



**PLANNING COMMISSION MEETING**  
**Monday, March 11, 2019 – 7:00 p.m.**  
**City Council Chambers**  
**23600 Liberty Street**  
**Farmington, MI 48335**

---

## **AGENDA**

- 1. Roll Call**
- 2. Approval of Agenda**
- 3. Approval of Items on the Consent Agenda**
  - A. February 11, 2019 Minutes**
- 4. Public Hearing – 2020/2025 Capital Improvement Program**
- 5. Discussion and Schedule of Public Hearing for Planned Unit Development – Blue Hat Coffee, Farmington Masonic Temple, 23715 Farmington Road**
- 6. Public Comment**
- 7. Planning Commission Comment**
- 8. Adjournment**

FARMINGTON PLANNING COMMISSION PROCEEDINGS  
City Council Chambers, 23600 Liberty Street  
Farmington, Michigan  
February 11, 2019

Chairperson Crutcher called the Meeting to order at 7:00 p.m. at City Council Chambers, 23600 Liberty Street, Farmington, Michigan, on Monday, February 11, 2019.

**ROLL CALL**

Present: Chiara, Crutcher, Kmetzo, Majoros, Perrot, Waun  
Absent: None

A quorum of the Commission was present.

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

**APPROVAL OF AGENDA**

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

**APPROVAL OF ITEMS ON CONSENT AGENDA**

**A. January 14, 2019 Minutes**

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

**DISCUSSION OF 2020/2025 CAPITAL IMPROVEMENT PROGRAM AND REQUEST TO SCHEDULE PUBLIC HEARING**

Chairperson Crutcher introduced this item and turned to staff.

Director Christiansen stated this item this evening is a discussion of the 2020/2025 Capital Improvement Program and a request to formally schedule the Public Hearing for the 2020/2025 CIP. At the last meeting in January the Planning Commission briefly discussed this item and asked that any comments on the 2019/2024 CIP that then could be moved forward to the 2020/2025 CIP be provided to staff or to Planning Commissioner Majoros, who is the representative for the Planning Commission to the Capital Improvement Program Steering Committee. The Steering Committee is engaged, they are meeting and there is a meeting scheduled for this Thursday at City Hall of that committee. This evening's purpose again is to ask the Planning Commissioners if they have any comments on the 2019/2024 that they want to carry over to the 2020/2025 such as anything that would still continue to be a focus or a priority for the 2020/2025 CIP and to relay that to Mr. Majoros and carry that forward and look at the schedule and then

schedule the Public Hearing. The hearing is being requested to be scheduled for the March 11, 2019 Planning Commission meeting.

He pointed out in the Commissioners' packets is the process, the schedule which he briefly went over. He stated the Steering Committee will be working on the draft CIP and once that draft is created it will be moved forward. The next step from Economic and Community Development which advertises the public hearing which is being requested for the March 11<sup>th</sup> date.

He indicated after that the draft will move to the City Manager's office and the City Manager schedules then as recommended by the Planning Commission the 2020/2025 review and consideration by City Council and is part of the budgetary process that is conducted by City Council annually and will be part of their approved annual budget.

He put the 2019/2024 CIP on the screen which was briefly looked at in the January 2019 Planning Commission meeting. He did a quick overview of the last plan, citing there were 115 projects with a total value 23.2 million dollars to be spread out over six years. The projects are identified by category and the majority is allocated to infrastructure, water, sewer, roads, sidewalks, streetscape, drains. The other portions of the pie chart, the project categories, buildings and grounds, maintenance and upgrades, land acquisition, redevelopment, recreation and culture, predominantly parks, parking lots, and vehicles and equipment purchases, that typically and predominantly public safety and public works. The rest of the document is an overview which is in the appendix.

Chairperson Crutcher opened the floor for Commissioner Majoros to address this item.

Majoros stated he did get a few comments from a couple of the Commissioners and that the was unable to attend the first meeting of the Committee. He indicated the approach he is going to take is which was talked about last year is that there are a couple things that the Planning Commission felt were imperative that would drive focus areas for investment, so are we investing in something that could facilitate matching grants or allows us to get money from other sources. That was an important criterion. Two, are we investing in something that in the future might be redone for some other reason, in other words are we investing in something and something changes, whether it be parks or whatever the case may be. Third, to be in harmony and alignment with other City planning documents. Fourth, was to respect the subject matter expert priorities and the issues that they bring forward, so whether it's from various City departments we have to trust the people that are in power to make these recommendations and know what the important investments and needs are. The fifth one was to have a keen eye towards things that are fundamental to basic City services like safety and infrastructure. Those were the criteria

that were agreed upon and talked about last year and he doesn't see any of them fundamentally changing.

He indicated one question that was posed to him by one of the Commissioners was how does the new millage factor into this, so there's going to be an expectation that people will have that as people go to their pocketbook, that there is going to be some demand for accountability. So if this Capital Improvement Plan has an infusion of resourcing from the constituents who just recently voted for that, he thinks it would be important to help educate the constituents on how the money is being spent and if it's going to be prudent. So whether it's done at a public hearing or some other time to address the issue on what the new tax revenue is going to play out with a process like this.

The second thing that is important, too, is last year there was some confusion when you read the Capital Improvement Plan and you see things like move City Hall. There are some things in here that are pretty straightforward, like we're going to fix the drain here or this road needs to be done but there are also a lot of projects or just visions or potentials and he thinks that people who don't live this all the time look at those things sometimes and he feels it would be appropriate to inform them perhaps by public hearing to talk about what some of these things are and what they aren't so noise is not created in the system. He stated he will be at the Steering Committee meeting on Thursday and will bring the comments that were brought to him. He said they rely highly on the subject matter experts on what the right things are based on the criteria.

Chairperson Crutcher and Director Christiansen thanked Mr. Majoros for his input and leading the charge here on behalf of the Planning Commission with respect to the Planning Commission's role with the City's Capital Improvement Program. Christiansen went on to say the Planning Commission plays a significant role in the CIP because by State statute the CIP is part of the Master Planning process and the Planning Commission is responsible for the Master Plan and in fact, they are going through that right now, updating the current City's Master Plan so this CIP is even more significant because it's going to become part of the updated Master Plan. So the Commission carries quite a bit of responsibility and have significant impact and play a significant role in the City's Capital Improvement Program and continue to do so. Christiansen stated he will also be available and will be at the upcoming meeting on Thursday.

Commissioner Chiara asked if the meeting is open to the public and Majoros replied that this Thursday's meeting is not as it is an internal meeting to talk things through but that the result of that will be a draft of the Capital Improvement Plan which will be the subject of the Public Hearing.



MOTION by Majoros, supported by Chiara, to formally schedule the Public Hearing for the 2020/2025 Capital Improvement Plan for the March 11, 2019 Planning Commission Meeting.

Motion carried, all ayes.

### **PUBLIC COMMENT**

None heard

### **PLANNING COMMISSION COMMENTS**

Chiara asked if there will be a seventh commissioner added to the Planning Commission and Christiansen replied that the City Council has been interviewing to fill former Commissioner Gronbach's seat and that a decision should be made shortly.

Chairperson Crutcher asked if there had been any movement or activity on the World Wide Center.

Christiansen replied that the World Wide Center has received a variance for the out lot building proposed for Tropical Smoothie, the Planning Commission then had approved the drive-thru site plan and they are currently in process of putting together their engineering and construction documents and are hoping for a Spring construction that will include upgrades to the existing center which is a requirement of the approval, conditions of both the Zoning Board of Appeals and the Planning Commission and then the new out lot building with the drive-thru as well so it's a work in progress.

Christiansen then stated that the City is in the midst of working through the update to the City's Master Plan, so it is the Master Plan Update 2018 and the Master Plan Committee is just about done with its leg work, its ground work thus far. There has been a series of meetings held and another one is scheduled in March which will be the fifth meeting. The initial Land Use Plan and goals, recommendations, focus areas and implementation strategy, part of the plan update has been drafted by OHM Advisors, the City's planning consultant, responsible for shepherding the Master Plan Update with the Steering Committee and there is also a second open house scheduled for March as well. Once those activities are done a draft will be completed, a final draft and it will be moved forward to the Planning Commission for consideration.

**ADJOURNMENT**

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

The meeting was adjourned at 7:20 p.m.

Respectfully submitted,

---

Secretary

**Farmington Planning Commission  
Staff Report**

**Planning Commission  
Date:** March 11, 2019

**Reference  
Number  
4**

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

**Description** Public Hearing – 2020/2025 Capital Improvement Program

**Background**

This item is to hold the required public hearing for the 2020/2025 Capital Improvement Program. The Capital Improvement Program Steering Committee and City staff have been working diligently on updating the program to incorporate into the upcoming City Master Plan update and are requesting the Planning Commission to hold the public hearing at the March 11, 2019 meeting. At the February 11, 2019 Planning Commission meeting, the Commission scheduled the Public Hearing for the Capital Improvement Program for the March 11, 2019 Planning Commission meeting. Public notice was published and the draft 2020/2025 Capital Improvement Program is attached for your review.

Attachments



Capital Improvement Program FY 2020-2025

# Table of Contents

Planning Commission Members & Steering Committee	1
Planning Commission Resolution	2
Transmittal Letter	3
Introduction	4-5
Executive Summary	6-8
Capital Improvement Program by Category	
Buildings and Grounds	9-10
Drain System	11-12
Land Acquisition and Redevelopment	13-14
Parking Lots	15-16
Recreation and Culture	17
Roads	18-19
Sidewalks and Streetscapes	20
Vehicles and Equipment	21
Water and Sewer System	22

Appendix A: Schedule of Capital Improvement Projects

## Planning Commission Members

Kenneth Crutcher  
Chair  
Steven Majoros  
Vice Chair  
Kenneth Chiara  
Secretary  
Miriam Kmetzo  
Cathi Waun  
Geof Perrot

## Steering Committee

### Organization Representatives

Steven Majoros  
Planning Commission Representative  
Steven Schneemann  
City Council Representative  
Kate Knight  
Downtown Development Authority  
Representative  
Sara Bowman  
Corridor Improvement Authority,  
Representative

### City Staff

David M. Murphy  
City Manager  
Kevin Christiansen  
Director of Economic & Community  
Development  
Frank Demers  
Director of Public Safety  
Charles J. Eudy  
Superintendent of Public Works  
Christopher M. Weber  
Director of Finance & Administration

Draft

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 XXXXXXXX at City Hall, 23600 Liberty Street, Farmington, Michigan 48335: The following resolution was offered by Planning Commission member XXXXXXXX and supported by XXXXXXXX .

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, the administration of the City of Farmington, the City Council, the Planning Commission, the Downtown Development Authority, the Grand River Corridor Improvement Authority, the Parking Committee and the 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 March 11, 2019, therefore;

BE IT RESOLVED, the Capital Improvement Program presented for review on March 11, 2019, is adopted by the City of Farmington Planning Commission.

AYES: XXXXXXXX

NAYS: XXXXXXXX

ABSTENTIONS: XXXXXXXX

**Transmittal Letter**

City of Farmington  
Planning Commission

XXXXXXXXXX

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 XXXXXXXX. It is designed to do specifically two things: 1. Enhance 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 112 projects totaling \$23,207,274.

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.

Several entities were integral to creating the finalized CIP. They are, the public, 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 FY2020-2025.

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 CIP 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 CIP 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

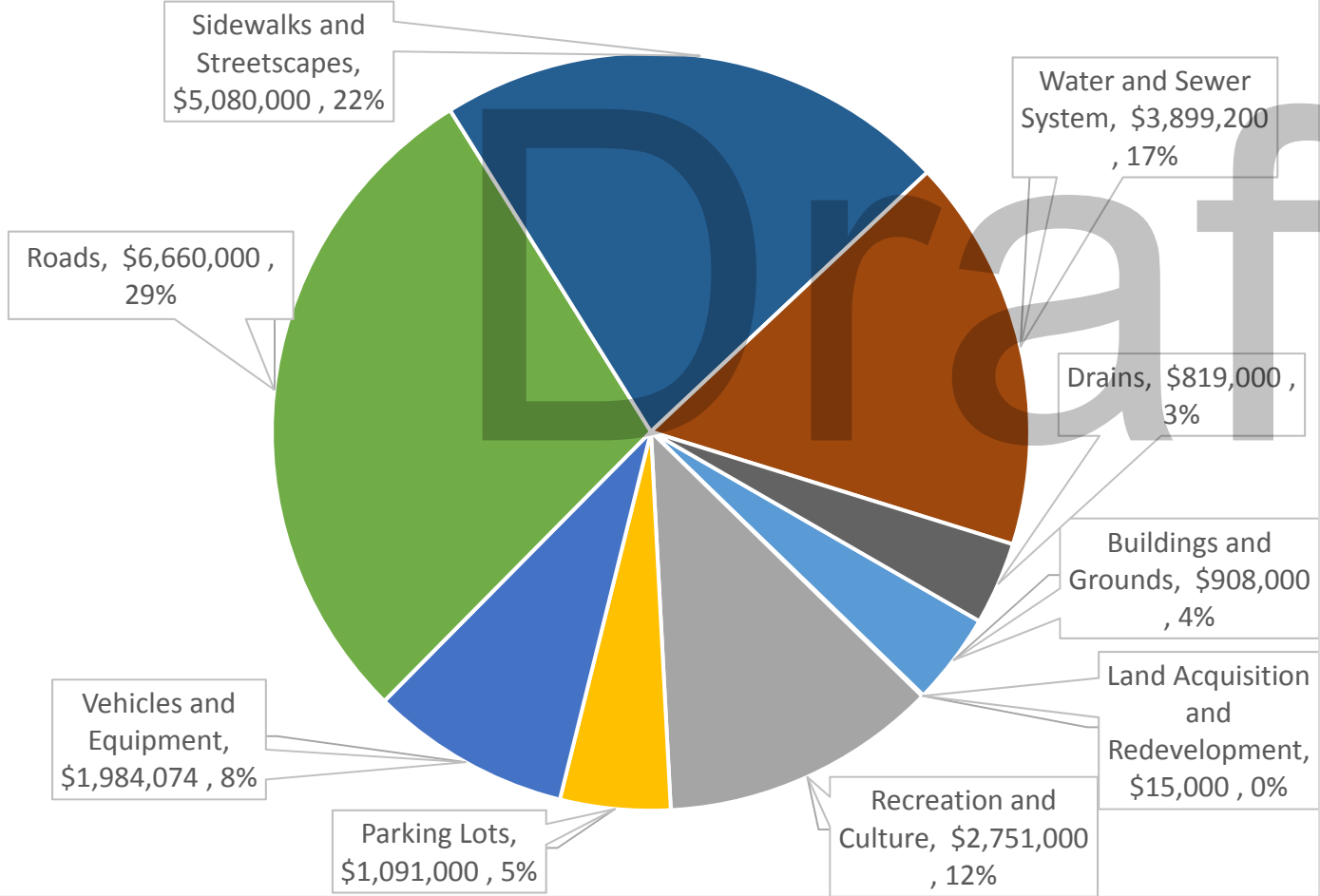
There are many benefits to creating a CIP. Because a CIP is a list of all projects the City has identified, it enables proper planning in a logical manner.

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

## 2020-2025 Projects Proposed



## Quick View

Total Projects:	112
Total Value:	\$23.2 Million
Projects \$ by Year:	
2020	\$3,920,041
2021	\$6,436,228
2022	\$4,877,300
2023	\$3,145,545
2024	\$2,560,640
2025	\$2,267,520

## Program Summary

The CIP identified 1120 projects across 9 different categories. Some will generate revenue for the City and others will not, but they will all benefit the City. 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 \(2009\)](#)
- [Recreation Master Plan \(2016\)](#)
- [Farmington Vision Plan \(2013\)](#)
- [Downtown Area Plan \(2015\)](#)
- [Grand River Corridor Vision Plan \(2013\)](#)
- [Orchard Lake & 10 Mile Roads Intersection Redesign Analysis 2015](#)
- [Rouge River Trail Project \(2016\)](#)
- [Downtown Master Plan \(2017\)](#)

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 major sources of funding include a voter approved 3 mill levy; water and sewer rates for any water and sewer infrastructure projects; and, [Act 51](#) and a voter approved 1.5 mill levy 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:

- \$700,000 for Capital Projects
- \$800,000 for Roads
- \$600,000 for Water and Sewer
- \$200,000 for Department of Public Works Equipment
- \$40,000 for DDA Eligible Projects
- \$25,000 for Theater

## 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 in the CIP were categorized in terms of priority. Ranked from low to high they are: Under Consideration → Desired, Not Necessary → Necessary, Long Term → Necessary, Short Term → Urgent.

