



**PLANNING COMMISSION MEETING**  
**Monday, June 12, 2017 – 7:00 p.m.**  
**City Council Chambers**  
**23600 Liberty Street**  
**Farmington, MI 48335**

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## **AGENDA**

- 1. Roll Call**
- 2. Approval of Agenda**
- 3. Approval of Items on the Consent Agenda**
  - A. May 8, 2017 Minutes**
- 4. Request for Site Plan Amendment – The Orchard Condominiums, 33240-33270 Slocum**
- 5. Request for Amendment to Approved Site Plan for Façade – Exxon Mobil, 32410 Grand River Avenue**
- 6. Request for Site Plan Amendment – Clark Gas Station, 22145 Farmington Road**
- 7. Public Hearing – 2018/2023 Capital Improvement Program**
- 8. Public Comment**
- 9. Planning Commission Comment**
- 10. Adjournment**

FARMINGTON PLANNING COMMISSION PROCEEDINGS  
City Council Chambers, 23600 Liberty Street  
Farmington, Michigan  
May 8, 2017

Chairperson Crutcher called the Meeting to order at 7:00 p.m. at City Council Chambers, 23600 Liberty Street, Farmington, Michigan, on Monday, May 8, 2017.

**ROLL CALL**

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

Absent: Buyers

A quorum of the Commission was present.

**OTHER OFFICIALS PRESENT:** Director Christiansen, Attorney Saarela, Recording Secretary Murphy

**APPROVAL OF AGENDA**

MOTION by Gronbach, seconded by Chiara, to approve the Agenda.  
Motion carried, all ayes.

**APPROVAL OF ITEMS ON CONSENT AGENDA**

**a. Minutes of Regular Meeting – April 10, 2017**

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

**PUBLIC HEARING AND SPECIAL LAND USE AND SITE PLAN REVIEW –  
DOGWOOD VETERINARY REFERRAL CENTER, 33300 NINE MILE ROAD**

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

Christiansen stated this is a request for Special Land Use and Site Plan Review for Dogwood Veterinary, at 33300 Nine Mile Road, which is the former SWOCC Building. The applicant has submitted plans for a veterinary surgical clinic, the site is zoned IND, Industrial, and veterinary offices, clinics and hospitals are a Special Land Use in the Industrial District in accordance with the requirements of Section 35.112 of the Zoning Ordinance, a copy which is attached in the staff packets and requires a public hearing and site plan review. He indicated the applicant is planning on occupying the existing building and to use the existing site as currently developed as a veterinary clinic. A new building canopy is proposed at the entrance along the front of the existing building, modification to the existing concrete sidewalk in front of the building is also proposed. No other changes to the exterior of the existing building or the existing site are proposed at this time. A site plan of the existing site is attached with your staff packet. Demolition and reconstruction on the interior of the existing building are proposed in order to accommodate the new veterinary and surgical clinic. The interior demolition plan and

new floor plan are provided. The applicants are here this evening on hand tonight we have Dr. Isaacs and Dr. Galey representing the veterinary center, Dogwood Veterinary Referral Center. With that, Mr. Chair, you do have in your packet the application and Special Land Use requirement being addressed by the applicant as well as an explanation of his business as well as the site plan information as required.

Chairperson Crutcher invited the applicants to the podium.

Dr. Andrew Isaacs and Dr. Galey, veterinarian co-owners of the business, indicated that included in the packets was a brief explanation that their practice is a referral business that pulls from the State of Michigan and from Northern Ohio and MSU and that their existing business is located in Ann Arbor and that they felt Farmington would be a more centralized location and would provide better access to their clients.

He stated that with the zoning issue, that there would not be any outside kennels so it does fit into the veterinary offices and that boarding of the animals would be only inside in regards to surgery and would not require any outside kennels.

He went through the criteria that have to be met according to the Special Land Use requirements, stating that A, a veterinary hospital will be compatible with and in accordance with the general goals, objectives and policies of the City of Farmington's Master Plan; B, the veterinary hospital will also complement the surrounding building uses promoting the intent of the zoning district; C, the veterinary hospital will not change the existing or intended character of the general vicinity and that the only thing they've proposed is to pull back the sidewalk a little bit to match the existing sidewalk in front of the Hobby Center.

The floor was opened to questions from the Commissioners.

Kmetzo inquired if they had a number of referrals they received yearly when they were in Ann Arbor and Isaacs responded that on a daily basis they will receive five to eight, maybe ten at the most clients since it is neurology, neurosurgery that they do and stated it was not a high volume turnover for parking as most nonspecialty clinics have.

Kmetzo then asked what led them to Farmington as their choice and Isaacs responded that the geography itself as far as being able to offer the services and that prior to Ann Arbor they were in Commerce but felt that Farmington would suit their clientele better as far as location.

Chiara asked if the majority of their practice was dogs and Isaacs responded dogs make up approximately 85 percent of their business with cats holding 15 percent.

Chairperson Crutcher inquired about the sidewalk and asked if there is another building further east and Isaacs responded there is an electrical business but that the sidewalk does not extend to them.

Director Christiansen stated that the project does satisfy the Special Land Use requirements.

MOTION by Gronbach, supported by Majoros to open the Public Hearing on Dogwood Veterinary Referral Center, 33300 Nine Mile Road,  
Motion carried, all ayes.

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

### **PUBLIC HEARING**

No comments were heard.

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

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

MOTION by Majoros, supported by Chiara, to move to approve 1., the Special Land Use for Dogwood Veterinary Referral Center, 33300 Nine Mile Road, having satisfactorily addressed the issues in the Petitioner's application; and to approve 2., the Site Plan Review as submitted by the Petitioner, for Dogwood Veterinary Referral Center, 33300 Nine Mile Road, and to continue working with the City on the sidewalk issue.  
Motion carried, all ayes.

Chairperson Crutcher thanked the Petitioner.

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

Chairperson Crutcher introduced this agenda item and invited the Applicant to the podium

Walter Cohen, General Manager of AC Acquisitions, thanked the Chairman and Commission for having him here this evening and apologized for his absence from the last meeting.

He stated that on the screen was an overview of what they are proposing for the project.



He indicated that the site is the old Maxfield Training Center and went through the various renderings on the screen. He said School is currently not being utilized for vehicular traffic but under the plans they are proposing they will be utilizing it as one which they will rebuild and make pedestrian friendly from School Street down to Shiawassee Park.

He stated along Thomas Street there will be front entry townhouses the full length of the property with no commercial, only residential along the street.

He indicated set back from Thomas Street are an additional two stories of apartments, all having balconies and/or balconies. He said currently parking is allowed on both sides of Thomas Street and that he is hoping that remains.

He went through the plans that were on the screen and pointed out adjacent buildings and structures. He showed where the podium parking will be located and egress and ingress into and out of it.

He put a survey of the original parcel on the screen and showed where roads were vacated and stated that the current Maxfield Training Center will be demolished.

Chairperson Crutcher thanked the Petitioner and opened the floor for questions from the Commissioners. He stated Commissioner Majoros made a summary of comments from the first part of the Public Hearing and would like to give a recap of them.

Majoros stated that he made this summary as the Petitioner could not attend the prior hearing and wanted to let the citizens know that the Commission is listening to their comments.

He went through the issues in no particular order:

1. Traffic issues, i.e. overall volume, noise, peak time, demand by both occupants and visitors; flow issues, shortcuts through the historic district, implications and inconveniences on Warner/Oakland Streets; safety issues, i.e., speeding, visibility, more cars, more parked cars, general congestion.
2. Parking, parking spaces based on unit load, general issues with sprawl parking, effect on homeowners and businesses and inability to manage it, comments from church as the parking they have enjoyed using over the years will be tremendously impacted negatively.
3. Design and harmony of structure, esthetics are somewhat inconsistent with the historic character of the neighboring community, building height, sunlight, view, etc., a little too

abrupt a transition from the historic architectural character into what is less historic going east down Grand River and the potential impact on property values.

4. Density, number of units and occupants.
5. Concerns about rentals versus ownership, desirability and mindset of a rental tenant versus commitment of ownership.
6. Rationale and fit with City vision and City needs and whether it aligns with current plans in place for the City.
7. Revenue impact on tax and school.
8. Not having developer present at first public hearing to hear concerns.

MOTION by Majoros, supported by Gronbach, to open the Public Hearing.

(Public Hearing opened at 7:30 p.m.)

### **PUBLIC HEARING**

Chairperson Crutcher asked speakers to limit comments to three minutes if possible.

Al Feria has lived in Historic District for 48 years and has seen a big change in Farmington during that time. He questioned if there will be cluster mailboxes and the Petitioner responded the mailboxes will be located inside the building. He then asked if there will be elevators and the Petitioner responded yes and he stated concern with number of parking spaces and indicated he'd rather see another senior structure put in at the site.

David Judge, 23708 Warner Street, 33212 Grand River for my business. He stated that many of the members of community met to discuss this project and out of the respect for everybody's time there are specific items that they will speak on that that believe will mitigate redundancies. He asked that responses from the Commission be treated with the same respect.

He said in reviewing the PUD requirements in the Master Plan for proposed projects a better understanding was gained of what the Planning Commission does for the community and wanted to thank them for their time.

He indicated based on PUD Article 10, the application and the meeting packet from the March meeting, the Planning Commission is being asked to make decisions without the requirements that the PUD concept plan and draft PUD agreement and public hearing require. The application incomplete, the project not ready for public comment or for hearing or for Planning Commission review under the PUD standards. Based on the PUD which is a process, they're asking for two things: 1, the standards have not been met, they're asking to deny the application as it stands or if the applicant would like to continue on, postpone their application until those standards are met under PUD. Citizens have a right to speak on what the PUD requires. The process is set up so we will see a parallel plan and know what it looks like under normal zoning. Right now they don't know what the plan would look like there. We don't know if there's a reason to grant a PUD and many of the reasons or all of the reasons listed under this PUD can simply be given under normal zoning ordinances. We don't see under PUD how they have to be granted.

He pointed to page 3 of the applicant's application, the page after that does not have any number on it and lists three elements, one, the parallel plan, it says there is one but there is no public record of one. He said there are ten speakers who will speak during the process. He then reiterated his request that based on the requirements of PUD, a legal document, either deny it or if you continue on to postpone it so they can speak on those issues.

Kevin Gromley, Warner Street, gave a handout to the Planning Commission. He stated he supports redevelopment of the Maxfield Training Center, just not this project. He indicated he was part of the review of the concept plan and Article 10 of the PUD requirements, He said they have seen no parallel plan, a demonstration that the design elements, the benefits that can't be attained with conventional zoning. Compatibility with adjacent use, that suggests there should be a buffer from high to low density in the surrounding area. There is a requirement of proposed variances for parking, density, maybe height and he has not seen one. One of the requirements is no detriment to the surrounding area and there are concerns about traffic, parking, noise and so forth.

Article 10 suggests the Planning Commission can require or request traffic and environmental studies and in the letter from Matthew Parks, OHM, dated April 5<sup>th</sup>, 2017, there should be a traffic impact study as well as a geotechnical and soil report and also an environmental impact study. He stated that would be prudent to have before their recommendation. Article 10 also suggests there should be details on how sewer and stormwater will be handled and his letter states we should have more details on that. There should be density calculations in the preliminary plan. He also addressed that it appears from the site plan that there's limited or no vehicle access to the back of the building so it begs the question of a fire truck or emergency vehicle access. He also

stated that many of the millennials who are renters may use Uber or Lyft and there may be cars lined up for the riders.

David Simowski, 23625 Warner, wants to see the site developed but not sure this is the right one. His specific concern was with parking and asked if there was a standard ratio utilized as to how many spaces are required per unit.

Christiansen stated that the ordinance in the Central Business District is two per unit but can be modified under the PUD.

Simowski indicated that two spaces per unit would indicate 378 parking spaces and there are currently 236 in the diagram and stated he talked to the manager of Farmington Place, the senior residence next door and asked how he felt about tenants and visitors from this proposed complex using their parking lot and the manager of Farmington Place was against it. He stated he was not speaking on behalf of the church but felt they would not be encouraging parking in their lot. He spoke of parking congestion on Oakland Street when Heeney Sundquist had a large funeral and spoke of his concern over emergency vehicles getting down the street with this new project and lack of parking for it.

He questioned if a variance is given, when will the public know its parameters and its effect on the neighborhood. He asked the Commissioners if a variance will be granted and Gronbach responded that during a Public Hearing, the Planning Commission is not obligated to respond or give answers, just to hear public comments. Gronbach then indicated it hasn't been determined yet in this case. Simowski then inquired if a variance is granted, will there be a public hearing on that.

Christiansen stated that variances are a modification of ordinance requirements typical when there is a request, an application made to the Zoning Board. In this case the PUD allows flexibility but turned the question over to City Attorney Saarela to answer.

Attorney Saarela stated that this project is not that far along in the planning process to answer that question or what may be involved.

Simowksi reiterated his concerns about being able to speak out on any proposed variances.

Judge stated that by going ahead with this process, the right of disputing variances is eliminated and he asked that the matter be tabled or another public hearing held.

Saarela stated there is no intention is recommending or denying approval tonight.

Judge stated this project does not follow a PUD process so it can't be a PUD.

Saarela stated that they are just trying to get early comment on the project.

Donald Munter, 33309 Oakland, stated he would like to discuss traffic flow. He discussed his issues of concern, citing that a traffic study has not been done, and stated that Oakland Street is the narrowest paved street and further discussion was held.

Darlene Allen, 23724 Warner Street, stated that everyone shares the same views and that her topic is the safety of the children. She said she moved to the neighborhood 2.5 years ago because she is raising her 6-year old grandson. She stated she obviously didn't pick a deliberately busy thoroughfare to raise a child but she found because of the traffic situation that others have described between Farmington and Oakland and Warner, there are only so many ways to go and that people are going to use Warner. She said that as it is used today, it's used as a thoroughfare to avoid Farmington and a lot of cars go very, very fast and to her the thought of another three or 400 cars in the whole square of Shiawassee, Warner, Oakland and Farmington is already at capacity. She stated she can't imagine what it's going to be like with the additional cars. She stated that she felt that things that were conveyed at the prior public hearing would have been conveyed to the builder before this evening.

Chairperson Crutcher responds that's what the meeting is for tonight.

Jane Gundloch, 23770 Warner, stated she spoke last month and indicated that she and her husband Rick live in an 1860s Victorian home that sits on an L-shaped lot that backs up to the Maxfield Training Center facility and that they share a 229 foot lot line. Their property covers almost 2 acres and includes a portion of hill that runs down to the Rouge River. She stated that is a significant fact because her husband will be talking about problems with erosion on the big hill. She stated the character and design is what she is going to address of the proposed development and how it fits in with its surroundings and the fact is that it does not fit. The huge, bulky structure is totally out of scale for the site and its surroundings, that it is crammed onto a 3 acre parcel of property and would tower over everything in sight. At 48 feet, the monstrous building would stand out on the hill and in the downtown and it would block out light. She stated this is an urban phenomenon which requires light studies. In addressing the issue of scale in the CBD, the Master Plan, which is a legal basis on which the City makes its plans, says that development and redevelopment needs to be consistent with the historic architecture, the mixture of uses and the compact layout of a traditional small town. In terms of character, the flat, boxy, pseudocontemporary building is not at all compatible with its surroundings. It does not fit into the existing community, neither our traditional downtown nor the classic 1920s Methodist Church nor the valued Historic District it borders. The Master Plan also states

that development or redevelopment in the Historic District and CBD should be designed in keeping with the existing building character. The proposed project does not incorporate any traditional design elements and makes no attempt to fit in with the existing character of its surroundings and the bit of bricks on the sides of the building as was mentioned by the DDA Design Committee does not make this building look historic. In fact, the houses in the adjoining Historic District, consist primarily of plat board sided houses, some stucco and a few brick bungalows. She reiterated that the Master Plan states as a goal to encourage development and redevelopment that embraces the historic character of Farmington. She closed by saying that Farmington is a wonderful community which has become attractive to residents and visitors alike. People like to walk through the quaint, well maintained neighborhood with its sidewalks and tree-lined streets as they walk dogs or strollers as they sip their coffee as they head through Starbucks or to Shiawassee Park. She is hoping the Commission realizes the value of the area to the City and how valuable it is that it is protected and enhanced. Building a huge contemporary apartment complex on the premier cornerstone property in downtown Farmington would be a mistake. She said that is not what the PUD is about, it should be something special and high quality and that will enhance the community now and for years to come.

John Tierney, 23700 Cass, listened to comments made and is finding it difficult to make a leap from the 2009 Master Plan that promotes home ownership as a key to grow our community to the 2015 vision which promotes high density, low cost, transient rental apartments as a way to grow our family oriented community. The 1998 - 2009 Master Plan said home ownership is the way we want to grow our neighborhoods and the 2009 said "Providing opportunities for home ownership is perhaps the best way to increase local awareness and improve our neighborhood conditions so imp in Master Plan developers gave us a road map to achieve it with three things. First, it recognized there was a significant amount of apartments in the area and stated they should be converted to owner/occupied condos. Two, infill new development with owner occupied homes. Three, to seek out opportunities to promote home ownership.

Studies show by 2020 that 37% of millennials will be renters. The housing study done in 2015 stated it was a thorough analysis of existing and potential residential conditions and opportunities. The housing study was an apartment study, a public feasibility study developed to answer one simple question, if Farmington builds 150 apartments, will they be occupied, and the answer was yes. He stated the stakeholders of Farmington, communities, neighbors, families, deserve much, much more and that together as a community we will achieve better than this plan.

He then asked if a representative of OHM was at the meeting tonight. Heather Seyfer, stated she was present and from OHM. He then asked why Farmington hired her to do an apartment feasibility study and she responded the study was done for the Vision Plan.

Director Christiansen stated the study was done by Danter.

Attorney Saarela stated that OHM is the City's consultant and that they are at liberty to hire subconsultants.

Tierney then stated that the study seems shortsided as they're looking at a Vision Plan based on an apartment feasibility study.

Rich Gundloch, 23700 Warner, indicated he spoke at the last meeting and that he'd like to say that he appreciates the summary Majoros gave of the prior hearing regarding comments heard.

He then gave a handout to the Commissioners with some comments he has about process and stated he realizes the Planning Commission did the public a favor in allowing them to see the plan prior to it going forward and thanked them for being allowed to speak out on various items before the plan is complete.

He then indicated he would be speaking on problems with erosion on the property, that he owned a piece of property that borders Maxfield Training Center with 229 feet in common and is a major border and they also own a long section along the river feet, 100 feet. He gave photos to the Commissioners on erosion that's occurring on the water's edge on his property and also at Maxfield Training Center and stated that it is a serious problem. He stated his concerns of the building and design on this property that has two components, a big level plat of land and a hillside that drops down to the riverfront. He is concerned that ground won't support the building, that there is already instability and the Farmington Public Schools tried to slow erosion of hill with crushed limestone and limestone boulders, wants to know if engineering study has been done to determine how to stabilize the hill and if not would request the Planning Commission to order one.

Chris Schroer, who lives next door to parking lot of church and Training Center, first off thanked the Commission for the synopsis of the comments from last month. He commended the Petitioner on a job well done on Ducharme Place but that he didn't think that would work in Farmington. He stated he spoke with a heavy heart at the last meeting as his father had passed away earlier that day. He indicated his father gave him tidbits of wisdom, one of them being that people don't know how much you care until you show them. He stated the neighborhood and some other residents in the community are showing how much they care about their community and the finished product and that he will be looking at it every day for the rest of his life. He also indicated that they care about the process, that there was a great deal of time and effort put into the City Master Plan and that they should stick with it and follow its direction and cited sections of it. He asked the Planning Commission to do their due diligent and stick with the Master Plan.

Nicole Goodwin, 3224 Oakland Street, addressed the issue of connectivity to Shiawassee Park.

Bob Cook, 33115 Shiawassee, spoke on erosion and also compromising the wildlife that runs through the area from the proposed development.

David Livingston, 33906 State Street, stated that he moved to Farmington from Ferndale for the quality of life that it offered and hoped that it would not be compromised from this new development.

Maria Taylor, 23750 Gill Road, stated she is concerned about the character of the proposed development at the Maxfield Training Center and hoped that the Commission would get a little more community input this time around.

James Gallagher, 22746 Power, stated he was present to support the project, that the site has been vacant for seven years and that it will be developed at some point in time and would the City promote putting two houses on the site or bringing 500 more people to the City contributing to the tax base and bringing their dollars into the City. He also spoke on the comments made about transient people living in the community.

Carol McHee, 23609 Warner Street, stated she grew up in Farmington and her family was low income and qualified for free lunch at school and that she worked very hard to educate herself to enable her to raise her family in a community with the values that Farmington offers.

Two letters were acknowledged being received from David Livingston and Douglas Peterson.

MOTION by Chiara, supported by Majoros, to close the Public Hearing.  
Motion carried, all ayes.

(Public Hearing closed at 8:36 p.m.)

Attorney Saarela provided a handout to the Planning Commission regarding the proposed resolution.

MOTION by Gronbach, supported by Chiara, in the matter of the PUD Plan submitted by AC Acquisitions, LLC, for the Maxfield Training Center, to move to postpone to a date uncertain to allow the applicant to address:



a. The comments of the City's planning consultant, OHM, in its letter dated April 6, 2017 particularly related to building height, density, parking, circulation, traffic and landscaping;

b., the comments of OHM with regard to engineering in the letter dated April 6, 2017; and

c., comments during the public hearing and by Commissioners regarding parking, building design and massing, façade, and location on the parcel.

Motion carried, all ayes.

Majoros commented to staff the importance of these items being on the City website and to have a consistent point of view developed by staff about the Vision Plan and Master Plan.

Chairperson Crutcher stated there will be a brief recess before the next item is heard.

(Recess taken at 8:35 p.m.)

(Meeting reconvened at 8:44 p.m.)

### **PUBLIC HEARING - 2018-2023 CAPITAL IMPROVEMENT PROGRAM**

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

Majoros suggested and asked for staff's counsel on this that they had spent two hours for the hearing on the PUD and that this item is of equal importance and requested that consideration be given this item be adjourned to either the June meeting or until such time that would allow a dedicated session to focus on the document that took months to prepare to allow for equal scrutiny and discussion on same.

Director Christiansen responded that he would concur with Commissioner Majoros' statement.

MOTION by Majoros, supported by Waun, to adjourn the formal Public Hearing on the 2018/2023 Capital Improvement Program until such time that the topic could be addressed at a Planning Commission Meeting that would allow ample time to discuss the document.

Motion carried, all ayes.

Christiansen stated that the public would be duly notified of the rescheduled date of the Public Hearing on this matter.

### **PUBLIC COMMENT**

None heard.

