in sections on multiple sheets, then one overall composite sheet shall be included	N/A	
Title block with sheet number/title; name, address and telephone number of the applicant and firm or individual who prepared the plans; and date(s) of submission and any revisions (month, day, year)	✓	
Scale and north-point	✓	
Location map drawn to a separate scale with north-point, showing surrounding land uses, water features and streets within a quarter mile	✓	
"Not to be Used as Construction Drawings" must be noted on the site plan	✓	
Legal and common description of property		
Identification and seal of registered or licensed architect, civil engineer, land surveyor, landscape architect or community planner who prepared drawings	✓	
Zoning classification of petitioner's parcel and all abutting parcels	✓	
Proximity to section corner and major thoroughfares		
Net acreage (minus rights-of-way) and total acreage	✓	
b. Site Data	Provided	Not Provided
Existing lot lines, building lines, structures, parking areas and other improvements on the site and within 100 feet of the site		

Where grading is proposed, topography on the site and within 100 feet of the site at two-foot contour intervals, referenced to a U.S.G.S. benchmark	N/A	
Proposed lot lines, lot dimensions, property lines, setback dimensions, structures and other improvements on the site and within 100 feet of the site	N/A	
Location of existing drainage courses, floodplains, rivers and MDEQ regulated wetlands with elevations	N/A	
All existing and proposed easements	N/A	
Details of exterior lighting including locations, height, fixtures, method of shielding and a photometric grid overlaid on the proposed site plan indicating the overall lighting intensity of the site (in footcandles)	✓	
Location of waste receptacle(s) and mechanical equipment and method of screening	✓	
Location, size, height and lighting of all proposed freestanding and wall signs	✓	
Location, size, height and material of construction for all walls or fences with cross-sections	✓	
Extent of any outdoor sales or display area	N/A	
Location, height and outside dimensions of all storage areas and facilities	N/A	
c. Access and Circulation	Provided	Not Provided
Dimensions, curve radii and centerlines of existing and proposed access points, roads and road rights-of-way or access easements	N/A	
Driveways and intersections within 250 feet of site	N/A	
Cross section details of existing and proposed roads, driveways, parking lots, sidewalks and pathways illustrating materials, width and thickness	N/A	
Dimensions of acceleration, deceleration and passing lanes	N/A	
Dimensions of parking spaces, islands, circulation aisles and loading zones	N/A	
Radii for driveways and parking lot islands	N/A	

Calculations for required number of parking and loading spaces

N/A

Designation of fire lanes

N/A

Traffic regulatory signs and pavement markings

N/A

Shared parking or access easements, where applicable

N/A

d. Landscape Plans (city reserves the right to require plans be prepared and sealed by a registered landscape architect)	Provided	Not Provided
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The general location, type and size of all existing plant material, with an identification of materials to be removed and materials to be preserved

N/A

Limits of grading and description of methods to preserve existing landscaping

N/A

The location of proposed lawns and landscaped areas

N/A

Landscape plan, including location, of all proposed shrubs, trees and other plant material

N/A

Planting list for proposed landscape materials with caliper size or height of material, spacing of species, botanical and common names, and quantity

N/A

Calculations for required greenbelts, buffer zones, parking lot trees, detention ponds and interior landscaping

N/A

Method of installation and proposed dates of plant installation

N/A

Landscape maintenance program

N/A

e. Building and Structure Details	Provided	Not Provided
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Location, height, and outside dimensions of all proposed buildings or structures

✓

Building floor plans and total floor area

✓

Details on accessory structures and any screening

N/A

Building facade elevations for all sides, drawn at an appropriate scale

✓

Method of screening for all ground-, building- and roof-mounted equipment

✓

Description of exterior building materials including colors (samples or photographs may be required)

✓

f. Information Concerning Utilities, Drainage and Related Issues

Provided

Not Provided

Location of sanitary sewers and septic systems, existing and proposed

N/A

Location and size of existing and proposed water mains, water service, storm sewers and drains, and fire hydrants

N/A

Storm water retention and detention ponds, including grading, side slopes, depth, high water elevation, volume and outfalls

N/A

Location of above and below ground gas, electric and telephone lines, existing and proposed

N/A

Location of utility boxes

N/A

g. Additional Information Required for Multiple-family Residential Development

Provided

Not Provided

The number and location of each type of residential unit (one bedroom units, two bedroom units, etc.)

N/A

Density calculations by type of residential unit (dwelling units per acre)

N/A

Garage and/or carport locations and details, if proposed

N/A

Mailbox clusters

N/A

Location, dimensions, floor plans and elevations of common building(s) (e.g., recreation, laundry, etc.), if applicable

N/A

Swimming pool fencing detail, including height and type of fence, if applicable

N/A

Location and size of recreation and open space areas

N/A

Indication of type of recreation facilities proposed for recreation area

N/A

h. Miscellaneous

Provided

Not Provided

A general operations plan including description of the nature of the proposed use or activity, noise impacts, hours of operation, the number of employees, etc

N/A

Assessment of potential impacts from the use, processing, or movement of hazardous materials or chemicals, if applicable

N/A

For additions and expansions, a clear distinction between existing buildings, structures and impervious surface areas and any proposed development must be made



Any additional graphics or written materials requested by the planning commission to assist in determining the compliance with site plan or special land use standards, such as but not limited to: aerial photography; cross-sections which illustrate impacts on views and relationship to adjacent land uses; photographs; traffic impact studies and parking demand studies; and environmental impact studies; such information shall be prepared by a qualified individual or firm with experience in the specific discipline





CITY OF FARMINGTON

Site Plan Review

A site plan must be submitted for review by the Planning Commission for certain uses, buildings and structures to ensure that the arrangement, location, design and materials proposed for new development comply with the requirements of the Zoning Ordinance and are consistent with the character of the city and the goals of the City of Farmington Master Plan. Please refer to *ARTICLE 13 SITE PLAN REVIEW* of the Zoning Ordinance for details relating to site plan review.