## 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

# Draft

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 and Grounds

## Significant Building and Grounds projects include:

**Repair of City Hall and DPW Building** - City Hall and the DPW Building were constructed in the 1950's and 1960's. These buildings were last renovated in the 1990's and 1970's respectively. Both structures are in need of significant repairs including: new roofs, windows, HVAC systems, boilers, and ADA accessible entryways.

**Relocation 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. There are no current plans to move City Hall, but consideration should be given to the decision of whether to pay the extensive costs of renovating City Hall versus the potential for relocation.



## Quick View

Total City owned	
Buildings:	14
Total Projects:	14
Total CIP:	\$908,000
Projected cost by year:	
2020	\$329,000
2021	\$143,800
2022	\$138,800
2023	\$138,800
2024	\$133,800
2025	\$ 23,800

# Buildings and Grounds - Continued

## Significant Building and Grounds projects include:

**Roof Replacement** – The roofs at City Hall, the DPW Building, the Governor Warner Mansion, and other City owned buildings have reached the end of their useful lives. Leaks occur on a regular basis requiring emergency repairs and placing expensive equipment at risk. Replacing these roofs are anticipated to cost the City \$484,000.



**HVAC and Boiler Systems** – Many of the HVAC systems at City Hall and the DPW Building have reached the end of their useful lives. Replacing these units are anticipated to cost the City \$240,000.



# Drain System

## Significant Drain System projects include:

The Mayfield Drain has experienced issues with water backing up after significant rainfall. City engineers have identified a fix for the problem. Work will be performed in the 2019/20 fiscal year and will cost approximately \$100,000.

The City has been notified by the Oakland County Water Resource Commissioner of various repairs that are required for the Caddell Drain system. The repairs will be performed in 2 phases. The first phase will take place in the 2019/20 fiscal year and will cost approximately \$175,000. The second phase will take place in the 2020/21 fiscal year and will cost approximately \$400,000.

The City has been notified by the Oakland County Water Resource Commissioner that approximately 2000 feet of the US-16 drain are in need of lining. The lining will take place in the 2019/20 fiscal year and will cost approximately \$114,000

## Quick View

Total Projects: 5  
Total CIP: \$819,000

### Projected cost by Year:

2020	\$419,000
2021	\$400,000
2022	\$-
2023	\$-
2024	\$-
2025	\$-





# Land Acquisition and Redevelopment

## Significant Land Acquisition and 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 various commercial areas throughout the City. In order to increase the density, smaller buildings/land parcels would have to be consolidated. To facilitate the consolidation, the City and DDA would like to create a Redevelopment Ready Analysis Tool that would provide information to developers about opportunities and resources available for different development areas throughout the City.

### Quick View

Total Projects:	1
Total CIP:	\$15,000
Projected cost by Year:	
2020	\$15,000
2021	\$-
2022	\$-
2023	\$-
2024	\$-
2025	\$-



# Land Acquisition and Redevelopment - Continued

## Significant Land Acquisition and Redevelopment projects include:

**Land Acquisition and Redevelopment** – In order to increase densification, the City may have to purchase parcels in order to facilitate consolidation. These concepts are shown in detail in the Farmington Vision Plan, Downtown Area Plan, Downtown Master Plan, and Grand River Corridor Improvement Vision Plan. There are currently no specific land acquisition and redevelopment projects planned in the next 6 years. However, these types of projects are based on opportunities that may present themselves at any time. An example of the concept is shown below.



# Parking Lots

## 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. Below is a map of City owned parking lots. The lots at Drake Park and the DPW Building are not shown.



## Quick View

Total city owned parking lots:	7
Total spaces:	779
Total Projects:	10
Total CIP:	\$1,091,000
Projected cost by Year:	
2020	\$210,000
2021	\$78,000
2022	\$510,000
2023	\$81,000
2024	\$160,000
2025	\$52,000

# Parking Lots - Continued

## Significant Parking Lot projects include:

The [Downtown Farmington Parking Study Update](#), 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 begin creating additional parking spaces, the City and DDA are considering various properties throughout the DDA to purchase or reconfigure for surface parking. The CIP includes the purchase or reconfiguration of properties in the amount of \$500,000 (50 spaces x \$10,000 per space)

In order to create 429 parking spaces, a parking structure would need to be constructed. Below are the locations suggested for a new parking structure. A new structure is included in the CIP for construction in the next 7-10 years.

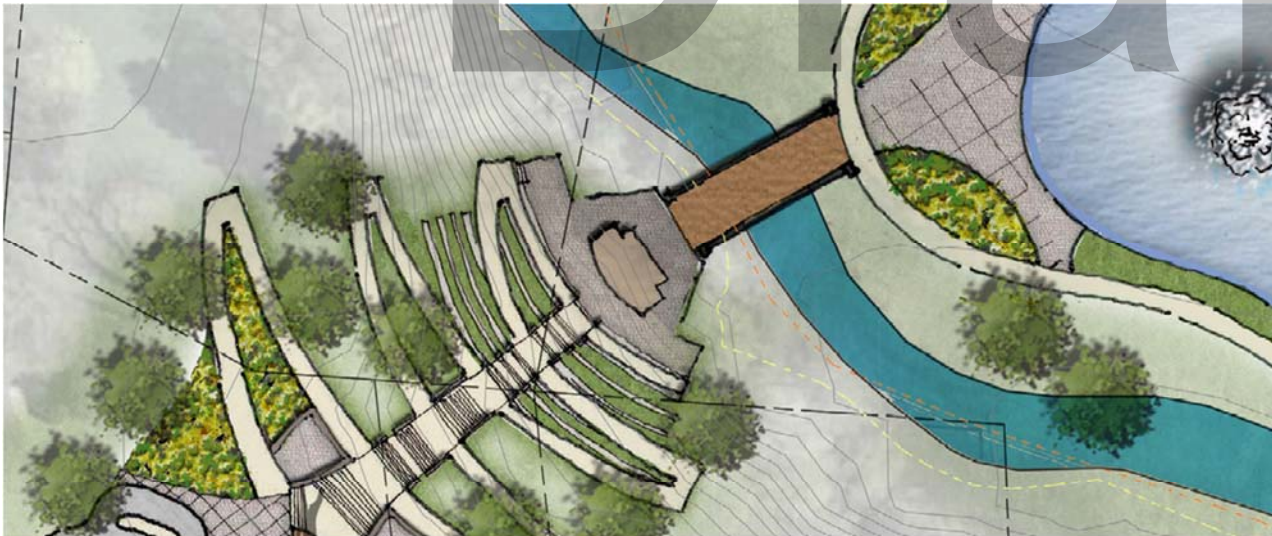




# Recreation and Culture

## Significant Recreation and Culture projects include:

**Shiawasse Park Comprehensive Improvements** - The City's largest park, Shiawasse, is in need of maintenance and improvement. Included in this plan is a project to connect Shiawasse Park to the downtown via an ADA compliant switchback pathway. Additional projects include updating and potentially redesigning current park amenities, such as bathrooms, ball fields, walking paths, etc. A conceptual drawing of the switchback pathway is displayed below. The switchback pathway would begin at the MTC property and enter the park on the western end. The 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:	25
Total CIP:	\$2,751,000
Projected cost by Year:	
2020	\$319,000
2021	\$212,000
2022	\$2,125,000
2023	\$95,000
2024	\$-
2025	\$-

# Roads

## Significant Road projects include:

The City levies property taxes of 1.5 mills 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.

**Residential Roads** – The CIP includes extensive work on Oakland Street between Farmington Road and Grand River in the 19/20 fiscal year. Additionally, there is \$1,000,000 programmed per year for road resurfacing and reconstruction throughout the City, beginning in the 2021/22 fiscal year. Roads to be resurfaced and reconstructed will be determined based on the City's Paser ratings and City Engineer recommendations.



## Quick View

Miles of Major Street roads in Farmington: 7.36

Miles of Local Street roads in Farmington: 26.35

Total Projects: 3

Total CIP: \$6,660,000

Projected cost by Year:

2020	\$660,000
2021	\$2,000,000
2022	\$1,000,000
2023	\$1,000,000
2024	\$1,000,000
2025	\$1,000,000

# Roads - Continued

## Significant Road projects include:

The CIP includes the resurfacing of a portion of Freedom Road in the 2020/2021 fiscal year. The total cost of the project is estimated to be \$2,000,000 and the City has received a grant for approximately 50% of the cost. The portion to be resurfaced is shown on map below.

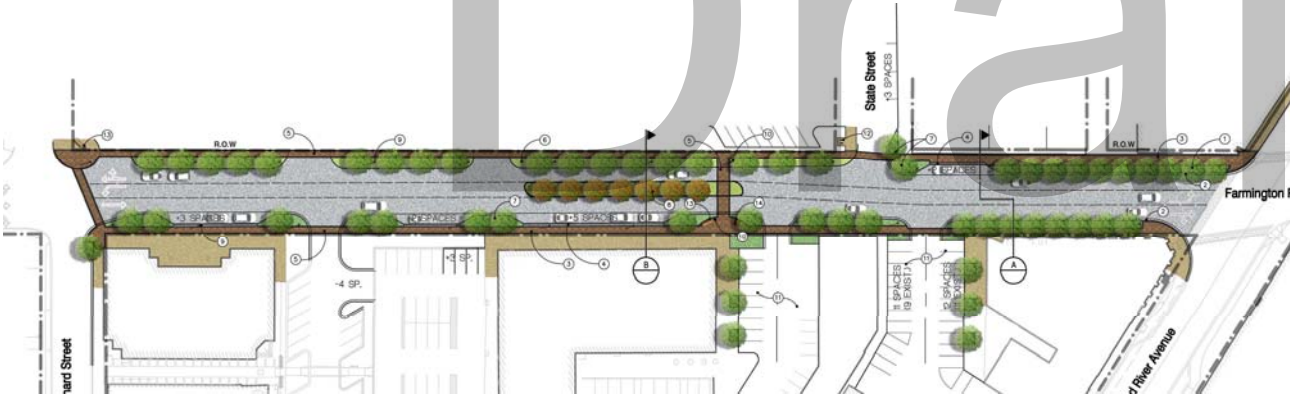




# Sidewalks and Streetscapes

## Significant Sidewalks and Streetscapes projects include:

**Farmington Road Streetscape** – The City of Farmington has completed the engineering for a streetscape along Farmington Road, from Grand River to Orchard Street. A grant was obtained to perform the work, but the City concluded it could not provide the matching funds. A grant for this project is again being pursued and matching funds would have to be identified. Below is a diagram of the proposed streetscape.



## Quick View

Total CIP:	\$5,080,000
Total Projects:	9
Projected cost by Year:	
2020	\$230,000
2021	\$3,130,000
2022	\$280,000
2023	\$180,000
2024	\$630,000
2025	\$630,000

# Vehicles and Equipment

## Significant Vehicle and Equipment projects include:

**Backhoe Loader and Concrete Breaker** – The City has two backhoes. The oldest backhoe was purchased in 1984 and is well beyond its useful life. The backhoe is a vital piece of equipment used in water and sewer repairs, road and sidewalk work, snow plowing, grave digging, etc. The new backhoe is a multipurpose machine that has greater functionality than the unit it is replacing and can help reduce the amount of heavy manual labor on various assignments.



## Quick View

Total CIP:	\$1,984,074
Total Projects:	37
Projected cost by Year:	
2020	\$297,541
2021	\$356,428
2022	\$246,500
2023	\$415,745
2024	\$353,740
2025	\$314,120

# Water and Sewer System

## Significant Water and Sewer projects include:

**Water Meter Replacements** – The City has approximately 3,500 water meters. Approximately 64% of these meters are read electronically. Included in the CIP is \$287,000 to convert the remainder of the meters. Reading meters electronically saves staff time; provides valuable data regarding the presence of leaks; and improves the accuracy of the meter reading process.



## Quick View

Total Projects:	8
Total CIP:	\$3,899,200
Projected cost by year:	
2020	\$1,440,500
2021	\$116,000
2022	\$577,000
2023	\$1,235,000
2024	\$283,100
2025	\$247,600

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

Project Category	Project Name	Prioritization Rank	Funding Source					Prior Years City Cost	Future Cost	Fiscal Year Ended June 30						
			City	Fund	Outside		Total			2020	2021	2022	2023	2024	2025	2026-2029
					Source											
1 Parking Lots	Additional Surface Parking (50 spaces @ \$10k per spot)	Necessary, Short Term	100% DDA		0% N/A SEMCOG		\$ 500,000	\$ -	\$ 500,000			\$ 500,000				
2 Sidewalks and Streetscapes	Farmington Road Streetscape	Necessary, Short Term	66% GF / DDA		34% /MDOT		3,000,000	-	3,000,000	100,000	2,900,000					
3 Sidewalks and Streetscapes	Sidewalk Improvements: Grand River West of Farmington Road; Thomas Stree	Necessary, Short Term	100% DDA		0% N/A		500,000	-	500,000					500,000		
4 Recreation and Culture	Shiawassee Park/Downtown Connection (Switchback)+C41	Necessary, Short Term	50% GF/DDA		50% Grant		2,100,000	-	2,100,000	50,000	50,000	2,000,000				
5 Land Acquisition and Redevelopment	City Hall Relocation	Necessary, Long Term	100% GF		0% N/A		6,000,000	-	6,000,000							6,000,000
6 Land Acquisition and Redevelopment	Strategic Land Acquisition - Long Term	Necessary, Long Term	100% GF		0% N/A		2,500,000	-	2,500,000							2,500,000
7 Parking Lots	North/West/South Parking Structures (200 spaces @ \$25k per spot)	Necessary, Long Term	100% DDA		0% N/A		5,000,000	-	5,000,000							5,000,000
8 Recreation and Culture	Shiawassee Park Comprehensive Improvements	Necessary, Long Term	50% GF		50% Grant DNR		1,500,000	-	1,500,000							1,500,000
9 Recreation and Culture	CIA Rouge River Nature Trail/Park Assessment	Desired, Not Necessary	50% GF		50% Grant		29,500	-	29,500							29,500
10 Sidewalks and Streetscapes	Grand River East Focus Area Improvement Study	Desired, Not Necessary	100% CIA		0% N/A		100,000	-	100,000		100,000					
11 Sidewalks and Streetscapes	Grand River West Focus Area Improvement Study	Desired, Not Necessary	100% GF		0% N/A		50,000	-	50,000				50,000			
12 Sidewalks and Streetscapes	Farmington Road South Focus Area Improvement Study	Desired, Not Necessary	100% CIA		0% N/A		50,000	-	50,000			50,000				
13 Land Acquisition and Redevelopment	Redevelopment Ready Analysis Tool	Desired, Not Necessary	100% Various		0% N/A		15,000	-	15,000	15,000						
14 Recreation and Culture	City-wide Connected Bike Path Study	Desired, Not Necessary	50% GF		50% Grant		15,000	-	15,000		15,000					
15 Sidewalks and Streetscapes	Grand River Sidewalk Improvements - Drake to Halstead	Desired, Not Necessary	100% GF		0% N/A		500,000	-	500,000							500,000
16 Sidewalks and Streetscapes	Grand River Avenue to Shiawassee Park Non-Motorized Pathway	Desired, Not Necessary	100% DDA		0% N/A		100,000	-	100,000			100,000				
17 Sidewalks and Streetscapes	Slocum Street to Grand River Avenue Non-Motorized Pathway	Desired, Not Necessary	100% DDA		0% N/A		500,000	-	500,000						500,000	
18 Vehicles and Equipment	Smart Cities Initiatives	Desired, Not Necessary	100% DDA		0% N/A		120,000	-	120,000	20,000	100,000					
19 Water and Sewer System	Construction of Second Watermain Crossing Grand River	Desired, Not Necessary	100% WS		0% N/A Private		2,000,000	-	2,000,000							2,000,000
20 Vehicles and Equipment	Electric Vehicle Charging Stations	Under Consideration	0% DDA		100% Source		10,000	-	10,000							10,000
<b>Buildings and Grounds</b>	<b>Building and Grounds Routine Capital Improvements</b>	<b>Various</b>	<b>Various</b>	<b>Various</b>	<b>Various</b>	<b>Various</b>	<b>1,513,000</b>	<b>-</b>	<b>1,513,000</b>	<b>329,000</b>	<b>143,800</b>	<b>138,800</b>	<b>138,800</b>	<b>133,800</b>	<b>23,800</b>	<b>605,000</b>
<b>Drains</b>	<b>Drains Routine Capital Improvements</b>	<b>Various</b>	<b>Various</b>	<b>Various</b>	<b>Various</b>	<b>Various</b>	<b>819,000</b>	<b>-</b>	<b>819,000</b>	<b>419,000</b>	<b>400,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Parking Lots</b>	<b>Parking Lot Routine Capital Improvements</b>	<b>Various</b>	<b>Various</b>	<b>Various</b>	<b>Various</b>	<b>Various</b>	<b>721,000</b>	<b>-</b>	<b>721,000</b>	<b>210,000</b>	<b>78,000</b>	<b>10,000</b>	<b>81,000</b>	<b>160,000</b>	<b>52,000</b>	<b>130,000</b>
<b>Recreation and Culture</b>	<b>Parks Routine Capital Improvements</b>	<b>Various</b>	<b>Various</b>	<b>Various</b>	<b>Various</b>	<b>Various</b>	<b>636,000</b>	<b>-</b>	<b>636,000</b>	<b>269,000</b>	<b>147,000</b>	<b>125,000</b>	<b>95,000</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Roads</b>	<b>Major and Local Roads Routine Capital Improvements</b>	<b>Various</b>	<b>Various</b>	<b>STREET</b>	<b>Various</b>	<b>Various</b>	<b>10,660,000</b>	<b>-</b>	<b>10,660,000</b>	<b>660,000</b>	<b>2,000,000</b>	<b>1,000,000</b>	<b>1,000,000</b>	<b>1,000,000</b>	<b>1,000,000</b>	<b>4,000,000</b>
<b>Sidewalks and Streetscapes</b>	<b>Sidewalks and Streetscapes Routine Capital Improvements</b>	<b>Various</b>	<b>Various</b>	<b>Various</b>	<b>Various</b>	<b>Various</b>	<b>1,300,000</b>	<b>-</b>	<b>1,300,000</b>	<b>130,000</b>	<b>130,000</b>	<b>130,000</b>	<b>130,000</b>	<b>130,000</b>	<b>130,000</b>	<b>520,000</b>
<b>Vehicles and Equipment</b>	<b>Public Safety Routine Capital Improvements</b>	<b>Various</b>	<b>Various</b>	<b>Various</b>	<b>Various</b>	<b>Various</b>	<b>1,504,500</b>	<b>-</b>	<b>1,504,500</b>	<b>102,500</b>	<b>137,500</b>	<b>226,500</b>	<b>200,000</b>	<b>107,000</b>	<b>74,000</b>	<b>657,000</b>
<b>Vehicles and Equipment</b>	<b>DPW Equipment Routine Capital Improvements</b>	<b>Various</b>	<b>Various</b>	<b>Various</b>	<b>Various</b>	<b>Various</b>	<b>1,839,586</b>	<b>-</b>	<b>1,839,586</b>	<b>155,041</b>	<b>98,928</b>	<b>-</b>	<b>205,745</b>	<b>236,740</b>	<b>220,120</b>	<b>923,012</b>
<b>Vehicles and Equipment</b>	<b>General Government Equipment Routine Capital Improvements</b>	<b>Various</b>	<b>Various</b>	<b>Various</b>	<b>Various</b>	<b>Various</b>	<b>380,000</b>	<b>-</b>	<b>380,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>290,000</b>
<b>Water and Sewer System</b>	<b>Water and Sewer System Routine Capital Improvements</b>	<b>Various</b>	<b>Various</b>	<b>WS</b>	<b>Various</b>	<b>Various</b>	<b>7,291,600</b>	<b>(191,500)</b>	<b>7,100,100</b>	<b>1,440,500</b>	<b>116,000</b>	<b>577,000</b>	<b>1,235,000</b>	<b>283,100</b>	<b>247,600</b>	<b>3,200,900</b>
<b>TOTAL</b>							<b>\$ 51,254,186</b>	<b>(191,500)</b>	<b>\$ 51,062,686</b>	<b>\$ 3,920,041</b>	<b>\$ 6,436,228</b>	<b>\$ 4,877,300</b>	<b>\$ 3,145,545</b>	<b>\$ 2,560,640</b>	<b>\$ 2,267,520</b>	<b>\$ 27,855,412</b>
																<b>\$ 23,207,274</b>