### **PLANNING COMMISSION COMMENTS**

Chiara stated that he understood there were several pieces of the PUD that were not filled out for the Maxfield Training Center and asked for his input.

Christiansen responded that there were comments made and that he would defer to the City Attorney for her input and appreciated the comments made.

Attorney Saarela responded that this was just an attempt to allow the Applicant to hear what the major concerns of the community would be so he could address them and hopefully come back with a more updated plan that would be supported by the community.

Christiansen stated there was certainly no attempt to be made to bypass or usurp the process.

He also stated that Farmington has realized several PUD projects in the recent past in accordance with its long range plan, the Grand River/Halstead project was a PUD process which took quite a while until it was all complied with and everyone was satisfied in the City and Fresh Thyme also went through a PUD process and both of those redevelopments have a very detailed development agreement that that City Council is responsible for the final approval of the preliminary plan and the PUD agreement.

Also, Flanders was a PUD, and the use of that flexible zoning technique or tool is so that the City can enter into these agreements that spell out every aspect of any project in the City that it supports, moves forward and approves.

### **ADJOURNMENT**

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

The meeting was adjourned at 8:53 p.m.

Respectfully submitted,

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Secretary

**Farmington Planning Commission  
Staff Report**

**Planning Commission  
Date:** June 12, 2017

**Reference  
Number  
4**

**Submitted by:** Kevin Christiansen, Economic and Community Development Director

**Description** Site Plan Amendment – The Orchards Condominiums, 33240-33270 Slocum

**Background**

This item is a request to amend the approved site plan for The Orchards Condominiums located at 33240-33270 Slocum. The petitioners (The Orchards Condominium Association and The Brownstones at The Orchards apartments) are requesting to remove the exiting landscape islands currently located on the west side of the existing condominiums/apartments access road and to relocate the existing plantings (see attached plans). At the September 14, 2015 Planning Commission Meeting, the Commission approved the site plan for The Brownstones at The Orchards apartments (Phase II of the original Orchards Condominiums – see attached plans). This request is being made jointly by the Condominium Association and the apartments in order to accommodate the reconstruction and the needed joint use of the access road as required.

The petitioners will be at the June 12, 2017 meeting to present the requested site plan amendment to the Commission.

Attachments





City of Farmington  
CivicSight Map

MAP LEGEND:

- CITY BOUNDARY
- RIVERS-STREAMS
- MULTITENANTBUILDING (Type)
  - BUILT
  - PROPOSED
- COMM\_INDUST BLDGS
- RAPHAEL STREET(POLY)2
- RAPHAEL STREET(POLY)
- PARCELS
- ROADS OUTSIDE FARMINGTON
- RIGHTOFWAY
- MULTITENANTPAVING
- ROW EXTEND
- LOT HISTORY
- OPEN WATER (FEATUERTYP)
  - DetentionPond
  - StreamRiver
  - LakePond
  - Channel
  - SwampMarsh
- 2010 AERIAL PHOTOS (Image)

Map Scale: 1 inch = 100 feet  
 Map Date: 6/05/2015  
 Data Date: June 5, 2015



Sources: City of Farmington, Oakland County GIS  
 Utility, River's Edge GIS, LLC.

Disclaimer:  
 Note: The information provided by this program has been compiled from recorded deeds, plats, taxmaps, surveys, and other public records and data. It is not a legally recorded map or survey and is not intended to be used as one. Users of this data are hereby notified that the information sources mentioned above should be consulted for verification of the information. Once again, USE AT YOUR OWN RISK !!!



OAKLAND COUNTY CONDOMINIUM SUBDIVISION  
PLAN NUMBER 7720

EXHIBIT B TO THE MASTER DEED OF

# *The Orchard Condominium of Farmington*

CITY OF FARMINGTON, OAKLAND COUNTY, MICHIGAN

ATTENTION: COUNTY REGISTER OF DEEDS

THE CONDOMINIUM SUBDIVISION PLAN NUMBER MUST BE ASSIGNED IN CONSECUTIVE SEQUENCE. WHEN A NUMBER HAS BEEN ASSIGNED TO THIS PROJECT, IT MUST BE PROPERLY SHOWN IN THE TITLE, SHEET 1 AND THE SURVEYOR'S CERTIFICATE, SHEET 2.

DEVELOPER

FARMINGTON DEVELOPMENT GROUP, L.L.C.  
A MICHIGAN LIMITED LIABILITY COMPANY  
23629 LIBERTY STREET, SUITE 200  
FARMINGTON, MICHIGAN 48335

SURVEYOR

NOWAK AND FRAUS, P.L.L.C.  
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FAX: (248) 399-0805

LEGAL DESCRIPTION

PART OF THE SOUTHWEST 1/4 OF SECTION 27, TOWN 1 NORTH, RANGE 9 EAST, CITY OF FARMINGTON, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 27; THENCE DUE SOUTH 403.85 FEET ALONG THE WEST LINE OF SECTION 27 TO THE NORTHWEST CORNER OF WARNER FARM No. 4 RECORDED IN LIBER 73, PAGE 17, OAKLAND COUNTY RECORDS; THENCE ALONG THE NORTH LINE OF SAID WARNER FARM SUBDIVISION No. 4, N.89°57'54"E 182.93 FEET (REC. AS: DUE EAST 183.00 FEET) TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SLOCUM DRIVE (60 FEET WIDE) ALSO BEING THE POINT OF BEGINNING, THENCE DUE NORTH 238.26 FEET TO THE SOUTH LINE OF ASSESSOR'S PLAT No. 2 RECORDED IN LIBER 54, PAGE 6, OAKLAND COUNTY RECORDS; THENCE ALONG THE SOUTH LINE OF SAID ASSESSOR'S PLAT No. 2 S.89°58'25"E., 180.85 FEET (REC. AS: S.89°24'E.) TO THE SOUTHEAST CORNER OF LOT 11 OF SAID ASSESSOR'S PLAT No. 2; THENCE S.00°12'34"E., 252.52 FEET TO A POINT ON THE NORTH LINE OF SAID WARNER FARM SUBDIVISION No. 4 ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF SAID SLOCUM DRIVE; THENCE ALONG THE NORTH LINE OF SAID WARNER FARM SUBDIVISION No. 4 AND THE NORTH RIGHT-OF-WAY LINE OF SAID SLOCUM DRIVE THE FOLLOWING TWO COURSES N.78°19'58"W., 71.24 FEET, THENCE S.89°54'54"W., 112.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 42,678 SQUARE FEET OR 1.00 ACRES OF LAND.

INDEX

- 1 ..... TITLE SHEET
- 2 ..... SURVEY
- 3 ..... SITE PLAN
- 4 ..... UTILITY PLAN
- 5 ..... BUILDING A GARAGE LEVEL AND FIRST FLOOR PLANS
- 6 ..... BUILDING A SECOND FLOOR AND LOFT PLANS
- 7 ..... BUILDING A CROSS SECTION A-A AND B-B
- 8 ..... BUILDING B GARAGE LEVEL AND FIRST FLOOR PLANS
- 9 ..... BUILDING B SECOND FLOOR AND LOFT PLANS
- 10 ..... BUILDING B CROSS SECTION C-C AND D-D



*Alexander Nicolaescu*

TITLE SHEET

PROPOSED 2/15/2005

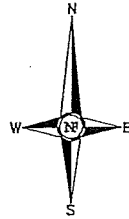
ISSUED 2/15/2005

JOB No. D347

SHEET No. 1

LIBER 35114 PG 26 11

LIBER 35114 PG 2681

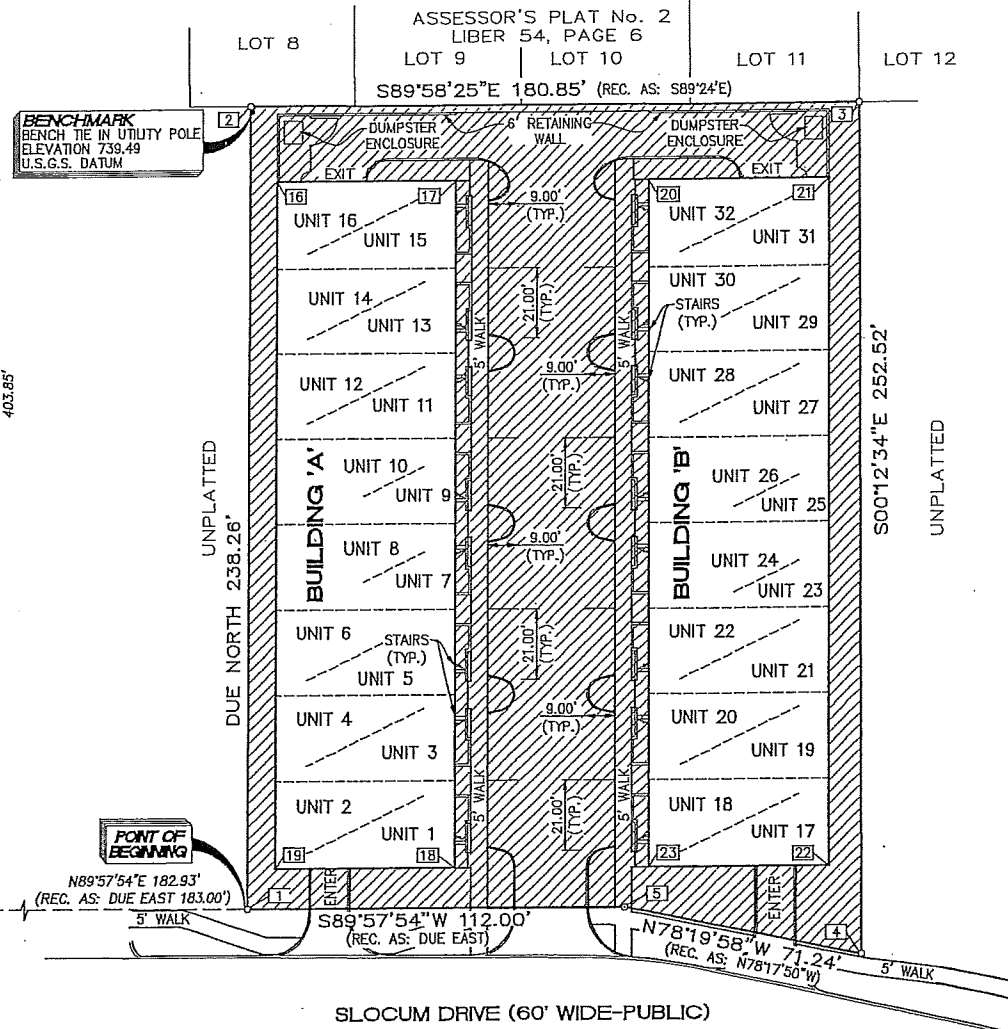


W. 1/4 CORNER SECTION 27 T.1N., R.9E.

FARMINGTON ROAD WEST LINE OF SECTION 27 DUE SOUTH 2653.60' 403.85'

2249.75'

S.W. 1/4 CORNER SECTION 27 T.1N., R.9E.



BENCHMARK BENCH TIE IN UTILITY POLE ELEVATION 739.49 U.S.G.S. DATUM

POINT OF BEGINNING N89°57'54"E 182.93' (REC. AS: DUE EAST 183.00')

BENCHMARK BENCH TIE IN UTILITY POLE ELEVATION 738.02 U.S.G.S. DATUM

ASSESSOR'S PLAT No. 2 LIBER 54, PAGE 6

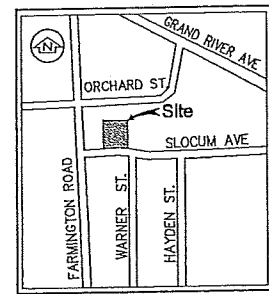
S89°58'25"E 180.85' (REC. AS: S89°24'E)

LOT 8 LOT 9 LOT 10 LOT 11 LOT 12

UNPLATTED DUE NORTH 238.26'

UNPLATTED S00°12'34"E 252.52'

SLOCUM DRIVE (60' WIDE-PUBLIC)



LOCATION MAP NOT TO SCALE

LEGEND

MONUMENT CONSISTING OF 1/2" STEEL ROD, DRILLED AND GROUTED IN PLACE 8" LONG, ARE TO BE SET AT ALL POINTS MARKED "e".

MONUMENT CONSISTING OF 1/2" DIA. STEEL ROD ENCASED IN 4" DIA. CONCRETE, 36" LONG, ARE TO BE SET AT ALL POINTS MARKED "o".

Coordinate number (SEE SHEET 3 FOR COORDINATE INFORMATION)

NOTE

ALL BEARINGS ARE IN RELATION TO THE PREVIOUSLY ESTABLISHED WEST LINE OF SECTION 27 AS SHOWN ON THE PLAT OF WARNER FARM SUBDIVISION NO. 4 RECORDED IN L73 PG.17 OAKLAND COUNTY RECORDS. (DUE NORTH)

FLOOD HAZARD NOTE

THIS PROPERTY IS NOT LOCATED WITHIN THE FLOOD HAZARD AREA AS INDICATED BY THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 260171 0005 B EFFECTIVE DATE: JULY 16, 1980.

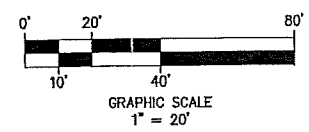
SURVEYOR'S CERTIFICATE

I, ALEXANDER NICOLAESCU, REGISTERED LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY THAT THE SUBDIVISION PLAN KNOWN AS OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 1730 AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION, THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE LANDS AND PROPERTY HEREIN DESCRIBED AS SHOWN, THAT THE REQUIRED MONUMENTS HAVE NOT BEEN LOCATED IN THE GROUND AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED, BUT SHALL BE WITHIN ONE YEAR OF THE DATE ON WHICH THE MASTER DEED IS RECORDED, THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED, THAT THE BEARINGS AS SHOWN ARE NOTED ON THE SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

Alexander Nicolaescu DATE: 2/15/2005

ALEXANDER NICOLAESCU P.S. No.22705

NOWAK & FRAUS, P.L.L.C. 1310 N. STEPHENSON HWY. ROYAL OAK, MI. 48067



SURVEY PLAN PROPOSED 2/15/2005

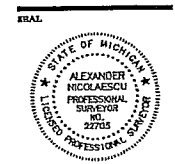


NOWAK & FRAUS

Consulting Engineers Land Surveyors Land Planners

1310 N. Stephenson Highway Royal Oak, MI 48067-1538 Tel. (248) 399-0886 Fax. (248) 399-0805

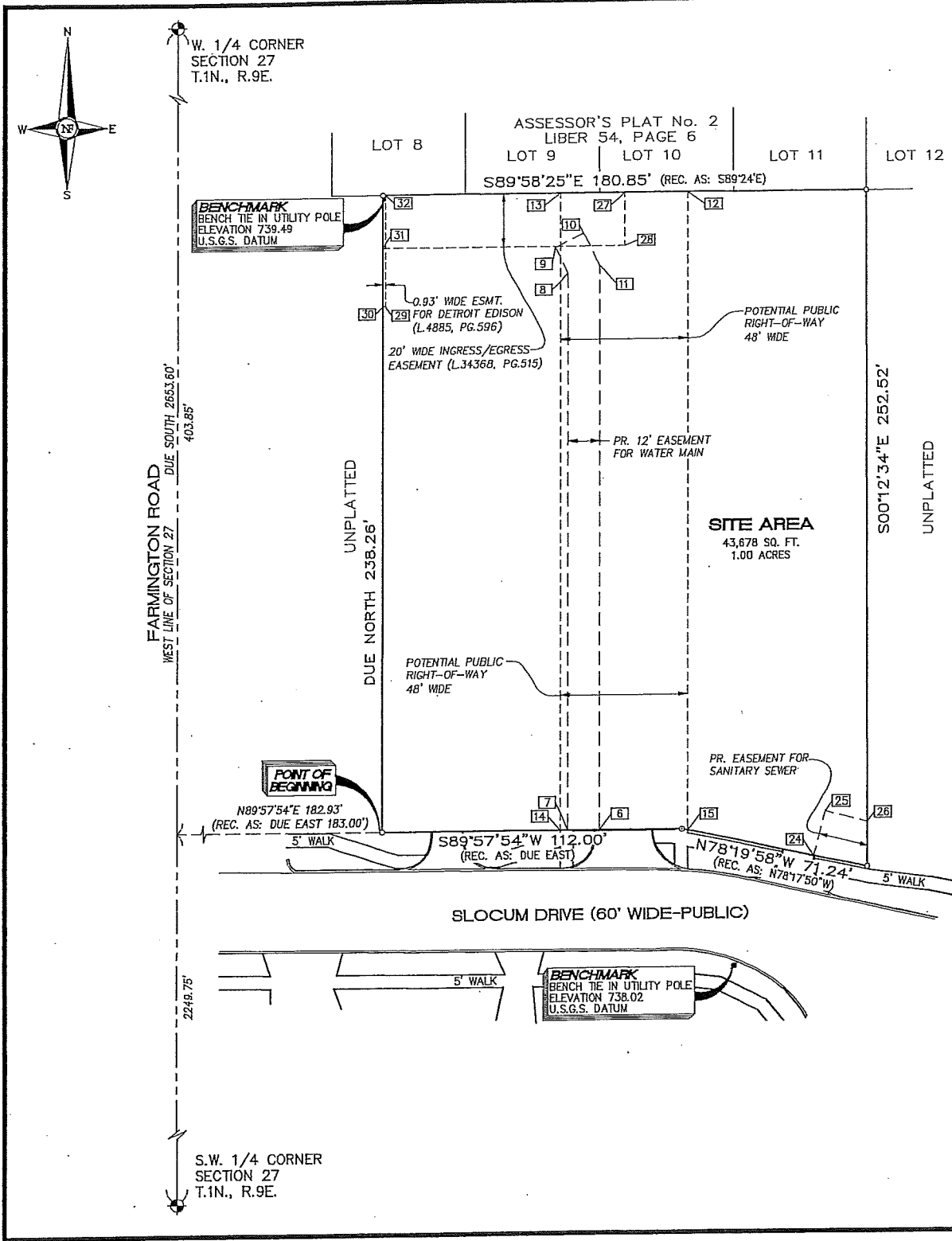
The Orchard Condominium of Farmington



DRAWN BY: M. Tieso DESIGNED BY: J. Ploch DATE: 2/15/2005 SCALE: 1" = 20'

N/F JOB NO. D347 EDDY NO. 2

LIBER 35114PG2691



**LEGEND**

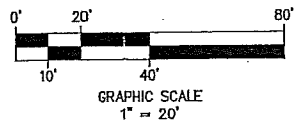
- LIMITS OF BUILDING
- GENERAL COMMON ELEMENT
- MONUMENT CONSISTING OF 1/2" DIA. STEEL BAR, ENCASED IN 4" DIA. CONCRETE, 36" LONG
- MONUMENT CONSISTING OF 1/2" STEEL ROD, DRILLED AND GROUTED IN PLACE 8" LONG
- COORDINATE NUMBER

UNIT 1 UNIT NUMBER (2ND FLOOR)  
 UNIT 1 UNIT NUMBER (1ST FLOOR)

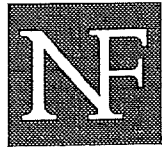
- NOTES**
- INFORMATION AS SHOWN HAS BEEN OBTAINED FROM ENGINEERING PLANS PREPARED BY: NOWAK & FRAUS P.L.L.C. DATED JUNE 2, 2004 LAST REVISED ON AUGUST 20, 2004.
  - UNITS 1 THROUGH 16 (BUILDING 1), AND ALL UTILITIES, ROADS AND DRIVES REQUIRED TO SERVICE SAID UNITS "MUST BE BUILT", UNITS 17 THROUGH 32 (BUILDING 2) AND ALL UTILITIES, ROADS AND DRIVES REQUIRED TO SERVICE SAID UNITS "NEED NOT BE BUILT".
  - ALL UNITS AND COMMON ELEMENTS ARE CONVERTIBLE AREAS PURSUANT TO ARTICLE 8 OF THE MASTER DEED.