The following steps are necessary for site plan review:

1. A site plan application must be submitted to the Planning and Building Department located at 33720 W. Nine Mile Road according to the following schedule:

Application Submittal Date	Planning Commission Meeting Date
December 19, 2022	January 9, 2023
January 23, 2023	February 13, 2023
February 20, 2023	March 13, 2023
March 20, 2023	April 10, 2023
April 17, 2023	May 8, 2023
May 22, 2023	June 12, 2023
June 19, 2023	July 10, 2023
July 24, 2023	August 14, 2023
August 21, 2023	September 11, 2023
September 18, 2023	October 9, 2023
October 23, 2023	November 13, 2023
November 20, 2023	December 11, 2023

All Planning Commission meetings are held the second Monday of the month at City of Farmington Offices, Council Chambers, 23600 Liberty Street and begin at 7:00 p.m.

A special meeting may be requested by the applicant. Special meetings are held the fourth Monday of the month and subject to administrative scheduling. A fee of \$500.00 is required.

2. The following information must be provided with every site plan application:
 - X One (1) copy of a completed and signed application form
 - X One (1) digital copy of a site plan meeting the requirements of *ARTICLE 13 SITE PLAN REVIEW* and in accordance with the attached checklist

X Payment of the required fee as determined by the City Council

3. **Pre-Application Meeting (Optional).** Prior to submittal for Planning Commission review, applicants are encouraged to discuss procedures and required submittal information with City staff. Please contact the Planning and Building Department Director or Building Official at 248-474-5500 with any questions.

4. **Preliminary Site Plan (Optional).** The preliminary site plan review is an optional review by the Planning Commission and/or City staff which allows the city to provide general comment on compliance with the standards of the Zoning Ordinance and to discuss architectural and site concepts and alternatives prior to the preparation of a complete site plan package.

One (1) digital copy of a preliminary site plan must be provided. Contents of a preliminary site plan are at the applicant's discretion. Note that this stage of review is to provide guidance only and does not bind the Planning Commission or City staff on any future decision regarding the site plan.

5. **Final Site Plan.** One (1) digital copy of a final site plan application must be submitted to the Planning and Building Department **at least seventeen (17) days** prior to the Planning Commission meeting, in accordance with the schedule provided above. All items listed on the attached checklist must be provided.

X If the site plan application is deemed complete by City administration, it will be placed on the Planning Commission meeting agenda.

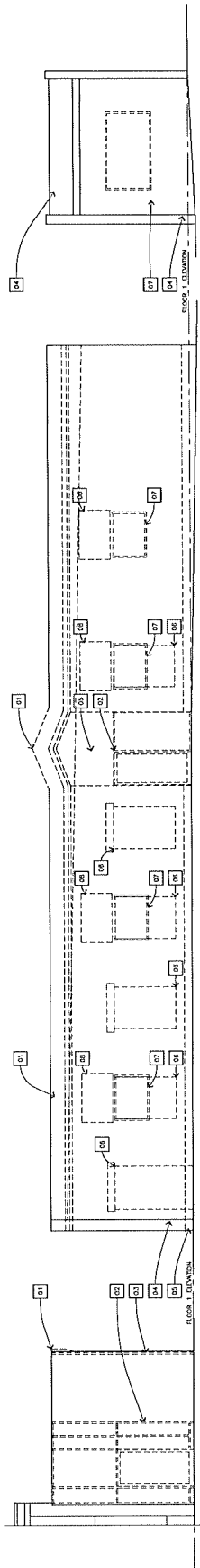
X The site plan will be reviewed by the Planning and Building Department-including the Planning and Building Department Director and Building Official-and any consultants as deemed necessary by the City. Reports to be forwarded to the Planning Commission for their consideration.

X The Commission can approve, approve with conditions, or deny the request at the meeting or defer the decision until the next regularly scheduled Planning Commission meeting. If site plans are revised for resubmittal, all modifications from the previous plan must be highlighted in such a manner that the modifications are easily identified.

X Upon approval of a site plan by the Planning Commission, the approved plans shall be initialed and dated by the Planning and Building Department Director and forwarded to the Building Official. If plans have been conditionally approved, revised plans shall be submitted for administrative review by the Planning and Building Department Director prior to being forwarded to the Building Official.

X All approved site plans are valid for a period of one (1) year from the date of approval by the Planning Commission.

6. **Construction Plans/Zoning Compliance/Building Permits.** The Building Official shall utilize the approved site plan as well as other documents required under Chapter 35 as the basis upon which a zoning compliance permit shall be issued.

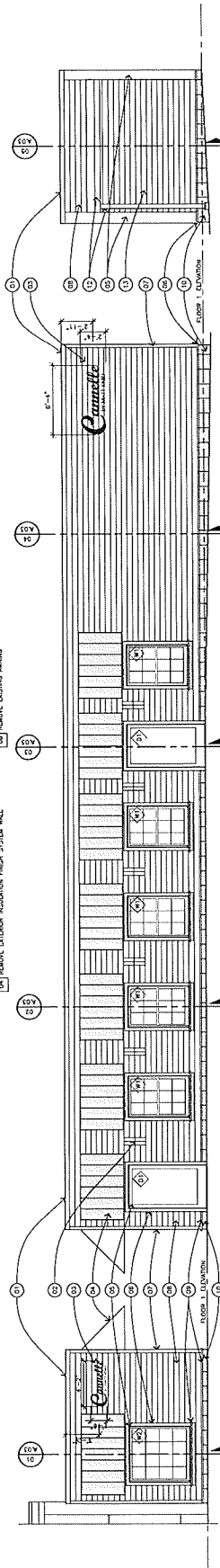


SOUTH ELEVATION (DEMO)
 SCALE 1/4"=1'-0"

EAST ELEVATION (DEMO)
 SCALE 1/4"=1'-0"

NORTH ELEVATION (DEMO)
 SCALE 1/4"=1'-0"

- 01 PERIMETER INSULATION (RIGID SYSTEM CONCRETE)
- 02 PERIMETER WINDOW/DOOR SYSTEM
- 03 PERIMETER ALUMINUM FRAME
- 04 PERIMETER EXTERIOR INSULATION (RIGID SYSTEM WALL)
- 05 PERIMETER TILE VENEER
- 06 PERIMETER PART OF WALL FOR NEW DOOR OR WINDOW OPENING
- 07 PERIMETER EXTERIOR WINDOW AND FRAME
- 08 PERIMETER EXTERIOR AWNING