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

Project Category	Project Name	Prioritization Rank	Funding Source					Prior Years City Cost	Future City Cost	Fiscal Year Ended June 30						
			City	Fund	Outside Source	Total	2020			2021	2022	2023	2024	2025	2026-2029	
1 Buildings and Grounds	HVAC City Hall (1 unit)	Urgent	100% GF		0% N/A	\$ 16,000	\$ -	\$ 16,000	\$ 16,000							
2 Buildings and Grounds	Study of City Hall Conditions	Necessary, Short Term	100% GF		0% N/A	30,000	-	30,000	30,000							
3 Buildings and Grounds	HVAC City Hall (7 units)	Necessary, Short Term	100% GF		0% N/A	119,000	-	119,000		23,800	23,800	23,800	23,800	23,800	23,800	
4 Buildings and Grounds	HVAC & Boiler @DPW	Necessary, Short Term	70% GF		30% W&S	75,000	-	75,000	75,000							
5 Buildings and Grounds	Replacement of Concrete Ramp and Stairs on East Side of City Hall	Necessary, Short Term	50% GF		50% Grant	60,000	-	60,000		60,000						
6 Buildings and Grounds	Drake Park Storage	Necessary, Short Term	100% GF		0% N/A	50,000	-	50,000	50,000							
7 Buildings and Grounds	City Hall Carpet Replacement and Paint	Necessary, Short Term	100% GF		0% N/A	25,000	-	25,000		25,000						
8 Buildings and Grounds	Public Safety Front Desk Ballistic Glass	Necessary, Short Term	100% GF		0% N/A	25,000	-	25,000		25,000						
9 Buildings and Grounds	South Truck Bay Door Replacement	Necessary, Short Term	100% GF		0% N/A	14,000	-	14,000	14,000							
10 Buildings and Grounds	Training Room Upgrade	Necessary, Short Term	100% GF		0% N/A	24,000	-	24,000	24,000							
11 Buildings and Grounds	Offsite Property Room Upgrade	Necessary, Short Term	100% GF		0% N/A	10,000	-	10,000		10,000						
12 Buildings and Grounds	City Hall Furniture	Necessary, Short Term	100% GF		0% N/A	30,000	-	30,000						30,000		
13 Buildings and Grounds	DPW Hoist	Necessary, Short Term	100% GF/WS		0% N/A	120,000	-	120,000	120,000							
14 Buildings and Grounds	DPW Roof Replacement	Necessary, Short Term	100% GF/WS		0% N/A	310,000	-	310,000			115,000	115,000	80,000			
15 Buildings and Grounds	Salt Dome Reconstruct	Necessary, Long Term	55% GF		45% N/A	425,000	-	425,000								425,000
16 Buildings and Grounds	City Hall Roof Replacement	Necessary, Long Term	100% GF		0% N/A	150,000	-	150,000								150,000
17 Buildings and Grounds	9 Mile Retention Boiler Replacement	Necessary, Long Term	100% WS		0% N/A	30,000	-	30,000								30,000
<b>TOTAL</b>		17				<b>\$ 1,513,000</b>	<b>\$ -</b>	<b>\$ 1,513,000</b>	<b>\$ 329,000</b>	<b>\$ 143,800</b>	<b>\$ 138,800</b>	<b>\$ 138,800</b>	<b>\$ 133,800</b>	<b>\$ 23,800</b>	<b>\$ 605,000</b>	

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

Project Category	Project Name	Prioritization Rank	Funding Source					Prior Years City Cost	Future City Cost	Fiscal Year Ended June 30							
			City	Fund	Outside	Outside Source	Total			2020	2021	2022	2023	2024	2025	2026-2029	
1 Recreation and Culture	Riley Park Floor Resurfacing	Necessary, Short Term	100%	GF	0%	N/A	\$ 10,000	\$ -	\$ 10,000	\$ 10,000							
2 Recreation and Culture	Riley Park Pavillion Painting	Necessary, Short Term	100%	GF	0%	N/A	10,000	-	10,000	10,000							
3 Recreation and Culture	Riley Park Paver and Approaches	Necessary, Short Term	50%	GF	50%	Grant /	15,000	-	15,000		15,000						
4 Recreation and Culture	Shiawassee and Drake Ball Diamond Fencing	Necessary, Short Term	50%	GF	50%	Donation	50,000	-	50,000			50,000					
5 Recreation and Culture	Shiawassee Park Play Structure and Wooden Fence Repairs	Necessary, Short Term	50%	GF	50%	Grant	25,000	-	25,000		25,000						
6 Recreation and Culture	Shiawassee and Drake Bathroom Replacement	Necessary, Short Term	100%	GF	0%	N/A	130,000	-	130,000	130,000							
7 Recreation and Culture	Drake Tennis Court Demo	Necessary, Short Term	50%	GF	50%	Grant	10,000	-	10,000	10,000							
8 Recreation and Culture	Drake Path from parking lot to school	Necessary, Short Term	50%	GF	50%	Grant	10,000	-	10,000	10,000							
9 Recreation and Culture	Mansion painting of exterior of Mansion, Gazebo, and Carriage House	Necessary, Short Term	50%	GF	50%	Grant	20,000	-	20,000	10,000	10,000						
10 Recreation and Culture	Mansion roof repair of Mansion, Gazebo, and Carriage House	Necessary, Short Term	50%	GF	50%	Grant	24,000	-	24,000	11,000	13,000						
11 Recreation and Culture	Theater Stage lighting upstairs	Necessary, Short Term	100%	Theater	0%	N/A	10,000	-	10,000	10,000							
12 Recreation and Culture	Theater Concessions update	Necessary, Short Term	100%	Theater	0%	N/A	12,000	-	12,000		12,000						
13 Recreation and Culture	Theater New carpet throughout	Necessary, Short Term	100%	Theatre	0%	N/A	15,000	-	15,000	15,000							
14 Recreation and Culture	Theater cinema servers (2)	Necessary, Short Term	100%	Theatre	0%	N/A	17,000	-	17,000		17,000						
15 Recreation and Culture	Theater stage lighting downstairs	Necessary, Short Term	100%	Theatre	0%	N/A	18,000	-	18,000	18,000							
16 Recreation and Culture	Theater digital projectors (2)	Necessary, Short Term	100%	Theatre	0%	N/A	95,000	-	95,000				95,000				
17 Recreation and Culture	Mansion driveway paver repairs	Necessary, Long Term	50%	GF	50%	Grant	10,000	-	10,000			10,000					
18 Recreation and Culture	Riley Park Lighting	Desired, Not Necessary	100%	GF	0%	N/A	15,000	-	15,000			15,000					
19 Recreation and Culture	Shiawassee Tennis Court Renovation/Demo	Desired, Not Necessary	50%	GF	50%	Grant	10,000	-	10,000	10,000							
20 Recreation and Culture	Flanders walking path	Desired, Not Necessary	50%	GF	50%	Grant	25,000	-	25,000	25,000							
21 Recreation and Culture	Flanders Park Playscape(s)	Desired, Not Necessary	50%	GF	50%	Private	30,000	-	30,000		30,000						
22 Recreation and Culture	Flanders Park Shelter	Desired, Not Necessary	0%	GF	100%	Private	25,000	-	25,000		25,000						
23 Recreation and Culture	Memorial Park Improvements (Masonic Temple)	Desired, Not Necessary	50%	GF	50%	Grant	50,000	-	50,000			50,000					
<b>TOTAL</b>		23					<b>\$ 636,000</b>	<b>\$ -</b>	<b>\$ 636,000</b>	<b>\$ 269,000</b>	<b>\$ 147,000</b>	<b>\$ 125,000</b>	<b>\$ 95,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

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

Project Category	Project Name	Prioritization Rank	Funding Source					Prior Years City Cost	Future City Cost	Fiscal Year Ended June 30							
			City	Fund	Outside	Source	Total			2020	2021	2022	2023	2024	2025	2026-2029	
1 Vehicles and Equipment	Installation of Laserfiche software	Necessary, Short Term	100%	GF	0%	N/A	\$ 10,000	\$ -	\$ 10,000	\$ 10,000							
2 Vehicles and Equipment	Election Laptop Replacement	Necessary, Short Term	100%	GF	0%	N/A	10,000	-	10,000		10,000						
3 Vehicles and Equipment	Poll Booth Replacement	Necessary, Short Term	100%	GF	0%	N/A	10,000	-	10,000			10,000					
4 Vehicles and Equipment	Election Equipment Replacement	Necessary, Short Term	100%	GF	0%	N/A	50,000	-	50,000								50,000
5 Vehicles and Equipment	IT Equipment	Necessary, Short Term	100%	GF	0%	N/A	300,000	-	300,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	240,000
<b>TOTAL</b>		5					<b>\$ 380,000</b>	<b>\$ -</b>	<b>\$ 380,000</b>	<b>\$ 20,000</b>	<b>\$ 20,000</b>	<b>\$ 20,000</b>	<b>\$ 10,000</b>	<b>\$ 10,000</b>	<b>\$ 10,000</b>	<b>\$ 10,000</b>	<b>\$ 290,000</b>

Draft

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

Project Category	Project Name	Prioritization Rank	Funding Source					Total	Prior Years City Cost	Future City Cost	Fiscal Year Ended June 30						
			City	Fund	Outside		2020				2021	2022	2023	2024	2025	2026-2029	
					Source												
1 Vehicles and Equipment	Patrol Vehicles	Urgent	50%	GF	50%	Drug Forf	\$ 598,000	\$ -	\$ 598,000	\$ 52,000	\$ 54,000	\$ 56,000	\$ 58,000	\$ 60,000	\$ 62,000	\$ 256,000	
2 Vehicles and Equipment	Administration Vehicles	Necessary, Short Term	100%	GF	0%	N/A	76,000	-	76,000		25,000			25,000		26,000	
3 Vehicles and Equipment	Pumper Truck	Necessary, Short Term	100%	GF	0%	N/A	250,000	-	250,000							250,000	
4 Vehicles and Equipment	Thermal Imaging Camera	Necessary, Short Term	60%	GF	40%	RAP Gran	24,000	-	24,000	12,000						12,000	
5 Vehicles and Equipment	Firearms	Necessary, Short Term	80%	GF	20%	Resale	22,000	-	22,000			22,000					
6 Vehicles and Equipment	Fire Turnout Gear	Necessary, Short Term	10%	GF	90%	Grant	85,500	-	85,500	28,500	28,500	28,500					
7 Technology	In-Car Computers	Necessary, Short Term	100%	GF	0%	N/A	40,000	-	40,000		20,000					20,000	
8 Vehicles and Equipment	Emergency Siren Controls	Necessary, Short Term	100%	GF	0%	N/A	36,000	-	36,000				12,000	12,000	12,000		
9 Vehicles and Equipment	Body Worn Cameras	Necessary, Short Term	50%	GF	50%	Grant	80,000	-	80,000			80,000					
10 Vehicles and Equipment	In-Car Cameras	Necessary, Short Term	50%	GF	50%	Grant	40,000	-	40,000			40,000					
11 Vehicles and Equipment	Self Contained Breathing Apparatus (SCBA)	Necessary, Short Term	10%	GF	90%	Grant	130,000	-	130,000				130,000				
12 Vehicles and Equipment	Security Camera Upgrades	Necessary, Short Term	50%	GF	50%	RAP Gran	10,000	-	10,000	10,000							
13 Vehicles and Equipment	Portable Light Trailer	Necessary, Short Term	100%	GF	0%	N/A	10,000	-	10,000		10,000						
14 Technology	Live-Scan Fingerprinting	Necessary, Long Term	50%	GF	50%	RAP Gran	10,000	-	10,000					10,000			
15 Technology	Phone Recording System	Necessary, Long Term	50%	GF	50%	Drug Forf	18,000	-	18,000							18,000	
16 Vehicles and Equipment	Portable Radios	Necessary, Long Term	50%	GF	50%	CLEMIS	75,000	-	75,000							75,000	
<b>TOTAL</b>		16					<b>\$ 1,504,500</b>	<b>\$ -</b>	<b>\$ 1,504,500</b>	<b>\$ 102,500</b>	<b>\$ 137,500</b>	<b>\$ 226,500</b>	<b>\$ 200,000</b>	<b>\$ 107,000</b>	<b>\$ 74,000</b>	<b>\$ 657,000</b>	