**COORDINATE TABLE**

NO.	NORTHING	EASTING
1	4673.84	4774.41
2	4877.84	4774.23
3	4877.89	4827.23
4	4673.89	4827.41
5	4661.89	4878.20
6	4661.87	4847.25
7	4661.86	4835.25
8	4869.92	4835.08
9	4879.58	4830.24
10	4884.96	4840.97
11	4872.77	4847.07
12	4900.03	4880.13
13	4900.05	4832.13
14	4661.86	4832.34
15	4661.45	4880.34
16	4877.84	4774.23
17	4877.89	4827.23
18	4673.89	4827.41
19	4673.84	4774.41
20	4877.94	4885.07
21	4877.98	4938.07
22	4673.98	4938.25
23	4673.94	4885.29
24	4651.61	4927.97
25	4668.06	4932.27
26	4663.97	4947.91
27	4900.04	4856.63
28	4880.04	4856.62
29	4858.08	4767.13
30	4858.08	4766.20
31	4880.08	4766.20
32	4900.08	4767.13



**SITE PLAN**  
 PROPOSED 2/15/2005

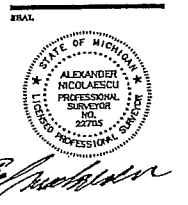


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 Land Planners

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 Royal Oak, MI 48067-1508  
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 Fax. (248) 393-0805

The Orchard  
 Condominium of  
 Farmington



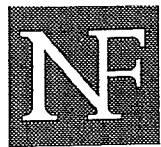
DRAWN BY:  
 M. Tiseo  
 ENGINEER I/P

APPROVED BY:  
 J. Ploch

DATE:  
 2/15/2005

SCALE:  
 1" = 20'





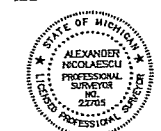
# NOWAK & FRAUS

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1310 N. Stephenson Highway  
Royal Oak, MI 48067-1308  
Tel. (248) 399-0885  
Fax. (248) 399-0805

*The Orchard  
Condominium of  
Farmington*

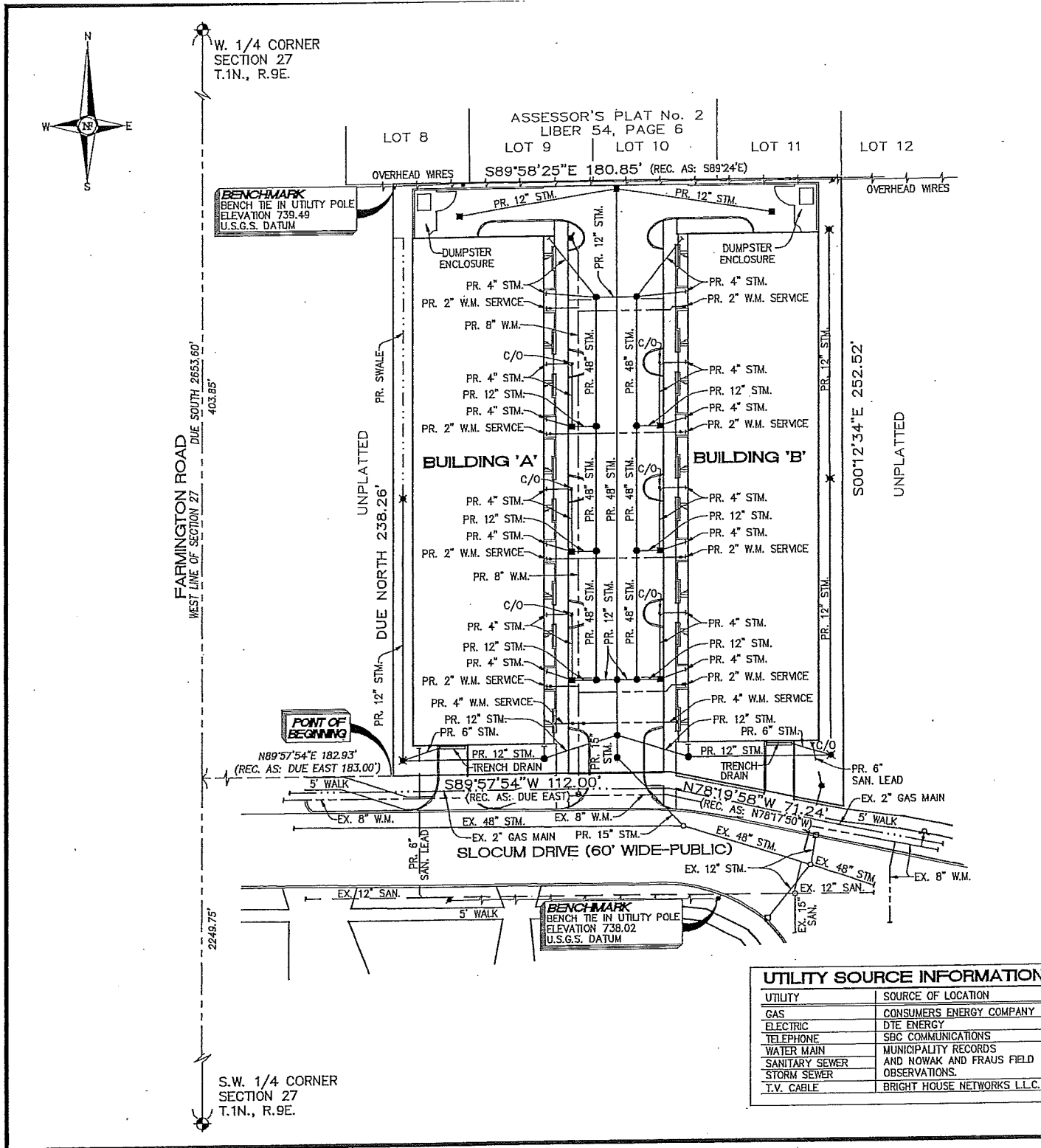
FINAL



*Alexander Nicolaescu*

DRAWN BY:  
M. Tiso  
DESIGNED BY:  
J. Ploch  
APPROVED BY:  
J. Ploch  
DATE:  
2/15/2005  
SCALE:  
1" = 20'

NO. TO BOND: D347  
SUBST. NO. 4



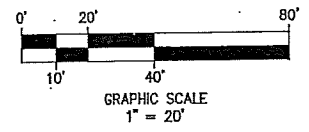
### LEGEND

	HYDRANT GATE VALVE	PROPOSED WATERMAIN (W.M.)
	STOP BOX	PROPOSED WATERMAIN (W.M.)
	REAR YARD CATCH BASIN	PROPOSED STORM SEWER (STM.)
	CLEAN CATCH BASIN	PROPOSED STORM SEWER (STM.)
	MANHOLE	PROPOSED SANITARY SEWER (SAN.)
	CLEAN MANHOLE	PROPOSED SANITARY SEWER (SAN.)
	HYDRANT GATE VALVE	EXISTING WATERMAIN (W.M.)
	STOP BOX	EXISTING WATERMAIN (W.M.)
	MANHOLE CATCH BASIN	EXISTING STORM SEWER (STM.)
	MANHOLE	EXISTING SANITARY SEWER (SAN.)
	UTILITY POLE	OVERHEAD WIRES
	LIGHT POLE	OVERHEAD WIRES
	EXISTING GAS MAIN	EXISTING GAS MAIN

- ### NOTES
- ALL UNITS TO BE SERVICED WITH SANITARY SEWER AND WATER MAIN, INFORMATION AS SHOWN, OBTAINED FROM PLANS PREPARED BY NOWAK AND FRAUS P.L.L.C.
  - ALL UNITS WILL BE SERVICED WITH ELECTRIC BY DTE ENERGY, TELEPHONE BY SBC COMMUNICATIONS, GAS BY CONSUMERS ENERGY COMPANY.
  - UTILITIES AS SHOWN, INDICATE APPROXIMATE LOCATIONS OF FACILITIES ONLY, AS DISCLOSED BY THE RECORDS OF THE VARIOUS UTILITY COMPANIES AND NO GUARANTEE IS GIVEN EITHER AS TO COMPLETENESS OR ACCURACY THEREOF. LOCATION OF ELECTRIC AND WATER METERS SHALL BE DEPICTED ON THE AS-BUILT CONDOMINIUM SUBDIVISION PLAN.
  - UNITS 1 THROUGH 16 (BUILDING 1), AND ALL UTILITIES, ROADS AND DRIVES REQUIRED TO SERVICE SAID UNITS "MUST BE BUILT", UNITS 17 THROUGH 32 (BUILDING 2) AND ALL UTILITIES, ROADS AND DRIVES REQUIRED TO SERVICE SAID UNITS "NEED NOT BE BUILT".
  - ALL MAIN LINES OF SANITARY SEWER AND WATER MAIN SHALL BE CONVEYED AND DEDICATED TO THE CITY OF FARMINGTON PURSUANT TO ARTICLE 12.2 OF THE MASTER DEED.

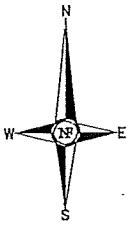
### UTILITY SOURCE INFORMATION

UTILITY	SOURCE OF LOCATION
GAS	CONSUMERS ENERGY COMPANY
ELECTRIC	DTE ENERGY
TELEPHONE	SBC COMMUNICATIONS
WATER MAIN	MUNICIPALITY RECORDS AND NOWAK AND FRAUS FIELD OBSERVATIONS.
SANITARY SEWER	MUNICIPALITY RECORDS AND NOWAK AND FRAUS FIELD OBSERVATIONS.
STORM SEWER	OBSERVATIONS.
T.V. CABLE	BRIGHT HOUSE NETWORKS L.L.C.



UTILITY PLAN  
PROPOSED 2/15/2005

LIBER 35114 PG 2101



W. 1/4 CORNER  
SECTION 27  
T.1N., R.9E.

FARMINGTON ROAD  
WEST LINE OF SECTION 27  
DUE SOUTH 2653.60'  
403.85'

S.W. 1/4 CORNER  
SECTION 27  
T.1N., R.9E.

ASSESSOR'S PLAT No. 2  
LIBER 54, PAGE 6  
LOT 8 LOT 9 LOT 10 LOT 11 LOT 12

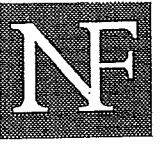
S89°58'25"E 180.85' (REC. AS: S89°24'E)

S00°12'34"E 252.52'

POINT OF BEGINNING  
N89°57'54"E 182.93'  
(REC. AS: DUE EAST 183.00')

BENCHMARK  
BENCH TIE IN UTILITY POLE  
ELEVATION 738.02  
U.S.G.S. DATUM

BENCHMARK  
BENCH TIE IN UTILITY POLE  
ELEVATION 739.49  
U.S.G.S. DATUM

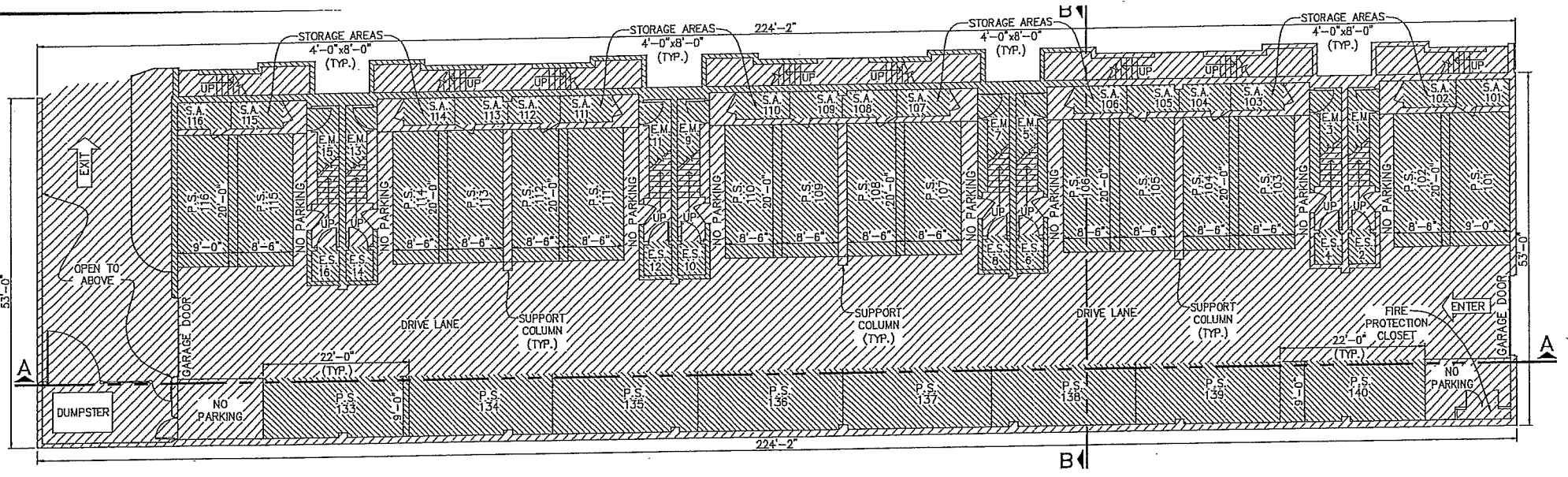


**NOWAK & FRAUS**

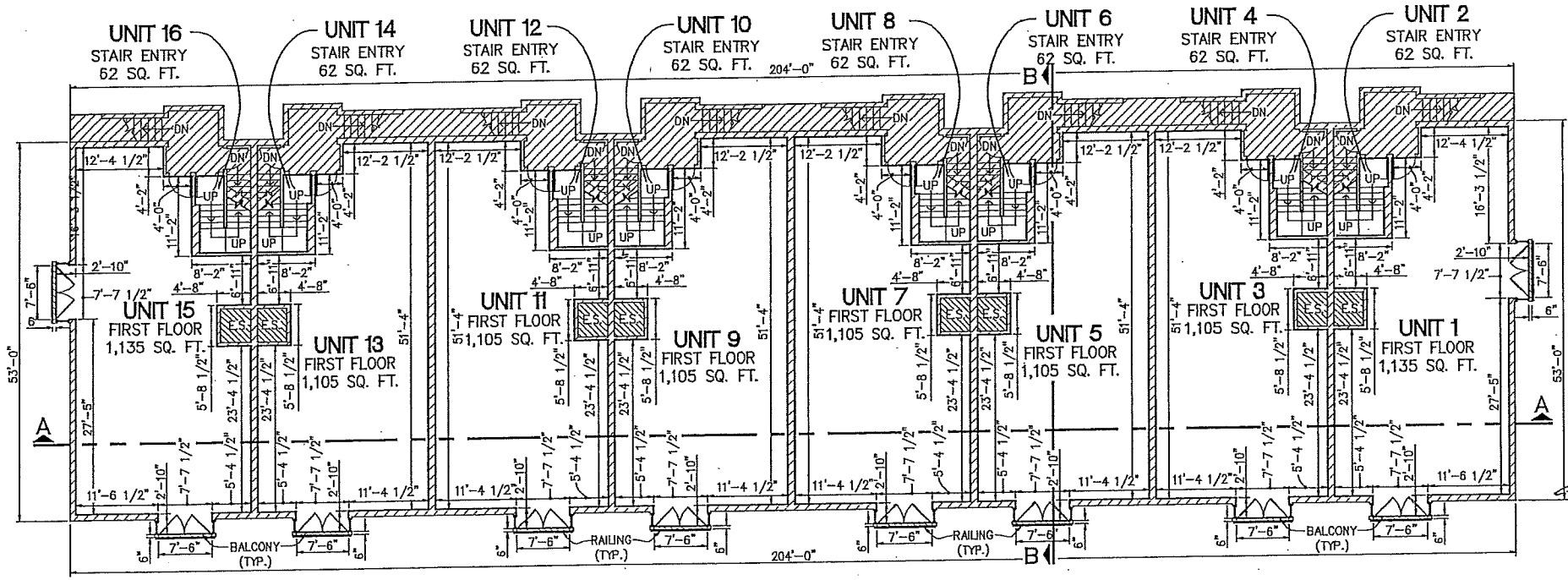
Consulting Engineers  
Land Surveyors  
Land Planners

1310 N. Stephenson Highway  
Royal Oak, MI 48067-1508  
Tel. (248) 399-0885  
Fax. (248) 399-0805

*The Orchard  
Condominium of  
Farmington*

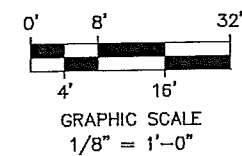


② GARAGE LEVEL PLAN

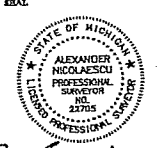


③ FIRST FLOOR PLAN

**NOTES**  
SEE SHEET 7 FOR NOTES AND LEGENDS



**BUILDING 'A'**  
**GARAGE LEVEL AND**  
**FIRST FLOOR PLANS**  
**PROPOSED 2/15/2005**



*M. Tiseo*

DRAWN BY:  
M. Tiseo  
LISTED BY:  
APPROVED BY:  
J. Ploch  
DATE:  
2/15/2005  
SCALE:  
1/8" = 1'-0"

NO. JOB NO. SHEET NO.  
D347 5

LOCK 3 5 1 1 4 PG 2 1 1 F

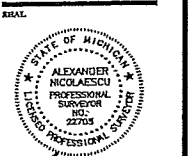


**NOWAK & FRAUS**

Consulting Engineers  
Land Surveyors  
Land Planners

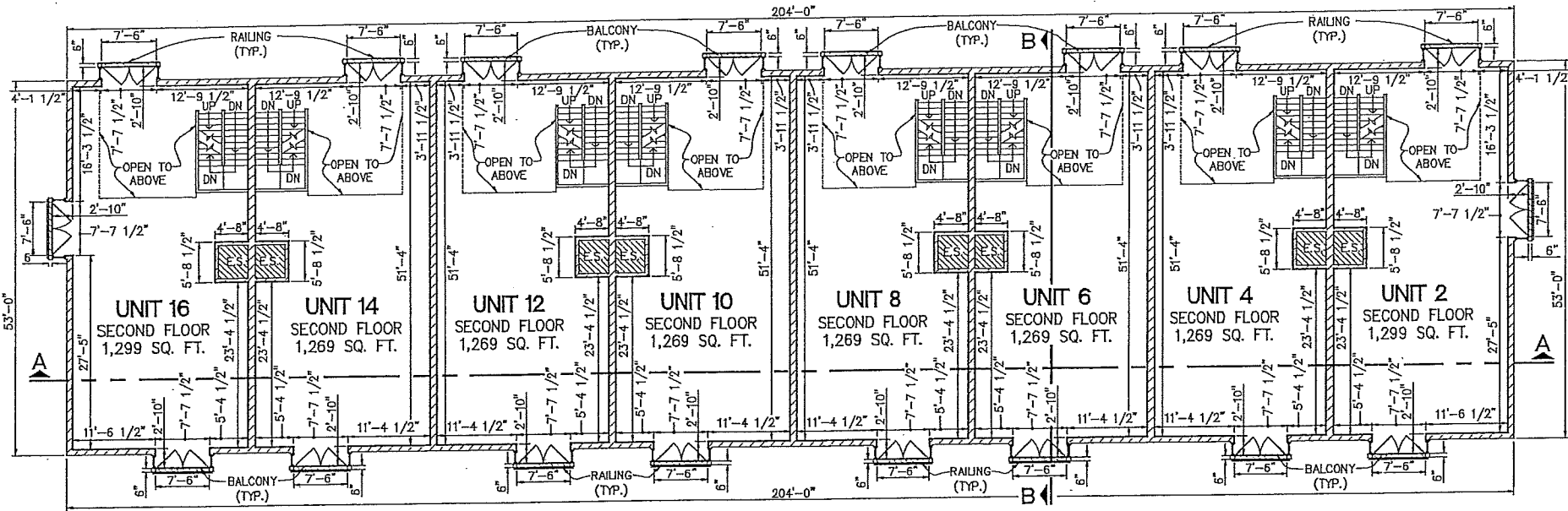
1310 N. Stephenson Highway  
Royal Oak, MI 48067-1509  
Tel. (248) 399-8886  
Fax. (248) 399-8805

*The Orchard  
Condominium of  
Farmington*

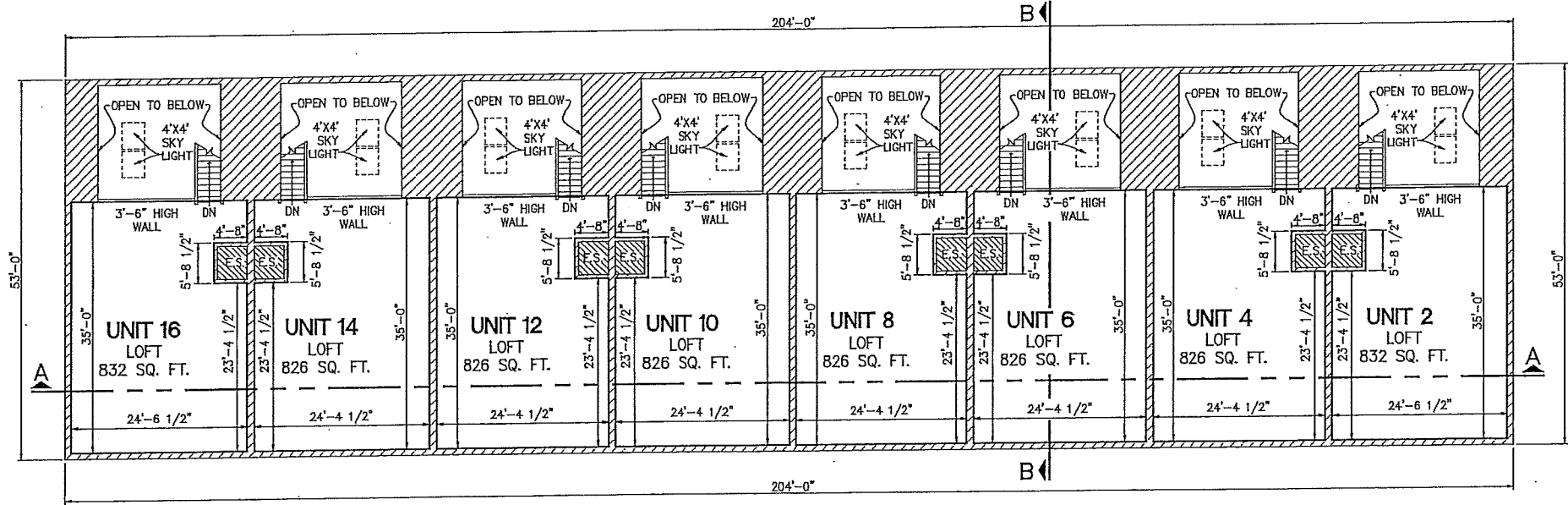


DRAWN BY:  
M. Ilco  
DESIGNED BY:  
APPROVED BY:  
J. Ploch  
DATE:  
2/15/2005  
SCALE:  
1/8" = 1'-0"

PROJECT NO. 51114 PG 272  
SHEET NO. D347 6

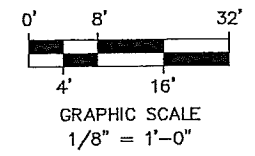


26 SECOND FLOOR PLAN



27 LOFT PLAN

NOTES  
SEE SHEET 7 FOR NOTES AND LEGENDS



**BUILDING 'A'  
SECOND FLOOR AND  
LOFT PLANS**

PROPOSED 2/15/2005

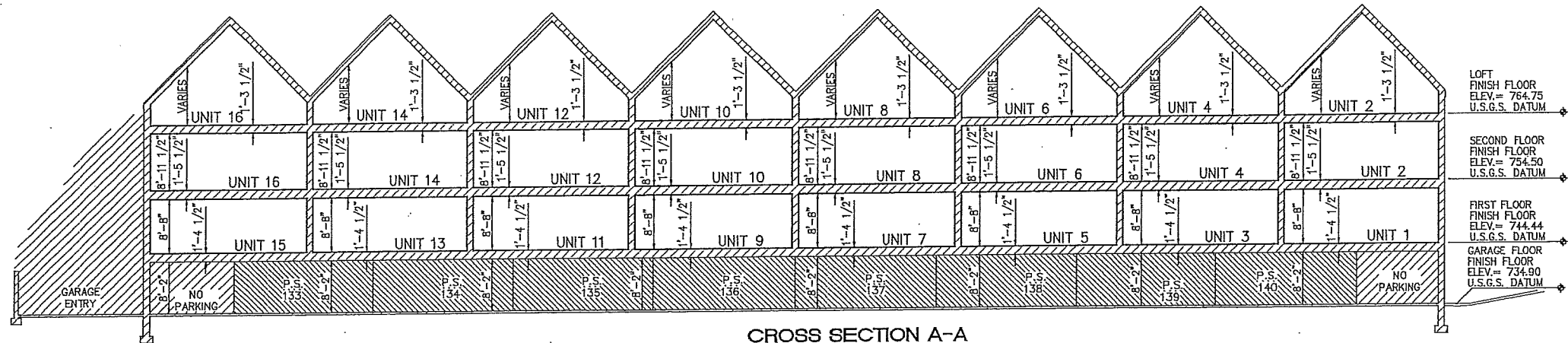
LIBER: 51114 PG 272



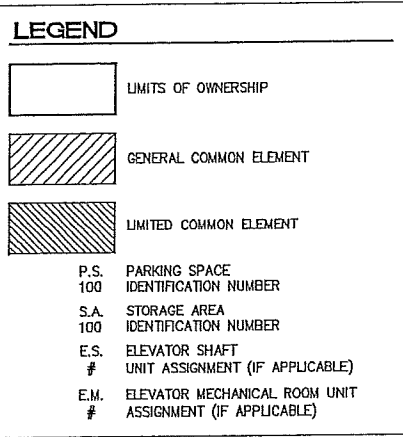
**NOWAK & FRAUS**

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Land Surveyors  
Land Planners