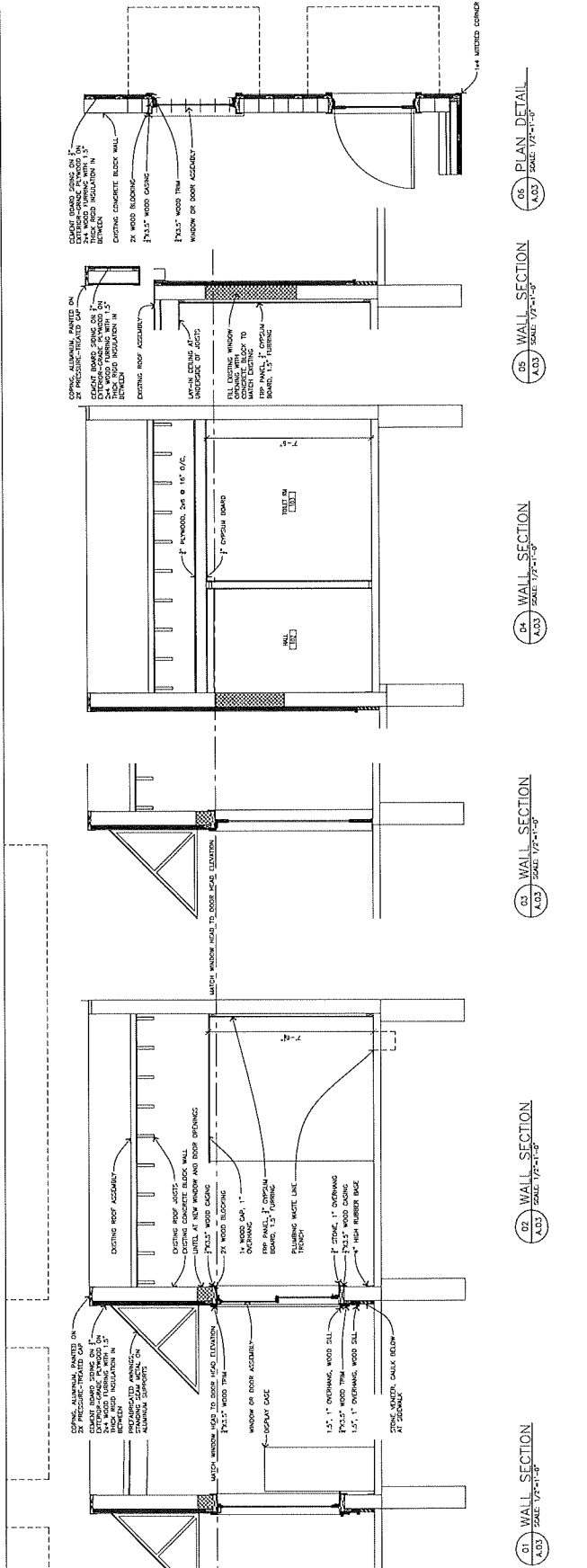


SOUTH ELEVATION (NEW)
 SCALE 1/4"=1'-0"

EAST ELEVATION (NEW)
 SCALE 1/4"=1'-0"

NORTH ELEVATION (NEW)
 SCALE 1/4"=1'-0"

- 01 ALUMINUM CORING (COLOR = WHITE)
- 02 LIGHT FINISH, WALL-MOUNTED, NO COMPARTMENT, COLOR BLACK
- 03 3/4" DEEP ALUMINUM CHANNEL LETTERS, BACK-LIT
- 04 AWNING, CANVAS OR STANDING SEAM METAL (COLOR = BLACK)
- 05 ALUMINUM CLAD WOOD WINDOW (COLOR = BLACK)
- 06 WOOD TRIM, 1" x 1.5" (COLOR BLACK)
- 07 WOOD CORNER TRIM, 1" x 1.5" (COLOR = WHITE)
- 08 COUNTERTOP BOARD SIDING, 4" EXPOSED, LAP PROFILE (COLOR = WHITE)
- 09 1.5" HIGH, 1.5" OVERLAP SILL, PVC (COLOR = WHITE)
- 10 STONE CORNER, 1" TRUCK (COLOR = BLACK)
- 11 1/4" x 1/2" (COLOR = WHITE)
- 12 NEW GUTTER/DOWNSPOUT (COLOR = BLACK)
- 13 DRAINAGE UNITS, METERS AND CONDUIT
- 14 WINDOW DOUBLE-HUNG, 2'-0" x 5'-0" WIDE, 5'-0" HIGH UNIT DIMENSION, SIMULATED DIVIDED UNITS, COLOR BLACK
- 15 WINDOW FIXED CASCADED, 5'-1" WIDE, 5'-0" HIGH UNIT DIMENSION, SIMULATED DIVIDED UNITS, COLOR BLACK
- 16 COMMERCIAL ENTRY DOOR (16" SIZED LOWER WALL, 3'-0" WIDE, 7'-1.5" HIGH UNIT DIMENSION, COLOR BLACK)



