



PLANNING COMMISSION MEETING
Monday, February 13, 2023 – 7:00 p.m.
City Council Chambers
23600 Liberty Street
Farmington, MI 48335

AGENDA

- 1. Roll Call**
- 2. Approval of Agenda**
- 3. Approval of Items on the Consent Agenda**
 - A. January 9, 2023 Minutes**
- 4. Public Hearing and Special Land Use Site Plan Review – Shell Gas Station, 37375 Grand River**
- 5. Planned Unit Development (PUD) Preapplication Conference – Legion Square, 31775 Grand River Avenue**
- 6. Discussion of 2024-2029 Capital Improvement Program and Request to Schedule Public Hearing**
- 7. Update - Current Development Projects**
- 8. Public Comment**
- 9. Planning Commission Comment**
- 10. Adjournment**

FARMINGTON PLANNING COMMISSION PROCEEDINGS
23600 Liberty Street
Farmington, Michigan
January 9, 2023

Chairperson Majoros called the meeting to order in Council Chambers, 23600 Liberty Street, Farmington, Michigan, at 7:00 p.m. on Monday, January 9, 2022.

ROLL CALL

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

Absent: None

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Director Kevin Christiansen; Recording Secretary Bonnie Murphy, Brian Golden, Director of Media Relations.

APPROVAL OF AGENDA

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

APPROVAL OF ITEMS ON CONSENT AGENDA

A. December 12, 2022 Minutes

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

ELECTION OF OFFICERS

Chairperson Majoros introduced this item and turned it over to the Commission.

Commissioner Crutcher asked if the slate of officers could be maintained as it stands and Christiansen replied it could if the officers accepted their nominations.

MOTION by Crutcher, supported by Mantey, to maintain the current slate of officers, Chairperson Steve Majoros, Vice Chairperson Ken Crutcher, Secretary Miriam Kmetzo.
Motion carried, all ayes.

**SITE PLAN AMENDMENT/FAÇADE MODIFICATION – CANNELLE FARMINGTON,
33304 GRAND RIVER AVENUE**

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

Director Christiansen wished Happy New Year to everyone. He stated the City is working with the new property owner, Cannelle Farmington, of the former Kickstart Farmington

building regarding proposed changes and improvements and upgrades to the existing building. The proposed changes include an exterior change to the existing building façade. The building is located in the CBD, Central Business District and requires review and approval by the Planning Commission. No changes regarding building dimensions or other site improvements are proposed at this time. The Downtown Development Authority Design Committee recommended approval of the submitted site plan and the proposed changes and improvements and upgrades to the existing building at their December 15, 2022 meeting. A copy of those minutes are attached with your staff packet. Attached for your review as well and for your consideration is a copy of the site plan, the location of the proposed site plan submitted by the Applicant, again for the proposed building façade improvements and there are some other items here for your information as well. We do have the Applicant, Mr. Matt Knio, is here, he is the owner of Cannelle Farmington. His architect, Mr. Bert Koseck, is here as well. Christiansen went over the items submitted in the packet on the screen.

Chairperson Majoros thanked Christiansen for the overview asked Commissioner Crutcher who serves on the DDA Design Committee for his input.

Crutcher stated that there is a future potential in developing the strip of sidewalk on the east of the building with the refurbishing of the former Avalon Studios and working with the DDA and the City to develop that for sidewalk seating.

Commissioner Westendorf asked if there would be a need for variances and Christiansen replied because this is an existing building, a pre-existing condition, and no changes need to be made to facilitate those changes.

Commissioner Kmetzo asked if there would be indoor seating and the Applicant replied there are approximately ten seats inside.

Commissioner Crutcher asked if signage would be brought back before the Planning Commission and Christiansen replied as long as they are Code compliant there is not a necessity to come back before the Commission.

Chairperson Majoros invited the Applicant to the podium.

Matt Knio, Cannelle Farmington, came to the podium. He stated this will be their fourth location, that he has been coming to the Farmer's Market for ten years and during that time he noticed how much the market had grown and talked to the Farmer's Market people and Kate McKnight to help him find the building, that he loves the City of Farmington and wants to be a part of it. He said Cannelle is 100% artisan, everything is made by themselves. They have a warehouse at Nine and Hoover in Warren where they

will ship the goods out at 4:00 a.m. and arrive by 5:00 a.m., with the store opening at 6:00 or 6:30 a.m. and close at 8:00 p.m. and 11:00 p.m. on weekends. They will have live music and are very excited about this project.

Majoros asked about the forecasted hours of operation and Knio responded saying the peak time at their Birmingham location is at 7:00 p.m. and it gets very busy around 10:00 or 11:00 p.m. They are hoping to open in May as the equipment is already in storage and the people are waiting for the green light to demo the building.

Majoros opened the floor for questions from the Commissioners.

Commissioner Perrot asked about parking and the spaces abutting up to the building and the access to the north lot and Christiansen replied those are public spaces and the City is looking to maintain whatever parking there is and if any change is to be considered it would have to be done through the City Manager and Parking Committee and City Council, but that the City has no interest in eliminating the spaces.

Majoros stated the Grand River side has a round area and a crosswalk and is there any future consideration for outdoor seating and Christiansen replied that this is a very unique location on the end of the first group of buildings and that the Applicant is looking to take advantage of all of that.

Perrot asked the Applicant if they were leasing and Knio replied they own the building and that the space doesn't give them a lot of seating so they're hoping for future outdoor seating.

Chairperson Majoros called for a motion from the Commission.

MOTION by Waun, supported by Perrot, to approve the Site Plan Amendment/Façade Modification – Cannelle Farmington, 33304 Grand River Avenue, as submitted.
Motion carried, all ayes.

Majoros thanked the Petitioner.

DISCUSSION OF 2023 PLANNING COMMISSION WORK ITEMS/PROGRAM

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

Christiansen stated included with your staff packets every January is the Annual Report from the prior year and it includes the City's records of Planning Commission activities for the year and satisfies the Redevelopment Ready requirement. He said the Planning Commission should be proud of the body of work, that there was a lot of activity with repurposing and a lot of new businesses that opened in 2021/2022. He continued this year the City will have similar circumstances for redevelopment of existing buildings, such as the Shell Gas Station who will have a Special Land Use Hearing next month, as well as the Castle Dental property, the Winery. He noted there were two meetings held for Hillside Townes and the final site plan will come back before the Planning Commission. He then invited the Commissioners to participate in training through the MAAP, that there is money in the budget available for training.