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

Project Category	Project Name	Prioritization Rank	Funding Source							Fiscal Year Ended June 30						
			City	Fund	Outside	Outside Source	Total	Prior Years		2020	2021	2022	2023	2024	2025	2026-2029
								City Cost	Future City Cost							
1 Vehicles and Equipment	Ford 2000 F350 4X4 Pickup, 2005 GMC Pickup w/Plow	Necessary, Short Term	100%	ISF	0%	N/A	\$ 88,928	\$ -	\$ 88,928		\$ 88,928					
2 Vehicles and Equipment	1985 Ford Tractor Backhoe w/Breaker Stanley Concrete Breaker (w#26) 50% W&S	Necessary, Short Term	100%	ISF	0%	N/A	155,041	-	155,041	155,041						
3 Vehicles and Equipment	Leaf Loader	Necessary, Short Term	100%	ISF	0%	N/A	57,200	-	57,200			57,200				
4 Vehicles and Equipment	2005 Savanna Van	Necessary, Short Term	100%	ISF	0%	N/A	48,100	-	48,100			48,100				
5 Vehicles and Equipment	2014 Ford F-250 4x4 Utility Body	Necessary, Short Term	100%	ISF	0%	N/A	37,440	-	37,440			37,440				
6 Vehicles and Equipment	2015 F-250 (50% W&S)	Necessary, Short Term	100%	ISF	0%	N/A	119,679	-	119,679			37,310				82,369
7 Vehicles and Equipment	Exmark 60" Laser Mower	Necessary, Short Term	100%	ISF	0%	N/A	15,295	-	15,295			15,295				
8 Vehicles and Equipment	Calcote Pedestal Calcium Pre-Wetter	Necessary, Short Term	100%	ISF	0%	N/A	10,400	-	10,400			10,400				
9 Vehicles and Equipment	1998 GMC Dump Truck, Plow, Scaper and Spreader	Necessary, Short Term	100%	ISF	0%	N/A	236,740	-	236,740					236,740		
10 Vehicles and Equipment	2007 GMC Pickup w/Plow	Necessary, Short Term	100%	ISF	0%	N/A	44,200	-	44,200							44,200
11 Vehicles and Equipment	1984 Ford Tractor	Necessary, Short Term	100%	ISF	0%	N/A	44,880	-	44,880							44,880
12 Vehicles and Equipment	Steel ROPS Cab/Hydraulic Broom Sweeper	Necessary, Short Term	100%	ISF	0%	N/A	20,400	-	20,400							20,400
13 Vehicles and Equipment	Fayette Trailer 10 Ton	Necessary, Short Term	100%	ISF	0%	N/A	20,400	-	20,400							20,400
14 Vehicles and Equipment	Stepp SPH 1.2LP Pre-Mix Heater	Necessary, Short Term	100%	ISF	0%	N/A	27,200	-	27,200							27,200
15 Vehicles and Equipment	Sewer Televising Camera	Necessary, Short Term	100%	ISF	0%	N/A	40,800	-	40,800							40,800
16 Vehicles and Equipment	1989 Liberty Landscape Trailer	Necessary, Short Term	100%	ISF	0%	N/A	12,240	-	12,240							12,240
17 Vehicles and Equipment	1994 Bandit Brush Chipper	Necessary, Long Term	100%	ISF	0%	N/A	29,000	-	29,000							29,000
18 Vehicles and Equipment	2000 GMC Dump Truck,Scraper,Plow & Spreader	Necessary, Long Term	100%	ISF	0%	N/A	252,760	-	252,760							252,760
19 Vehicles and Equipment	1996 GMC Dump Truck,Scraper,Plow & Spreader	Necessary, Long Term	100%	ISF	0%	N/A	263,440	-	263,440							263,440
20 Vehicles and Equipment	2015 Chevy Express	Necessary, Long Term	100%	ISF	0%	N/A	39,893	-	39,893							39,893
21 Vehicles and Equipment	Leaf Loader	Necessary, Long Term	100%	ISF	0%	N/A	63,800	-	63,800							63,800
22 Vehicles and Equipment	2001 MdID185Q6JD Compressor w/Access	Necessary, Long Term	100%	ISF	0%	N/A	20,300	-	20,300							20,300
23 Vehicles and Equipment	Caterpillar XN 9WM01504	Necessary, Long Term	100%	ISF	0%	N/A	159,850	-	159,850							159,850
24 Vehicles and Equipment	Digitize DPW Maintenance Records	Necessary, Long Term	100%	GF	0%	N/A	10,000	-	10,000		10,000					
25 Vehicles and Equipment	SCADA Field Equipment	Necessary, Long Term	100%	GF/WS	0%	N/A	10,000	-	10,000						10,000	
26 Vehicles and Equipment	Beuthng Mdl B-60 Tandem Asphalt Roller	Necessary, Long Term	100%	ISF	0%	N/A	11,600	-	11,600							11,600
<b>Total</b>		26					<b>\$ 1,839,586</b>	<b>\$ -</b>	<b>\$ 1,839,586</b>	<b>\$ 155,041</b>	<b>\$ 98,928</b>	<b>\$ -</b>	<b>\$ 205,745</b>	<b>\$ 236,740</b>	<b>\$ 220,120</b>	<b>\$ 923,012</b>

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

Project Category	Project Name	Prioritization Rank	Funding Source					Total	Prior Years City Cost	Future City Cost	Fiscal Year Ended June 30						
			City	Fund	Outside		2020				2021	2022	2023	2024	2025	2026-2029	
					Source												
1 Parking Lots	Drake Park Lot	Necessary, Short Term	100%	GF	0%	N/A	\$ 100,000	\$ -	\$ 100,000	\$ 100,000							
2 Parking Lots	Downtown Parking Lot	Necessary, Short Term	100%	GF/DDA	0%	N/A	100,000	-	100,000	100,000							
3 Parking Lots	City Hall Horseshoe Drive	Necessary, Short Term	100%	GF	0%	N/A	15,000	-	15,000		15,000						
4 Parking Lots	Mailbox	Necessary, Short Term	100%	GF/DDA	0%	N/A	53,000	-	53,000		53,000						
5 Parking Lots	Parking Lot Pay Station	Necessary, Short Term	100%	DDA	0%	N/A	50,000	-	50,000				50,000				
6 Parking Lots	14 Parking Meters on Grand River	Necessary, Short Term	100%	DDA	0%	N/A	21,000	-	21,000				21,000				
7 Parking Lots	City Hall East Lot	Necessary, Short Term	100%	GF	0%	N/A	42,000	-	42,000							42,000	
8 Parking Lots	DPW Lot	Necessary, Short Term	100%	GF	0%	N/A	150,000	-	150,000							150,000	
9 Parking Lots	State Street Lot	Necessary, Long Term	100%	GF/DDA	0%	N/A	40,000	-	40,000							40,000	
10 Parking Lots	Page's Lot	Necessary, Long Term	100%	GF/DDA	0%	N/A	50,000	-	50,000							50,000	
11 Parking Lots	Routine Parking Lot Maintenance	Necessary, Short Term	100%	GF/DDA	0%	N/A	100,000	-	100,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	
<b>TOTAL</b>		11					<b>\$ 721,000</b>	<b>\$ -</b>	<b>\$ 721,000</b>	<b>\$ 210,000</b>	<b>\$ 78,000</b>	<b>\$ 10,000</b>	<b>\$ 81,000</b>	<b>\$ 160,000</b>	<b>\$ 52,000</b>	<b>\$ 130,000</b>	

Draft

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

Project Category	Project Name	Prioritization Rank	Funding Source					Prior Years City Cost	Future City Cost	Fiscal Year Ended June 30						
			City	Fund	Outside	Source	Total			2020	2021	2022	2023	2024	2025	2026-2029
1 Roads	Oakland-Farmington to Grand River	Necessary, Short Term	100%	Street	0%	N/A	\$ 660,000	\$ -	\$ 660,000	\$ 660,000						
2 Roads	Freedom Road	Necessary, Short Term	50%	Street	50%	Grant	2,000,000	-	2,000,000		2,000,000					
4 Roads	Road Program	Necessary, Long Term	100%	Street	0%	N/A	8,000,000	-	8,000,000	-	-	1,000,000	1,000,000	1,000,000	1,000,000	4,000,000
<b>TOTAL</b>		3					<b>\$ 10,660,000</b>	<b>\$ -</b>	<b>\$ 10,660,000</b>	<b>\$ 660,000</b>	<b>\$ 2,000,000</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>	<b>\$ 4,000,000</b>

Draft

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

Project Category	Project Name	Prioritization Rank	Funding Source					Total	Prior Years City Cost	Future City Cost	Fiscal Year Ended June 30					
			City	Fund	Outside	Source					2020	2021	2022	2023	2024	2025
1 Drains	US-16 lining	Necessary, Short Term	100%	General	0%	N/A	\$ 114,000	\$ -	\$ 114,000	\$ 114,000						
2 Drains	Storm Sewer Repairs East of Shiawassee	Necessary, Short Term	100%	W&S	0%	N/A	30,000	-	30,000	30,000						
3 Drains	Mayfield Drain Repairs	Necessary, Short Term	100%	General	0%	N/A	100,000	-	100,000	\$ 100,000						
4 Drains	9 Mile & Drake Caddell Drain	Necessary, Short Term	100%	General	0%	N/A	400,000	-	400,000		400,000					
5 Drains	Caddell Drain System Improvements	Necessary, Short Term	100%	General	0%	N/A	175,000	-	175,000	175,000						
<b>TOTAL</b>		5					<b>\$ 819,000</b>	<b>\$ -</b>	<b>\$ 819,000</b>	<b>\$ 419,000</b>	<b>\$ 400,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Draft

City of Farmington  
 Capital Improvement Plan  
 Appendix A  
 Sidewalks and Streetscapes

Project Category	Project Name	Prioritization Rank	Funding Source					Total	Prior Years City Cost	Future Cost	Fiscal Year Ended June 30						
			City	Fund	Outside		2020				2021	2022	2023	2024	2025	2026-2029	
					Source												
1 Sidewalks and Streetscapes	Sidewalk Replacement Program	Necessary, Short Term	100%	STREET	0%	N/A	\$ 1,000,000	\$ -	\$ 1,000,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 400,000	
2 Sidewalks and Streetscapes	Rolling Tree Management Program - 15 Trees per Year	Necessary, Short Term	100%	GF	0%	N/A	300,000	-	300,000	30,000	30,000	30,000	30,000	30,000	30,000	120,000	
<b>TOTAL</b>		2					<b>\$ 1,300,000</b>	<b>\$ -</b>	<b>\$ 1,300,000</b>	<b>\$ 130,000</b>	<b>\$ 130,000</b>	<b>\$ 130,000</b>	<b>\$ 130,000</b>	<b>\$ 130,000</b>	<b>\$ 130,000</b>	<b>\$ 520,000</b>	

Draft

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

Project Category	Project Name	Prioritization Rank	Funding Source					Prior Years City Cost	Future City Cost	Fiscal Year Ended June 30						
			City	Fund	Outside	Source	Total			2020	2021	2022	2023	2024	2025	2026-2029
1 Sewer System	9 Mile Retention Storage Basin Repairs	Necessary, Short Term	100%	WS	0%	N/A	\$ 207,500	\$(125,000)	\$ 82,500	\$ 82,500						
2 Water System	Water Booster	Necessary, Short Term	100%	WS	0%	N/A	108,500	(66,500)	42,000	42,000						
3 Sewer System	Pump Stations Repairs	Necessary, Short Term	100%	WS	0%	N/A	100,000	-	100,000	10,000	10,000	10,000	10,000	10,000	10,000	40,000
4 Water System	Auto Read Meters	Necessary, Short Term	100%	WS	0%	N/A	287,000	-	287,000	106,000	106,000	25,000	25,000	25,000		
5 Water System	Portable Electronic Devices	Necessary, Short Term	100%	WS	0%	N/A	21,000.00	-	21,000					10,500	10,500	
6 Water System	Frederick Water Main	Necessary, Short Term	100%	WS	0%	N/A	542,000	-	542,000			542,000				
7 Water System	Watermain Replacement .2 Miles per Year	Necessary, Short Term	100%	WS	0%	N/A	1,425,600	-	1,425,600					237,600	237,600	950,400
8 Sewer System	Belaire Sewer Lining	Necessary, Long Term	100%	WS	0%	N/A	3,600,000	-	3,600,000	1,200,000			1,200,000			1,200,000
9 Sewer System	Chesley Lift Station	Necessary, Long Term	100%	WS	0%	N/A	250,000	-	250,000							250,000
10 Water System	Water Meter Pit Installation	Necessary, Long Term	100%	WS	0%	N/A	750,000	-	750,000							750,000
<b>TOTAL</b>		10					<b>\$ 7,291,600</b>	<b>\$(191,500)</b>	<b>\$ 7,100,100</b>	<b>\$ 1,440,500</b>	<b>\$ 116,000</b>	<b>\$ 577,000</b>	<b>\$ 1,235,000</b>	<b>\$ 283,100</b>	<b>\$ 247,600</b>	<b>\$ 3,200,900</b>

Draft

**CITY OF FARMINGTON  
PLANNING COMMISSION  
NOTICE OF PUBLIC HEARING  
MONDAY, MARCH 11, 2019  
7:00 P.M.**

Please take notice, the Farmington Planning Commission will hold a Public Hearing on Monday, March 11, 2019 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 2020-2025 Capital Improvement Program.

The City of Farmington Capital Improvement Program Steering Committee and City staff have been working diligently the last several months updating the City's 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 is currently being updated.

All interested residents are encouraged to attend the public hearing to be heard, and any written materials concerning the Draft 2020-2025 Capital Improvement Program shall be received and considered.

The Draft 2020-2025 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: February 20, 2019 Farmington Press

**Farmington Planning Commission  
Staff Report**

**Planning Commission  
Date:** March 11, 2019

**Reference  
Number  
5**

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

**Description** Discussion and Schedule of Public Hearing for Planned Unit Development – Blue Hat Coffee, Farmington Masonic Temple, 23715 Farmington Road

**Background**

This item is to discuss and schedule a public hearing with the Planning Commission for a proposed PUD Planned Unit Development located at the Farmington Masonic Temple. Article X. PUD Planned Unit Development, Section 35-135. Approval Procedure of the Zoning Ordinance requires that a public hearing to review the requested PUD and site plan be scheduled in accordance with the Michigan Zoning Enabling Act.

The applicant, Farmington Masonic Temple Association, submitted a PUD concept plan for Blue Hat Coffee. The applicant requests that the Planning Commission schedule a public hearing to be held at the April 8, 2019 meeting along with review of the Preliminary/Conceptual PUD plan.

Attachments

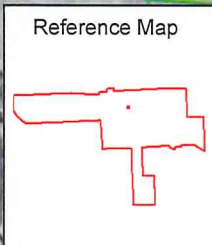




City of Farmington  
CivicSight Map

MAP LEGEND:

- CITY BOUNDARY
- / RIVERS-STREAMS
- MULTITENANTBUILDING (Type)
  - BUILT
  - PROPOSED
  - COMM\_INDUST BLDGS
  - RAPHAEL STREET(POLY)2
  - RAPHAEL STREET(POLY)
  - PARCELS
  - ROADS OUTSIDE FARMINGTON
  - RIGHTOFWAY
  - MULTITENANTPAVING
  - ROW EXTEND
  - / LOT HISTORY
- OPEN WATER (FEATURETYP)
  - DetentionPond
  - StreamRiver
  - LakePond
  - Channel
  - SwampMarsh
- 2015 AERIAL PHOTOS (Image)



Map Scale: 1 inch = 34 feet

Map Date: 3/07/2019

Data Date: March 1, 2019



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 !!!



# CITY OF FARMINGTON

*For office use only*

Date Filed: \_\_\_\_\_

Fee Paid: \_\_\_\_\_

## Planned Unit Development Application

1. Project Name Blue Hat Coffee - Masonic Lodge

2. Location of Property

Address 23715 Farmington

Cross Streets Grand River Ave. & Farmington

3. Identification

Applicant Farmington Masonic Temple Association  
Steve Winters - Manager

Address 23715 Farmington Rd.

City/State/Zip Farmington, MI 48336

Phone \_\_\_\_\_ Fax \_\_\_\_\_

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

9 Property Owner  9 Other (Specify) Property Owner

Property Owner Farmington Masonic Temple Association

Address 23715 Farmington Rd.

City/State/Zip Farmington, MI 48336

Phone \_\_\_\_\_ Fax \_\_\_\_\_

Preparer of Site Plan Jeffery A. Scott Architects P.C.