1310 N. Stephenson Highway  
Royal Oak, MI 48067-1508  
Tel. (248) 399-0896  
Fax. (248) 399-0805

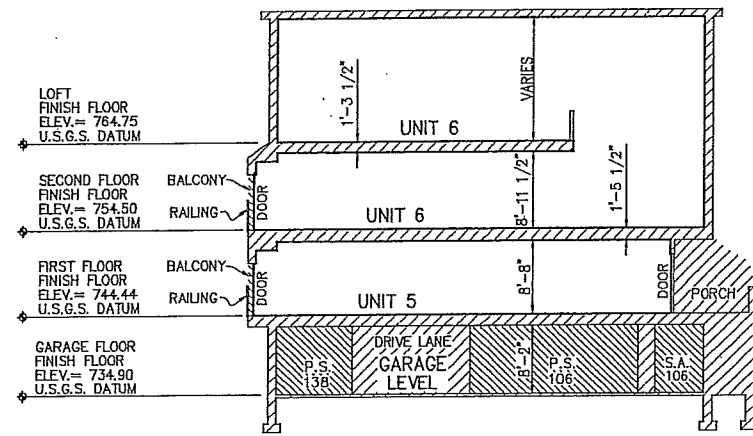


CROSS SECTION A-A

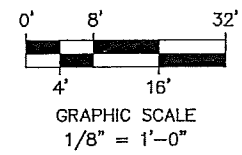


**NOTES**

1. INFORMATION AS SHOWN HAS BEEN OBTAINED FROM ARCHITECTURAL PLANS PREPARED BY: S3 ARCHITECTS AND RECEIVED BY NOWAK & FRAUS P.L.L.C. ON OCTOBER 5, 2004.
2. UNITS 1 THROUGH 16 (BUILDING 1), AND ALL UTILITIES, ROADS AND DRIVES REQUIRED TO SERVICE SAID UNITS "MUST BE BUILT", UNITS 17 THROUGH 32 (BUILDING 2) AND ALL UTILITIES, ROADS AND DRIVES REQUIRED TO SERVICE SAID UNITS "NEED NOT BE BUILT". NON-STRUCTURAL IMPROVEMENTS IN THE GARAGE LEVELS "NEED NOT BE BUILT".
3. ALL UNITS AND COMMON ELEMENTS ARE CONVERTIBLE AREAS PURSUANT TO ARTICLE 8 OF THE MASTER DEED.
4. ALL PARKING SPACES AND STORAGE AREAS ARE DESIGNATED AS LIMITED COMMON ELEMENTS APPURTENANT TO THE UNIT WHICH THEY SERVICE. THE NUMBERS SHOWN WITHIN THE SPACES ARE FOR IDENTIFICATION PURPOSES ONLY AND DO NOT INDICATE UNIT NUMBER ASSIGNMENT. THESE SPACES MAY BE ASSIGNED TO A PARTICULAR UNIT BY THE DEVELOPER AS PROVIDED IN THE MASTER DEED.
5. ELEVATOR SHAFTS (E.S.) AND ELEVATOR MECHANICAL (E.M.) AREAS LOCATED ON THE GARAGE LEVEL ARE DESIGNATED AS LIMITED COMMON ELEMENTS APPURTENANT TO THE UNIT WHICH THEY SERVICE. INDIVIDUAL ELEVATORS, IF ANY, SHALL SERVICE ONLY A FIRST FLOOR UNIT OR THE SECOND FLOOR UNIT DIRECTLY ABOVE. IF NO ELEVATOR IS INSTALLED (FOR ANY SUCH PAIR OF UNITS), THEN THE E.S. AND E.M. AREAS LOCATED ON THE GARAGE LEVEL FOR SAID UNITS SHALL BE DEEMED STORAGE AREAS AND SHALL BE ASSIGNED TO UNIT NUMBERS SHOWN WITH RESPECT THERETO.
6. ELEVATOR SHAFT (E.S.) AREAS LOCATED ON THE FIRST, SECOND (AND LOFT) FLOORS WITHIN THE UNITS ARE DESIGNATED AS LIMITED COMMON ELEMENTS APPURTENANT TO THE UNIT WHICH THEY SERVICE. INDIVIDUAL ELEVATORS, IF ANY, SHALL SERVICE ONLY A FIRST FLOOR UNIT OR THE SECOND FLOOR DIRECTLY ABOVE. IF AN ELEVATOR IS INSTALLED TO SERVE A SECOND FLOOR UNIT, THEN THE E.S. AREA LOCATED WITHIN THE FIRST FLOOR UNIT SHALL BE DEEMED APPURTENANT TO SUCH SECOND FLOOR UNIT.
7. BUILDING STRUCTURAL ELEMENTS CONTAINED WITHIN THE UNITS ARE DESIGNATED AS GENERAL COMMON ELEMENTS. THEIR SIZE AND LOCATION MAY VARY FROM UNIT TO UNIT.
8. TYPICAL UNIT DIMENSIONS AS SHOWN ON PLANS MAY VARY SLIGHTLY DUE TO CONSTRUCTION DEVIATIONS.
9. UTILITIES SERVICING INDIVIDUAL UNITS MAY PASS THROUGH UNITS, E.S. AREAS, E.M. AREAS, PARKING AREAS, STORAGE AREAS AND/OR OTHER GENERAL OR LIMITED COMMON ELEMENTS. AN ACCESS EASEMENT TO SAID UTILITIES FOR MAINTENANCE, REPAIR OR REPLACEMENT IS HEREBY GRANTED.

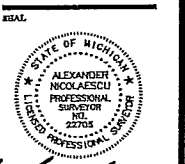


CROSS SECTION B-B



**BUILDING 'A'  
CROSS SECTIONS  
A-A AND B-B**

PROPOSED 2/15/2005



*[Signature]*

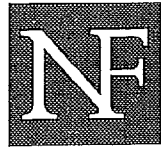
DRAWN BY:  
M. Tiseo  
DESIGNED BY:  
  
APPROVED BY:  
J. Ploch  
DATE:  
2/15/2005  
SCALE:  
1/8" = 1'-0"

N/A JOB NO. SHEET NO.  
D347 7

LIBEN 35114 PG 273





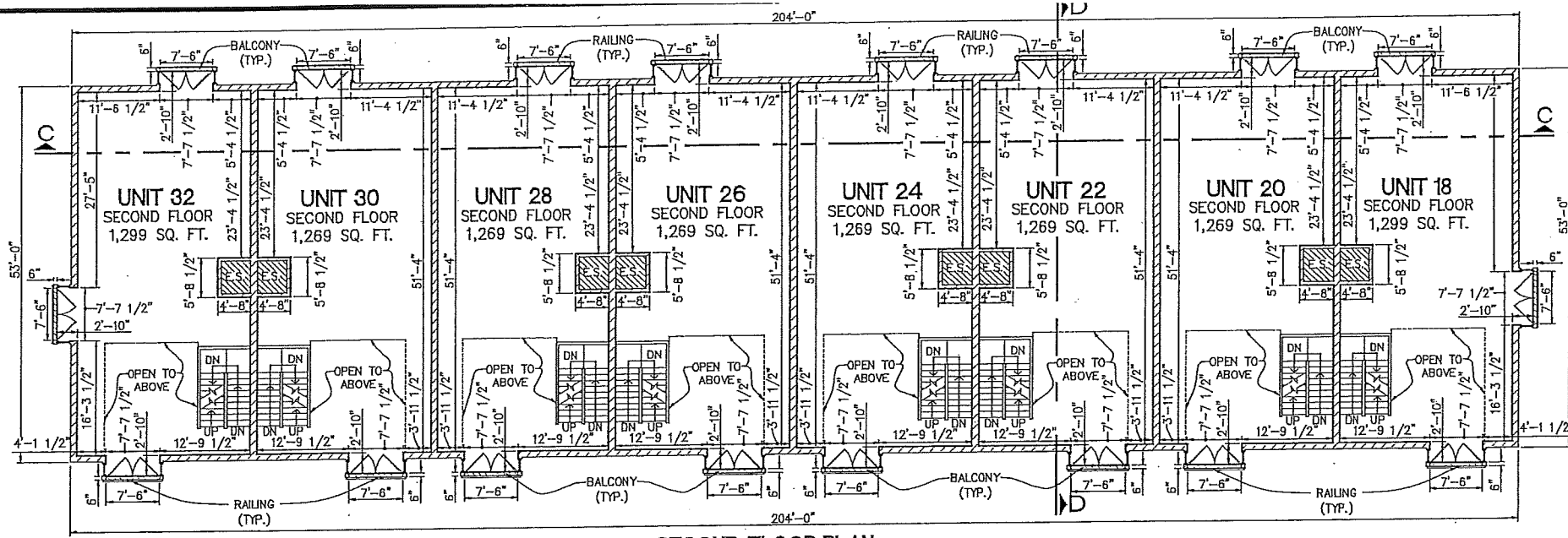


**NOWAK & FRAUS**

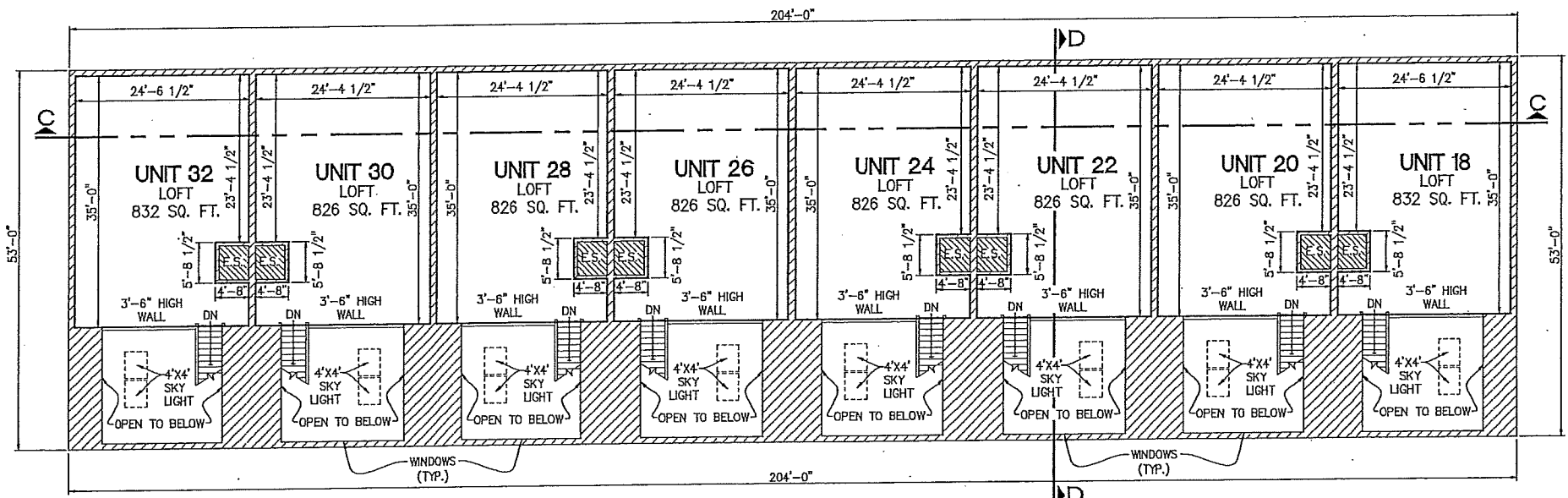
Consulting Engineers  
Land Surveyors  
Land Planners

1310 N. Stephenson Highway  
Royal Oak, MI 48067-1508  
Tel. (248) 399-0885  
Fax. (248) 399-0855

*The Orchard  
Condominium of  
Farmington*

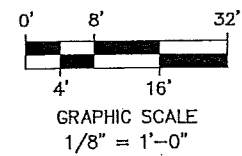


② SECOND FLOOR PLAN

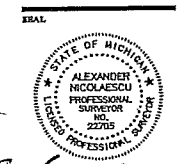


③ LOFT PLAN

**NOTES**  
SEE SHEET 10 FOR NOTES AND LEGENDS



**BUILDING 'B'  
SECOND FLOOR AND  
LOFT PLANS**  
PROPOSED 2/15/2005



*Alexander Nicolaescu*

DRAWN BY:  
M. Tlaco  
DESIGNED BY:  
J. Ploch  
DATE:  
2/15/2005  
SCALE:  
1/8" = 1'-0"

N/F JOB NO. D347  
SHEET NO. 9

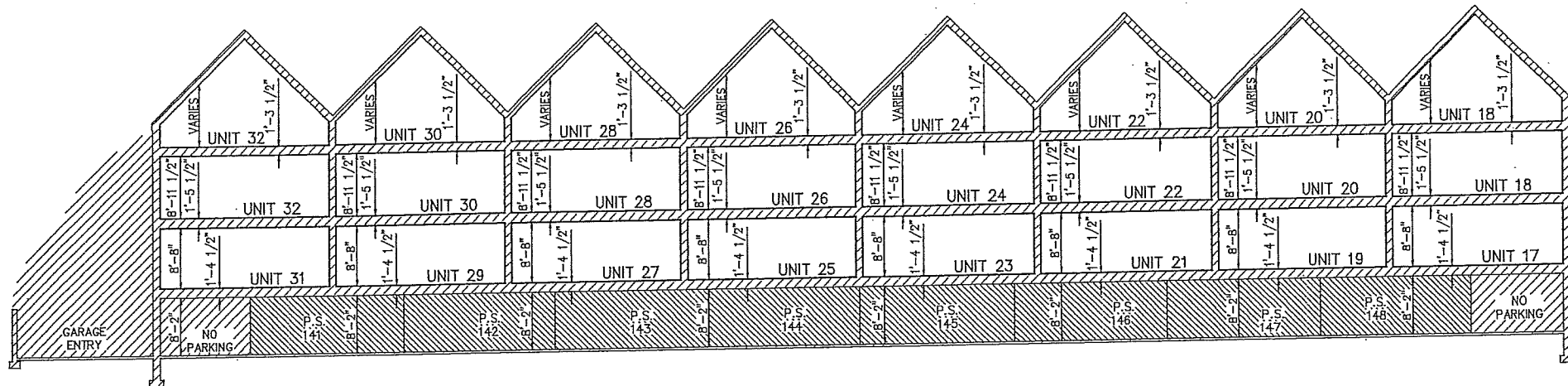
LIBRARY 35114PG2751



**NOWAK & FRAUS**

Consulting Engineers  
Land Surveyors  
Land Planners

1310 N. Stephenson Highway  
Royal Oak, MI 48067-1508  
Tel. (248) 399-0886  
Fax. (248) 399-0805



LOFT FINISH FLOOR  
ELEV. = 764.75  
U.S.G.S. DATUM

SECOND FLOOR FINISH FLOOR  
ELEV. = 754.50  
U.S.G.S. DATUM

FIRST FLOOR FINISH FLOOR  
ELEV. = 744.44  
U.S.G.S. DATUM

GARAGE FLOOR FINISH FLOOR  
ELEV. = 734.90  
U.S.G.S. DATUM

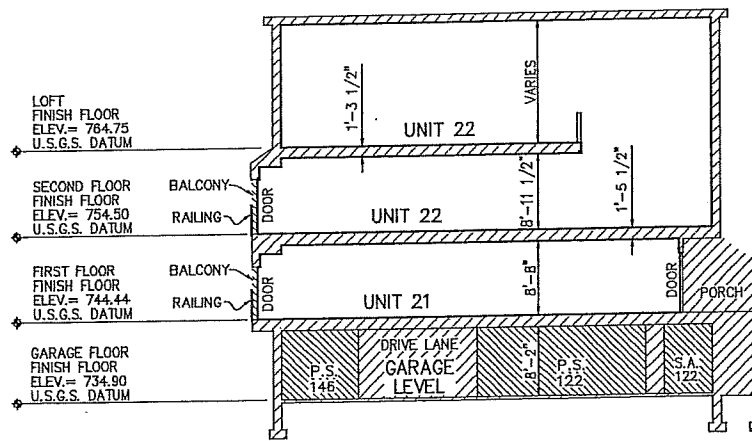
CROSS SECTION C-C

**LEGEND**

- LIMITS OF OWNERSHIP
- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- P.S. PARKING SPACE IDENTIFICATION NUMBER
- S.A. STORAGE AREA IDENTIFICATION NUMBER
- E.S. ELEVATOR SHAFT UNIT ASSIGNMENT (IF APPLICABLE)
- E.M. ELEVATOR MECHANICAL ROOM UNIT ASSIGNMENT (IF APPLICABLE)

**NOTES**

- INFORMATION AS SHOWN HAS BEEN OBTAINED FROM ARCHITECTURAL PLANS PREPARED BY: S3 ARCHITECTS AND RECEIVED BY NOWAK & FRAUS P.L.L.C. ON OCTOBER 5, 2004.
- UNITS 1 THROUGH 16 (BUILDING 1), AND ALL UTILITIES, ROADS AND DRIVES REQUIRED TO SERVICE SAID UNITS "MUST BE BUILT", UNITS 17 THROUGH 32 (BUILDING 2) AND ALL UTILITIES, ROADS AND DRIVES REQUIRED TO SERVICE SAID UNITS "NEED NOT BE BUILT". NON-STRUCTURAL IMPROVEMENTS IN THE GARAGE LEVELS "NEED NOT BE BUILT".
- ALL UNITS AND COMMON ELEMENTS ARE CONVERTIBLE AREAS PURSUANT TO ARTICLE 8 OF THE MASTER DEED.
- ALL PARKING SPACES AND STORAGE AREAS ARE DESIGNATED AS LIMITED COMMON ELEMENTS APPURTENANT TO THE UNIT WHICH THEY SERVICE. THE NUMBERS SHOWN WITHIN THE SPACES ARE FOR IDENTIFICATION PURPOSES ONLY AND DO NOT INDICATE UNIT NUMBER ASSIGNMENT. THESE SPACES MAY BE ASSIGNED TO A PARTICULAR UNIT BY THE DEVELOPER AS PROVIDED IN THE MASTER DEED.
- ELEVATOR SHAFTS (E.S.) AND ELEVATOR MECHANICAL (E.M.) AREAS LOCATED ON THE GARAGE LEVEL ARE DESIGNATED AS LIMITED COMMON ELEMENTS APPURTENANT TO THE UNIT WHICH THEY SERVICE. INDIVIDUAL ELEVATORS, IF ANY, SHALL SERVICE ONLY A FIRST FLOOR UNIT OR THE SECOND FLOOR UNIT DIRECTLY ABOVE. IF NO ELEVATOR IS INSTALLED (FOR ANY SUCH PAIR OF UNITS), THEN THE E.S. AND E.M. AREAS LOCATED ON THE GARAGE LEVEL FOR SAID UNITS SHALL BE DEEMED STORAGE AREAS AND SHALL BE ASSIGNED TO UNIT NUMBERS SHOWN WITH RESPECT THERETO.
- ELEVATOR SHAFT (E.S.) AREAS LOCATED ON THE FIRST, SECOND (AND LOFT) FLOORS WITHIN THE UNITS ARE DESIGNATED AS LIMITED COMMON ELEMENTS APPURTENANT TO THE UNIT WHICH THEY SERVICE. INDIVIDUAL ELEVATORS, IF ANY, SHALL SERVICE ONLY A FIRST FLOOR UNIT OR THE SECOND FLOOR DIRECTLY ABOVE. IF AN ELEVATOR IS INSTALLED TO SERVE A SECOND FLOOR UNIT, THEN THE E.S. AREA LOCATED WITHIN THE FIRST FLOOR UNIT SHALL BE DEEMED APPURTENANT TO SUCH SECOND FLOOR UNIT.
- BUILDING STRUCTURAL ELEMENTS CONTAINED WITHIN THE UNITS ARE DESIGNATED AS GENERAL COMMON ELEMENTS. THEIR SIZE AND LOCATION MAY VARY FROM UNIT TO UNIT.
- TYPICAL UNIT DIMENSIONS AS SHOWN ON PLANS MAY VARY SLIGHTLY DUE TO CONSTRUCTION DEVIATIONS.
- UTILITIES SERVICING INDIVIDUAL UNITS MAY PASS THROUGH UNITS, E.S. AREAS, E.M. AREAS, PARKING AREAS, STORAGE AREAS AND/OR OTHER GENERAL OR LIMITED COMMON ELEMENTS. AN ACCESS EASEMENT TO SAID UTILITIES FOR MAINTENANCE, REPAIR OR REPLACEMENT IS HEREBY GRANTED.

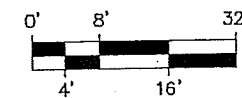


LOFT FINISH FLOOR  
ELEV. = 764.75  
U.S.G.S. DATUM

SECOND FLOOR FINISH FLOOR  
ELEV. = 754.50  
U.S.G.S. DATUM

FIRST FLOOR FINISH FLOOR  
ELEV. = 744.44  
U.S.G.S. DATUM

GARAGE FLOOR FINISH FLOOR  
ELEV. = 734.90  
U.S.G.S. DATUM



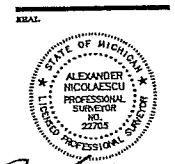
GRAPHIC SCALE  
1/8" = 1'-0"

CROSS SECTION D-D

**BUILDING 'B'  
CROSS SECTIONS  
C-C AND D-D**

PROPOSED 2/15/2005

*The Orchard  
Condominium of  
Farmington*



*[Signature]*

DRAWN BY:  
M. Tiseo

DESIGNED BY:  
J. Floch

DATE:  
2/15/2005

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

DATE: 2/15/2005

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

NO. JOB NO. SHEET NO.  
D347 10

LIBRARY 35114PGZ16













**Farmington Planning Commission  
Staff Report**

**Planning Commission  
Date:** June 12, 2017

**Reference  
Number  
5**

**Submitted by:** Kevin Christiansen, Economic and Community Development Director

**Description** Site Plan Amendment – Exxon Mobil Service Station, 32410 Grand River Avenue

**Background**

At the October 13, 2014 Planning Commission meeting, the Commission approved a site plan proposing several changes/improvements and upgrades to the existing building and service station site located at 32410 Grand River Avenue (former BP Service Station) for a new service station, Exxon Mobil. The approved changes included interior modifications to the existing service station building and exterior changes to the existing building façade and service station site. The exterior changes included building façade improvements, parking lot upgrades/improvements and site landscaping modifications, and required the review and approval of the Planning Commission. No changes regarding building dimensions or other site improvements were proposed (see attached copy of meeting minutes). At the August 10, 2015 Planning Commission meeting, the Commission approved a modification of the building façade improvements approved on October 13, 2014.