UPDATE – CURRENT DEVELOPMENT PROJECTS

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

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

Commissioner Crutcher inquired about the former Fitness 19 property and Christiansen replied that the management company had secured a new tenant for that space, who brought in rollaway dumpsters and started doing their work until they were advised of the proper protocol for doing so. He stated there is an interest for a salon to go into that space with individual tenant spaces, cubed areas for multiple service providers, plans for a "salonominium" and further discussion was held.

PUBLIC COMMENT

None heard.

PLANNING COMMISSION COMMENT

None heard.

ADJOURNMENT

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

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

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Respectfully submitted,

Secretary

Farmington Planning Commission Staff Report	Planning Commission Date: February 13, 2023	Reference Number 4
Submitted by: Kevin Christiansen, Planning and Building Director		
Description Public Hearing and Special Land Use Site Plan Review – Shell Gas Station, 37375 Grand River Avenue		
<p><u>Background</u></p> <p>The owner of the existing Shell Gas Station located at 37375 Grand River Avenue, Freedom Road Investment, LLC, is proposing changes/improvements and upgrades to the existing service station building and service station site. The project plans are to remove all existing structures on the existing service station site and to construct a new gas station facility. The proposed improvements include a new fuel canopy area with 6 fuel islands, a new 4,766 square foot masonry service station building, replacement of all existing pavement and reconfiguration of existing parking and loading areas, a new dumpster enclosure, new site landscaping, and replacement of the existing site retaining wall on both the east and south sides of the property. New lighting and site signage are also proposed. These facility and site changes/improvements requires the review and approval the Planning Commission. The existing commercial property is zoned C-3, General Commercial. Gas Stations are a Special Land Use in the C-3, General Commercial District. A public hearing and site plan review and approval are required. At the 12/12/22 Planning Commission meeting, the Commission scheduled the required public hearing and the special land use site plan review for the Shell Gas Station for 2/13/23 (see attached copy of minutes).</p> <p>The applicant/petitioner has submitted a Special Land Use Application and Site Plan package for the proposed changes and improvements. An aerial photo of the site is attached. The following additional information is attached:</p> <ul style="list-style-type: none"> • A special land use/site plan review letter from OHM Advisors dated 12/9/22. • An engineering review letter from OHM Advisors dated 12/9/22. <p>The applicant, Grand Convenience, Inc. (Jack Knowles), will be at the February 13, 2023 meeting to present the Special Land Use Application and Site Plan to the Commission. The purpose of this item this evening is to review the submitted Special Land Use Application and submitted plans for the Shell Gas Station.</p> <p>Attachments</p>		

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

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

AYES: Crutcher, Majoros, Mantey, Perrot, Waun

NAYS: Westendorf

Motion carried, 5-1 (Westendorf)



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

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

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

Chairperson Majoros invited the Applicant to the podium.

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

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

Chairperson Majoros opened the floor for questions from the Commissioners

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

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

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

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

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

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

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

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

Motion carried, all ayes.



City of Farmington
CivicSight Map

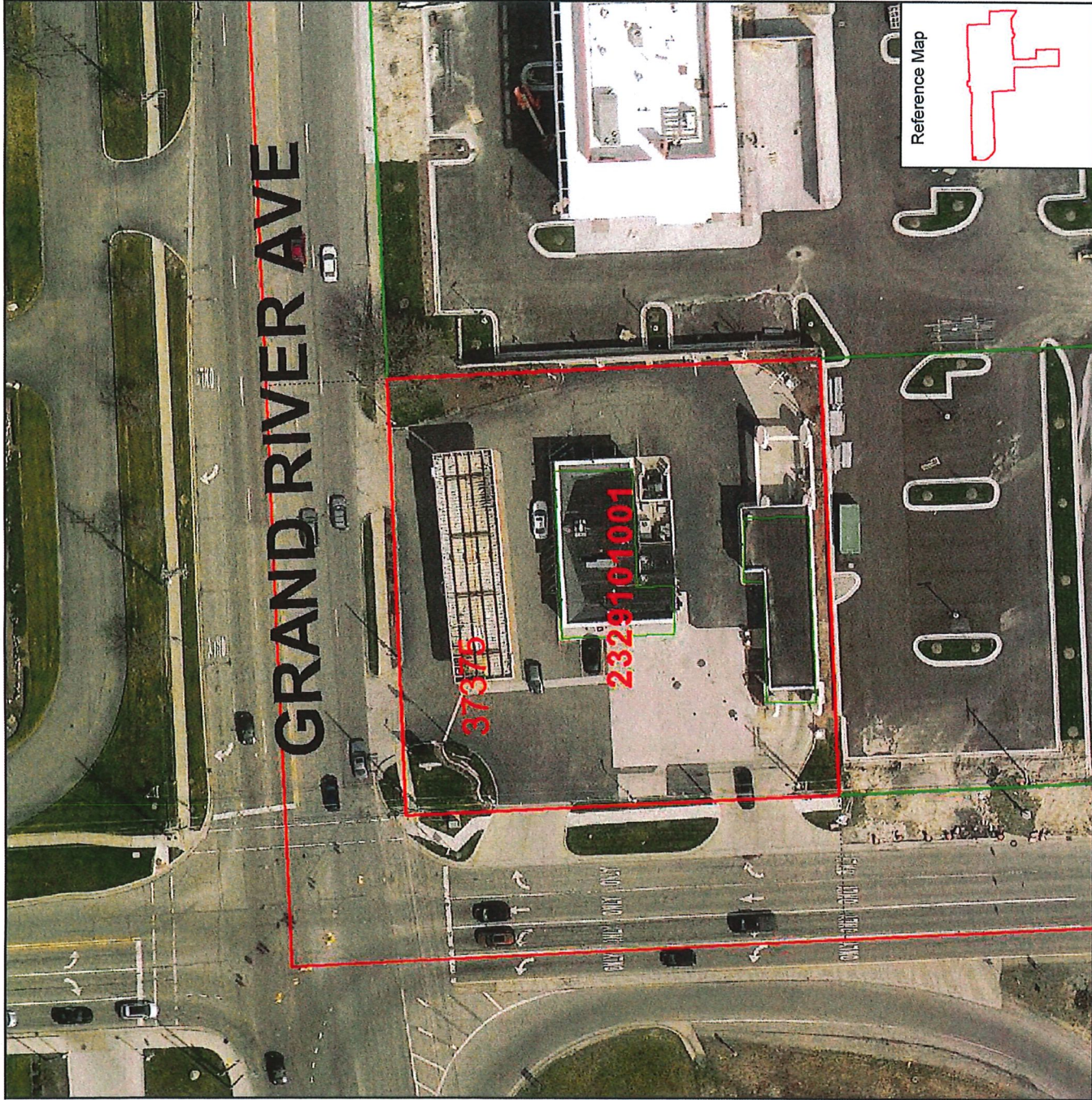
MAP LEGEND:

- CITY BOUNDARY
- / RIVERS-STREAMS
- MULTITENANTBUILDING (Type)
 - BUILT
 - PROPOSED
- COMM_INDUST BLDGS
- RAPHAEL STREET(POLY)2
- RAPHAEL STREET(POLY)1
- PARCELS
- ROADS OUTSIDE FARMINGTON
- RIGHTOFWAY
- MULTITENANTPAVING
 - ROW EXTEND
 - / LOT HISTORY
- OPEN WATER (FEATURETYPE)
 - DetentionPond
 - StreamRiver
 - LakePond
 - Channel
 - SwampMarsh
- 2017 AERIAL PHOTOS (Image)



Map Scale: 1 inch = 62 feet
 Map Date: 12/09/2022
 Data Date: October 30, 2020
 Sources: City of Farmington, Oakland County GIS
 Utility, River's Edge GIS, LLC.

Disclaimer:
 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!!!



www.farmgov.com

33720 West Nine Mile Road
Farmington, Michigan 48335



Public Services Department

Telephone 248-473-7250
Fax: 248-473-7279

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE FARMINGTON PLANNING COMMISSION WILL HOLD A PUBLIC HEARING AT THE CITY OF FARMINGTON CITY HALL, 23600 LIBERTY STREET, FARMINGTON, MICHIGAN 48335 ON MONDAY, FEBRUARY 13, 2023 AT 7:00 P.M.; ALL PROPERTY OWNERS WITHIN 300 FEET OF THE SITE IN QUESTION ARE NOTIFIED.

LOCATION: 37375 Grand River

PROPERTY DESCRIPTION: T1N, R9E, SEC 29 PART OF NW 1/4 BEG AT NW SEC COR, TH S 89-41-30 E 240 FT, TH S 230 FT, TH N 89-41-30 W 240 FT, TH N 230 FT TO BEG EXC N 50 FT IN HWY, ALSO EXC THAT PART IN RELOCATION OF US-16 HWY 0.74 A

PARCEL NO.: 20-23-29-101-001

REVIEW: Special Land Use and Site Plan Review in order to remove the existing Building and Facilities and redevelop an existing Automobile Gasoline Station, existing Gasoline Station Site and existing Accessory and Support Facilities.

APPLICANT: Jack Knowles for Shell Gas Station (Freedom Road Investment, LLC)

Kevin P. Christiansen, AICP, PCP, Planning and Building Department Director

Publish: January 28, 2023 in the Oakland Press

Mail: January 27, 2023

AMIGOS INVESTMENTS LLC
WAJDI ABOU CHAKRA
37410 GRAND RIVER AVE
FARMINGTON HILLS MI 48335 2826

Current Occupant
37415 GRAND RIVER AVE
FARMINGTON HILLS MI 48335 2827

Current Occupant
37175 GRAND RIVER AVE
FARMINGTON MI 48335

STATE OF MICHIGAN
425 W OTTAWA ST
LANSING MI 48933 1532

LITHIA REAL ESTATE INC.
150 N BARTLETT ST
MEDFORD OR 97501 6032

CITY OF FARMINGTON HILLS
31555 W 11 MILE RD
FARMINGTON HILLS MI 48336 1103

Current Occupant
37085 GRAND RIVER AVE
FARMINGTON MI 48335

KHMORO PROPERTIES LLC
24225 HALSTED RD
FARMINGTON HILLS MI 48335 1668

DINESH POTLURI PRESIDENT THE POTL
37000 GRAND RIVER AVE STE 360
FARMINGTON HILLS MI 48335 2882

Current Occupant
37125 GRAND RIVER AVE
FARMINGTON MI 48335

Current Occupant
37375 GRAND RIVER AVE
FARMINGTON MI 48335 2820

DINESH POTLURI PRESIDENT THE POTL
37000 GRAND RIVER AVE STE 360
FARMINGTON HILLS MI 48335 2882

FREEDOM ROAD INVESTMENT LLC
29200 NORTHWESTERN HWY STE 450
SOUTHFIELD MI 48034 1013

Current Occupant
24301 HALSTED RD
FARMINGTON HILLS MI 48335 1609

DUKE
37000 GRAND RIVER AVE STE 360
FARMINGTON HILLS MI 48335 2882

NS VENTURES LLC
42527 SILVERWOOD DR
STERLING HEIGHTS MI 48314 2942

Current Occupant
37000 GRAND RIVER AVE
FARMINGTON HILLS MI 48335 2868

DUKE
37000 GRAND RIVER AVE STE 360
FARMINGTON HILLS MI 48335 2882



CITY OF FARMINGTON

For office use only
Date Filed: _____
Fee Paid: _____

Special Land Use Application

1. Project Name FARMINGTON SHELL

2. Location of Property

Address 37375 GRAND RIVER

Cross Streets GRAND RIVER & HAYSTACK

3. Identification

Applicant GRAND CONVENIENCE, INC / JACK LAWLES

Address 37375 GRAND RIVER

City/State/Zip FARMINGTON, MI 48335

Phone 248-293-6502 Fax _____

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

Property Owner Other (Specify) _____

Property Owner FREEDOM ROAD INVESTMENT, LLC

Address 30500 NORTHWESTERN HWY. STE 525

City/State/Zip FARMINGTON HILLS, MI 48334

Phone 248-474-0900 Fax _____

Preparer of Site Plan GUIDO ARCHITECTS, INC

Address 23419 FORD ROAD

City/State/Zip DEARBORN, MI 48120

Phone 313-274- Fax 313-274-7800

4. Property Information

Zoning District C-3 Area 0.74 AC (NET R.O.W.)
Width 240' Depth 230'
Current Use AUTO SERVICE STATION (FOOD) + CONVENIENCE STORE
Zoning District of Adjacent Properties to the
North GRAND RIVER South C-3 East C-3 West HALSTED

5. Proposed Use

Residential Number of Units _____
 Office Gross Floor Area _____
 Commercial Gross Floor Area 4,766
 Industrial Gross Floor Area _____
 Institutional Gross Floor Area _____
 Other _____ Gross Floor Area _____

6. Special Land Use Criteria. The applicant must provide written responses to the special land use 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, JACK KNOWLES (applicant), do hereby swear that the above statements are true.