Address 32316 Grand River Ave. , Suite 200

City/State/Zip Farmington, MI 48336

Phone 248-476-8800 Fax 248-476-8833

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

Criteria	Provided	Comment
Preservation of unique site design features	X	Maintain existing building size and character
High quality architectural design beyond the site plan requirements of this chapter		
Extensive landscaping beyond the site plan requirements of this chapter		
Preservation, enhancement or restoration of natural resources (trees, slopes, non-regulated wetland areas, views to the river		Exterior facade of existing historical building will be maintained. New tenant will allow for the building's continuing maintenance and viability.
Preservation or enhancement of historic resources	X	
Provision of open space or public plazas or features	X	Existing public plaza and the majority of public access parking will be maintained. New barrier free entry and new outdoor patio seating will be provided.
Efficient consolidation of poorly dimensioned parcels or property with difficult site conditions (e.g. topography, shape etc.);		
Effective transition between higher and lower density uses, and/or between non-residential and residential uses; or allow incompatible adjacent land uses to be developed in a manner that is not possible using a conventional approach		
Shared vehicular access between properties or uses	X	The majority of parking will continue to be available to the public
A complementary mix of uses or a variety of housing types	X	The existing building and site is currently underutilized. The mixed use will bring life to the building and site.
Mitigation to offset impacts on public facilities (such as road improvements		

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

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



CITY OF FARMINGTON

**Planned Unit Development (PUD) Review Checklist**

**2. PUD Site Plan Review**

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

4. Property Information

Zoning District       R1P       Area       0.458 Acres      

Width       Varies       Depth       Varies      

Current Use       Club House      

Zoning District of Adjacent Properties to the

North       R1       South       CBD       East       OS/CBD       West       R1P      

5. Proposed Use

<input type="checkbox"/>	Residential	Acres <u>      </u>	Number of Units
<input type="checkbox"/>	Office	Acres <u>      </u>	Gross Floor Area
<input checked="" type="checkbox"/>	Commercial	Acres <u>      NA      </u>	Gross Floor Area
<input type="checkbox"/>	Industrial	Acres <u>      </u>	Gross Floor Area
<input type="checkbox"/>	Institutional	Acres <u>      </u>	Gross Floor Area
<input checked="" type="checkbox"/>	Other <u>      Mixed Use      </u>	Acres <u>      </u>	Gross Floor Area

6. Planned Unit Development Eligibility Criteria

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

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

I,       Steven Winters       (applicant), do hereby swear that the above statements are true.

      [Signature]             2/19/19        
Signature of Applicant Date

      [Signature]             2/19/19        
Signature of Property Owner Date

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



NOTE: PROPERTY AND BUILDING INFORMATION OBTAINED FROM OAKLAND COUNTY RECORDS

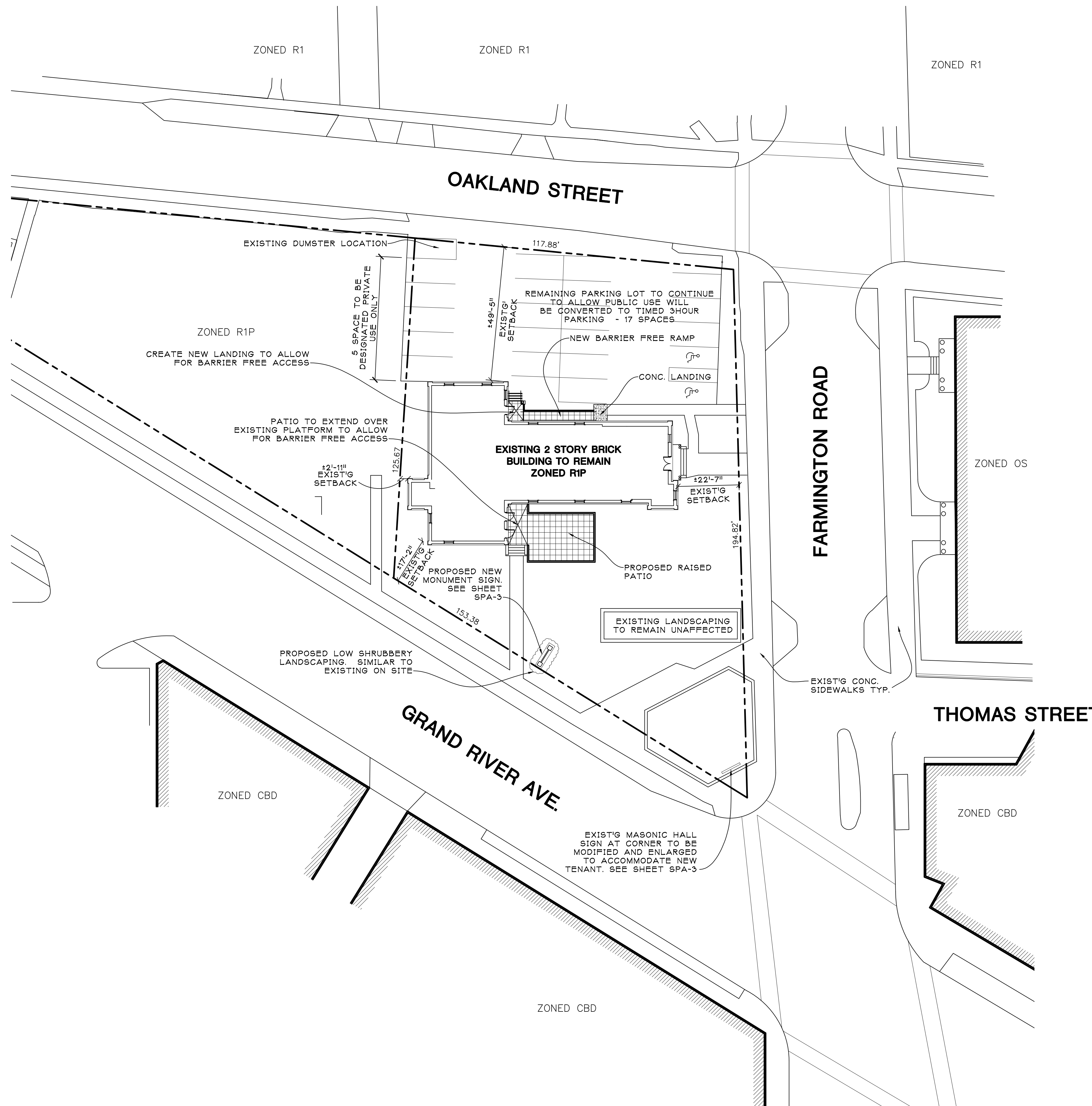
DETAILS OF DEVELOPMENT		
DATA	REQUIRED	PROVIDED
ZONING	R1P	
SETBACKS	FY - GRAND RIVER	25'
	FY - FARMINGTON RD.	25'
	FY - OAKLAND	25'
	SY	6'
NET LOT AREA (SQ.FT.)	119,958 SQ. FT.	117'-2"
EXISTING 1ST FLOOR AREA	3,578 SQ. FT.	122'-7"
EXISTING 2ND FLOOR AREA	2,684 SQ. FT.	149'-5"
TOTAL EXISTING GROSS FLOOR AREA	6,262 SQ. FT.	12'-11"
BUILDING HEIGHT	30'-0"	EXISTING
COFFEE SHOP		
INTERIOR SEATING CAPACITY		56 SEATS
PATIO SEATING CAPACITY		6 TABLES
PARKING CALCULATION		
1 SPACE PER 3 SEATS (INTERIOR)	19	22 SPACES
1 SPACE PER TABLE (PATIO)	6	
TOTAL REQUIRED PARKING	25	
HANDICAPPED PARKING	1	2

LEGAL DESCRIPTION - T1N, R9E, SEC 28 ASSESSOR'S PLAT NO 7 LOT 52 - 0.458 ACRES.

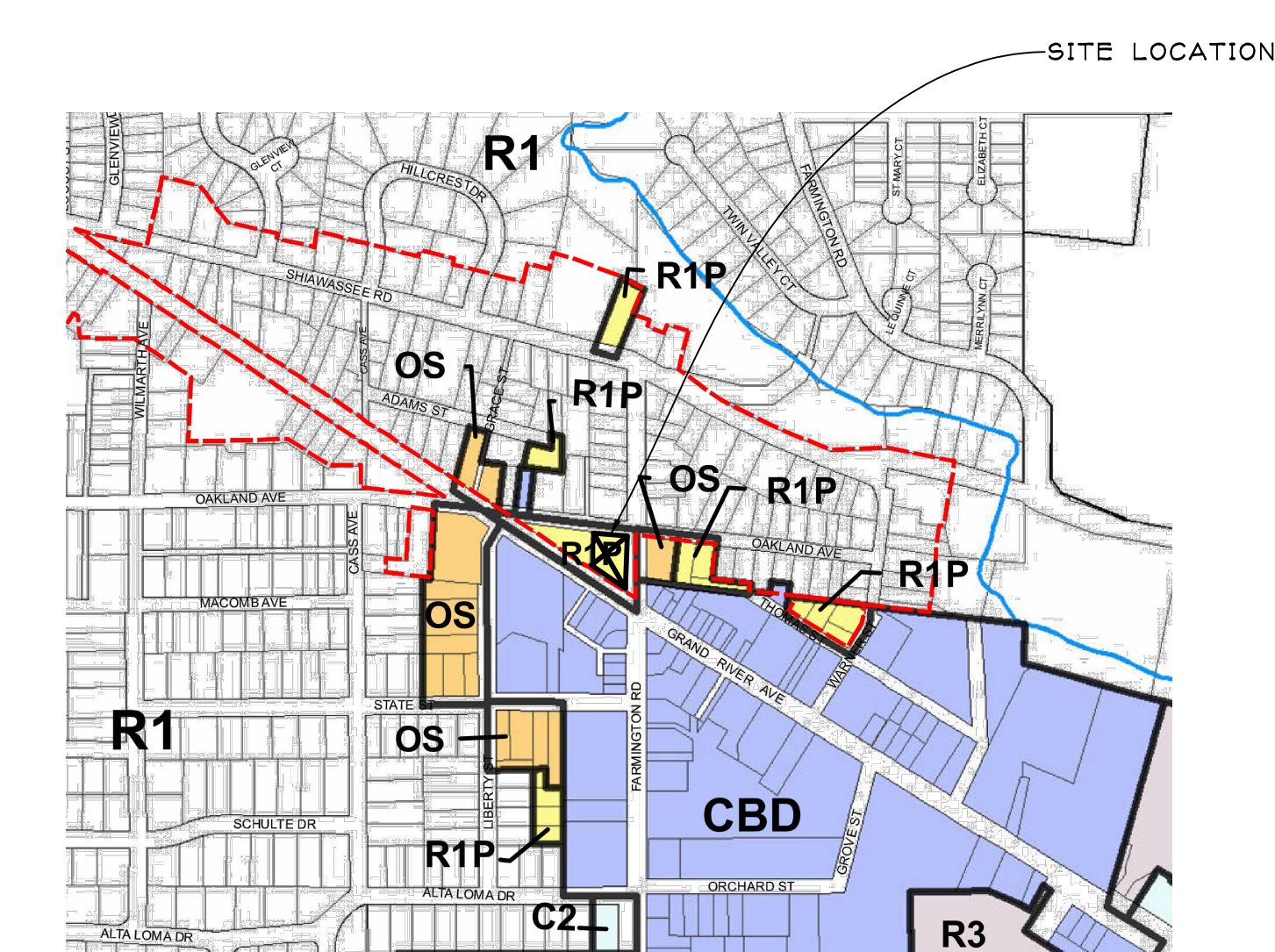
EXISTING UTILITIES TO BE RE-UTILIZED.

KNOWN ZONING DEVIATIONS

1. THE PROPOSED USE IS FOR A RESTAURANT USER TO LEASE THE FIRST FLOOR. THIS TYPE OF USE IS NOT PERMITTED IN AN R1P DISTRICT.
2. PARKING - BASED UPON THE PROPOSED PLANS THE RESTAURANT WOULD REQUIRE 25 SPACES. 22 SPACES ARE PROVIDED. DUE TO THE MINIMAL FREQUENCY, (APPROXIMATELY 6 TIMES PER YEAR) AND INTENSITY OF USE, THE SECOND FLOOR WAS NOT INCLUDED IN THE PARKING CALCULATIONS. THE PROPOSED PARKING INDICATES THAT 5 SPACES WOULD BE SIGNED AS PRIVATE AND THE REMAINING 17 SPACES WOULD CONTINUE TO ALLOW FOR PUBLIC PARKING, HOWEVER THE PARKING SPACES WOULD BE TIME LIMITED TO 3 HOURS.
3. SIGNAGE - AN ADDITIONAL GROUND SIGN WOULD BE PROVIDED ON GRAND RIVER FOR THE RESTAURANT USER. THE SIGN WOULD BE CLOSER THAN 150 FEET TO THE EXISTING MASONIC TEMPLE SIGN WHICH IS TO REMAIN. ADDITIONALLY, THE PROPOSED SIGN FACE IS 20 S.F. WHICH MEETS THE ZONING CODE REQUIREMENT. THE FACE CALCULATION DOES NOT INCLUDE THE SURROUNDING DECORATIVE STRUCTURE OR BRICK BASE, WHICH THE ORDINANCE REQUIRES TO BE INCLUDED IN THE CALCULATION.
4. SIGNAGE - THE EXISTING MASONIC GROUND SIGN WOULD BE MODIFIED AND ENLARGED TO ACCOMMODATE THE NEW TENANT.
5. EXISTING CONDITIONS WHICH ARE TO REMAIN WHICH DO NOT MEET CURRENT ZONING REQUIREMENTS HAVE NOT BEEN ADDRESSED.



**SITE PLAN**  
SCALE: 1" = 20'-0"



**LOCATION PLAN**  
SCALE: NTS

ARCHITECT:

**jeffery a. scott architects p.c.**  
32316 grand river ave.  
suite 200  
farmington, mi 48336  
248-476-8800  
JSCOTTARCHITECTS.COM  
copyright © 2019

SHEET TITLE:

**SITE PLAN**

PROJECT:  
**BLUE HAT COFFEE**  
**23715 FARMINGTON RD.**  
**FARMINGTON, MI**

ISSUED FOR:  
**OWNER REVIEW** 2-15-19  
**CITY SUBMISSION** 2-19-19

**- PRELIMINARY -**  
**NOT FOR CONSTRUCTION**

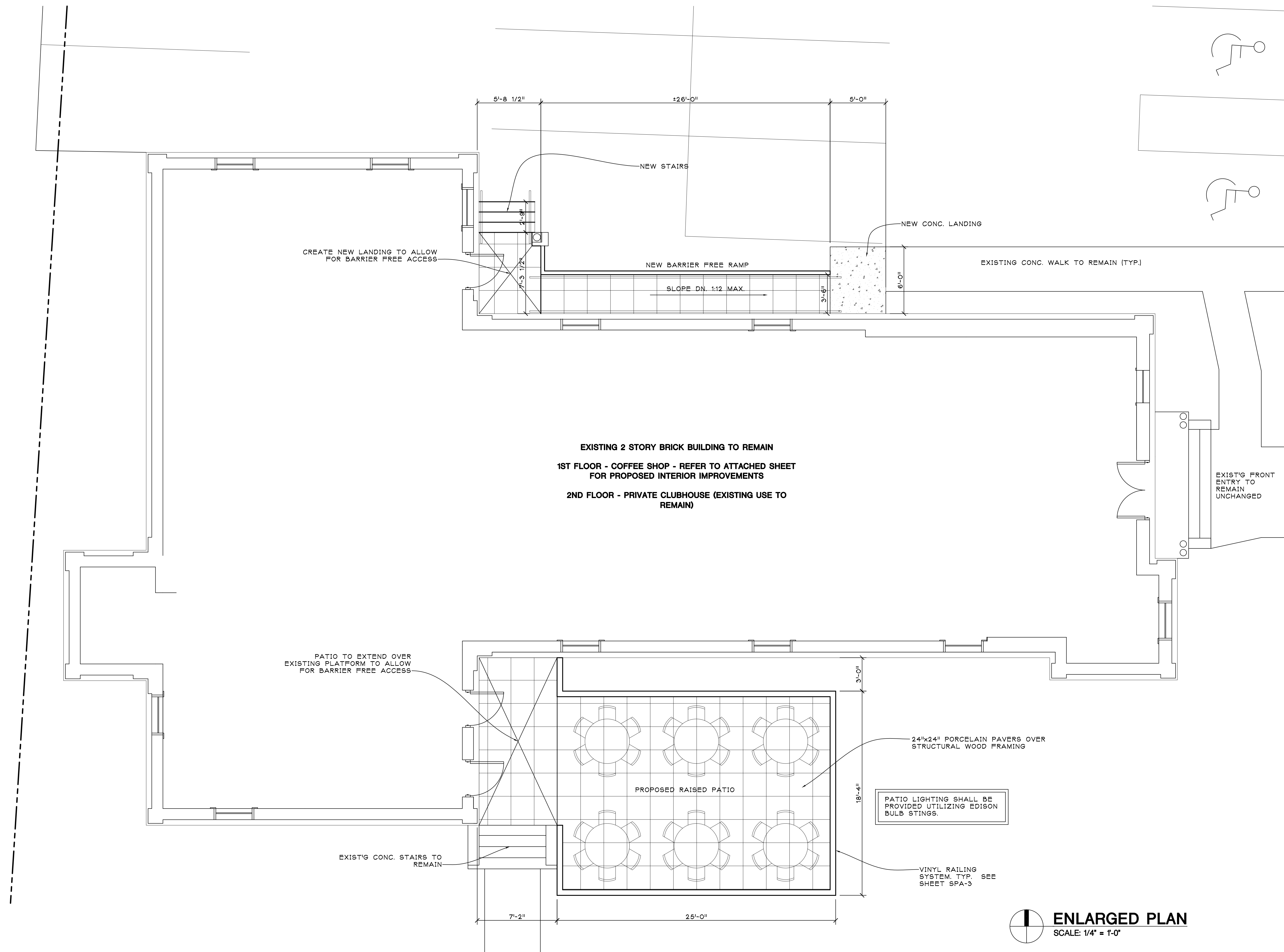
DO NOT SCALE PRINTS  
USE FIGURED DIMENSIONS ONLY  
JOB NO.