The applicant/petitioner is requesting to amend the approved site plan and has submitted revised building elevation plans modifying the building elevations previously approved by the Commission on August 10, 2015. The amended plan calls for new building façade material and new overhead doors for the existing building. The applicant/petitioner will be at the June 12, 2017 meeting to present the amended site plan to the Commission.

Attachments

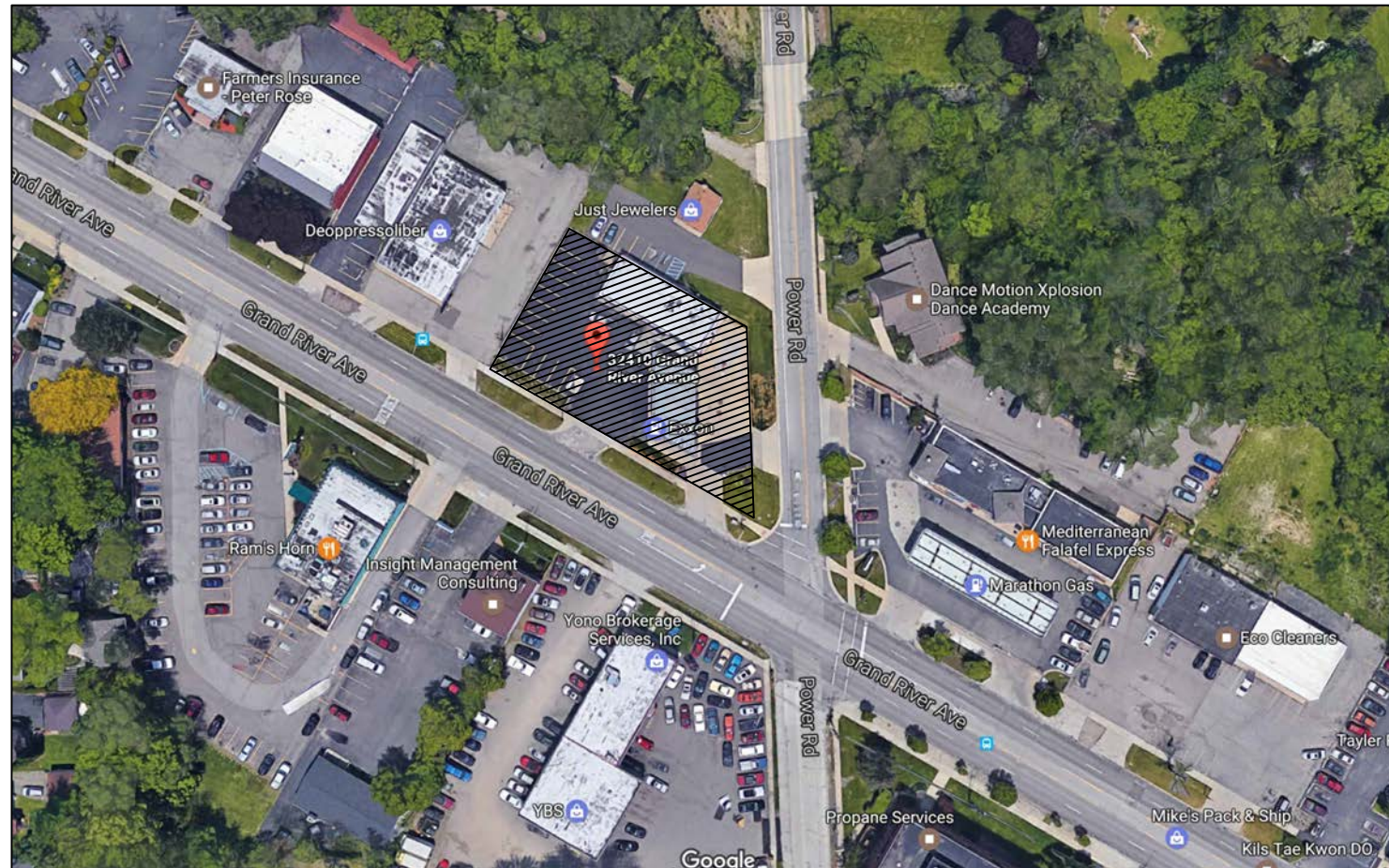
# COMMERCIAL BUILDING

32410 GRAND RIVER AVENUE

FARMINGTON

MICHIGAN

NO: 114-2017



## VICINITY MAP

ARCHITECTS/ENGINEERS:

**N.C. DESIGNERS & CONTRACTING**

3241 S. TELEGRAPH

DEARBORN, MI 48124

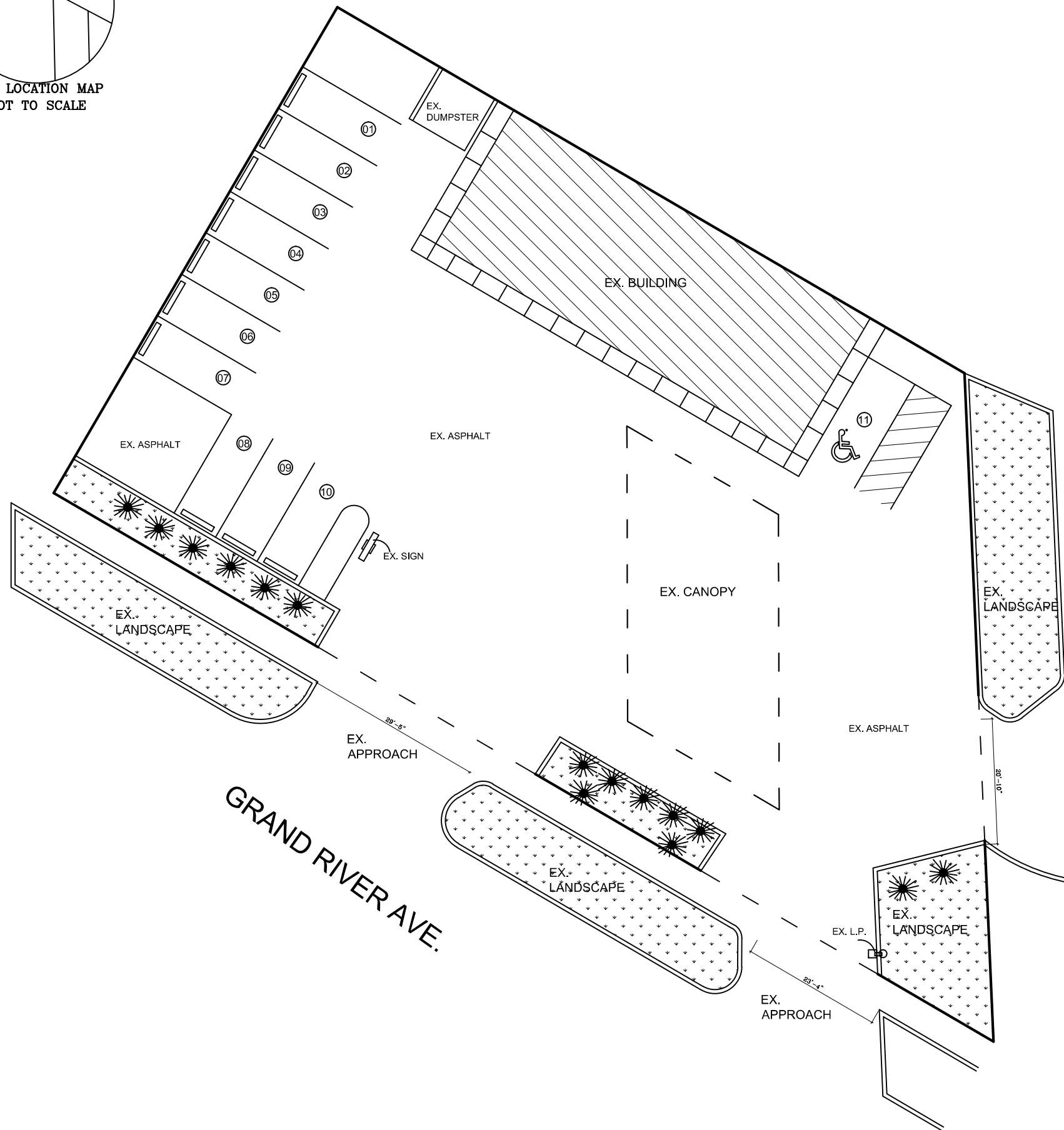
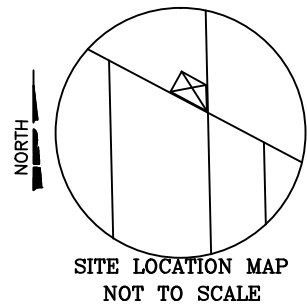
P: (313) 986-8381

(313) 436-4207

ncdesigners@yahoo.com

## CODE INFORMATION

1. BUILDING DESCRIPTION:	OFFICES BUILDING
2. APPLICABLE CODE:	BUILDING: 2015 MICHIGAN BUILDING CODE.
	ACCESSIBILITY: ANSI 117.1-2015 ACCESSIBILITY.
	ENERGY: 2015 MICHIGAN ENERGY CODE
	FIRE: 2015 INTERNATIONAL FIRE CODE
	PLUMBING: 2015 MICHIGAN PLUMBING CODE.
	MECHANICAL: 2015 MICHIGAN MECHANICAL CODE.
	ELECTRICAL: 2015 NATIONAL ELECTRIC CODES, WITH PART 8.



**SITE PLAN**  
SCALE: 1" = 20'

**N.C.DESINGERS, NOTES:**

N.C.DESINGERS SHALL NOT BE RESPONSIBLE FOR MEANS, METHODS, PROCEDURES, TECHNIQUES, SEQUENCE FOR CONSTRUCTION, NOT FOR SAFETY ON THE JOB SITE, NOR SHALL N.C.DESINGERS, BE RESPONSIBLE FOR THE CONTRACTORS FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

THE CONTRACTOR SHALL INDEMNIFY AND SAVE HARMLESS THE OWNER AND ENGINEER FROM ALL LIABILITIES FOR INJURY TO PERSON, OR DAMAGE TO OR LOSS OF PROPERTY, OR ANY OTHER LOSS, COST OF EXPENSE, AS A RESULT OF THE ACTIONS OF THE CONTRACTOR, HIS EMPLOYEES, AGENTS, OR SUBCONTRACTORS.

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF THE EXISTING UTILITIES AND PROPOSED UTILITIES CROSSING IN THE FIELD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY CONFLICTS ARE APPARENT OR IF THE LOCATION OR DEPTH DIFFERS SIGNIFICANTLY FROM THE PLAN.

PRIOR TO CONSTRUCTION, ALL LOCATIONS AND DEPTHS OF EXISTING OVERHEAD AND UNDERGROUND UTILITIES (IN CONFLICT WITH THE CONSTRUCTION OF PROPOSED IMPROVEMENTS SHALL BE VERIFIED IN THE FIELD. DURING CONSTRUCTION, CONTRACTOR SHALL USE EXTREME CAUTION WHEN OPERATING NEAR OVERHEAD AND/OR BURIED UTILITIES. CALL MISS DIG.

**PROJECT:**  
GAS STATION

**LOCATION:**  
32410 GRAND RIVER  
FARMINGTON MI

**N.C. DESIGNERS & CONTRACTING INC.**

3241 S. TELEGRAPH  
DEARBORN, MI 48124

P:(313) 986-8381  
ncdesigners@yahoo.com

**DRAWN BY:**  
N.C.

**DESIGNED BY:**  
N.C.

**APPROVED BY:**

**SUBMITTALS**

**REVISIONS:**  
06-05-2017

**PROJECT NO**  
# 114-2017

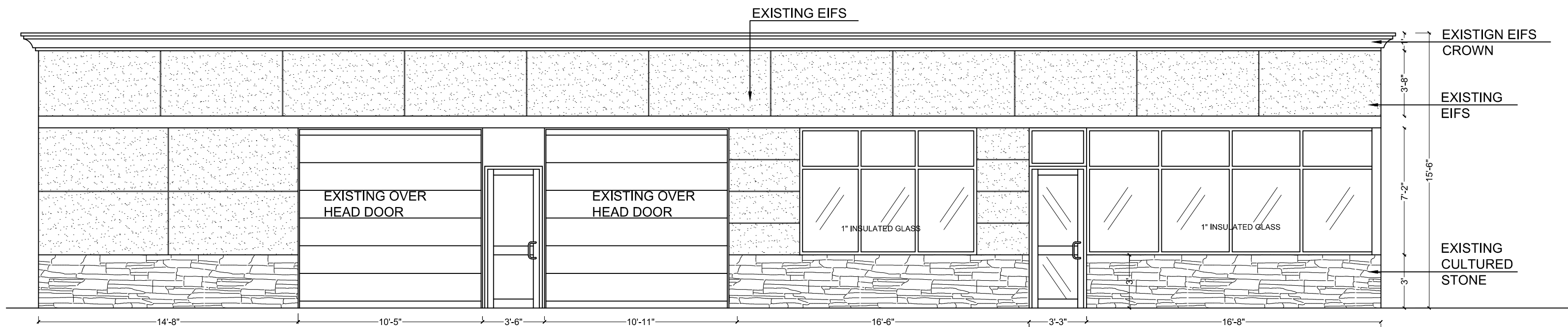
**DATE**  
05-16-2017

**SCALE**  
NOTED

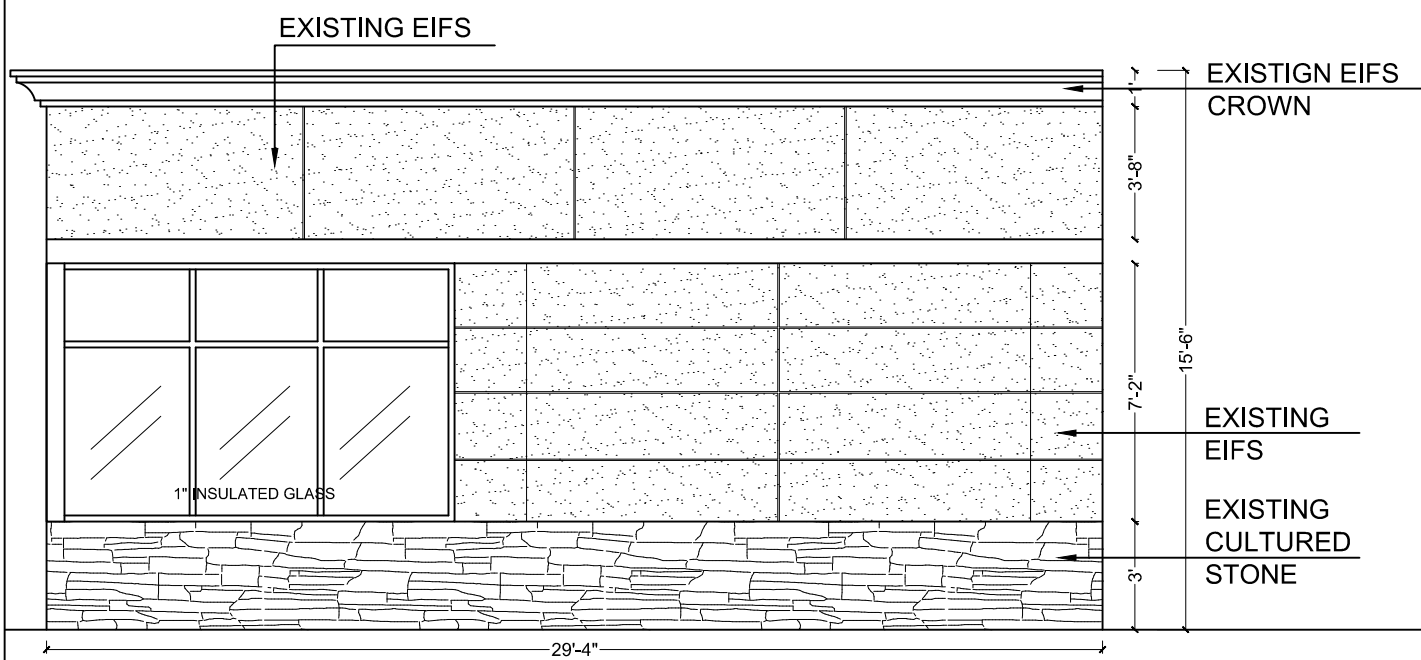
**SHEET TITLE**  
SITE PLAN

SP-1

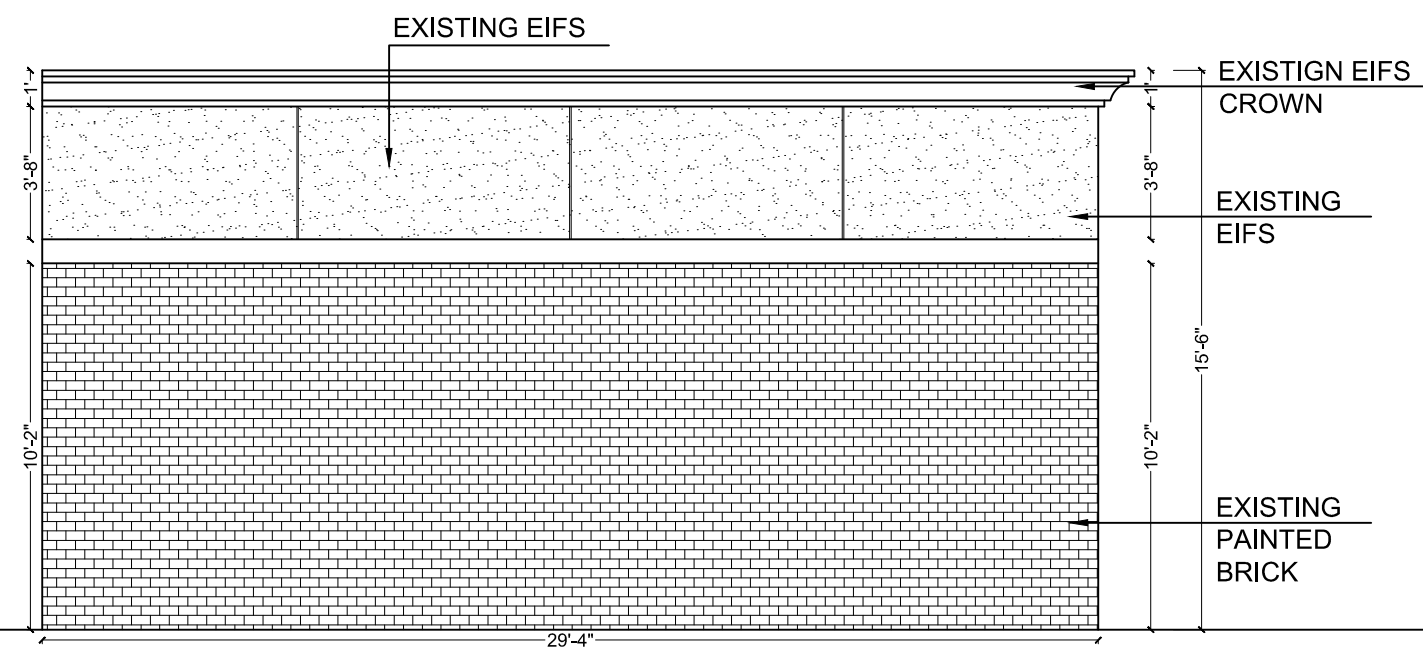
SEAL



EXISTING NORTH ELEVATION  
SCALE: 3/16" = 1'



EXISTING EAST ELEVATION  
SCALE: 3/16" = 1'



EXISTING WEST ELEVATION  
SCALE: 3/16" = 1'

PROJECT:  
GAS STATION

LOCATION:  
32410 GRAND RIVER  
FARMINGTON MI

N.C. DESIGNERS  
& CONTRACTING INC.

3241 S. TELEGRAPH  
DEARBORN, MI 48124

P:(313) 986-8381  
ncdesigners@yahoo.com

DRAWN BY:  
N.C.

DESIGNED BY:  
N.C.

APPROVED BY:

SUBMITTALS

REVISIONS:  
06-05-2017  
06-08-2017

PROJECT NO  
# 114-2017

DATE  
05-16-2017

SCALE  
NOTED

SHEET TITLE  
EXISTING ELEVATIONS

A-1

SEAL

PROJECT:  
GAS STATION

LOCATION:  
32410 GRAND RIVER  
FARMINGTON MI

N.C. DESIGNERS  
& CONTRACTING INC.

3241 S. TELEGRAPH  
DEARBORN, MI 48124  
P:(313) 986-8381  
ncdesigners@yahoo.com

DRAWN BY:  
N.C.

DESIGNED BY:  
N.C.