01 WALL SECTION
 SCALE 1/2"=1'-0"

02 WALL SECTION
 SCALE 1/2"=1'-0"

03 WALL SECTION
 SCALE 1/2"=1'-0"

04 WALL SECTION
 SCALE 1/2"=1'-0"

05 WALL SECTION
 SCALE 1/2"=1'-0"

06 WALL SECTION
 SCALE 1/2"=1'-0"

07 WALL SECTION
 SCALE 1/2"=1'-0"

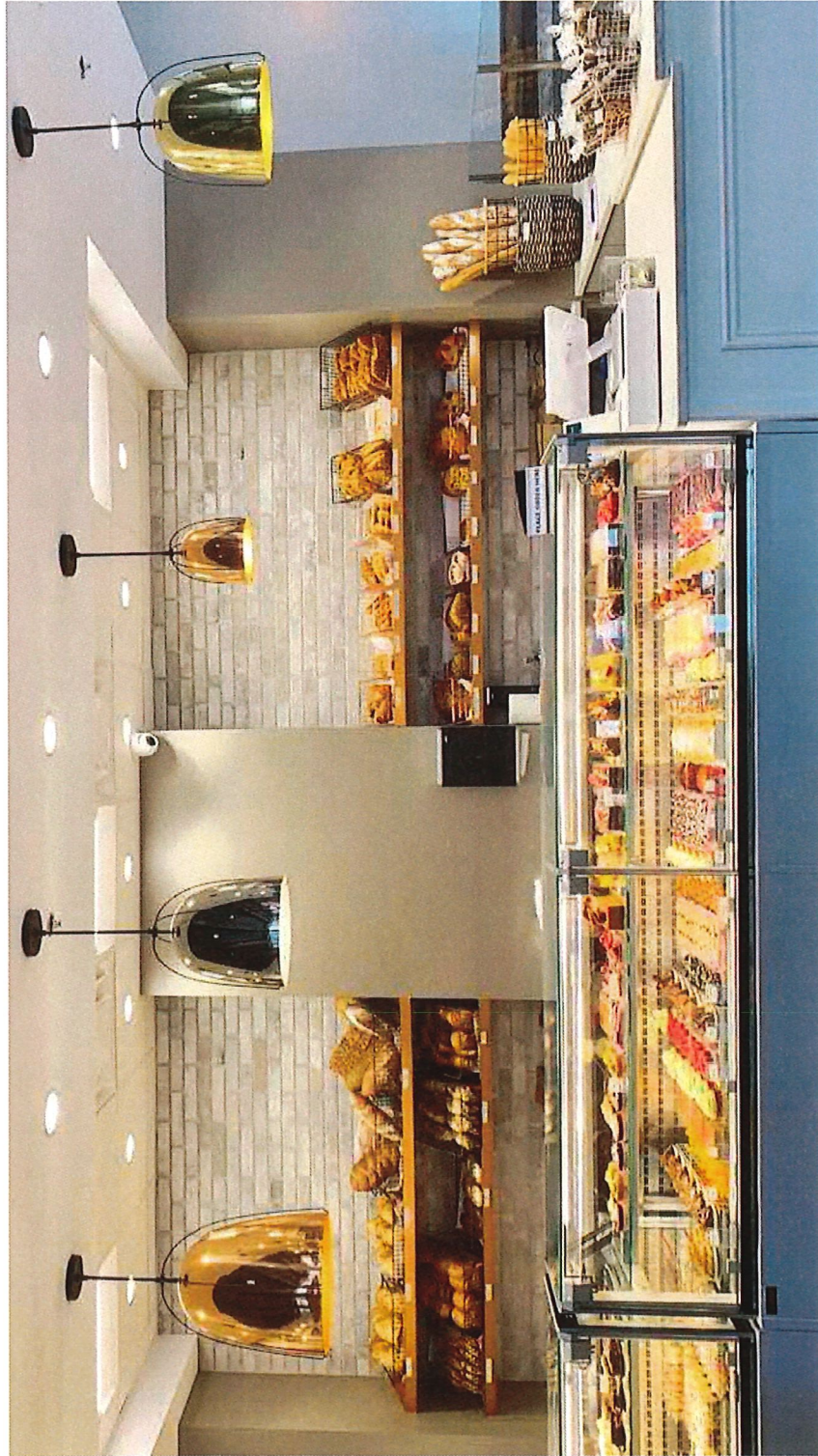
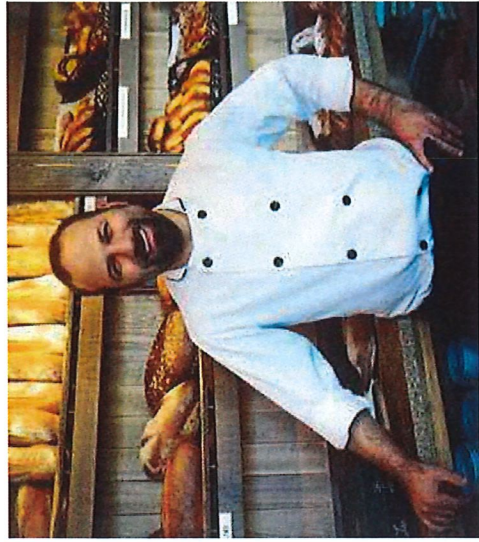
08 WALL SECTION
 SCALE 1/2"=1'-0"