JACK KNOWLES 11/12/22
Signature of Applicant Date

[Signature] 11/12/22
Signature of Property Owner Date

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

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

FARMINGTON SHELL – SPECIAL LAND USE RESPONSES

A. THE PROPOSED SPECIAL LAND USE SHALL BE COMPATIBLE WITH AND IN ACCORDANCE WITH THE GENERAL GOALS, OBJECTIVES AND POLICIES OF THE CITY OF FARMINGTON MASTER PLAN.

ANSWER: THIS PROJECT SITE IS DEPICTED ON THE FUTURE LAND USE PLAN AS 'COMMUNITY COMMERCIAL'. IN THE MASTER PLAN NARRATIVE, IT NOTES THAT THIS DISTRICT IS INTENDED FOR MEDIUM-LARGE SCALE USES ADJACENT TO PRIMARY ARTERIALS. WHILE THIS PROJECT SITE IS NOT LARGE, IT IS AN EXISTING USE THAT SERVES A LARGER COMMUNITY/TRAVELER AREA AND DIRECTLY FRONTS TO PRIMARY ARTERIAL ROADS. AS THE MP NARRATIVE STATES, THE PROPOSED BUILDING HAS BEEN "WELL DESIGNED" AND HAS ARCHITECTURAL CHARACTER. WE BELIEVE THAT THE CONTINUATION OF THE CURRENT USE AS PROPOSED WITH THE SIGNIFICANT SITE CHANGES AND IMPROVEMENTS IS COMPATIBLE WITH THE GOALS, OBJECTIVES AND POLICIES OF THE MASTER PLAN.

B. THE SPECIAL LAND USE SHALL PROMOTE THE INTENT OF THE ZONING DISTRICT IN WHICH THE USE IS PROPOSED.

ANSWER: THE ZONING ORDINANCE NOTES THAT THE C-3 GENERAL BUSINESS DISTRICT IS INTENDED TO ACCOMMODATE COMMERCIAL BUSINESSES THAT SERVE COMMUNITY WIDE SHOPPING AND SERVICE NEEDS. IT ALSO NOTES THAT IT (C-3 DISTRICT) IS INTENDED TO CREATE COMMERCIAL AREAS THAT TAKE ADVANTAGE OF ACCESS PROVIDED BY THE CITY'S TRANSPORTATION SYSTEM. WE BELIEVE THAT AN AUTOMOTIVE ORIENTED BUSINESS LIKE A FUEL STATION AND ASSOCIATED CONVENIENCE STORE FULLY FITS WITHIN AND PROMOTES THIS INTENT.

C. THE SPECIAL LAND USE SHALL BE COMPATIBLE WITH THE EXISTING OR INTENDED CHARACTER OF THE GENERAL VICINITY AND SHALL NOT CHANGE THE ESSENTIAL CHARACTER OF THE AREA IN WHICH IT IS PROPOSED.

ANSWER: THE PROPOSED LAND USE IS THE SAME AS WHAT CURRENTLY EXISTS, WITH THE EXCEPTION OF THE ELIMINATION OF THE DRIVE THROUGH CAR WASH. WE BELIEVE THAT THE PROPOSED IMPROVEMENTS WILL CONTINUE TO BE IN CHARACTER WITH THE GENERAL VICINITY AND THE ONLY CHANGES WILL BE POSITIVE AND IMPROVE THE CHARACTER OF THE AREA WITH UPDATED AND IMPROVED STRUCTURES, AND NEW AND ADDITIONAL LANDSCAPING WHICH WILL BENEFIT THE AREA AS A WHOLE.

D. THE SPECIAL LAND USE SHALL BE SERVED ADEQUATELY BY PUBLIC FACILITIES AND SERVICES SUCH AS TRAFFIC OPERATIONS, POLICE AND FIRE PROTECTION, DRAINAGE STRUCTURES, WATER AND SEWER FACILITIES AND SCHOOLS.

ANSWER: THE PROPERTY IS CURRENTLY DEVELOPED AND CONSISTS OF AN EXISTING FUEL AREA (CANOPY), CONVENIENCE STORE BUILDING AND A SEPARATE DRIVE THROUGH CAR WASH BUILDING. THE SITE/BUSINESS IS CURRENTLY SERVED BY ALL THE ITEMS NOTED WITHIN THE QUESTION. THE RE-DEVELOPMENT OF THE SITE WILL NOT HAVE AN IMPACT TRAFFIC OPERATIONS, POLICE AND FIRE PROTECTION AND/OR SCHOOLS. AS NOTED WITHIN THE PROJECT NARRATIVE, ADEQUATE DRAINAGE STRUCTURES EXIST AND WILL CONTINUE TO PROVIDE ADEQUATE SERVICE AS THE IMPERVIOUS SURFACE OF THE SITE IS BEING REDUCED. THE DEMAND ON THE WATER AND SEWER UTILITIES WILL ALSO LIKELY BE REDUCED WITH THE ELIMINATION OF THE CAR WASH OPERATION.

FARMINGTON SHELL – SPECIAL LAND USE RESPONSES - 2

E. THE PROPOSED SPECIAL LAND USE SHALL NOT INVOLVE USES, ACTIVITIES, PROCESSES, MATERIALS, EQUIPMENT OR CONDITIONS OF OPERATION THAT IN COMPARISON TO THE USES PERMITTED IN THE DISTRICT WILL BE DETRIMENTAL TO THE NATURAL ENVIRONMENT, PUBLIC HEALTH, SAFETY OR WELFARE.

ANSWER: THIS IS THE RE-DEVELOPMENT OF AN EXISTING LAND USE AND BUSINESS THAT HAS EXISTED/BEEN PERMITTED BY THE CITY AT THIS LOCATION FOR MANY YEARS. THE OPERATIONAL SIDE OF THE BUSINESS THAT INVOLVES AUTOMOTIVE FUELS IS HIGHLY REGULATED BY THE STATE AND THE SITE/BUSINESS IS CURRENT WITH ALL STATE STANDARDS. THE SITE DOES NOT POSE ANY ISSUE OR IS DETRIMENTAL TO THE HEALTH, SAFETY AND/OR WELFARE OF THE GENERAL PUBLIC OR THE NATURAL ENVIRONMENT.