**19027**  
SHEET NO.

**SPA-1**



**- PRELIMINARY -**  
NOT FOR CONSTRUCTION

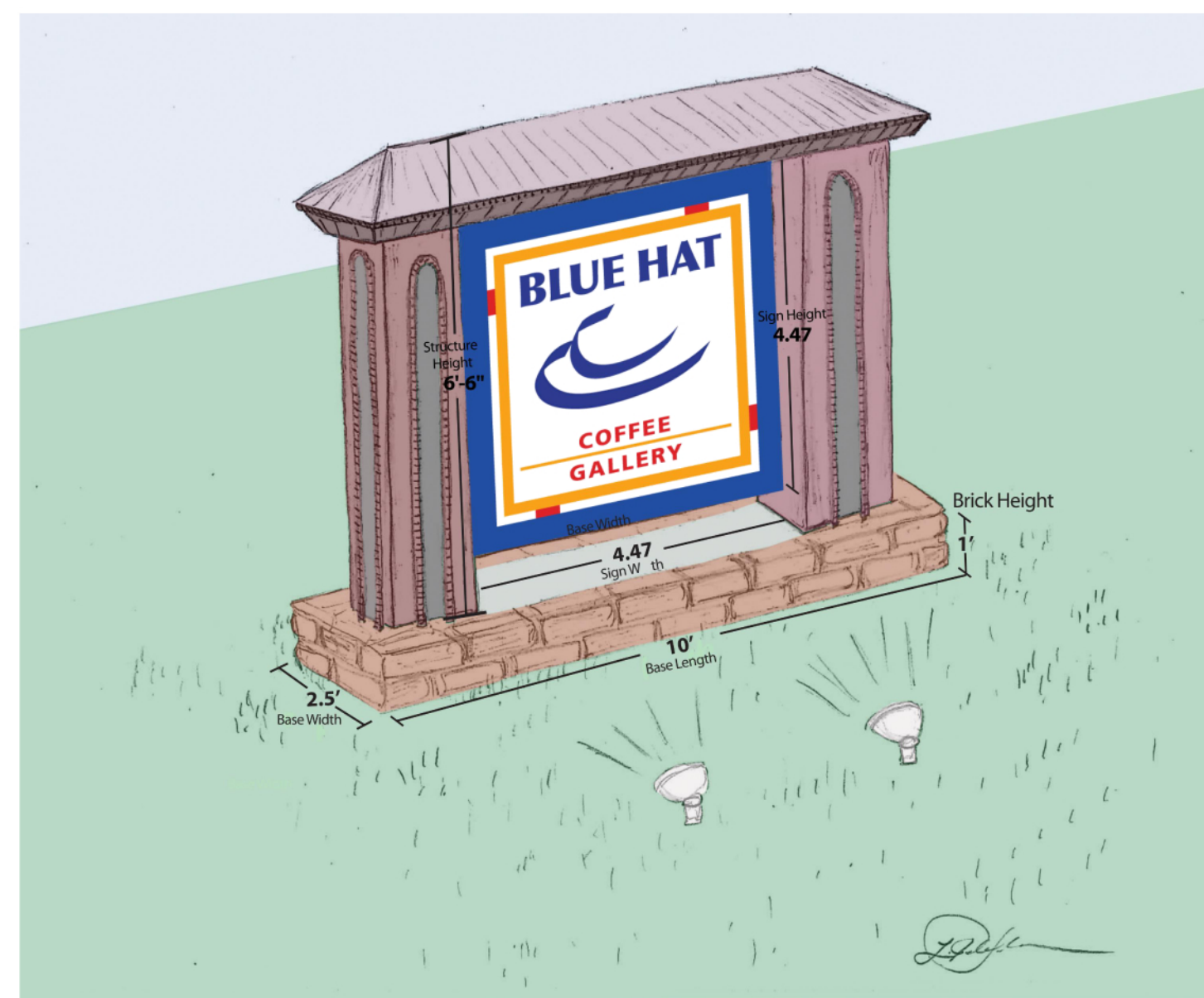


**ENLARGED PLAN**  
SCALE: 1/4" = 1'-0"





**PROPOSED CORNER SIGN**

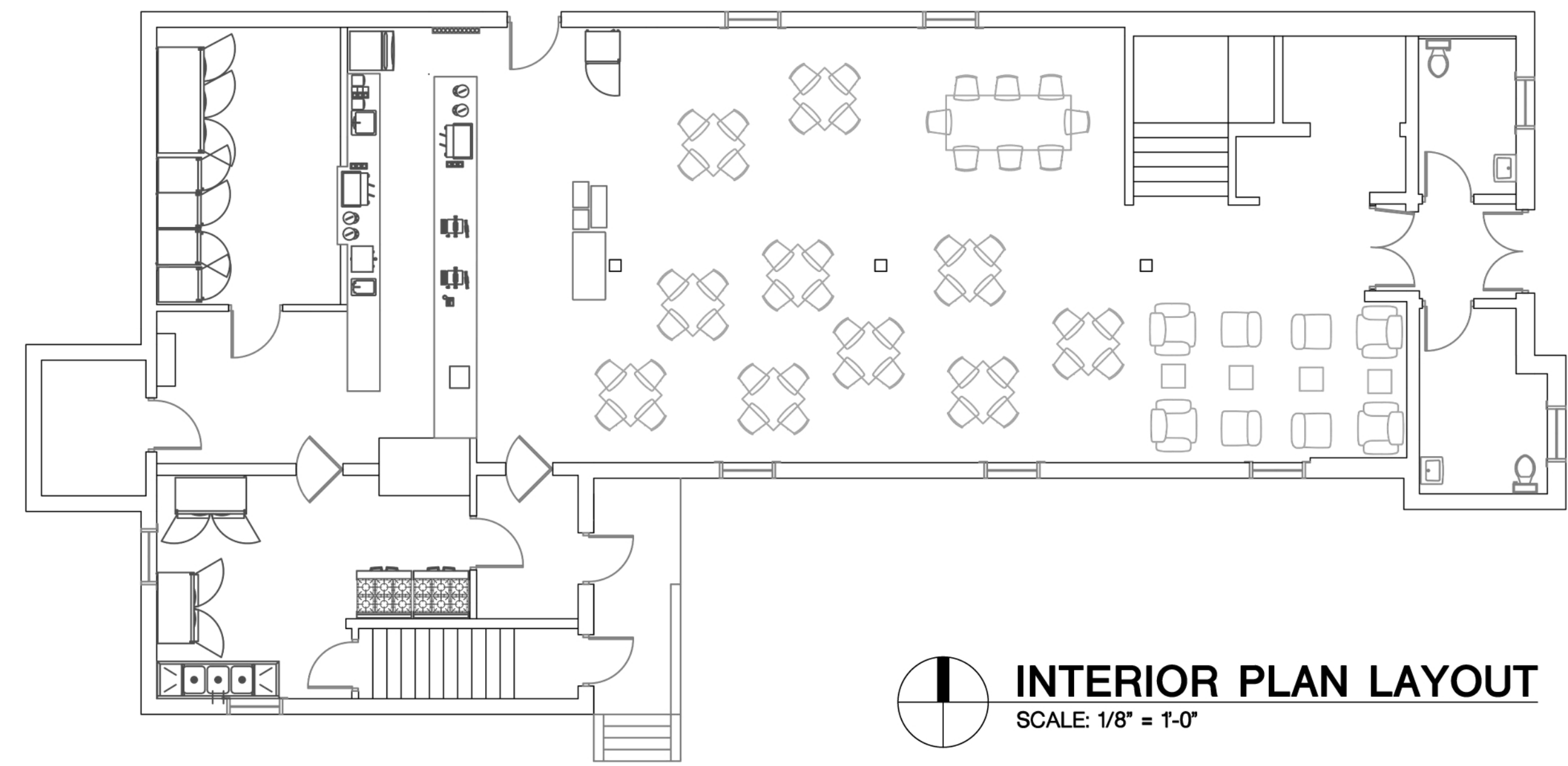


Base Construction: Concrete with brick  
Sign Construction: Painted Sheet Steel

**PROPOSED MONUMENT SIGN**



**TYPICAL RAILING SYSTEM**



**INTERIOR PLAN LAYOUT**  
SCALE: 1/8" = 1'-0"



**GRAND RIVER LOOKING NORTH AT PATIO**

ARCHITECT:



**jeffery a. scott  
architects p.c.**

32316 grand river ave.  
suite 200  
farmington, mi 48336  
248-476-8800  
JSCOTTARCHITECTS.COM  
copyright © 2019

SHEET TITLE:

**MISC.  
DEVELOPMENT  
DETAILS**

PROJECT:

**BLUE HAT COFFEE  
23715 FARMINGTON RD.  
FARMINGTON, MI**

ISSUED FOR:

OWNER REVIEW 2-15-19  
CITY SUBMISSION 2-19-19

**- PRELIMINARY -  
NOT FOR CONSTRUCTION**

DO NOT SCALE PRINTS  
USE FIGURED DIMENSIONS ONLY  
JOB NO.

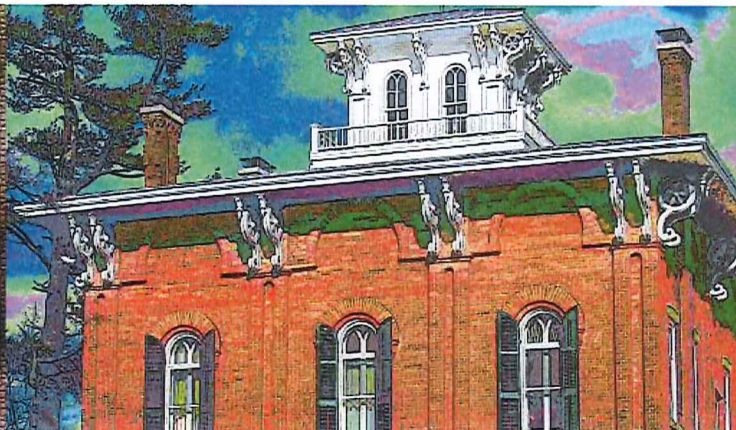
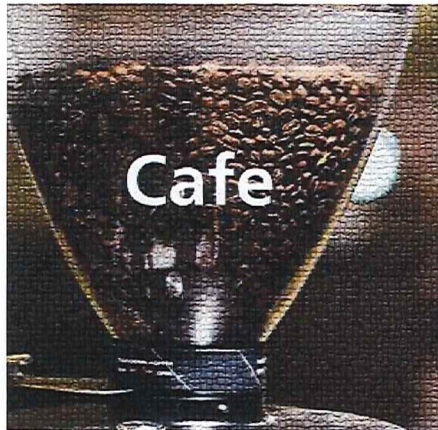
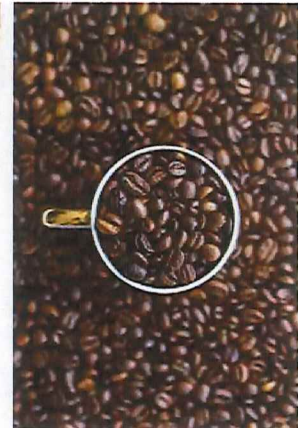
**19027**

SHEET NO.

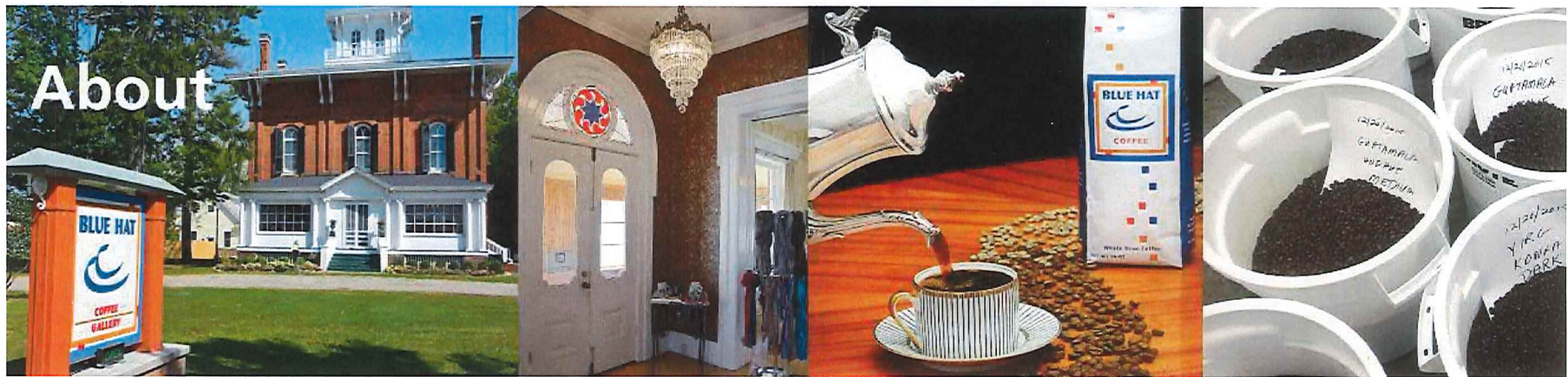
**SPA-3**



- [Shop](#)
- [Cafe](#)
- [Wholesale](#)
- [About](#)
- [Log In](#)







- [Home](#)
- [Press](#)
- [Videos](#)
- [Contact Us](#)
- [Terms & Conditions](#)
- [Shop](#)
- [Log In](#)



867 East Chicago Street  
Coldwater, MI 49036  
517-924-1095



#### Company

Blue Hat LLC is a woman owned business. Catherine Jewell is sole owner of the business and is the Chief Executive Officer. Phillip Jewell is the Chief Operating Officer.

Catherine is a retired opera singer. Phillip is a retired software engineer. Both are experienced jewelers and Catherine is a certified gemologist.

Quality is considered the cornerstone of the business. From the coffee roasted to the artists presented in the gallery, this obligation to quality can be perceived.

- [Home](#)
- [Company](#)
- [Videos](#)
- [Contact Us](#)
- [Terms & Conditions](#)





## Press

Writing about  
Blue Hat Coffee?

Contact us

1-517-924-1095

Recent articles and press releases are shown below. If you need additional information about Blue Hat Coffee, contact us by phone or fill out the [Contact Us Form](#)

## Press Coverage

90.5 WKAR May 2, 2017

[Historic House In Coldwater Now Roasts Fresh Coffee](#)

Michigan Business Network January 3, 2017

[Entrepreneurial Success From Clothing To Coffee](#)

The Collegian - Hillsdale College Weekly Newspaper February 4, 2016

[Blue Hat comes to Bon Appétit](#)

Dairy Education Board May 7, 2015

[A Tip of My Blue Hat to Freshly Roasted Artisanal Coffee](#)

MSU Campus Archaeology Program Oct. 16, 2014

[It's a Small World After All](#)

Battle Creek Enquirer Sept. 22, 2014

[It's a whole new grind for Coldwater couple](#)

Battle Creek Enquirer July 18, 2014

[Coldwater offers something for everyone](#)

Coldwater Daily Reporter July 14, 2014

[New business owners bring local excitement](#)

Coldwater Daily Reporter Feb. 9, 2012

[Historic home preserved](#)

Press Releases

Blue Hat Coffee June 13, 2016

[Don't Send Bad Coffee to College!](#)

Blue Hat Coffee April 20, 2015

[Blue Hat Coffee Participates in Marshall Area Farmers' Market](#)

Blue Hat Coffee Feb. 16, 2015

[New Online Shop Features Freshly Roasted Blue Hat Coffee](#)

Blue Hat Coffee Nov. 4, 2014

[Most Elegant Coffee House in the U.S.](#)

- [Home](#)
- [Company](#)
- [Press](#)
- [Contact Us](#)
- [Terms & Conditions](#)

01:00



Blue Hat Coffee Opening Spring 2014

## Videos

Included here are videos that were produced prior to our Grand Opening in June 2014. There are three videos that provide information about about Abram C. Fisk and the restoration of his home. In addition, there are several videos related to jewelry and art.