09 PLAN DETAIL
 SCALE 1/2"=1'-0"

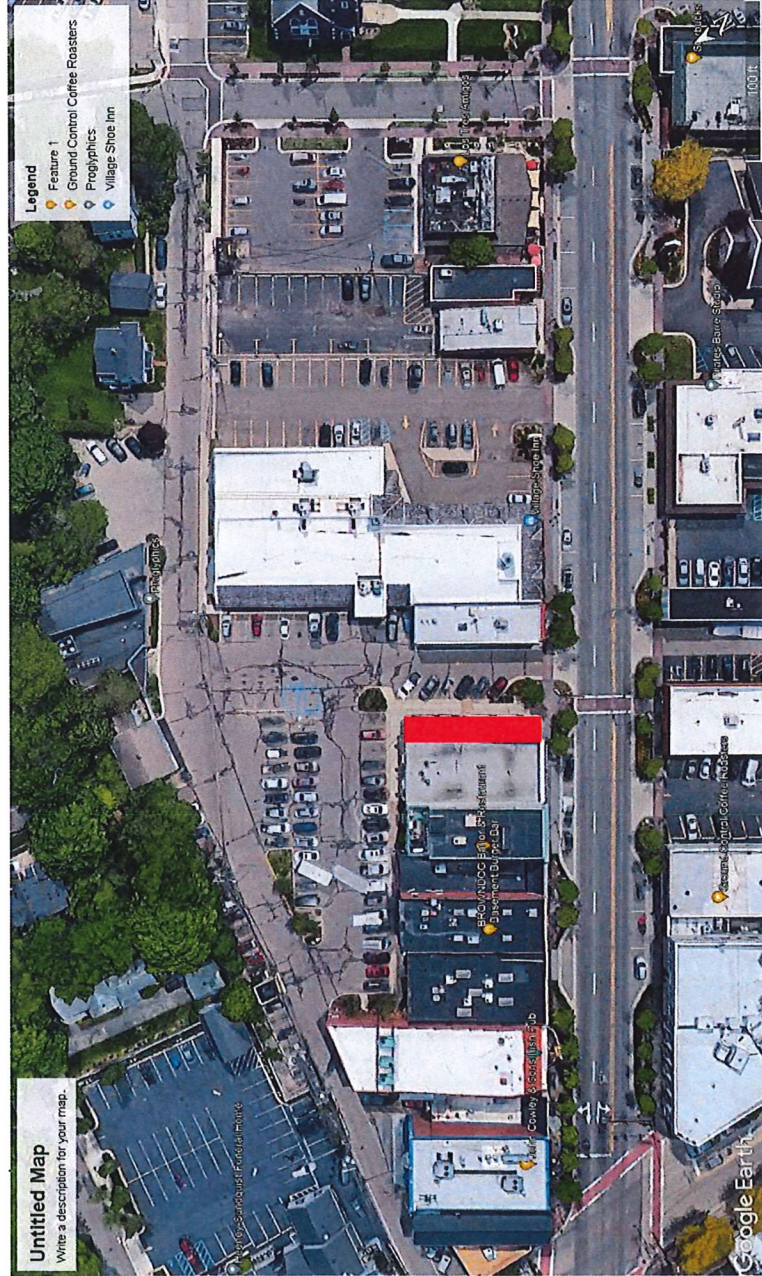
Cannelle

F A R M I N G T O N

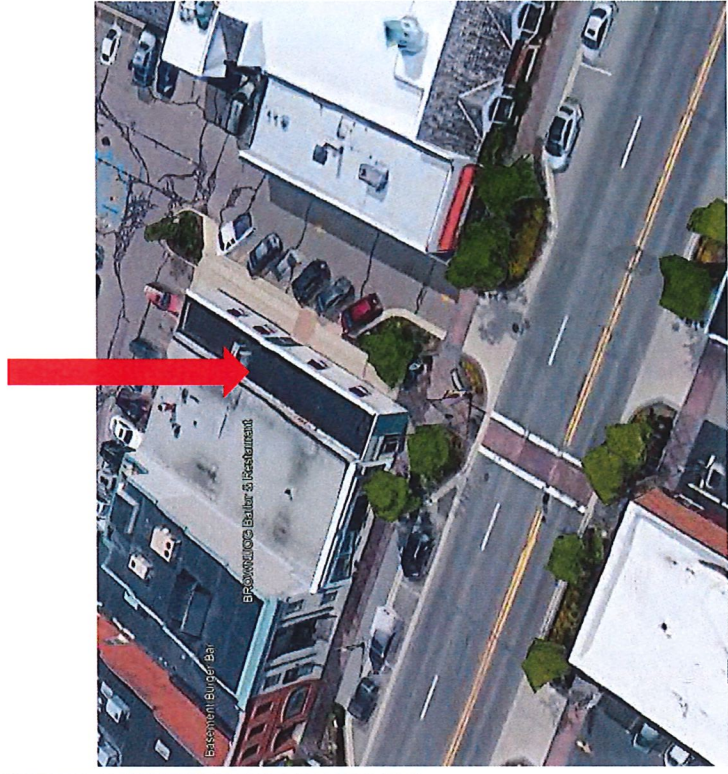
B Y M A T T K N I O



SITE PHOTOS



AERIAL PHOTO

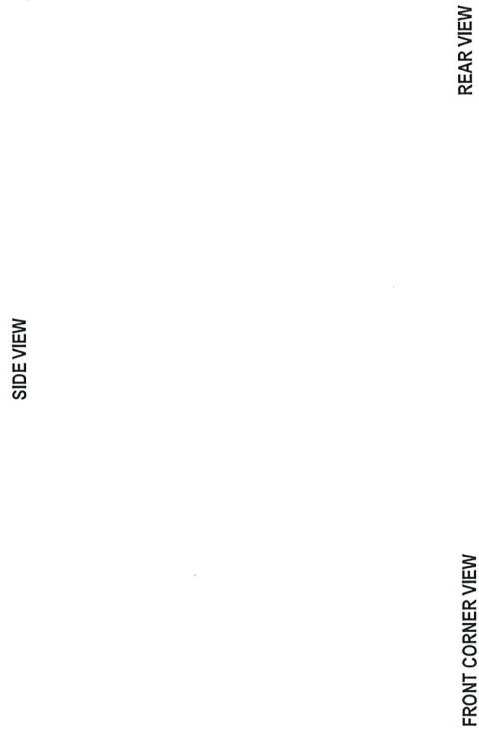


AERIAL PHOTO

EXISTING BUILDING



REAR VIEW



FRONT CORNER VIEW



SIDE VIEW

PROPOSED BUILDING

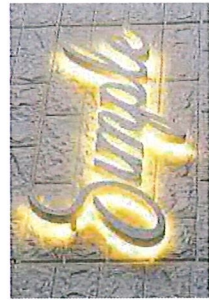
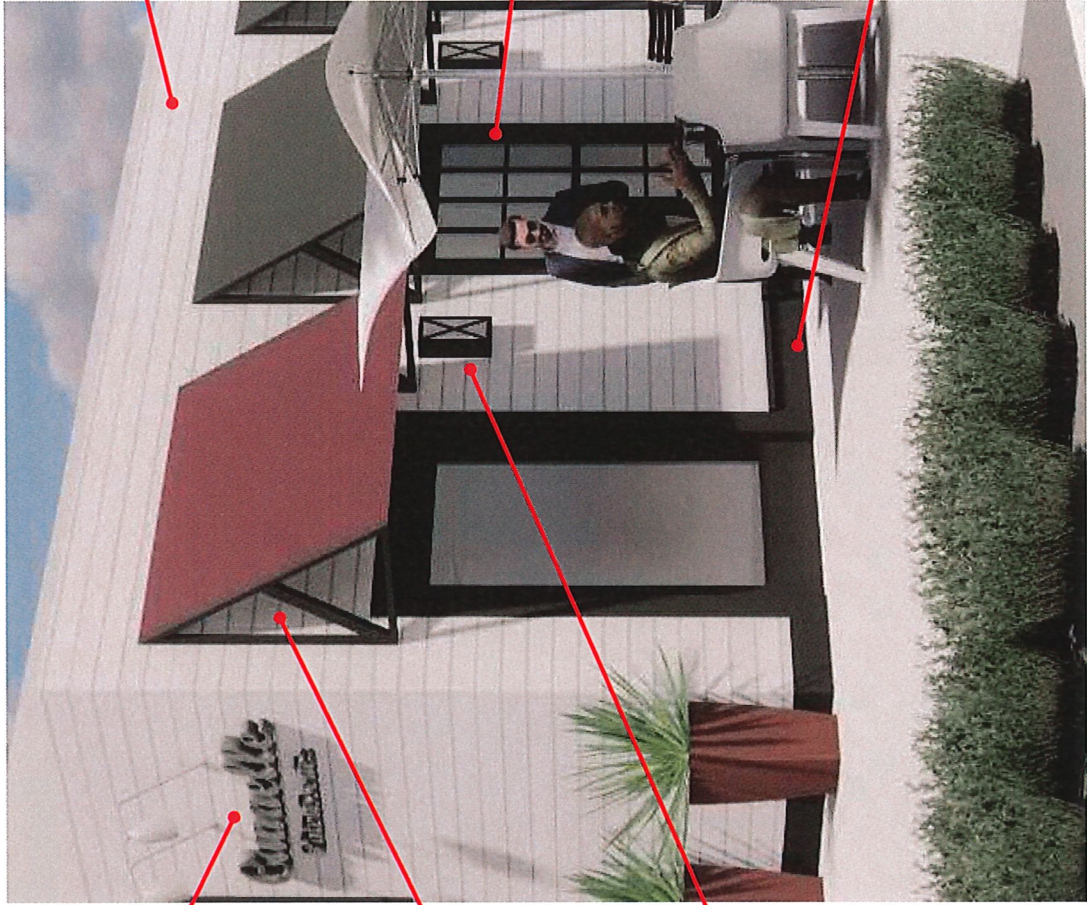


FRONT / SIDE VIEW



PLAN VIEW

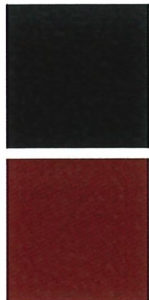
MATERIAL AND COLORS



CHANNEL LETTER, HALO LIT



METAL AWNING, STANDING SEAM

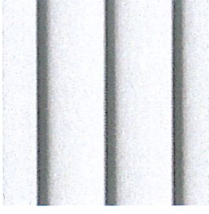


RED

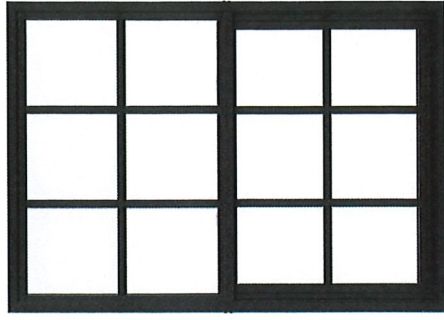
BLACK



LIGHT FIXTURE
COLOR BLACK
LED, 1200 LUMENS, DIMMER



LAP SIDING, CEMENT BOARD, WHITE

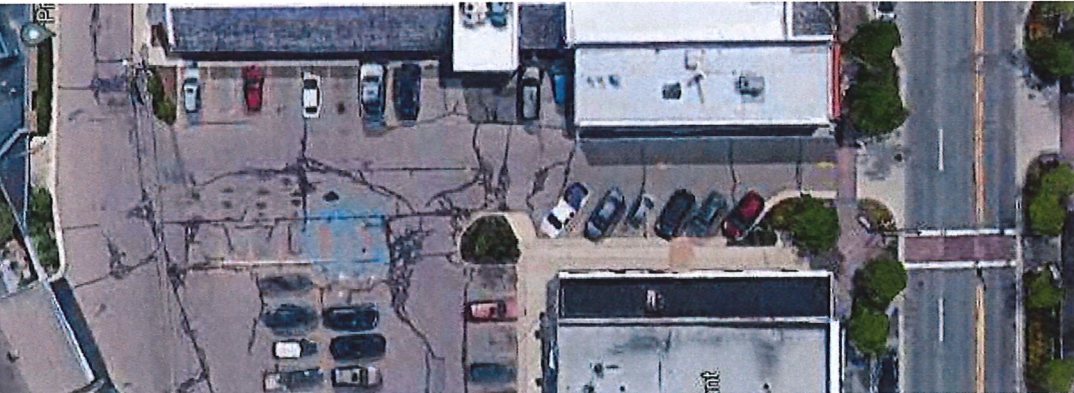


WINDOWS AND DOOR
ALUMINUM, BLACK
SIMULATED DIVIDED LITES



STONE TILE, BLACK

SITE IMPROVEMENTS - PHASE 2



Hometown Life

NEWS

Cannelle patisserie to open fourth location in downtown Farmington



Shelby Tankersley

Hometownlife.com

Published 11:23 a.m. ET Jan. 4, 2023

Matt Knio has been selling baked goods at the Farmington Farmers Market for years. Now, he's preparing to create a more permanent presence downtown for his patisserie, Cannelle.

Knio recently purchased the former KickstART building at 33304 Grand Rive Ave. and plans to start renovating the space this month. Knio said he'll likely open in April or May.

"I love Farmington," he said. "I love the people and I love the farmers market. The community over there is beautiful, and I'll love to be part of it."

Cannelle has locations in Birmingham, Ann Arbor and Detroit along with a commercial kitchen in Warren. Knio said he thinks Farmington is an up-and-coming community, and he wants to be part of it flourishing.