FARMINGTON SHELL STATION – REDEVELOPMENT NARRATIVE

THIS PROPERTY IS LOCATED AT THE SE CORNER OF THE GRAND RIVER AVE AND HALSTED/FREEDOM ROADS INTERSECTION, AND CONSISTS OF 1.27 ACRES (GROSS) AND 0.74 ACRES (NET OF ROAD RIGHT OF WAYS). THE PROPERTY ABUTS AN OFFICE/RETAIL BUILDING SITE ON BOTH THE EAST AND SOUTH BORDERS. BOTH THE SUBJECT PROPERTY AND THE PROPERTY TO THE EAST AND SOUTH ARE ZONED C-3.

CURRENTLY, THE SUBJECT SITE HOUSES A SHELL AUTO SERVICE STATION (FUEL CANOPY AREA) WITH A BUILDING THAT CONTAINS A RETAIL CONVENIENCE STORE, SMALL OFFICE AREA AND A TAKE OUT FOOD SERVICE. ALSO ON THIS PROPERTY, SOUTH OF/BEHIND THE MAIN BUILDING, A SEPARATE DRIVE THROUGH CAR WASH BUILDING EXISTS. THERE ARE NO SIGNIFICANT NATURAL FEATURES THAT EXIST ON THE PROPERTY.

THE PROJECT PLANS ARE TO REMOVE ALL EXISTING STRUCTURES AND CONSTRUCT A NEW FACILITY THAT INCLUDES A FUEL CANOPY AREA (6 FUEL ISLANDS), A NEW 4,766 SF MASONRY BUILDING THAT HOUSES A CONVENIENCE STORE, OFFICE/COUNTER AREA AND A TAKE OUT FOOD AREA. ALL EXISTING PAVEMENT WILL BE REPLACED, PARKING AND SERVICE LOADING REORGANIZED, NEW DUMPSTER ENCLOSURE, AND NEW LANDSCAPING. INTEGRAL TO THIS PROJECT, IS REPLACING THE EXISTING (DETERIORATING) RETAINING WALL THAT EXISTS ALONG THE SOUTH AND EAST SIDES OF THE PROPERTY.

THE PROPERTY HAS VEHICULAR ACCESS FROM BOTH GRAND RIVER AVENUE ON THE NORTH, AND HALSTED/FREEDOM ROAD ON THE WEST, AND 5 FOOT WIDE PEDESTRIAN SIDEWALKS EXIST ALONG BOTH ROAD FRONTAGES. THERE IS NO DIRECT VEHICULAR CONNECTION FROM THIS PROPERTY TO THE ADJACENT PROPERTY TO THE EAST AND SOUTH, DUE TO THE SIGNIFICANT DROP IN ELEVATION THAT EXISTS. THE SUBJECT SITE IS APPROXIMATELY 5-7 FEET HIGHER (AVERAGE ELEVATION 829) THAT THE SITE TO THE EAST AND SOUTH (AVERAGE ELEVATION 822).

THE SITE IS SERVICED BY PUBLIC UTILITIES (SEWER AND WATER), AND THE REBUILDING OF THE PROPERTY WILL NOT CAUSE A NEED FOR ANY ADDITIONAL CAPACITY. IN FACT, THE ELIMINATION OF THE CAR WASH OPERATION, WILL LESSEN THE BURDEN/NEED ON BOTH SEWER AND WATER UTILITIES. OTHER PRIVATE UTILITIES (ELECTIC, GAS, CABLE) ALL CURRENTLY PROVIDE SERVICE TO THE PROPERTY AND WILL REMAIN IN PLACE.

THE TOPOGRAPHY OF THE SITE IS SUCH THAT IT SITS SLIGHTLY HIGHER THAN BOTH ABUTTING ROADWAYS AND AS NOTED, APPROXIMATELY 5-7 FEET HIGHER THAN THE PROPERTY TO THE EAST AND SOUTH. THE EXISTING DRAINAGE PATTERN IS A 'SHEET FLOW' TO THE ADJACENT ROAD RIGHT OF WAYS. THE PROPOSED DEVELOPMENT PLAN REDUCES THE AMOUNT OF IMPERVIOUS SURFACE FROM 28,034 SF TO 24,305 SF., APPROXIMATELY 13%. THE DRAINAGE PATTERN FOR THE MAIN PART OF THE SITE IS PLANNED TO EMULATE THE EXISTING, HOWEVER THE ROOF DRAINAGE FOR THE C-STORE BUILDING WILL DRAIN TO 'INFILTRATION TRENCHES' ALONG THE SOUTH AND EAST SIDES OF THE BUILDING.

THE EXISTING FUEL TANKS WILL REMAIN IN PLACE, UNDISTURBED. THE TANKS ARE TESTED PER STATE STANDARDS FOR CATHODIC PROTECTION AND 'TIGHTNESS' ON A REGULAR BASIS. ALL TEST REPORTS ARE AVAILABLE FOR INSPECTION BY THE CITY.

SIGNAGE

AN EXISTING PYLON TYPE SIGN EXISTS AT THE NW CORNER OF THE SITE. THAT SIGN IS PLANNED TO REMAIN, AND ANY NEW PLANNED SIGNAGE ON THE FUEL CANOPY AND BUILDING ARE INTENDED TO CONFORM TO CITY STANDARDS/REQUIREMENTS. A SEPARATE SIGNAGE PACKAGE WILL BE PROVIDED/SUBMITTED TO THE CITY FOR A SEPARATE PERMIT, PER CITY STANDARDS.

FARMINGTON SHELL STATION – REDEVELOPMENT NARRATIVE-2

BUSINESS OPERATION/DETAILS

THE OPERATING HOURS ARE AS FOLLOWS:

MONDAY – FRIDAY: 6AM – 11:30PM

SATURDAY: 8AM – 11:30PM

SUNDAY: 8AM – 10PM

EMPLOYEES: THERE ARE ALWAYS 2 EMPLOYEES ON SITE.