APPROVED BY:

SUBMITTALS

REVISIONS:

06-05-2017  
06-08-2017  
06-09-2017

PROJECT NO

# 114-2017

DATE

05-16-2017

SCALE

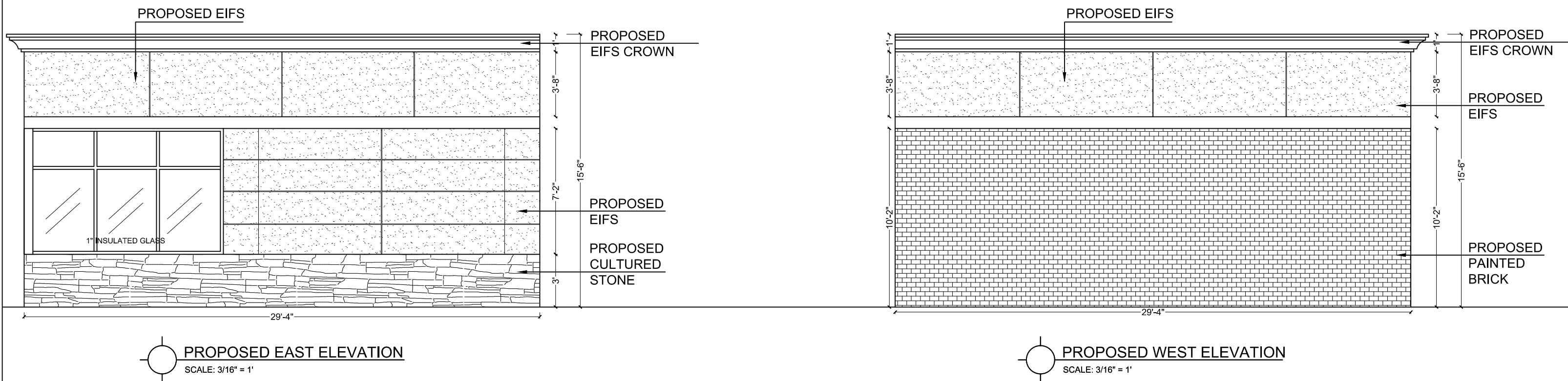
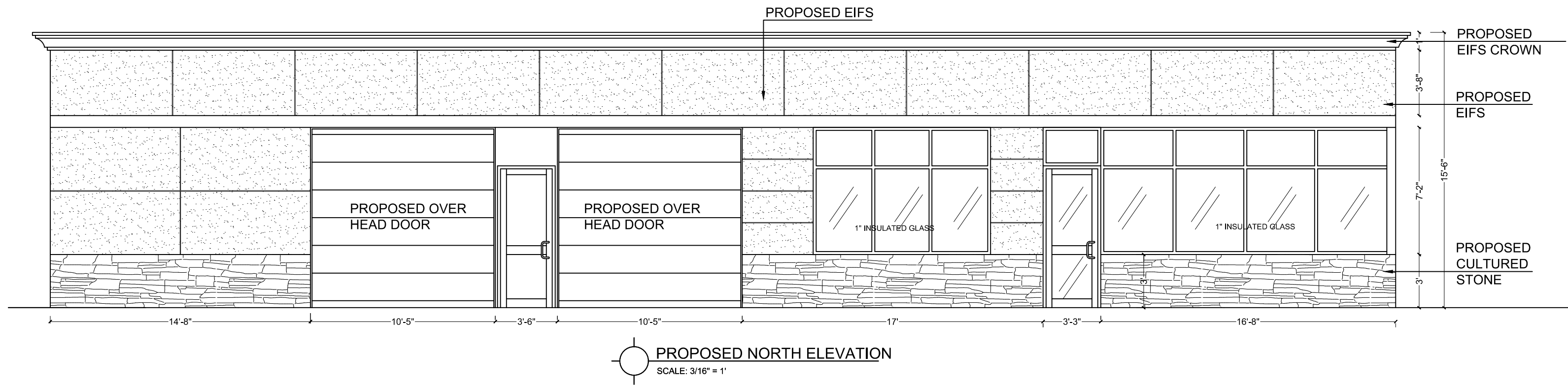
NOTED

SHEET TITLE

PROPOSED ELEVATIONS

A-2

SEAL





**Farmington Planning Commission  
Staff Report**

**Planning Commission  
Date:** June 12, 2017

**Reference  
Number  
6**

**Submitted by:** Kevin Christiansen, Economic and Community Development Director

**Description** Request for Site Plan Amendment – Clark Gas Station, 22145 Farmington Road

**Background**

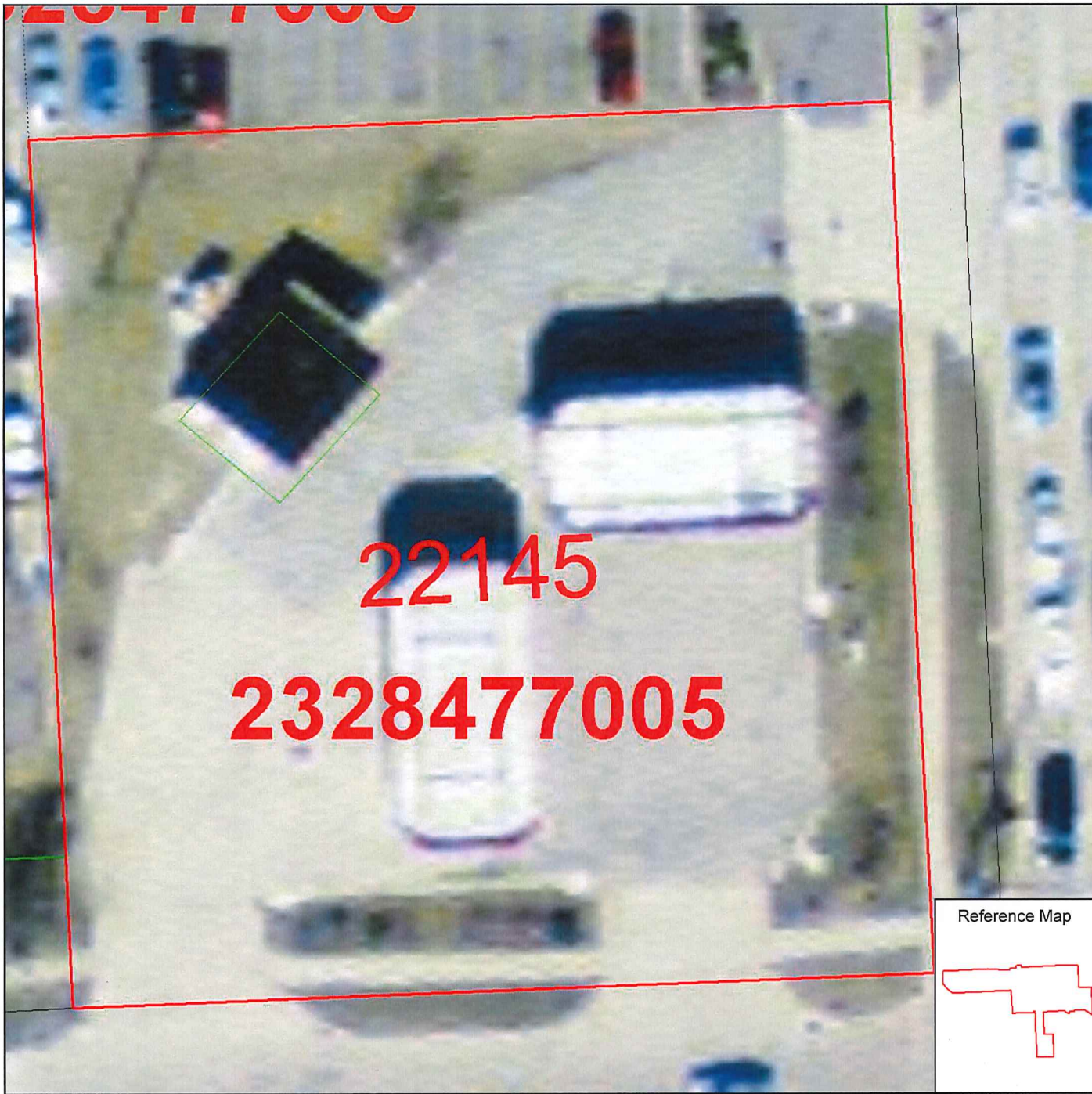
The current property owner of the former (vacant) Clark Gas Station is proposing several changes/improvements and upgrades to the existing building, existing canopy and service station site for his existing (vacant) service station. The proposed changes include modifications to the existing service station building and exterior changes to the existing building façade, existing canopy and pump islands, and the existing service station site. These exterior changes include façade improvements to the existing building and existing canopy, parking lot upgrades/improvements, new landscaping, and new site signage, and requires the review and approval the Planning Commission. The existing commercial property is zoned C-3, General Commercial. Gas Stations are a Special Land Use in the C-3, General Commercial District. A site plan amendment review and approval is required. No changes regarding building dimensions or other site improvements are proposed.

The applicant/petitioner has submitted a site plan for the proposed changes and improvements, including proposed interior building modifications, proposed building and canopy elevations, and a site plan showing proposed service station site improvements, including new landscaping. An aerial photo of the site is also attached. The following additional information is attached:

The applicant will be at the June 12, 2017 meeting to present the site plan to the Commission.

Attachments



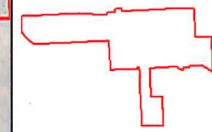


City of Farmington  
CivicSight Map

MAP LEGEND:

- CITY BOUNDARY
- / RIVERS-STREAMS
- MULTITENANTBUILDING (Type)
- BUILT
- PROPOSED
- COMM\_INDUST BLDGS
- MULTITENANTPAVING
- RAPHAEL STREET(POLY)2
- RAPHAEL STREET(POLY)
- PARCELS
- ROADS OUTSIDE FARMINGTON
- RIGHTOFWAY
- ROW EXTEND
- / LOT HISTORY
- OPEN WATER (FEATURETYP)
- DetentionPond
- StreamRiver
- LakePond
- Channel
- SwampMarsh
- 2012 AERIAL PHOTOS (Image)

Reference Map



Map Scale: 1 inch = 26 feet

Map Date: 6/09/2017

Data Date: May 19, 2017



Sources: City of Farmington, Oakland County GIS Utility, River's Edge GIS, LLC.

**Disclaimer:**  
Note: The information provided by this program has been compiled from recorded deeds, plats, taxmaps, surveys, and other public records and data. It is not a legally recorded map or survey and is not intended to be used as one. Users of this data are hereby notified that the information sources mentioned above should be consulted for verification of the information. Once again, USE AT YOUR OWN RISK !!!

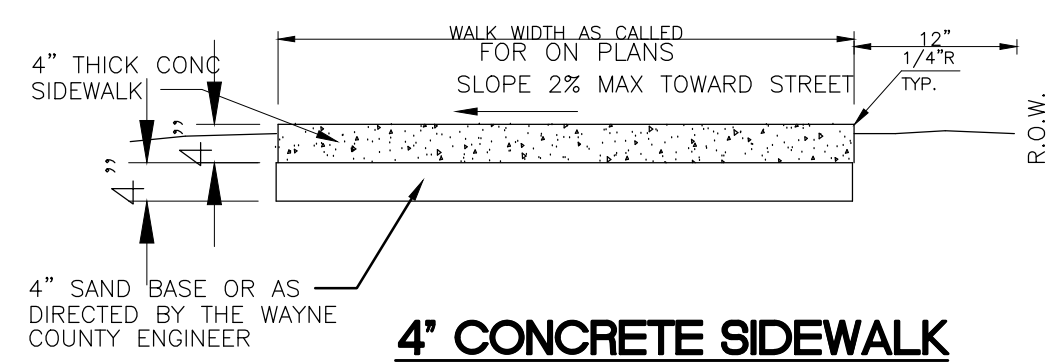




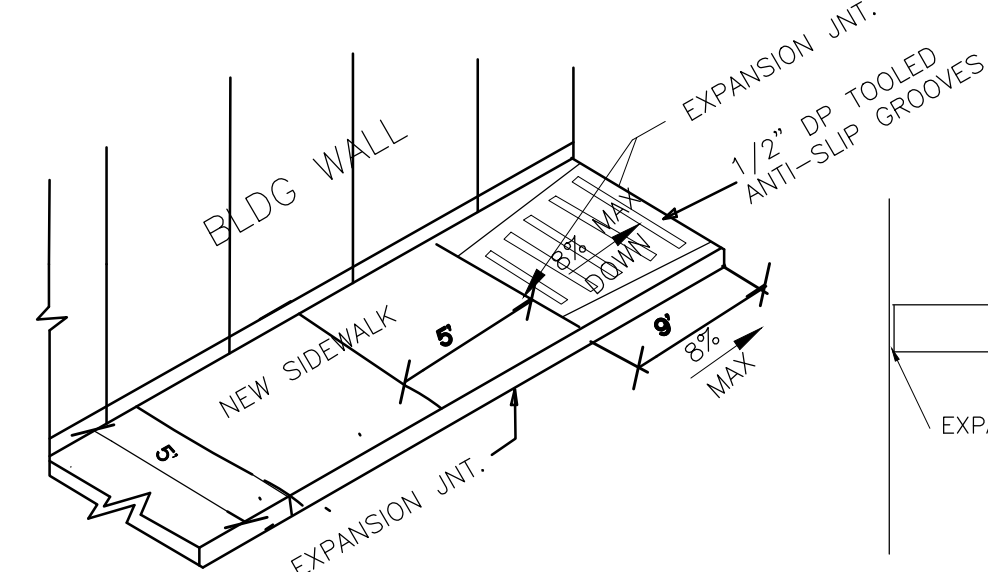
# SITE DATA

TOTAL SITE PLAN 22787 SQ FT .52 AC

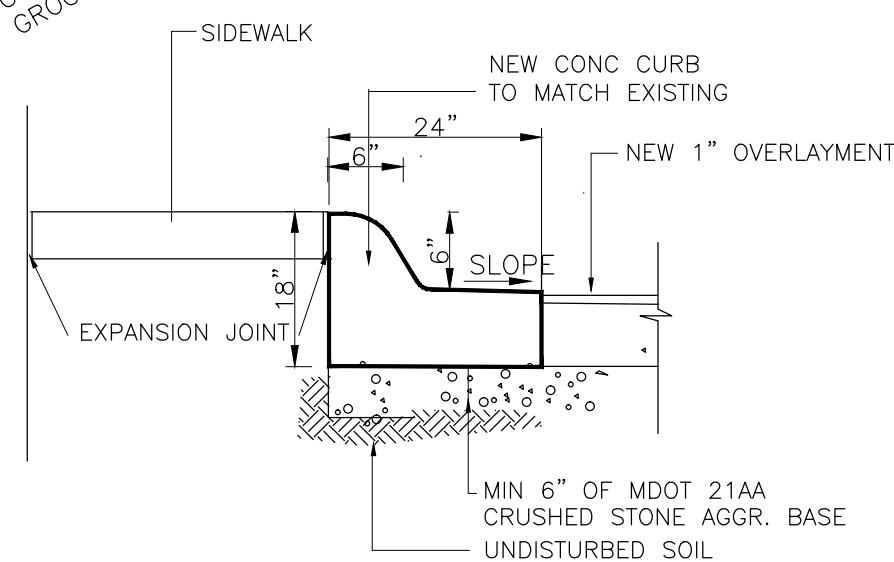
EXISTING BUILDING FLOOR 408 SQ. FT.



**4' CONCRETE SIDEWALK**



**HANDICAP RAMP DETAIL**  
NO SCALE

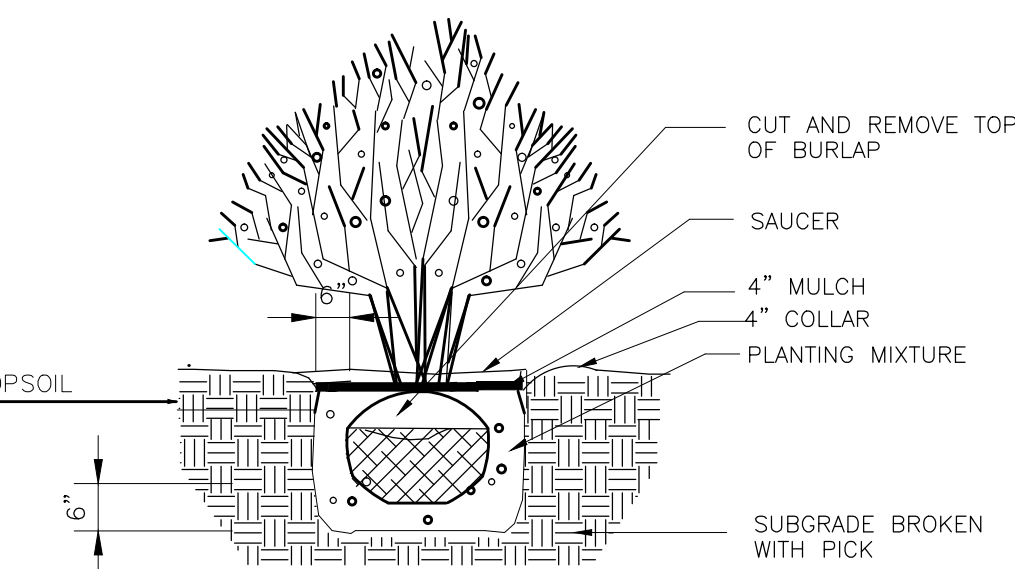


**CURB DETAIL**

FOR EXISTING CANOPIES  
REMOVE EX. PANELS  
INSTALL NEW ACM PANELS ON THE CANOPY

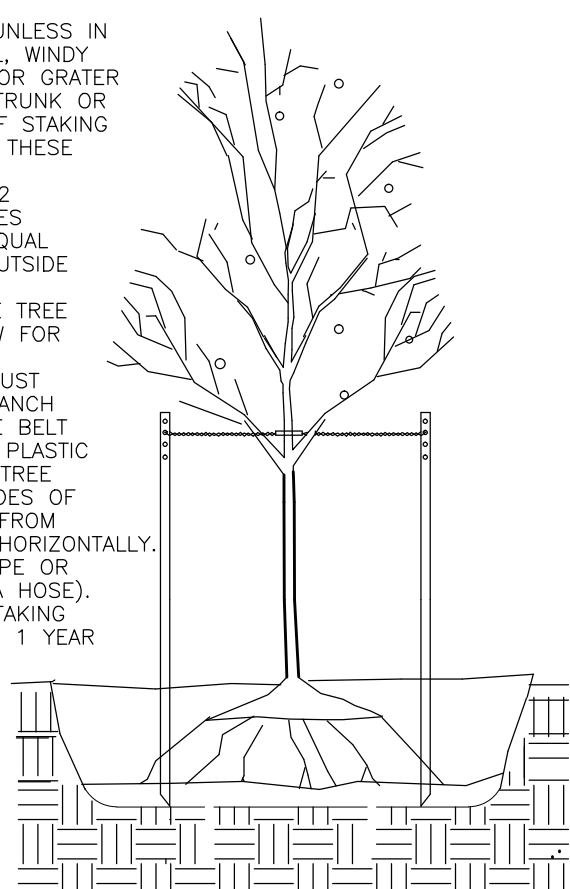
**NEW LANDSCAPING TABLE**

QUANTITY	DESCRIPTION	SIZE
14+	SPIREA SHRUB	30" MIN SPREAD 24" HIGH
5	DECIDUOUS SUGAR MAPLE	B&B ROOT 2 1/2" CALIP.



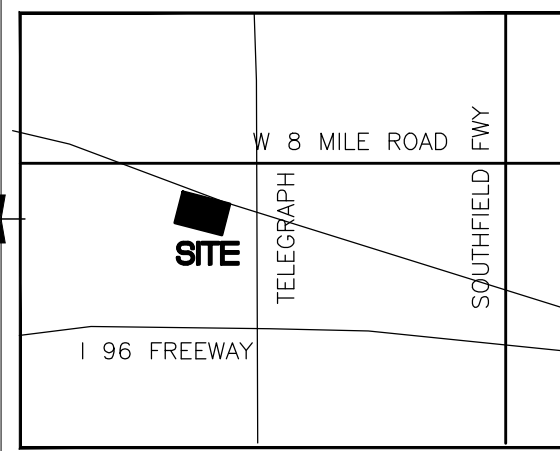
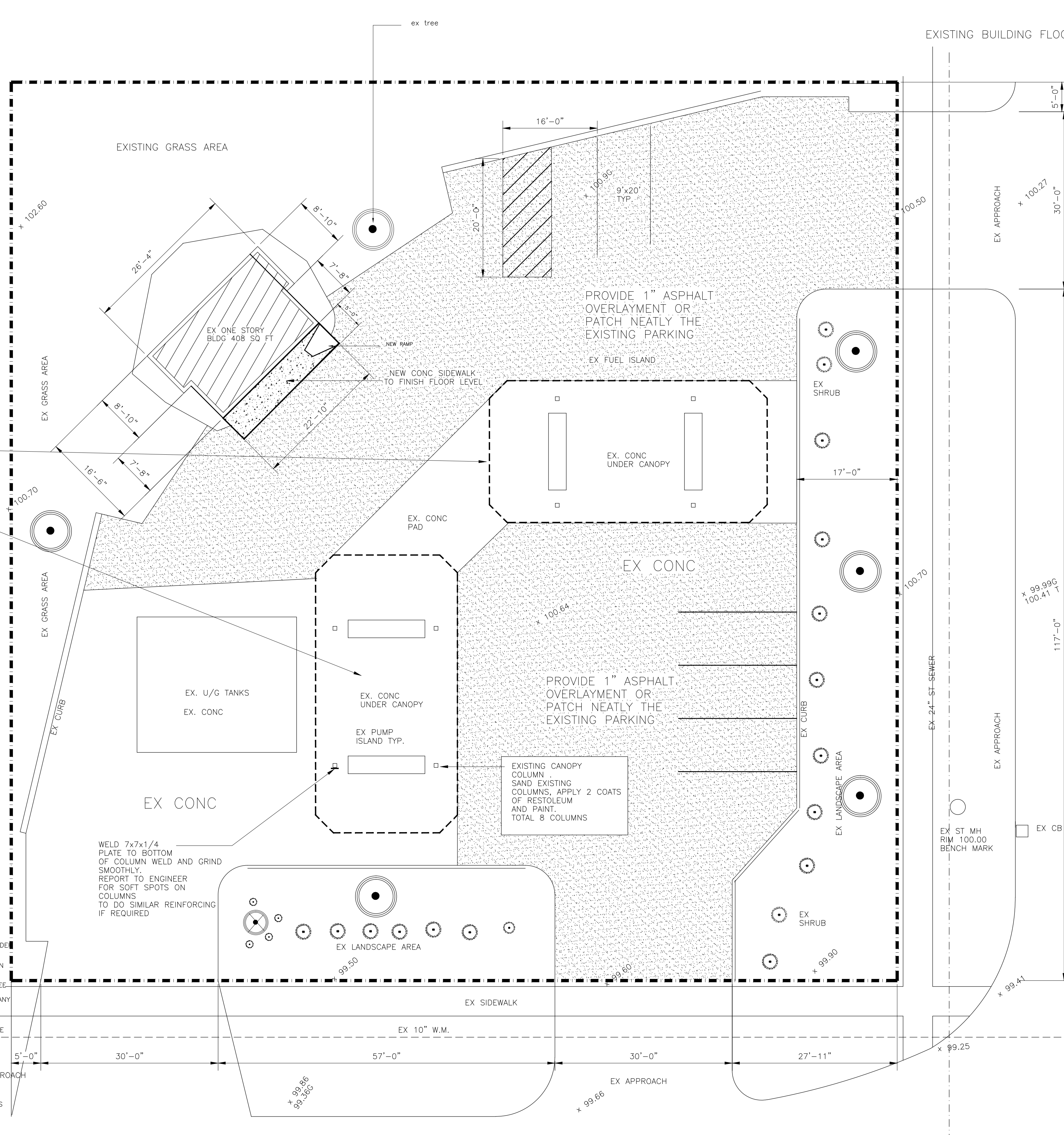
**Shrub Planting**

DO NOT STAKE UNLESS IN HEAVY CLAY SOIL, WINDY CONDITIONS, 3" OR GREATER DIAMETER TREE TRUNK OR LARGE CROWN. IF STAKING NEEDED DUE TO THESE CONDITIONS:  
-STAKE WITH 2x2 HARDWOOD STAKES OR APPROVED EQUAL DRIVEN 6"-8" OUTSIDE OF ROOTBALL.  
-LOOSELY STAKE TREE TRUNK TO ALLOW FOR TRUNK FLEXING  
-STAKE TREES JUST BELOW FIRST BRANCH WITH 2"-3" WIDE BELT LIKE NYLON OR PLASTIC STRAPS, 2 PER TREE ON OPPOSITE SIDES OF TREE. CONNECT FROM TREE TO STAKE HORIZONTALLY. DO NOT USE ROPE OR WIRE THROUGH A HOSE).  
-REMOVE ALL STAKING MATERIALS AFTER 1 YEAR



**Deciduous Tree Planting Detail**

DO NOT PRUNE TERMINAL LEAVERS OR BRANCH TIPS  
PRUNE AWAY DEAD OR BROKEN BRANCHES ONLY  
REMOVE NURSERY APPLIED TREE WRAP, TAPE OR STRING FROM TRUNK AND CROWN. REMOVE ANY TAGS OR LABELS  
PRUNE SUCKERS OFF  
SET ROOTBALL LEVEL TO GRADE OR SLIGHTLY ABOVE GRADE IF IN CLAY SOIL  
MULCH 2"-3" DEEP LEAVING 3" CIRCLE OF BARE SOIL AROUND TRUNK OF TREE APPROACH  
FOLD DOWN OR PULL BACK STRING, BURLAP OR PLASTIC EXPOSING ROOTBALL. REMOVE ALL NON-DEGRADABLE MATERIALS. DO NOT REMOVE SOIL FROM ROOTBALL.  
BREAK UP (SCAFFERY) SIDES OF PLANTING HOLE  
CENTER ROOTBALL IN PLANTING HOLE. LEAVE BOTTOM OF PLANTING FIRM. DO NOT AMEND SOIL UNLESS PLANTING IN POOR OR SEVERALLY DISTURBED SOIL OR BUILDING RUBBLE. USE WATER TO SETTLE SOIL AND REMOVE AIR POCKETS AND FIRMLY SET TREE. GENTLY TAMP IF NEEDED



**KEY PLAN**

**ZIAD EL-BABA ENGINEERING**

674 GAUTHIER  
TECUMSEH ONTARIO  
N8N3P8 CANADA  
CELL - 313-938-8767  
MOBILE - 519-796-9882  
FAX - 519-979-35

DATE	REV. NO.	ISSUED FOR
MAR.26.17		REVIEW
JUN.5.17		SITE PLAN

Project:  
**BUILDING RENOVATION**  
**22145 FARMINGTON**  
**FARMINGTON MI**  
OWNER  
**22145 FARMINGTON**  
**FARMINGTON MI**

Drawing Title:  
**MODIFIED SITE PLAN**

Project Number

Scale AS NOTED

Date

Drawn By

Checked By

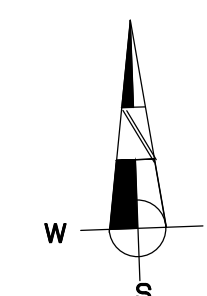
Drawing No.