"I've been going to the farmers market for years now," he said. "In the last couple years, I've gotten really interested in the city. I can see the city is getting going and getting better. I want to be part of it."

More: Crowdfunding effort in Farmington envisions firepits, cornhole in downtown park

More: Developer plans 1 million square feet of new warehouses in Plymouth Township

More: Shorthanded but not outmuscled, Novi boys basketball continues punching above its weight

While the menus at each Cannelle are the same, every shop has a unique atmosphere. Farmington's shop will include, according to Knio, a "beautiful" outdoor patio. He also plans to keep his spot at the farmers market, which runs spring through fall at Riley Park.

Even for fans of his market stand, Knio said the brick and mortar store will offer something new. One of his personal favorite menu items is the pistachio croissant.

"Usually at the farmers market, we just sell baked goods," he said. "But Cannelle isn't just about baked goods. We have pastries, breakfast sandwiches and chocolates."

Get the latest headlines for metro Detroit every morning in your mailbox by signing up for our daily briefings newsletter.

Contact reporter Shelby Tankersley at stankersle@hometownlife.com or 248-305-0448. Follow her on Twitter @shelby_tankk.



City of Farmington Planning Commission 2022 Annual Report

January

- Election of Officers
- Public Hearing for Special Land Use – Proposed Savvy Sliders, 22420 Farmington Road
- Review and Discussion – Zoning Ordinance Audit
- Discussion of 2022 Planning Commission Work Items/Program

February

- Public Hearing for Special Land Use – Proposed Savvy Sliders, 22420 Farmington Road
- Determination of Similar Use – Proposed DashMart, 22420 Farmington Road
- Review and Discussion – Zoning Ordinance Audit
- Discussion of 2023/2028 Capital Improvement Program and Request to Schedule Public Hearing

March

- Public Hearing – 2023/2028 Capital Improvement Program
- Presentation and Discussion – Grand River Corridor Improvement Authority Vision Plan Update 2022 Review
- Proposed Zoning Ordinance Text Amendment – Online Retail Delivery Storage & Pickup Facilities
- Review and Discussion – Zoning Ordinance Audit

April

- Site Plan Amendment/Façade Modification – Bellacino's, 22424 Orchard Lake Road
- Site Plan Amendment/Façade Modification – Jill's Genuine Care Pharmacy, 23603 Farmington Road
- Proposed Zoning Ordinance Text Amendment – Online Retail Delivery Storage & Pickup Facilities

- Review and Discussion – Zoning Ordinance Audit

May

- Planned Unit Development (PUD) Preapplication Conference – Maxfield Training Center Redevelopment Project
- Public Hearing - Proposed Zoning Ordinance Text Amendment: Online Retail Delivery Storage & Pickup Facilities
- Review and Discussion – Zoning Ordinance Audit

June

- Site Plan Amendment/Façade Modification – The Apothecary, 23366 Farmington Road

July

- Site Plan Amendment/Façade Modification – Heights Brewery, 23621 Farmington Road

August

- ****No Meeting****

September

- ****No Meeting****

October

- Hillside Townes – Preliminary PUD Review and Request to Schedule Public Hearing: Robertson Brothers Homes, Maxfield Training Center, 33000 Thomas Street

November

- Request for Lot Split – Daniel Vettraino, 31806 Grand River Avenue
- Hillside Townes – Public Hearing and Preliminary PUD Review: Robertson Brothers Homes, Maxfield Training Center, 33000 Thomas Street

December

- Site Plan Amendment/Façade Modification – Merle Norman, 23348 Farmington Road
- Request to Schedule Public Hearing for Special Land Use – Shell Gas Station, 37375 Grand River Avenue
- Discussion of 2023/2028 Capital Improvement Program
- 2023 Schedule of Planning Commission Meetings