December 9, 2022

Mr. Kevin Christiansen
 Planning and Building Department Director
 City of Farmington
 33720 W Nine Mile Road
 Farmington, MI 48335

RE: Shell Gas Station – Special Land Use / Site Plan Review #1
 37375 Grand River Avenue

Dear Mr. Christiansen:

At your request, we have reviewed the gas station/convenience store plans, dated November 18, 2022, for the proposed Shell Gas Station located at 37375 Grand River Avenue. The applicant is proposing to demolish all of the existing above ground structures and replace them with a 4,766 square foot convenience store with a carryout restaurant along with six (6) new pump islands and associated canopy. The drive through car wash is not being replaced. Vehicular access will remain unchanged while parking and landscaping modifications have been included along with other internal upgrades. Vehicular access is currently provided via two (2) approaches on both Freedom Road and Grand River Avenue.

Executive Summary

In terms of compliance with the zoning ordinance, the majority of the Special Land Use requirements have been addressed although some will require Planning Commission consideration. The recommended adjustments are noted below along with site plan comments to be addressed during a subsequent submission.

Existing Site

The proposed site is just over an acre when factoring in the right-of-way, while the buildable area is roughly 0.74 acres in size and is zoned General Commercial (C3). Abutting zoning districts are also C3 while the western parcel boundary abuts the expansive M-5 interchange. The site currently contains two (2) buildings along with the gas station canopy and associated parking and some landscaping.

Overall Land Use Compliance Summary:

Planning/Zoning Document	Planning/Zoning Land Use Designation	Compliance of Project with Land Use Designation
Zoning Ordinance	Existing: General Commercial	Gas stations require special land use consideration
Farmington Master Plan (future land use map)	Community Commercial	Gas station is consistent with the future land use designation



Zoning:

The site is currently zoned as C3 – General Commercial, where all gas stations are subject to Special Land Use consideration. To fully meet the zoning requirements, the site plan will need to address the following:

Special Land Use Requirements

In order to grant acceptance of the proposed automobile gasoline station improvements, the site plan must address the following elements:

1. The planning commission shall establish the required setback for pump islands, tanks, display areas, overhead canopies and other structures based on site size, vehicular circulation needs and adjoining land uses – at present the pumps are setback 25 feet from Grand River Avenue right-of-way while the new pumps are setback 30.5 feet, and the canopy is setback 25 feet. The proposed building is only ten (10) feet from each of the abutting property lines (rear and side, while 25 feet is required for the rear). The removal of the car wash and the location of the new convenience store/carryout restaurant improves internal circulation and allows for additional parking.
2. Only one (1) driveway shall be permitted from each street unless the planning commission determines additional driveways will be necessary to ensure safe and efficient access to the site – at present there are two (2) driveways along each abutting street which results in potential on-site conflicts and inappropriately located parking along Freedom Road frontage. While two (2) drive approaches made sense where there was an on-site drive-through car wash, that need no longer exists. The applicant should provide turning templates to justify maintaining the four (4) driveways while removing the two (2) closest to the intersection will bring the site into greater compliance with MDOT standards and allow for a safer parking arrangement along both road frontages inclusive of providing the required ten (10) foot right-of-way setback/greenbelt. The latter may be reduced by the Planning Commission but only if the applicant installs a brick street wall or additional landscaping. Refer to the engineering review regarding an easement along the Freedom Road frontage.
3. Any signs, logo or identifying paint scheme on a canopy shall be in accordance with [Chapter 25, Signs](#), of the City of Farmington Code of Ordinances – while the plans denote that the building wall sign will comply with City ordinances, details have yet to be provided. Additionally, there is no detail regarding the canopy or pump signage other than it is noted to comply with City ordinances. While the use hasn't changed, maintaining the existing potentially non-conforming ground sign needs to be considered.
4. Lighting on a canopy shall be recessed and shall comply with the requirements of [section 35-48](#), exterior lighting – eighteen (18) recessed canopy lights have been noted on the plans along with three (3) pole mounted fixtures and thirteen (13) wall mounted fixtures. The on-site gas station canopy light levels comply with the ordinance requirements (max 22 foot-candles) but exceed the maximum levels at the property line (max 1 foot-candle). All other details comply with the above noted section.
5. Outdoor storage or display of vehicle components and parts, supplies or equipment, beverages or other goods shall only be within an area defined on the site plan approved by the planning commission and which extends no more than five (5) feet beyond the building. Items displayed outdoors shall be customary and incidental to the automobile gasoline station's principal use of providing automobile service items used in operation of motor vehicles, such as windshield washer fluid. The outdoor display or storage of merchandise unrelated to automotive service, such as food, beverage, mulch, or firewood, shall be prohibited. Outdoor display shall also comply with the accessory outdoor display, sales or storage regulations contained in the business district regulations – it is unclear whether any outdoor storage or display areas are proposed.
6. Any use involving maintenance, service or repair shall also meet the standards for automobile service/maintenance facilities – not applicable

Site Plan Items:

Subsequent submittals will require detailed plans providing compliance with the following items, further outlined in the City of Farmington's Zoning Ordinance:

- Sixteen (16) required parking spaces for retail/carryout appears excessive when only one (1) space per 500 square feet of retail is required for the gas station component along with five (5) spaces per 1,000



square feet of gross leasable convenience store and six (6) spaces per carry-out restaurant station. The applicant needs to denote how much of the 4,766 square feet is devoted to each use to ensure compliance with the ordinance.

- Any parking adjacent to a driveway needs to be protected with a raised or rolled concrete curb at least six (6) inches in height.
- Verify that the waste receptacle enclosure matches the material of the proposed building.
- Verify that the street facing building façades incorporate no less than 30% landscaping at their base and/or architectural features and the street facing facades incorporate no less than 20% glass/windows.
- Verify that the store front windows do not incorporate highly reflective or metallic tinting.
- Verify that the building material colors are low reflective, subtle, neutral or earth tone colors. Any deviations will require Planning Commission approval.
- Verify that the 20-foot clear zone is maintained at the intersection (Sec. 35-56).
- Due to the maintenance of two (2) driveways along each road frontage, the quantity of canopy/ornamental trees is less than required. The same is true for parking lot trees. Removal of the two (2) driveways closest to the intersection will allow the installation of parallel parking along both of the road frontages. The expansive maneuvering lanes also allows adequate space to accommodate the required landscape beds. See the special land use summary above for additional detail.

Our comments are provided to help direct the Planning Commission discussion, and to explain the benefits that may be derived from this project. Additional input from the City's Engineer and Attorney should also be considered during the City's review.