Select Video from Drop Down List

- [Home](#)
- [Company](#)
- [Press](#)
- [Videos](#)
- [Terms & Conditions](#)



867 East Chicago Street  
Coldwater, MI 49036  
517-924-1095

## Hours

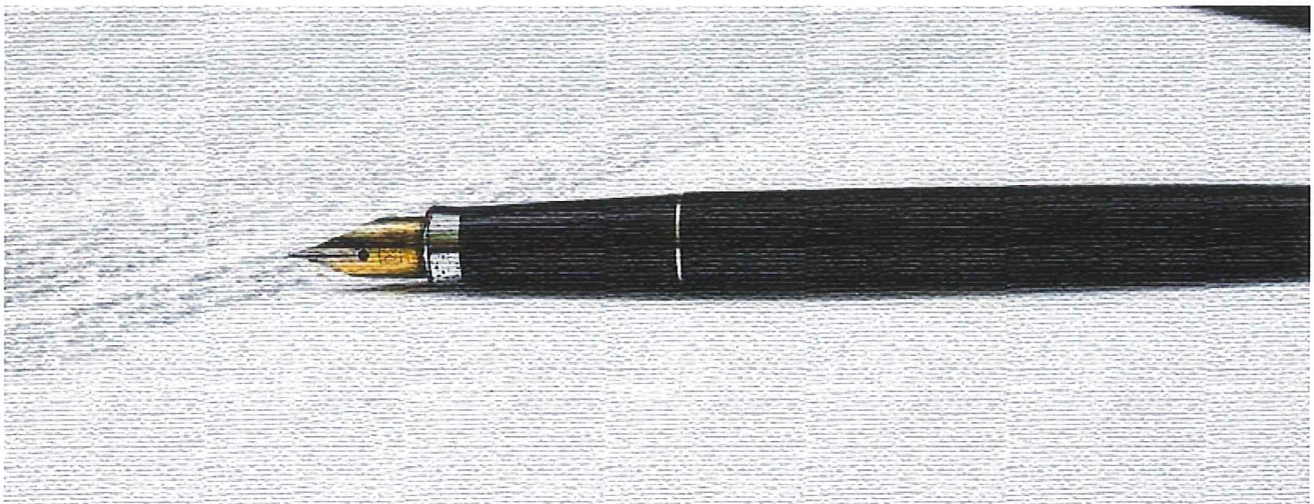
Mon.-Sat. 7:00 AM to 8:00 PM  
Sun. 9:00 AM to 6:00 PM



Contact Us

Name  Email Address  Message

- [Home](#)
- [Company](#)
- [Press](#)
- [Videos](#)
- [Contact Us](#)



Terms & Conditions

Please read the following terms and conditions of use carefully before using this website. All users of this site agree that access to



and use of this site are subject to and bound by the following terms and conditions and other applicable law. If you do not agree to these terms and conditions, do not access or use this site.

#### Shipping and Handling

Coffee is shipped within 24 hours of purchase via U.S. Postal Service Priority Mail. We cannot ship to P.O. Boxes. Shipping and handling charges for coffee are \$7.00 for the first pound of coffee and \$1.00 for each additional pound. Tea and Greeting cards are \$7.00 for the first item and 30 cents for each additional item.

If you require expedited shipping, please contact us at 517-924-1095 to arrange for next day or two day delivery.

#### Sales Tax

No sales tax is charged on coffee orders. Packaged coffee is a grocery item and is not taxable in the State of Michigan.

#### Returns and Exchanges

Unopened and unused coffee may be returned within 30 days of the invoice date. The coffee may be exchanged for coffee of equal value less shipping and handling or a full refund less shipping and handling will be credited to the credit card used at the time of purchase within five (5) days of receipt of returned merchandise. Please pack all returns securely. Return shipping costs are the responsibility of the buyer. Return to:

Blue Hat Coffee  
867 East Chicago St.  
Coldwater, MI 49036

#### Security

Your payment and personal information is always safe. Our Secure Sockets Layer (SSL) software is the industry standard and among the best software available today for secure commerce transactions. It encrypts all of your personal information, including credit card number, name, and address, so that it cannot be read over the internet. Whenever we collect sensitive information (such as credit card data), that information is encrypted and transmitted to us in a secure way. You can verify this by looking for a closed lock icon at the bottom of your web browser, or looking for "https" at the beginning of the address of the web page.

#### Privacy

We respect and are committed to protecting your privacy. We may collect personally identifiable information when you visit our site. We also automatically receive and record information on our server logs from your browser including your IP address, cookie information and the page(s) you visited. We will not sell your personally identifiable information to anyone.

#### Copyright

The entire content included in this site, including but not limited to text, graphics or code is copyrighted as a collective work under the United States and other copyright laws, and is the property of Blue Hat LLC. The collective work includes works that are licensed to Blue Hat LLC. Copyright 2014, Blue Hat LLC ALL RIGHTS RESERVED. Permission is granted to electronically copy and print hard copy portions of this site for the sole purpose of placing an order with Blue Hat LLC or purchasing Blue Hat LLC products. You may display and, subject to any expressly stated restrictions or limitations relating to specific material, download or print portions of the material from the different areas of the site solely for your own non-commercial use, or to place an order with Blue Hat LLC or to purchase Blue Hat LLC products. Any other use, including but not limited to the reproduction, distribution, display or transmission of the content of this site is strictly prohibited, unless authorized by Blue Hat LLC. You further agree not to change or delete any proprietary notices from materials downloaded from the site.

#### Trademarks

All trademarks, service marks and trade names of Blue Hat LLC used in the site are trademarks or registered trademarks or Blue Hat LLC.



### Warranty Disclaimer

This site and the materials and products on this site are provided "as is" and without warranties of any kind, whether express or implied. To the fullest extent permissible pursuant to applicable law, Blue Hat LLC disclaims all warranties, express or implied, including, but not limited to, implied warranties of merchantability and fitness for a particular purpose and non-infringement. Blue Hat LLC does not represent or warrant that the functions contained in the site will be uninterrupted or error-free, that the defects will be corrected, or that this site or the server that makes the site available are free of viruses or other harmful components. Blue Hat LLC does not make any warranties or representations regarding the use of the materials in this site in terms of their correctness, accuracy, adequacy, usefulness, timeliness, reliability or otherwise. Some states do not permit limitations or exclusions on warranties, so the above limitations may not apply to you.

### Limitation of Liability

Blue Hat LLC shall not be liable for any special or consequential damages that result from the use of, or the inability to use, the materials on this site or the performance of the products, even if Blue Hat LLC has been advised of the possibility of such damages. Applicable law may not allow the limitation of exclusion of liability or incidental or consequential damages, so the above limitation or exclusion may not apply to you.

### Typographical Errors

In the event that a Blue Hat LLC product is mistakenly listed at an incorrect price, Blue Hat LLC reserves the right to refuse or cancel any orders placed for product listed at the incorrect price. Blue Hat LLC reserves the right to refuse or cancel any such orders whether or not the order has been confirmed and your credit card charged. If your credit card has already been charged for the purchase and your order is cancelled, Blue Hat LLC shall issue a credit to your credit card account in the amount of the incorrect price.

### Termination of Terms

These terms and conditions are applicable to you upon your accessing the site and/or completing the shopping process. These terms and conditions, or any part of them, may be terminated by Blue Hat LLC without notice at any time, for any reason. The provisions relating to Copyrights, Trademark, Disclaimer, Limitation of Liability, Indemnification and Miscellaneous, shall survive any termination.

### Notice

Blue Hat LLC may deliver notice to you by means of e-mail, a general notice on the site, or by other reliable method to the address you have provided to Blue Hat LLC.

### Miscellaneous

Your use of this site shall be governed in all respects by the laws of the state of Michigan, U.S.A., without regard to choice of law provisions, and not by the 1980 U.N. Convention on contracts for the international sale of goods. You agree that jurisdiction over and venue in any legal proceeding directly or indirectly arising out of or relating to this site (including but not limited to the purchase of Blue Hat LLC products) shall be in the state or federal courts located in Branch County, Michigan. Any cause of action or claim you may have with respect to the site (including but not limited to the purchase of Blue Hat LLC products) must be commenced within one (1) year after the claim or cause of action arises. Blue Hat LLC's failure to insist upon or enforce strict performance of any provision of these terms and conditions shall not be construed as a waiver of any provision or right. Neither the course of conduct between the parties nor trade practice shall act to modify any of these terms and conditions. Blue Hat LLC may assign its rights and duties under this Agreement to any party at any time without notice to you.

### Use of Site

Harassment in any manner or form on the site, including via e-mail, chat, or by use of obscene or abusive language, is strictly forbidden. Impersonation of others, including a Blue Hat LLC or other licensed employee, host, or representative, as well as other members or visitors on the site is prohibited. You may not upload to, distribute, or otherwise publish through the site any content which is libelous, defamatory, obscene, threatening, invasive of privacy or publicity rights, abusive, illegal, or otherwise objectionable which may constitute or encourage a criminal offense, violate the rights of any party or which may otherwise give rise to liability or violate any law. You may not upload commercial content on the site or use the site to solicit others to join or

become members of any other commercial online service or other organization.

#### Indemnification

You agree to indemnify, defend, and hold harmless Blue Hat LLC, its officers, directors, employees, agents, licensors and suppliers (collectively the "Service Providers") from and against all losses, expenses, damages and costs, including reasonable attorneys' fees, resulting from any violation of these terms and conditions or any activity related to your account (including negligent or wrongful conduct) by you or any other person accessing the site using your Internet account.

- [Home](#)
- [Company](#)
- [Press](#)
- [Videos](#)
- [Contact Us](#)
- [Terms & Conditions](#)

- [Home](#)
- [Gallery](#)
- [History](#)
- [Shop](#)
- [Log In](#)



867 East Chicago Street  
Coldwater, MI 49036  
517-924-1095

## Hours

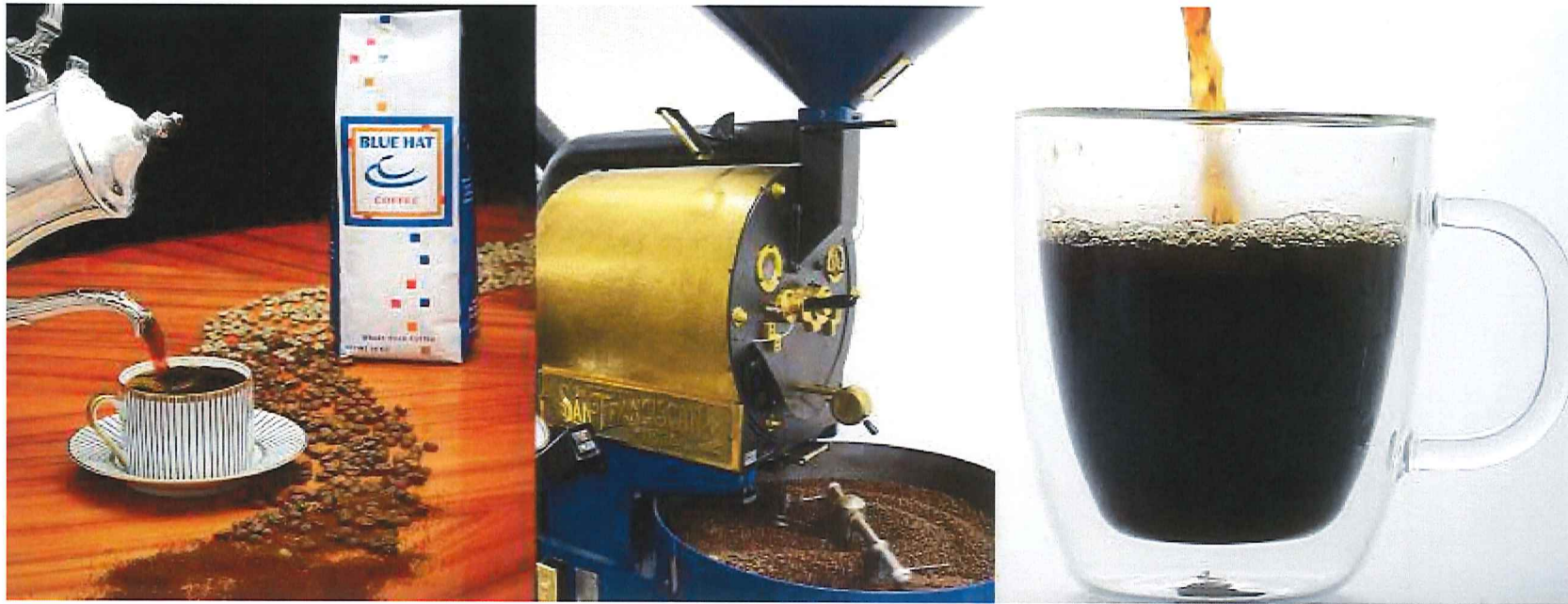
Mon.-Sat. 7:00 AM to 8:00 PM  
Sun. 9:00 AM to 6:00 PM



## Cafe

Excellent espresso drinks (Latte, Mocha, Macchiato, Americano, Cappuccino), brewed coffee, desserts, and sandwiches are available in the cafe. You may order frozen drinks, Italian sodas, Chai lattes, or select from 15 fine quality teas. The cafe provides catering for elegant parties in the Abram C. Fisk home or will deliver to your location.

[Download Menu](#)



## Coffee

We are an artisanal coffee roaster that roasts the world's best Arabica coffee beans in small batches. We are very selective. All coffees are roasted and cupped prior to ordering. We approve and order one coffee for every twenty to thirty coffees that we cup. This guarantees that only the finest specialty coffees are purchased and roasted for our customers.





## Desserts

There is nothing like a homemade dessert. Homemade pies, including cherry, apple, blueberry, peach-rhubarb, and pumpkin eggnog praline pies are available by the piece or as whole pies. These pies are monster 10 inch pies with 10-12 cups of fruit. They weigh over 5 pounds. If you prefer New York style cheesecake, ours is one of the best. We also have excellent brownies, muffins, scones, crumb cake and many varieties of pound cake.





## Catering

We cater for breakfasts, lunches, dinners, and parties. Enjoy an elegant meal in the historic Abram C. Fisk home, or have us deliver homemade quiche for breakfast, coffee and desserts for your party, or celebrate with a multi-course prime rib dinner. Experience the luxury of great food prepared just for you.



## Seating

Blue Hat Coffee seats 35-40 in our elegant Italianate home. We feature excellent coffee that is roasted on-site, homemade bread for our sandwiches, and made from scratch soups.

During the restoration and building process, several black walnut and hard maple trees were cut. All of the tables and cabinetry in the serving and dining areas are made from the lumber from those trees.

- [Home](#)
- [Cafe](#)
- [History](#)





## Gallery

Blue Hat Gallery features handcrafted jewelry, paintings, photography, metal work, and ceramics. These works of art are displayed throughout the home. Artist Nancy Johnson's acrylic paintings are shown here.