City of Farmington

New Businesses 2021-2022



WeatherGard Windows



Amoco Gas Station



Savvy Sliders



Centric Place



Shell Gas Station



Freedom Plaza



Drakeshire Plaza



World Wide Center



KYMA Greek Grill



Olive Tree Plaza



Bluewater Investments



GLP Financial Group



Beyond Juice/Ground Control



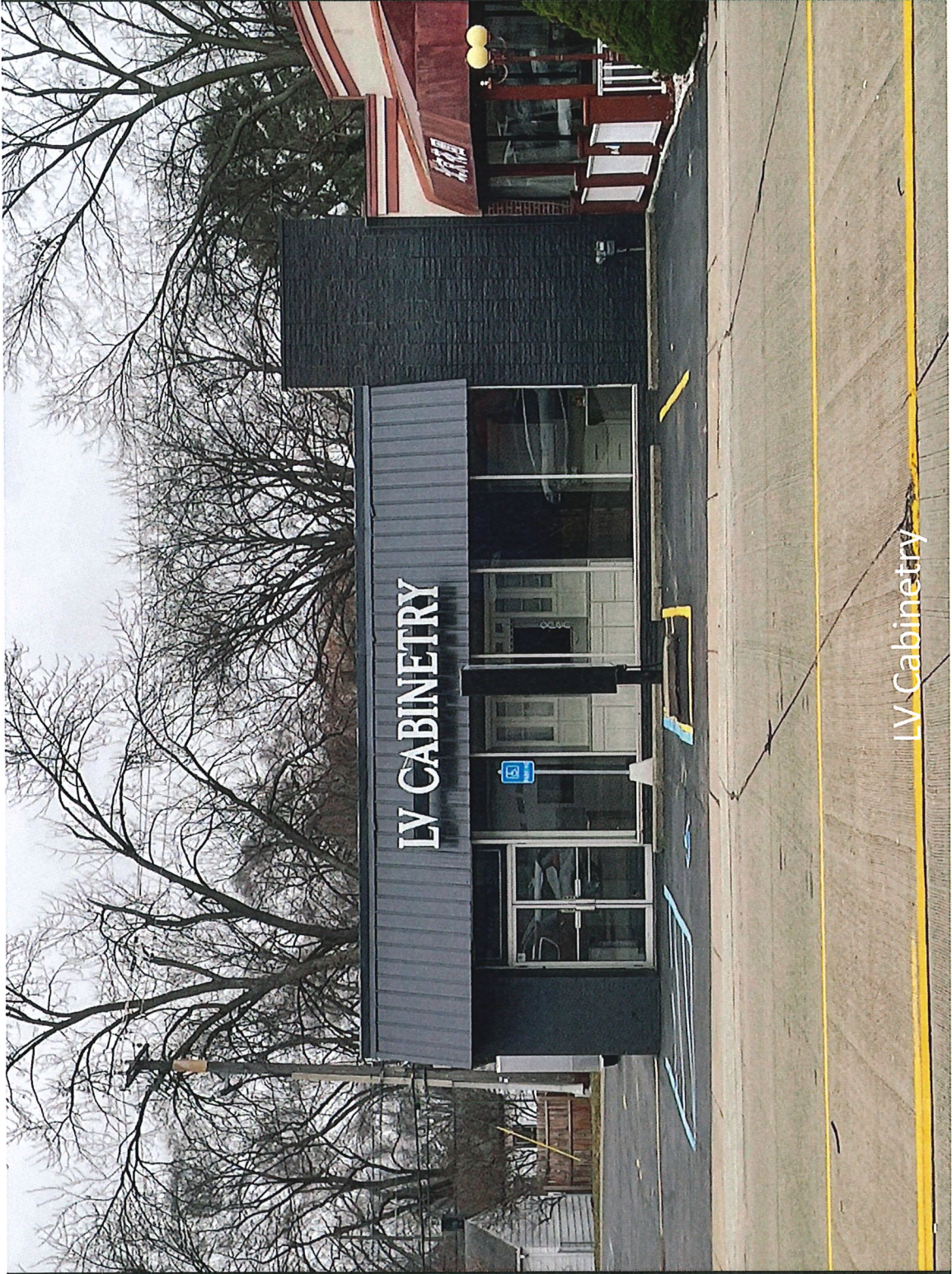
Liberty Hill



Bel Aire Shopping Center



Orchard Lake Center



LV Cabinetry



Hart Mortgage



Public Crossfit



Hillside Townes



Family Pet Shop



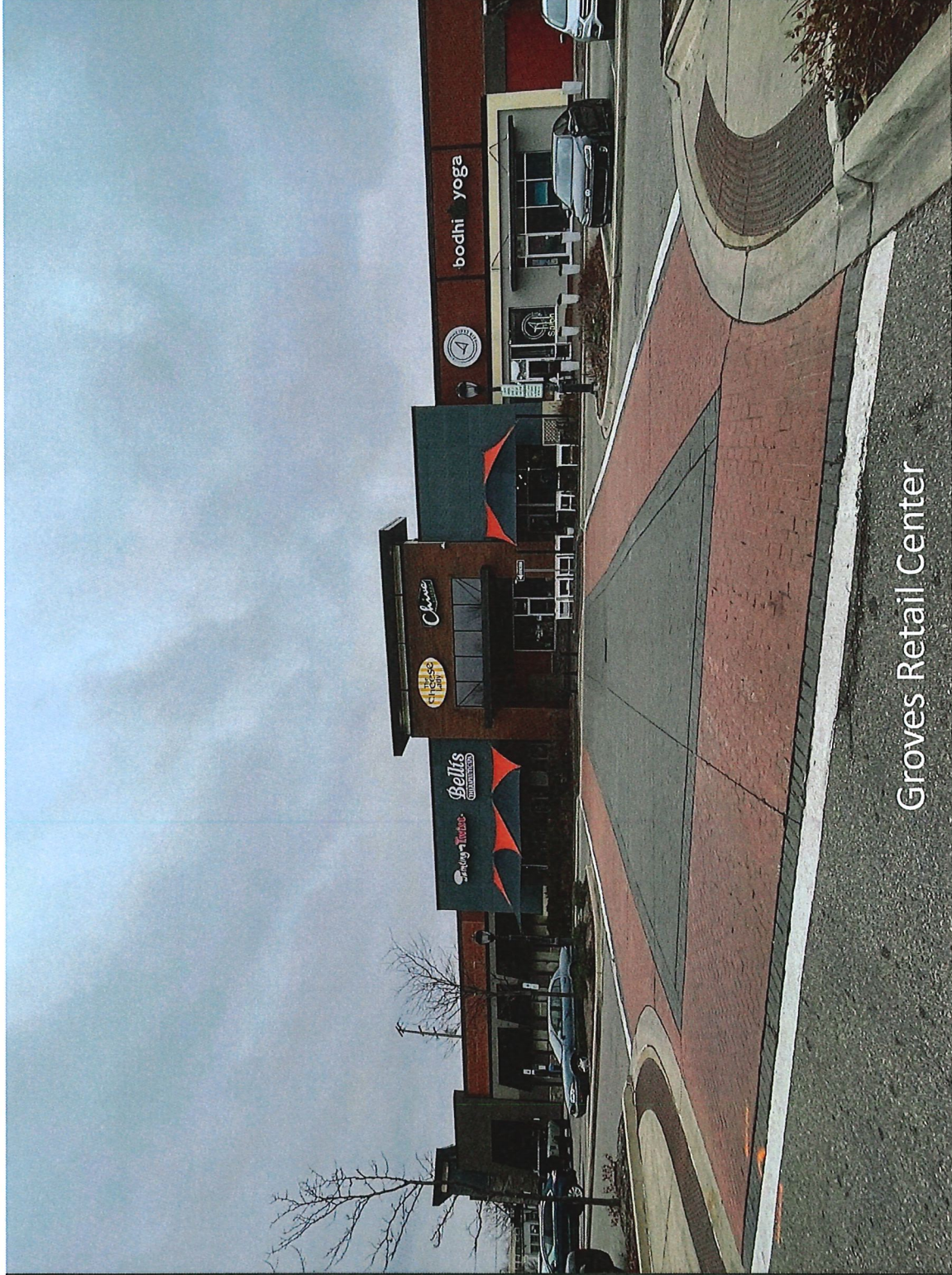
Joe Butch Cheesesteaks



Apothecary



MASA Mexican Street Food



Groves Retail Center