Sincerely,
OHM Advisors

Jennifer Morris, AICP
Client Representation/Project Manager

cc: Chuck Eudy, City of Farmington
Jack Knowles, Grand Convenience, Inc.
Freedom Road Investment LLC
Joseph Guido, Guido Architects Inc.
Alex Orman, P.E., Orman Engineering, LLC
Matthew Parks, OHM Advisors
File

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December 9, 2022

Mr. Kevin Christiansen, AICP, PCP
Planning and Building Department Director
City of Farmington
33720 W. Nine Mile Road
Farmington, MI 48335

RE: Shell Gas Station/Convenience Store – Site Plan Review #1
37375 Grand River Avenue

Dear Mr. Christiansen:

Our office has completed the first site plan review of the plans, dated November 18, 2022, for the proposed Shell Gas Station and Convenience Store redevelopment at the corner of Grand River Avenue and Freedom Road. The plans were prepared by Orman Engineering, were received by OHM Advisors on November 22, 2022, and reviewed with respect to the City of Farmington Engineering Standards and Design Specifications. At this time, we do recommend site plan approval contingent upon the following site plan comments being addressed prior to future submittals.

A brief description of the project has been provided below, followed by our site plan comments and a list of required permits/approvals. Please note preliminary detailed engineering comments have been provided as a courtesy to the applicant in order to help minimize future comments. However, they are not necessary to address prior to Planning Commission review.

PROJECT AND SITE DESCRIPTION

The applicant is proposing to demolish the existing gas station (fuel stations and store) along with the existing car wash onsite in order to construct a new (4,766 square foot) convenience store and six (6) fuel pump islands on the same piece of property. The proposed site will not include any new storm sewer, sanitary sewer, or water main. All runoff from the site currently sheet flows to Freedom Road or Grand River Avenue and this is not proposed to change. Additionally, the applicant has noted that the proposed impervious surface of the site will be less than the existing impervious area – decreasing total runoff. No offsite improvements are being proposed as part of this project.

SITE PLAN REVIEW COMMENTS

The following site related comments shall be addressed by the applicant:

1. The plans note that the existing retaining wall shall be either repaired or replaced. If the wall is determined to be repaired, the applicant shall provide details and locations of the repairs. In the case of repairs, it is still recommended that a structural analysis be completed and provided by applicant. If the wall becomes proposed for replacement, the applicant shall provide structural plans and analysis for review.
2. The City of Farmington has future plans to connect two (2) separate existing water mains and construct a meter pit in the Freedom Road right-of-way just south of Grand River. This connection has been a part of the City's Water Reliability Study for several years. The City's proposed location for the meter is within the center island, between the two drive approaches to the gas station, on the east side of Freedom Road. Due to the anticipated future construction and maintenance of this meter, the City is taking this time to mention their request for a 5-



- foot-wide permanent easement near this location. Additionally, we are noting that a 20-foot-wide temporary easement, in this same location, will be requested from the City in the future prior to this water main work taking place. This temporary easement will ensure the necessary space to safely complete the project. At the completion of all work performed by the City within these easements, all previous site conditions will be restored at no cost to the property owner. Please find attached a sketch showing these proposed easement locations.
3. The number of existing fuel tanks on site appears to vary throughout the plan set. (The landscaping plan shows 4 tanks, whereas the site plans show 2 tanks.) The applicant notes the locations shall be verified in the field; however, it shall be noted whether or not these tanks are being proposed for removal and replacement.
 4. The applicant shall note on the plans where the fuel tank vent pipes are located and how they are proposed to be screened.
 5. It is recommended that the applicant consider removing and replacing all driveway approaches and the associated sidewalk crossing them due to their current condition and the negative impacts construction traffic will ultimately have on them.
 6. A representation of how a garbage truck, or the largest anticipated vehicle, will access the proposed site shall be provided. It is recommended an AutoTurn turning template be added to the plans prior to future submittals.

PRELIMINARY DETAILED ENGINEERING COMMENTS

1. The applicant shall provide spot elevations at all four corners of all existing and proposed barrier-free parking spaces, access aisles, ramps, and level landings, as well as at 50-foot intervals along all sidewalks (proposed and existing) to ensure ADA compliance. The applicant shall note that the cross slope shall not exceed 2%.
2. The applicant shall review the proposed ADA parking signage locations.
 - a. It appears that the signs are proposed to be wall-mounted in locations which may be in the influence of glass windows on the front side of the proposed building.
 - b. It shall be noted that the van accessible parking space requires a sign with the “Van Accessible” notation.
 - c. The minimum height requirement from the ground to the bottom of the sign shall be revised to 60-inches.
3. The applicant shall provide City of Farmington standard details in the plan set. OHM can provide these upon request.

PERMITS/APPROVALS

The following outside agency reviews and permits may be required for the project. Copies of any correspondence between the applicant and the review agencies, as well as the permit or waiver, shall be sent to both the City and this OHM office.

- A building permit will be required by the City Building Department.
- An MDOT Permit will be required for any work proposed in the Grand River Avenue right-of-way.
- A preconstruction meeting shall be held prior to the start of construction. A preconstruction requirements letter will be sent under separate cover and will outline provisions for insurance, bonds, and inspection deposits necessary prior to scheduling the preconstruction meeting.
- Any other permits necessary (through the City or other agency) shall be obtained prior to starting construction.

It shall be noted that additional comments may be generated from information presented in future submittals. If you have any questions, please feel free to contact us by phone at (734) 522-6711 or by email at austin.downie@ohm-advisors.com.

Sincerely,
OHM Advisors

Matthew D. Parks, P.E.