**SP-2**

W 9 MILE ROAD

**EXISTING SITE PLAN**

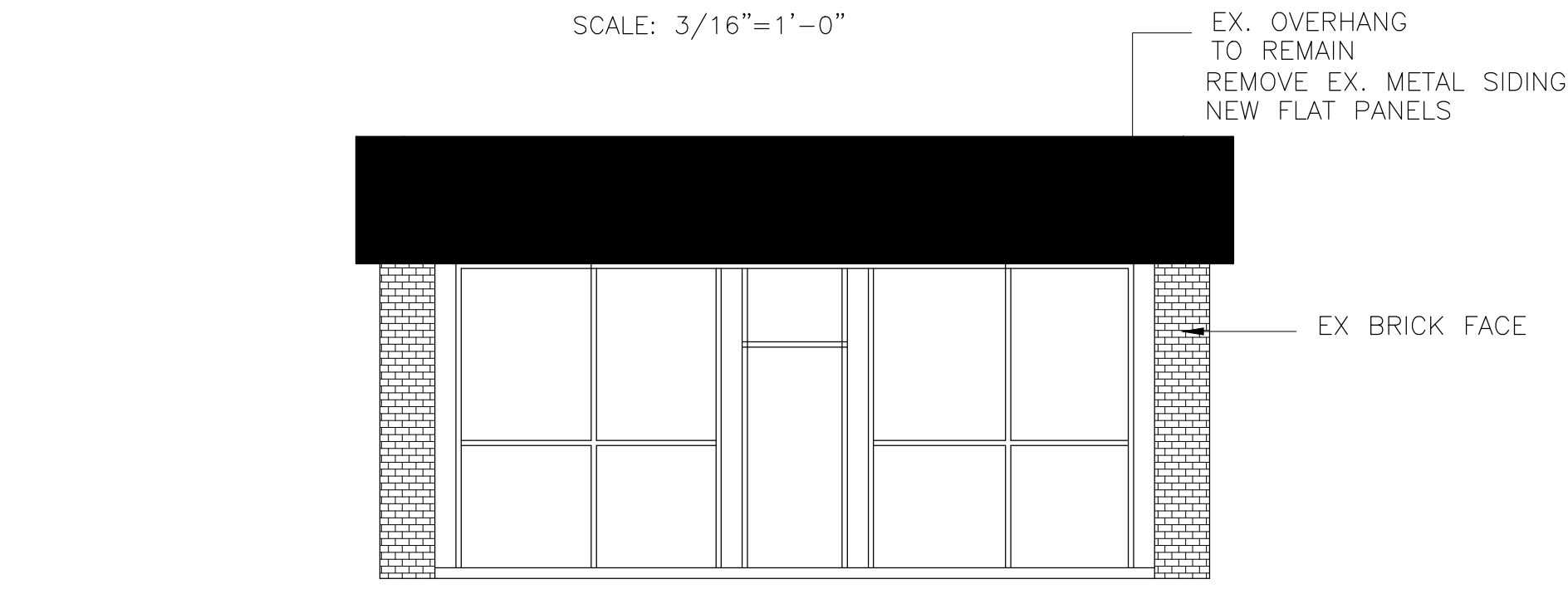
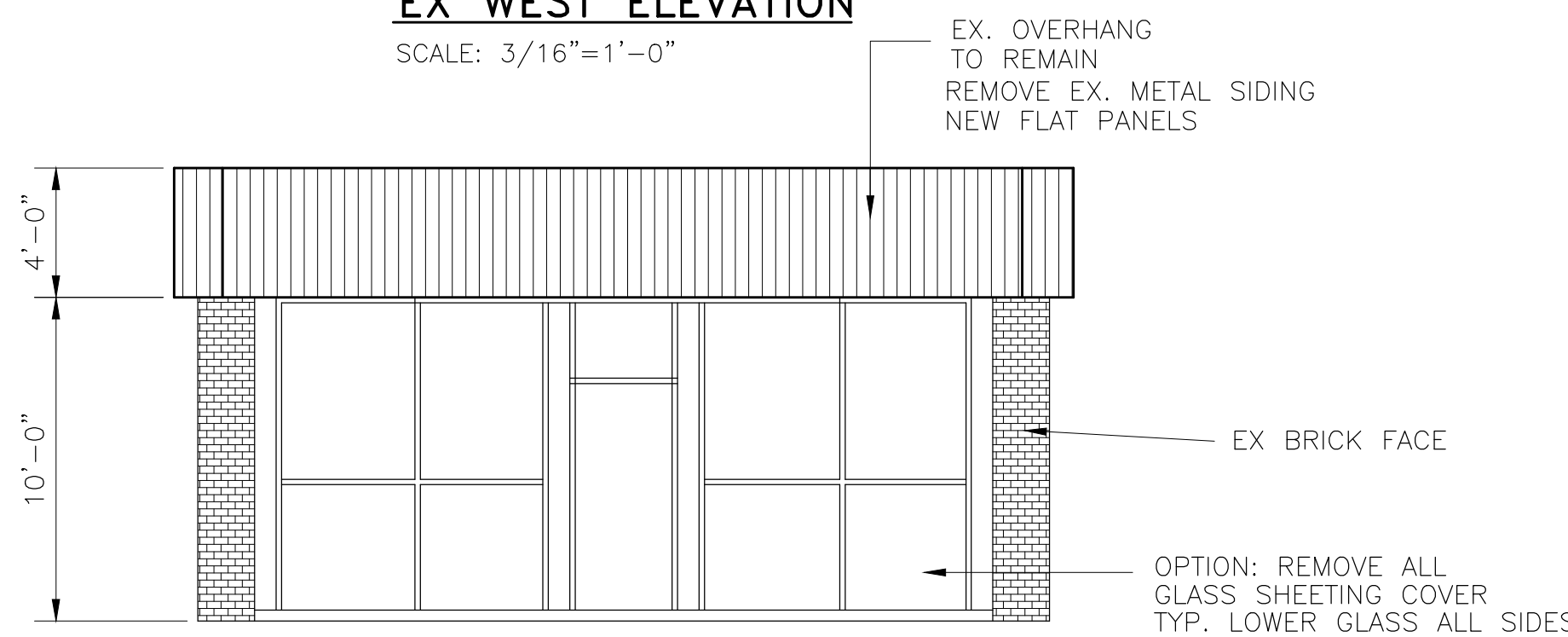
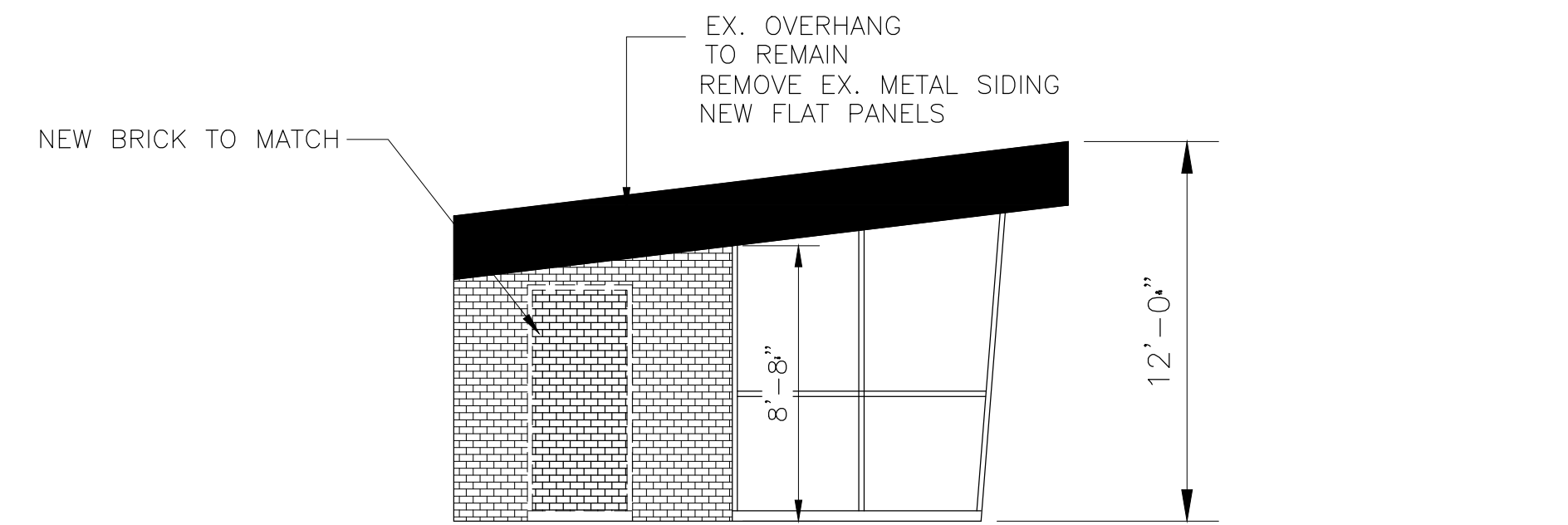
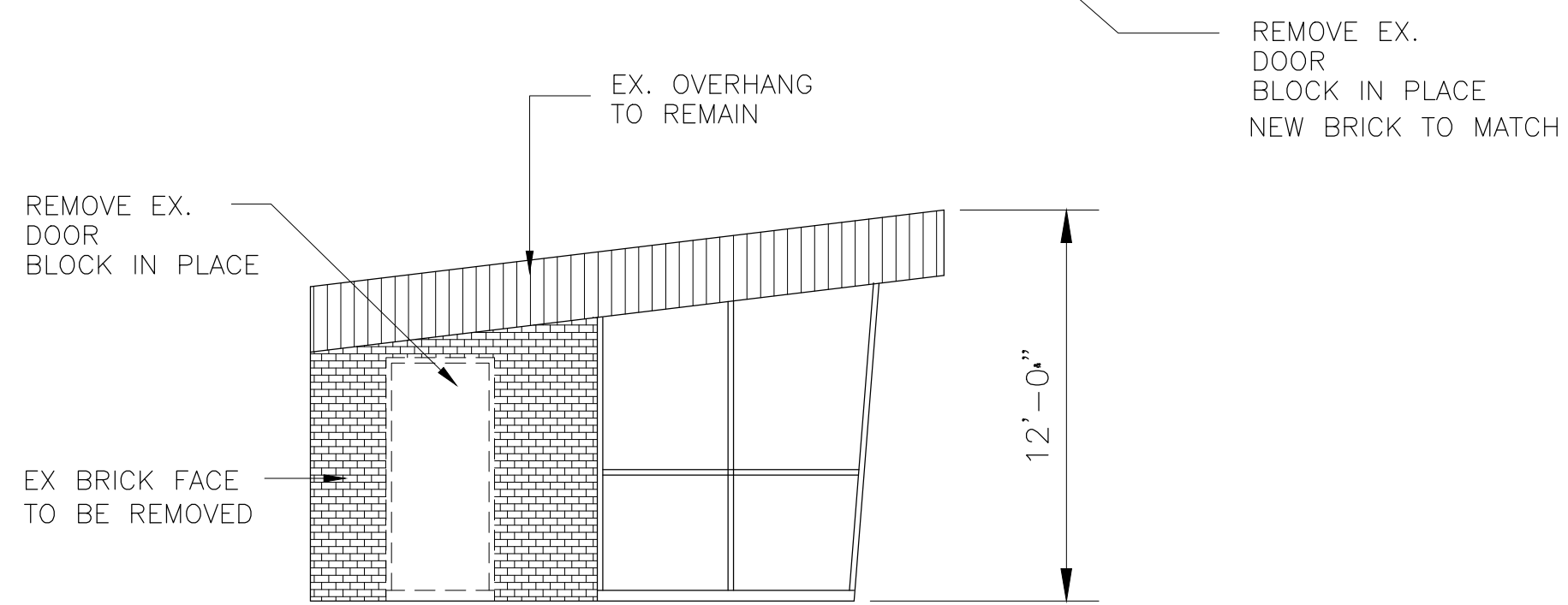
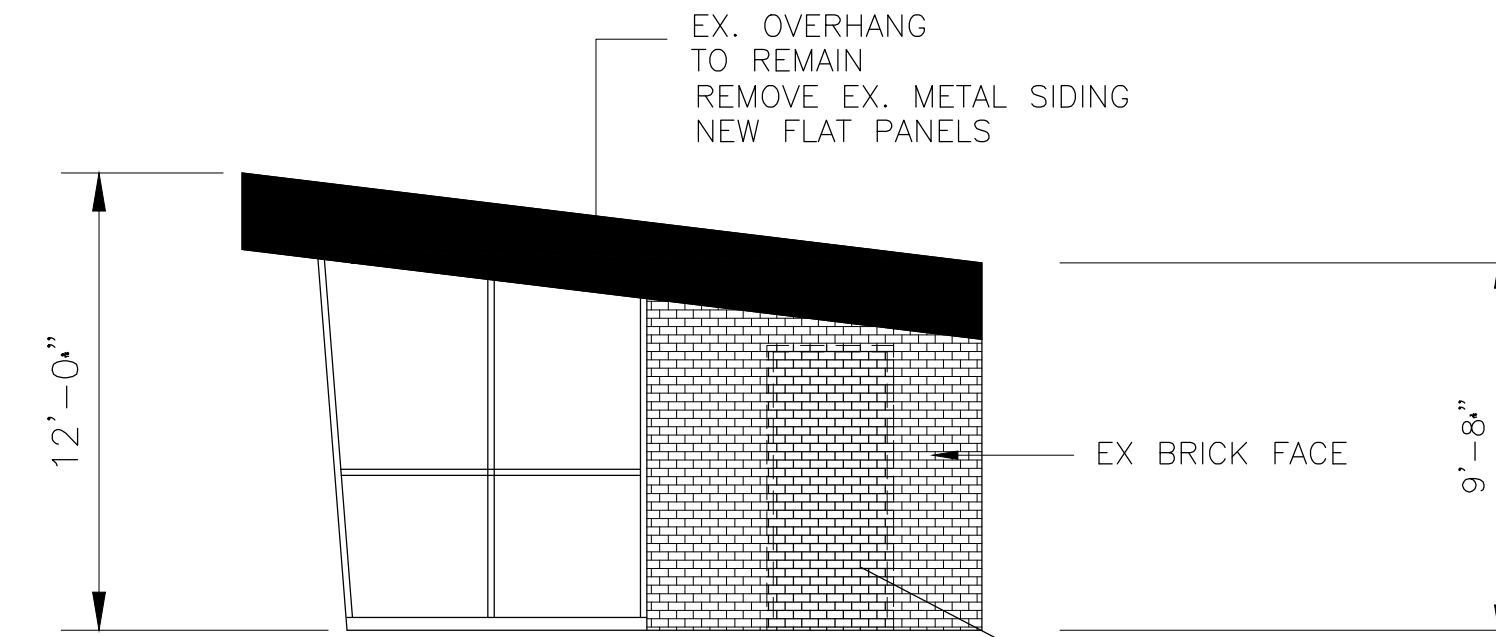
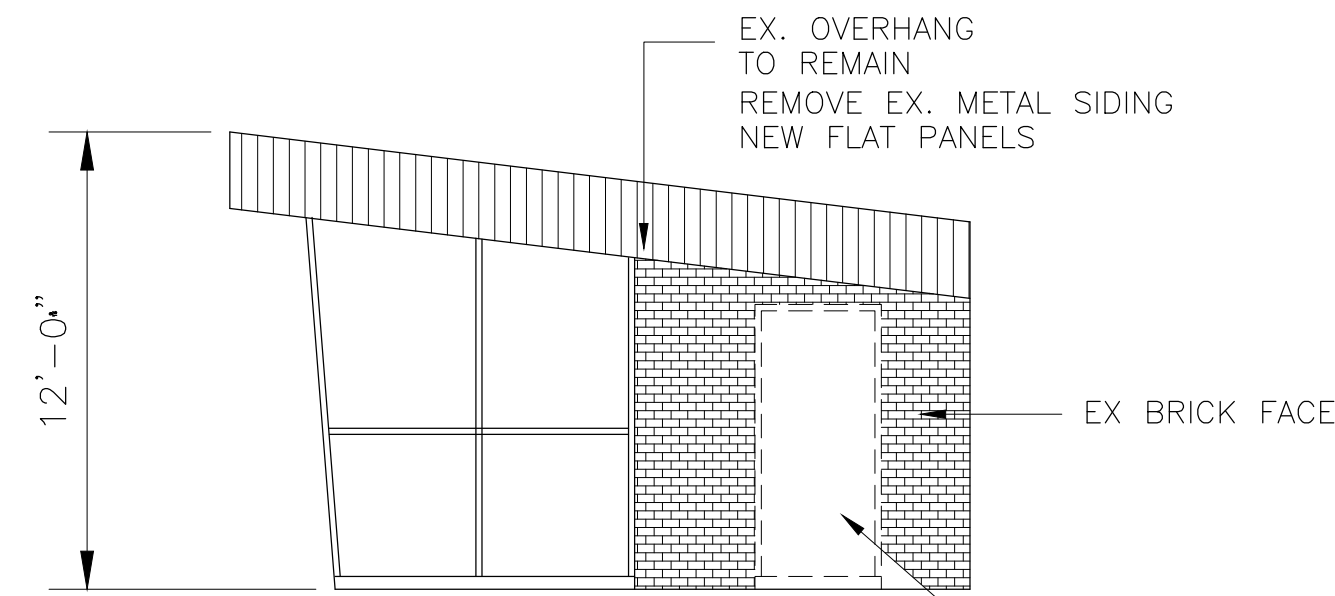
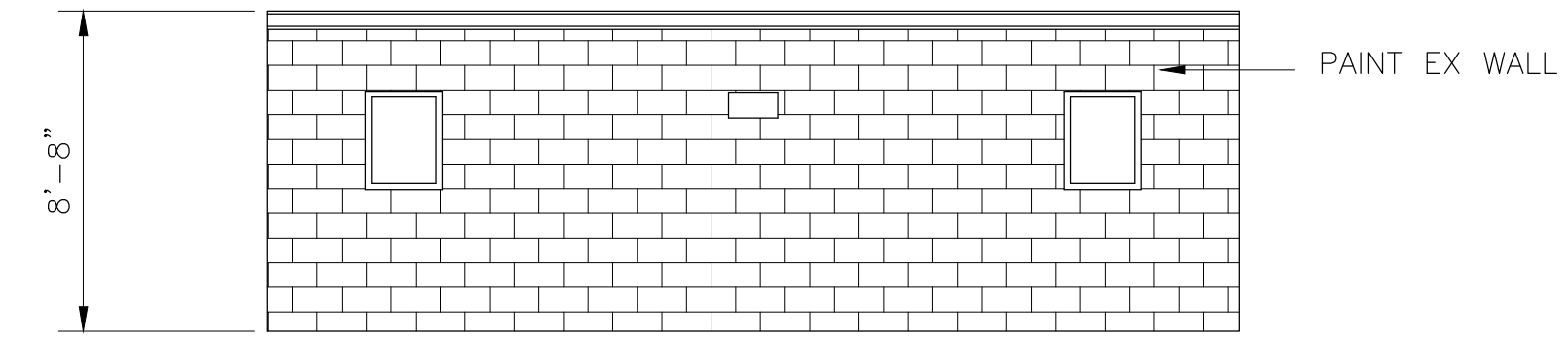
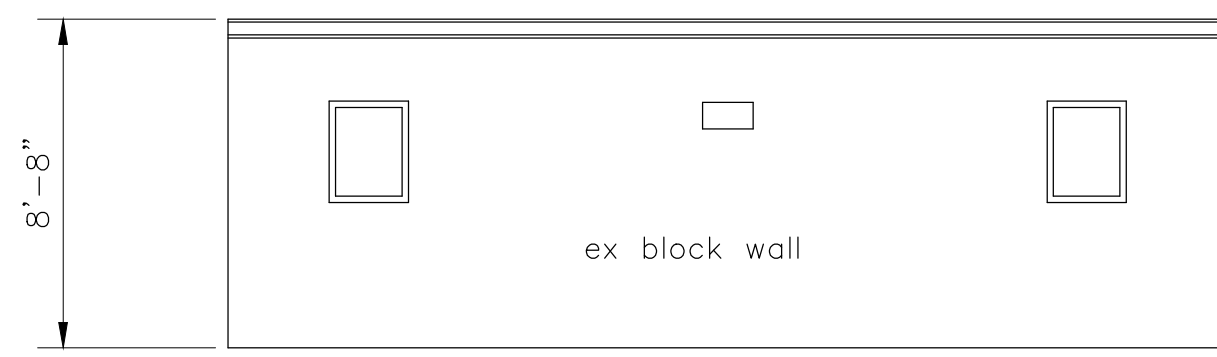
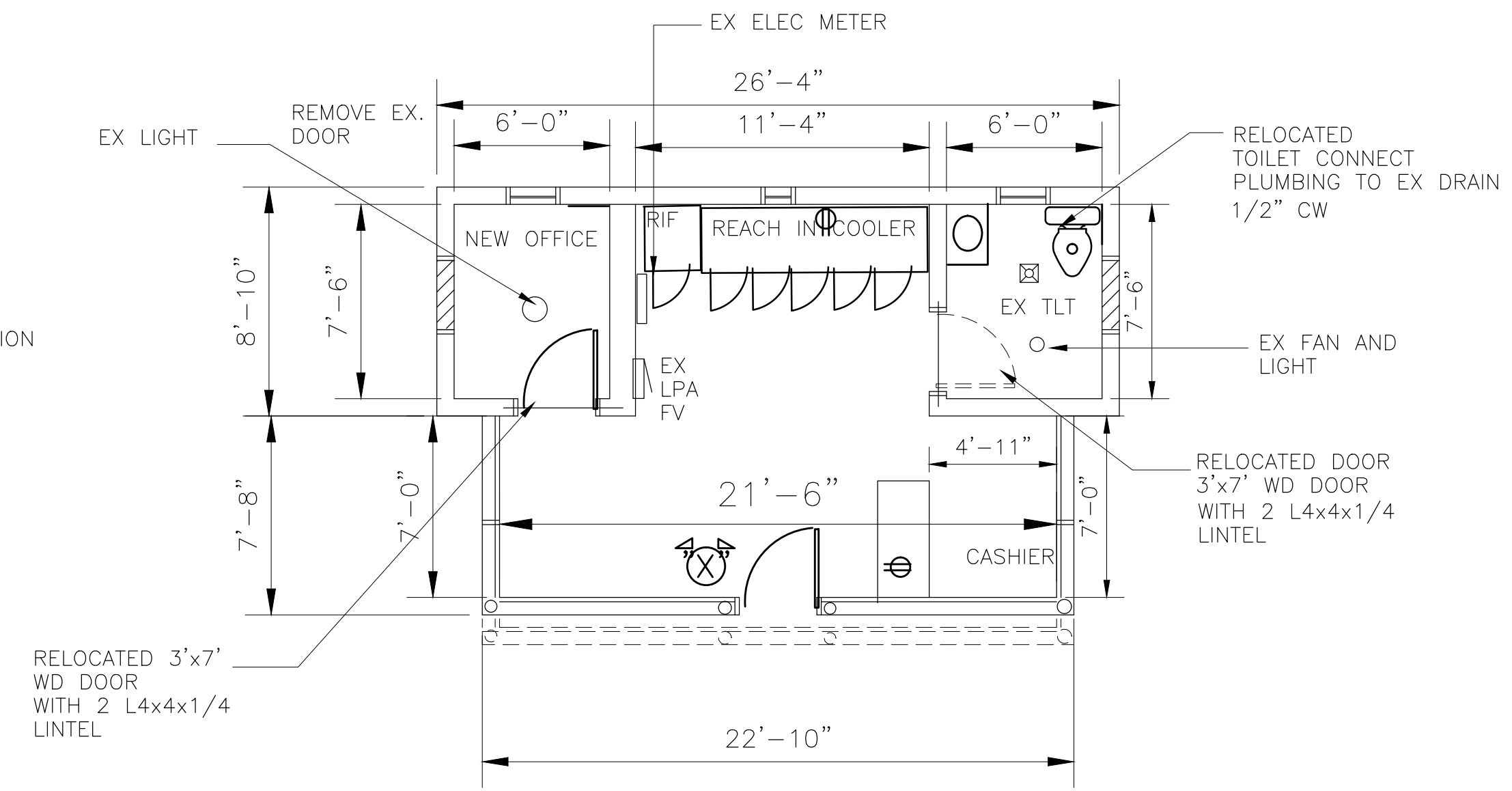
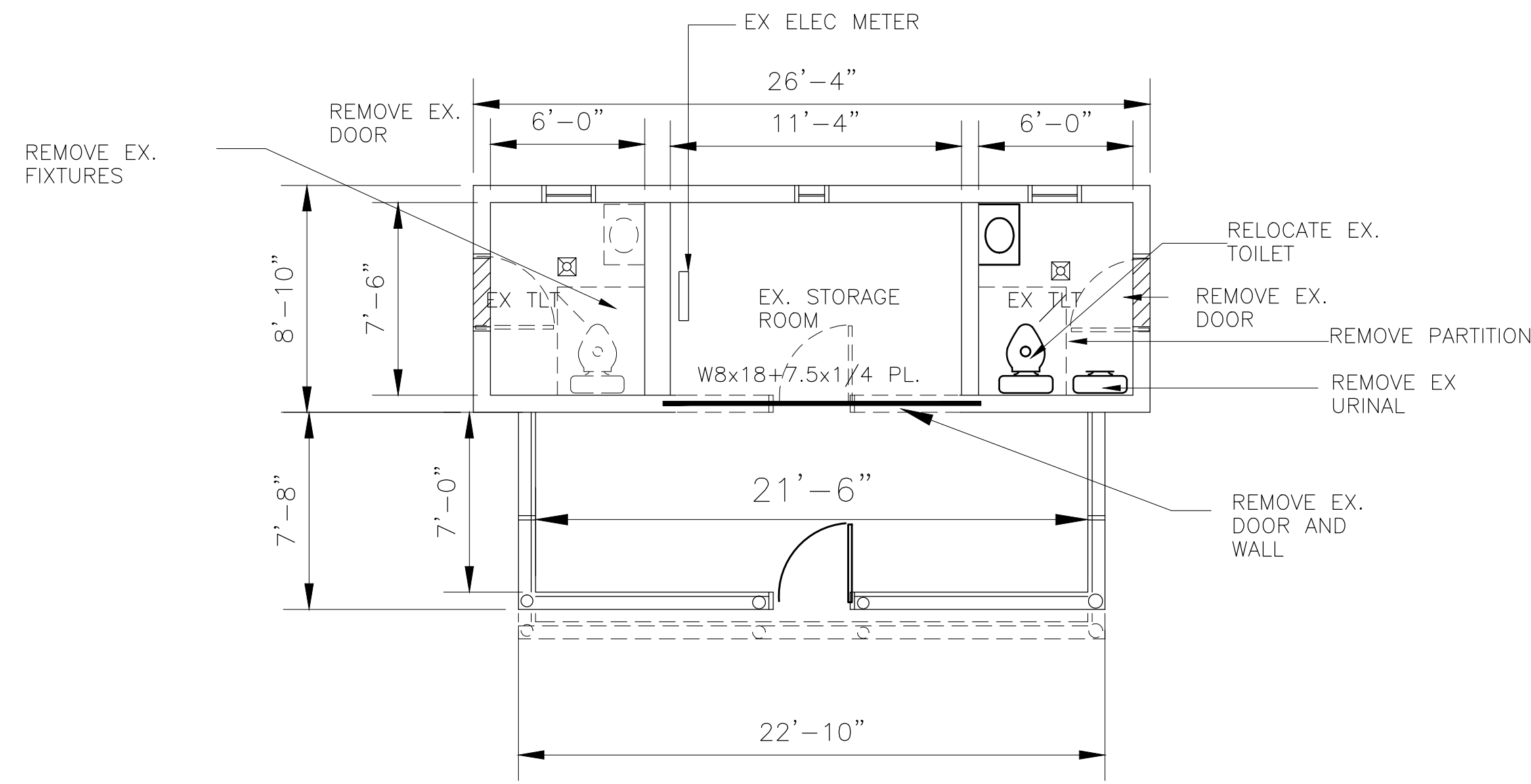
SCALE: 1"=20'-0"