## Jewelry

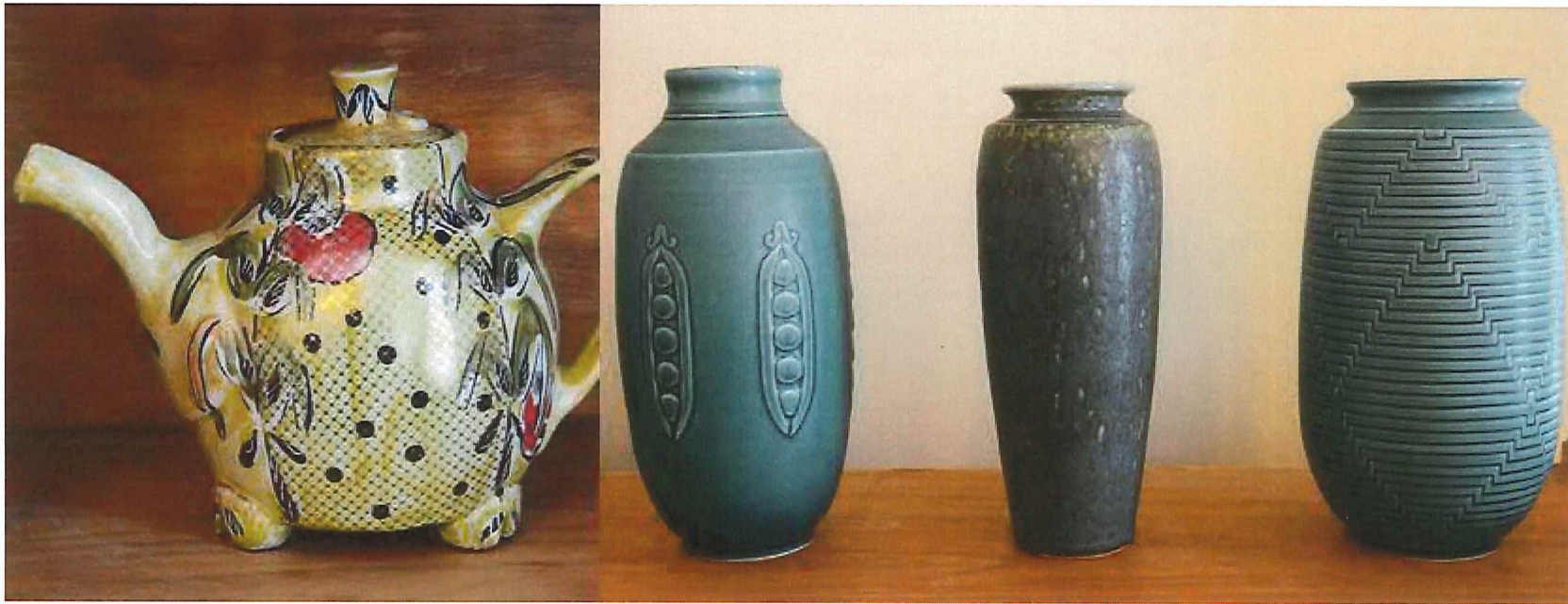
Blue Hat Gallery features jewelry by Catherine and Phillip Jewell. Catherine is a certified gemologist and an experienced jewelry instructor. Handcrafted jewelry by several nationally known artisan jewelers is also available.





## Iron Work

Ironwork artist, Joel Sanderson, uses a 19th century forge and 100 year old industrial metalworking equipment to create breathtaking works of art in iron. He is based in Quincy, Michigan. Joel's work includes tables, mirrors, architectural railing, lighting, and sculpture.

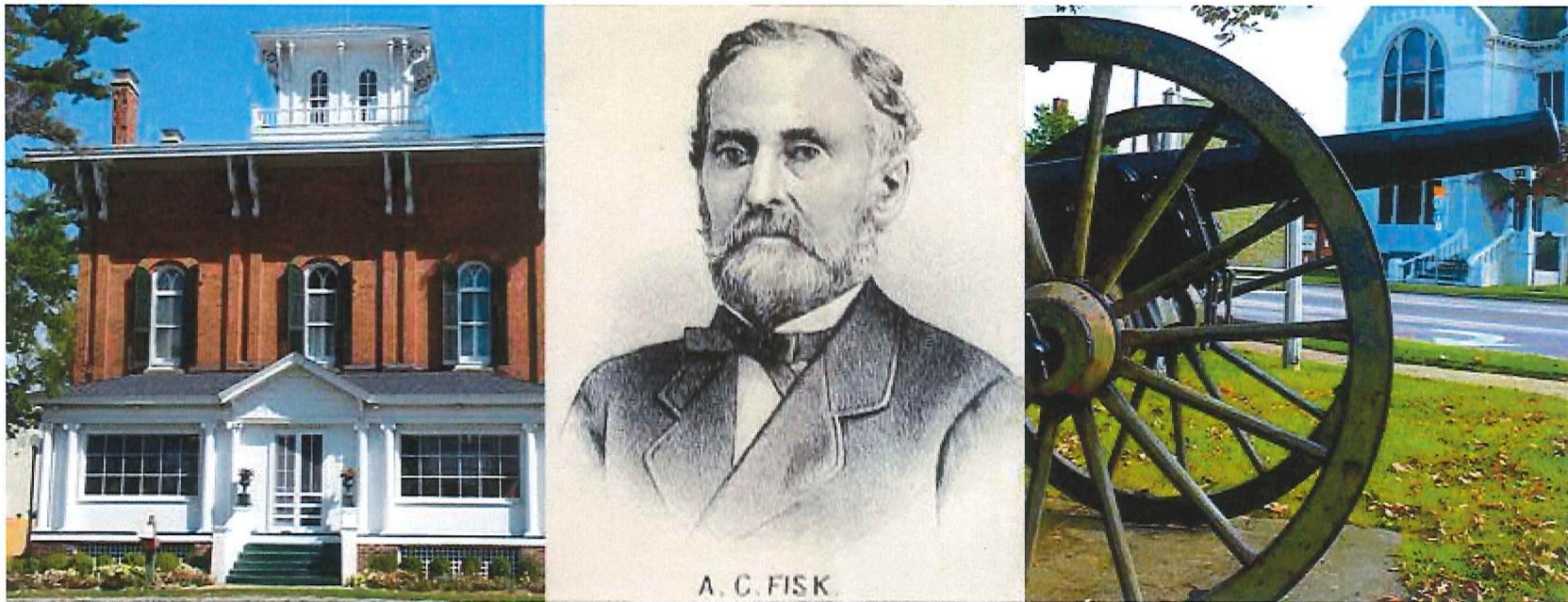


## Ceramics

Handmade pottery has a lustre and inner glow that defines beauty. Each piece is an original work of art that features the creativity, individuality, and genius of each potter. Shown here is a handbuilt teapot by Posey Bacopoulos and three elegant Japanese style vases by husband and wife team Mikio Matsumoto and Cheryl Costantini.

- [Home](#)
- [Cafe](#)
- [Gallery](#)



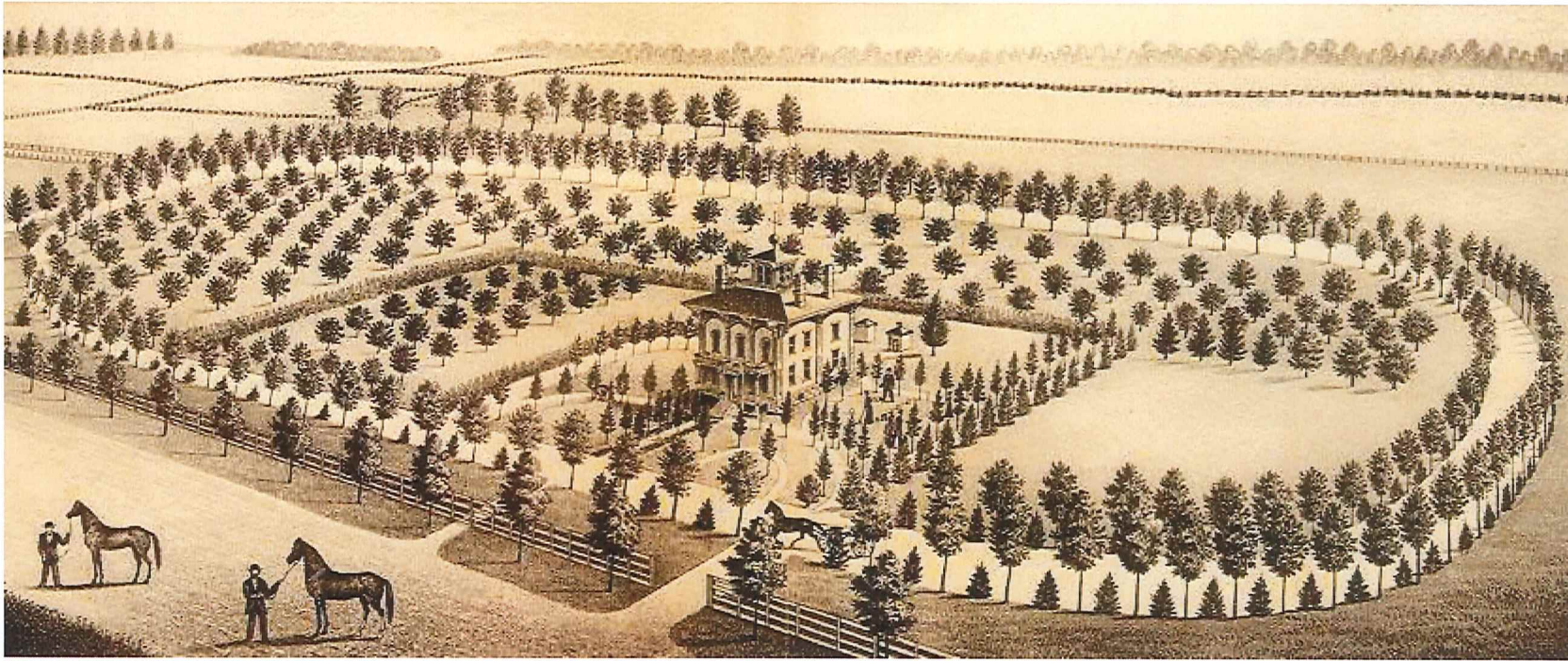


Abram C. Fisk

Abram C. Fisk built his home on 160 acres of property that he received as land grants. He built his stately home between 1840 and 1850. His Morgan horses were sold in the United States and Europe.

During the Civil War, Branch County donated more horses to the Union Army than any other county in the country. Two hundred horses were given to the county's Loomis Battery. Only one of those horses survived the war. Blue Hat Coffee's name is a historical reference to the Union soldier's blue hats.

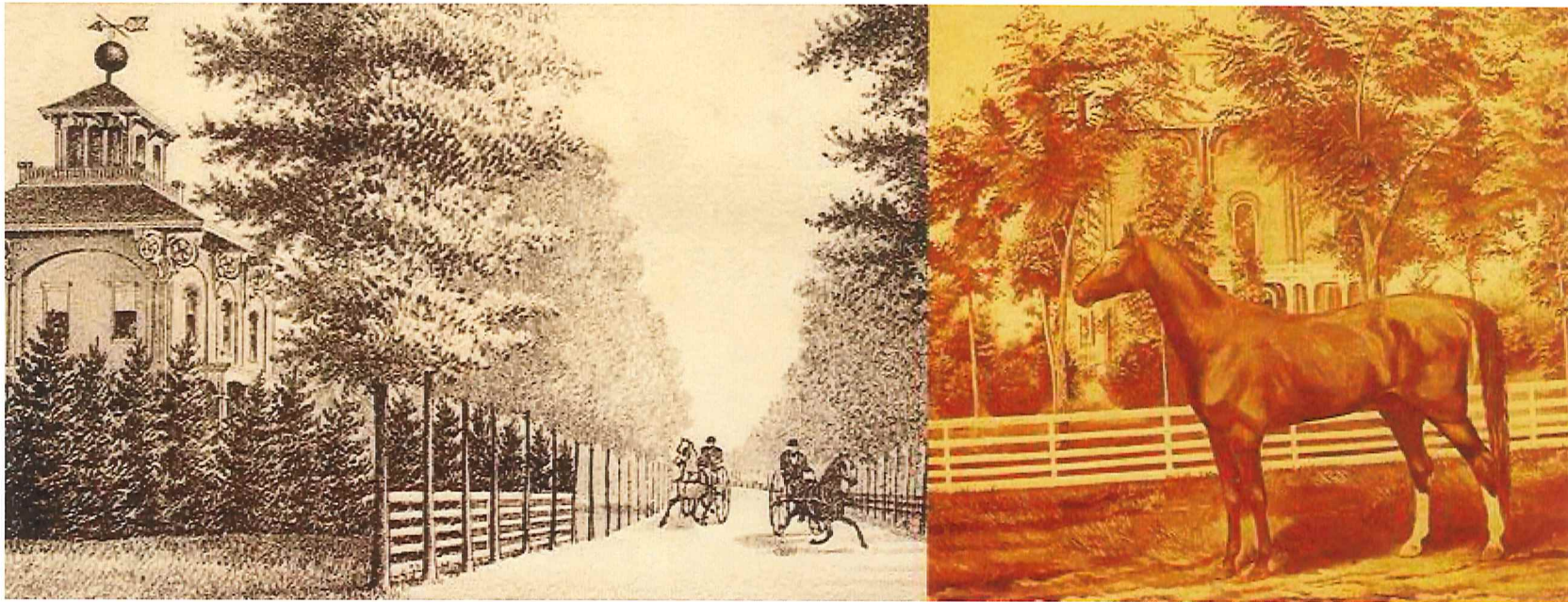




### Rack Track

Abram C. Fisk's estate, Maple Park, included a full training race track that encircled the main house. It is believed that the dirt for the track was brought in from Kentucky. The track was lined with hard maple trees. Several of those trees still exist today and can be seen in the front yard of the home. The windows on the second floor of the home are French windows. This allowed viewers to sit on the porch roof and watch the horses train and race. The back of the track could be viewed from the cupola.

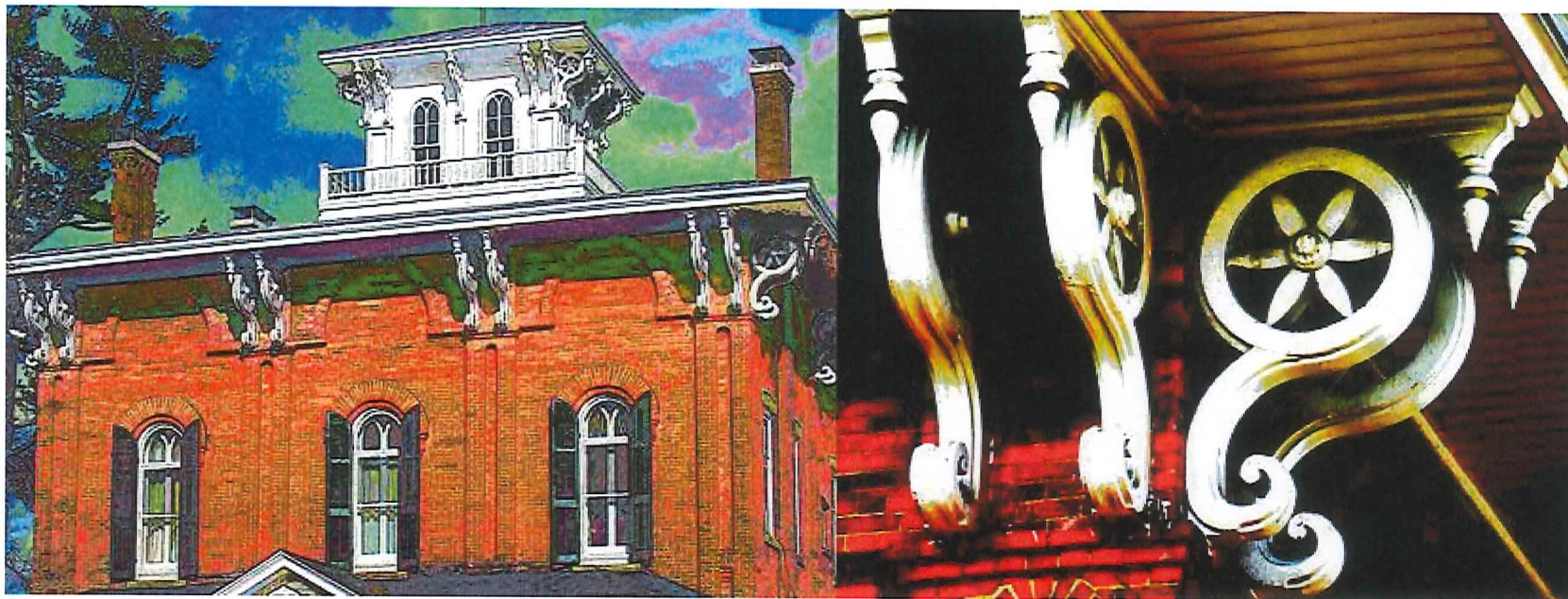




## Horses

Branch County, Michigan was widely known as a center for horse breeding during the mid-nineteenth century. Abram C. Fisk and several other country residents bred and raised many great horses. Fine Morgan blood horses were imported from Vermont, Massachusetts, Kentucky, New York, Canada, and England. These superior horses allowed county residents to breed and sell horses at high prices, which led to a great increase in wealth for the county's residents.





## Underground Railroad

The Old Saulk Trail, now US-12, was one of several Michigan Underground Railroad routes. The Abram C. Fisk estate was located on the Old Saulk Trail just outside Coldwater, Michigan. Abram C. Fisk and his siblings were known abolitionists. It is rumored that the Fisk home was an Underground Railroad shelter.

- [Home](#)
- [Cafe](#)
- [Gallery](#)