**CODE COMPLIANCE**  
 ALL WORK MUST CONFORM TO  
 2012 MICHIGAN BUILDING CODE  
 2014 INTERNATIONAL FIRE CODE  
 2012 MICHIGAN MECHANICAL CODE  
 2012 MICHIGAN PLUMBING CODE  
 2012 NATIONAL ELECTRIC CODE  
 ANSI 117.1-2007 ( ACCESSIBILITY)  
 ASHRAE 90.1 - 2007

FOR EMERGENCY LIGHTS AND EXIT LIGHTS SEE ALSO DWG E-1  
 "EM" EMERGENCY LIGHTING UNIT WITH SEALED BATTERY  
 TEST SWITCH AND READY LIGHT 120VAC OPERATION  
 LITHONIA CAT# ELU-2H OR APPROVED EQUAL  
 DURATION NOT LESS THAN 90 MIN IN THE EVENT OF POWER LOSS  
 "X" EXIT LIGHT STENCIL FACE 6" HIGH RED  
 LETTERS SEALED BATTERY.  
 LITHONIA CAT# ESIR-ELC OR APPROVED EQUAL  
 DURATION NOT LESS THAN 90 MIN IN THE EVENT OF POWER LOSS



EXISTING BUILDING FLOOR 408 SQ. FT.  
 CONSTRUCTION TYPE III B  
 USE GROUP B OFFICE



**ZIAD EL-BABA ENGINEERING**

674 GAUTHIER  
 TECUMSEH ONTARIO  
 N8N3P8 CANADA  
 CELL - 313-938-8767  
 MOBILE - 519-796-9882  
 FAX - 519-979-3535

DATE	REV. NO.	ISSUED FOR
MAR.26.17		REVIEW
MAY.22.17		PERMIT

Project:  
**BUILDING RENOVATION**  
**22145 FARMINGTON**  
**FARMINGTON MI**  
 OWNER  
**22145 FARMINGTON**  
**FARMINGTON MI**

Drawing Title:  
**PLANS & ELEVATIONS**

Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

Drawing No.

A-1

**Farmington Planning Commission  
Staff Report**

**Planning Commission  
Date:** June 12, 2017

**Reference  
Number  
7**

**Submitted by:** Kevin Christiansen, Economic and Community Development Director

**Description** Public Hearing for 2018-2023 Capital Improvement Program

**Background**

This item is to hold the required public hearing for the 2018-2023 Capital Improvement Program. The Capital Improvement Program Steering Committee and City staff have been working diligently on creating the program to incorporate into the upcoming City Master Plan update and are requesting the Planning Commission to hold the public hearing at the June 12, 2017 meeting. At the January 9, 2017 Planning Commission meeting, the Commission scheduled the Public Hearing for the Capital Improvement Program for the March 13, 2017 Planning Commission meeting (see attached copy of meeting minutes and staff report). However, that scheduled public hearing was delayed/not held as City administration requested additional time to prepare and complete the final draft 2018-2023 Capital Improvement Program. Public notice was published for the May 8<sup>th</sup> meeting; however the public hearing was tabled for the June 12<sup>th</sup> meeting. Public notice was re-published for the June 12<sup>th</sup> meeting and the draft 2018-2023 Capital Improvement Program is attached for your review.

Attachment



The City of  Founded 1824  
**FARMINGTON**

DRAFT

Capital Improvement Program FY 2018-2023

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Appendix A: Schedule of Capital Improvement Projects

## Planning Commission Members

Kenneth Crutcher  
Chair

Kenneth Chiara  
Vice Chair

Paul Buyers  
Secretary

Miriam Kmetzo

Cathi Waun

David J. Gronbach

Steven Majoros

## Steering Committee

### Organization Representatives

William E. Galvin  
Council Representative

Jeffery A. Scott  
Corridor Improvement Authority,  
Representative

Annette Knowles  
Downtown Development Authority  
Representative

Jeffery A. Scott  
Corridor Improvement Authority  
Representative

Steven Majoros  
Planning Commission Representative

### City Staff

David M. Murphy  
City Manager

Christopher M. Weber  
Director of Finance & Administration

Frank Demers  
Director of Public Safety

Charles J. Eudy  
Superintendent of Public Works

Kevin Christiansen  
Director of Economic & Community  
Development

Amy Norgard  
Controller

Lisa McGill  
Economic and Community  
Development Administrative Assistant

James Gallagher  
Intern



CITY OF FARMINGTON

OAKLAND COUNTY, MICHIGAN

**PLANNING COMMISSION RESOLUTION No.**

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

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

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

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

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

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

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

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

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

AYES:

NAYS:

ABSTENTIONS:

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

IN WITNESS WHEREOF, I have hereto affixed by official signature this\_\_\_ day of\_\_\_\_\_

\_\_\_\_\_  
SUSAN K. HALBERSTADT, Clerk, City of Farmington

**Transmittal Letter**

City of Farmington  
Planning Commission

March 13, 2017

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

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

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

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

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

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

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

Respectfully Submitted,

The City of Farmington Planning Commission.

# Introduction

## What is a Capital Improvement Program (CIP)?

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

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

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

## CIP vs City Budget

A Capital Improvement Program is not the same as a city budget. A city budget appropriates funds, a CIP is merely an identification of projects. The CIP assists City Council and the City Administration by having a comprehensive list of projects that need to be accomplished. This list helps prioritize and plan for the budget year after year. A CIP cannot spend funds on projects, rather, its purpose is to examine each of the projects in detail and determine estimated costs, timelines and funding sources for each project.

## Why Create a CIP?

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

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

## Benefits of the CIP

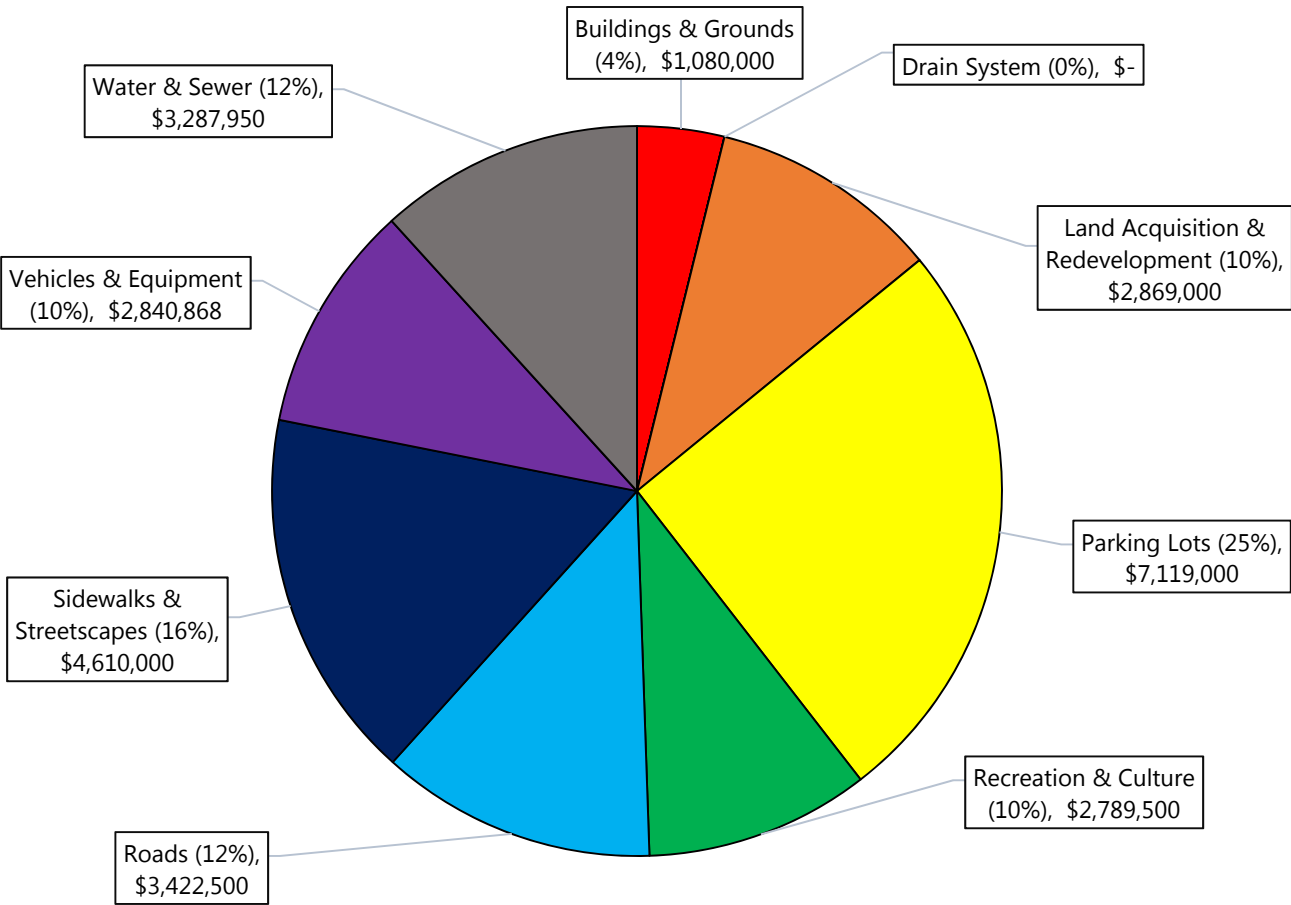
There are many benefits to creating a CIP. Because a CIP is a list of all projects the City has identified, it enables proper planning in a logical manner.

A well-executed CIP program has many benefits, including:

- Calling attention to community deficiencies, and providing a means to correct them
- Identifying long-term and short-term expenditures, which greatly improves the budgeting process and efficiency
- Enhancing the ability to secure grants, reducing the taxpayer burden
- Increasing the likelihood of departmental inter-governmental cooperation, improving continuity and reducing costs
- Encouraging efficient governance

# Executive Summary

## FY2018-FY2023 Funding Need



## Quick View

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

## Program Summary

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

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

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

These plans can be found on the City's website [www.farmgov.com](http://www.farmgov.com).

## Funding Sources

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

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

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

## Project Prioritization

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

## Capital Improvement Program

The Capital Improvement Program is broken down into nine categories:

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

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

# Buildings & Grounds

## Significant Building & Grounds projects include:

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



## Quick View

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



# Buildings & Grounds - Continued

## Significant Building & Grounds projects include:

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



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



# Drain System

## Significant Drain System projects include:

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

### Quick View

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

# Land Acquisition and Redevelopment

## Significant Land Acquisition & Redevelopment projects include:

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



## Quick View

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

# Parking Lots

## Significant Parking Lot projects include:

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



## Quick View

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

## Parking Lots - Continued

### **Significant Parking Lot projects include:**

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



# Recreation and Culture

## Significant Recreation and Culture projects include:

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



## Quick View

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

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

# Roads

## Significant Road projects include:

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

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



## Quick View

Miles of Major Street roads in Farmington: 7.36

Miles of Local Street roads in Farmington: 26.35

Total Projects: 6

Total CIP: \$3,422,500

Projected cost by Year:

2018 \$422,500

2019 \$600,000

2020 \$600,000

2021 \$600,000

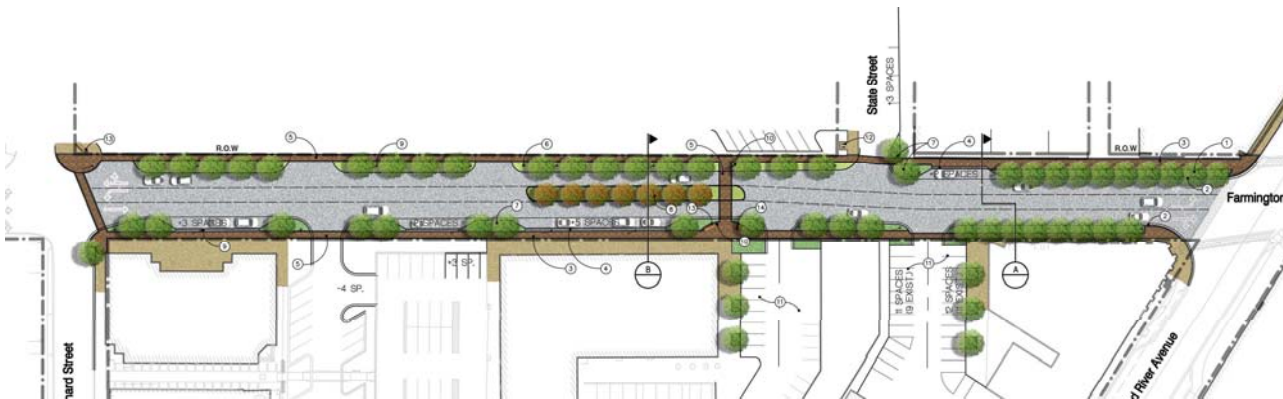
2022 \$600,000

2023 \$600,000

# Sidewalks & Streetscapes

## Significant Sidewalks & Streetscapes projects include:

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



## Quick View

Total CIP: \$4,610,000

Total Projects: 15

Projected cost by Year:

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



# Vehicles and Equipment

## Significant Vehicle and Equipment projects include:

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



## Quick View

Total CIP: \$2,840,868

Total Projects: 26

### Projected cost by Year:

2018 \$930,268

2019 \$487,708

2020 \$365,487

2021 \$277,250

2022 \$377,035

2023 \$403,120

## Vehicles and Equipment - Continued

### Significant Vehicle and Equipment projects include:

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



# Water and Sewer System

## Significant Water and Sewer projects include:

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



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

## Quick View

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



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

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



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

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

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

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



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

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

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

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

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

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

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

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



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

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

**CITY OF FARMINGTON  
PLANNING COMMISSION  
NOTICE OF PUBLIC HEARING  
MONDAY, JUNE 12, 2017  
7:00 P.M.**

Please take notice, the Farmington Planning Commission will hold a Public Hearing on Monday, June 12, 2017 at 7:00 p.m. in the Council Chambers located at 23600 Liberty Street, Farmington, MI 48335 to discuss and review the City of Farmington 2018-2023 Capital Improvement Program. This hearing was to originally be held at the May 8, 2017 Planning Commission meeting, but was rescheduled to the June 12<sup>th</sup> meeting.

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

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

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

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

Publish: May 28, 2017 Farmington Observer