Austin Downie

Mr. Christiansen – Shell Gas Station/Convenience Store Site Plan Review #1
December 9, 2022
Page 3 of 3



Attachments: Easement Sketch

cc: Jeff Bowdell, City of Farmington
Chuck Eudy, City of Farmington
Alex Orman, P.E., Orman Engineering, LLC
Jack Knowles, Grand Convenience, Inc.
File

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PROJECT
 PROPOSED GAS STATION / CONCEALED STORE / CARRY OUT

CLIENT
 Coastal Communities, Inc.
 24485 Halesford Rd.
 Farmington Hills, MI 48335

Contact:
 Mr. Jack Knowles
 Project Manager
 Email: mjknowles@coastal.com
 Phone: (734) 564-6723



SHEET
 UTILITY & PAVEMENT PLAN

PROJECT LOCATION
 37375 Grand River
 City of Farmington Hills,
 Oakland County, MI 48335



REVISIONS

No.	Description	Date
1	Issue for Review	11-16-2022
2	Final	11-16-2022

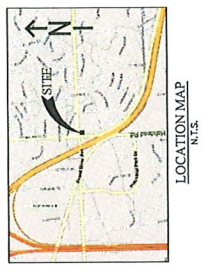
Scale: 1" = 20'

Date: 11-16-2022

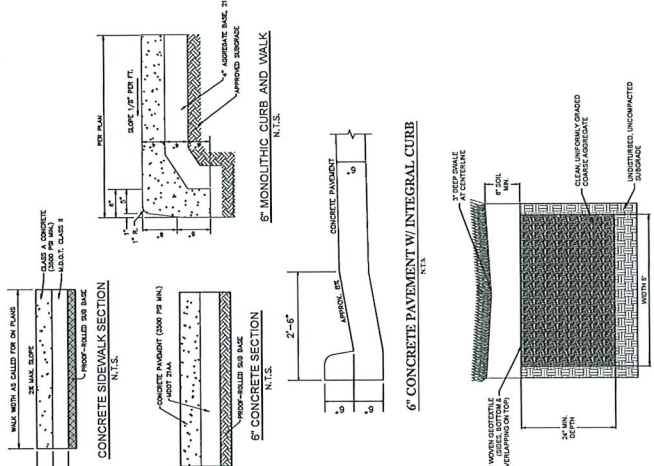
Drawn By: S.D.M.

Checked: S.D.M.

SP-2



LEGAL DESCRIPTION:
 Land in the City of Farmington, Oakland County, Michigan, described as follows: Northwest 985.28 feet of the North 1/4 of Section 29, Township 36 North, Range 9 East, City of Farmington, Oakland County, Michigan, and being more particularly described as follows: A certain parcel of land, more particularly described as follows: 40 acres, 40 minutes, 40 seconds East, along the North line of said Section 29, a distance of 240.00 feet to a point; thence South 00 degrees 00 minutes 59 seconds West a distance of 240.00 feet to a point; thence North 00 degrees 00 minutes 59 seconds West a distance of 240.00 feet to a point; thence North 00 degrees 00 minutes 59 seconds West along the North line of said Section 29, the distance of 230.00 feet to the Point of Beginning; Except the North 50 feet in highway, one EXCEPT that part in possession of U.S.-16 Parcel, except the 55,199.20 square feet or 1,267 acres, more or less, or 13,774.39 square feet or 0.729 acres more or less net area.



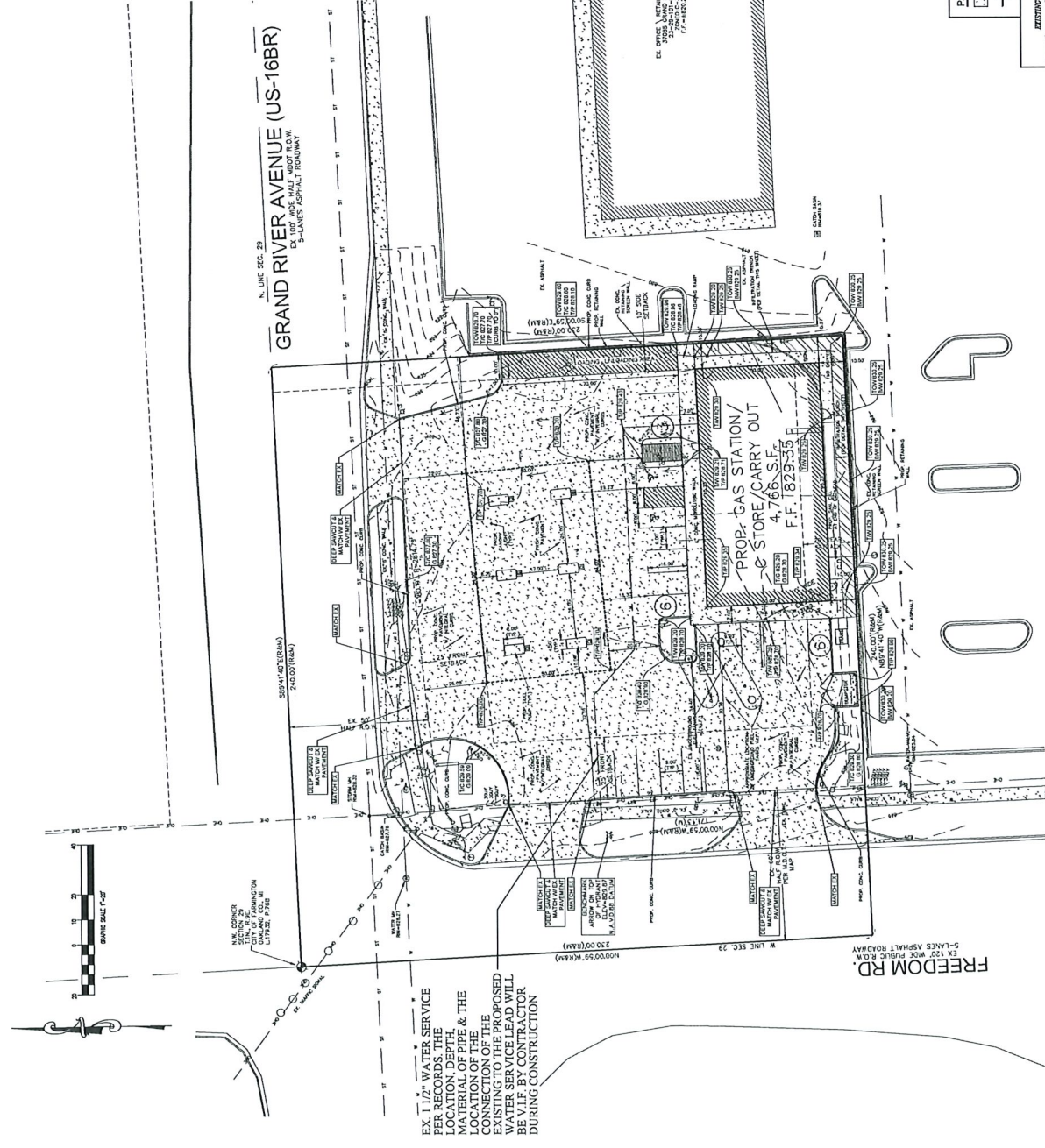
GRADEING LEGEND

PAVING LEGEND

UTILITIES LEGEND

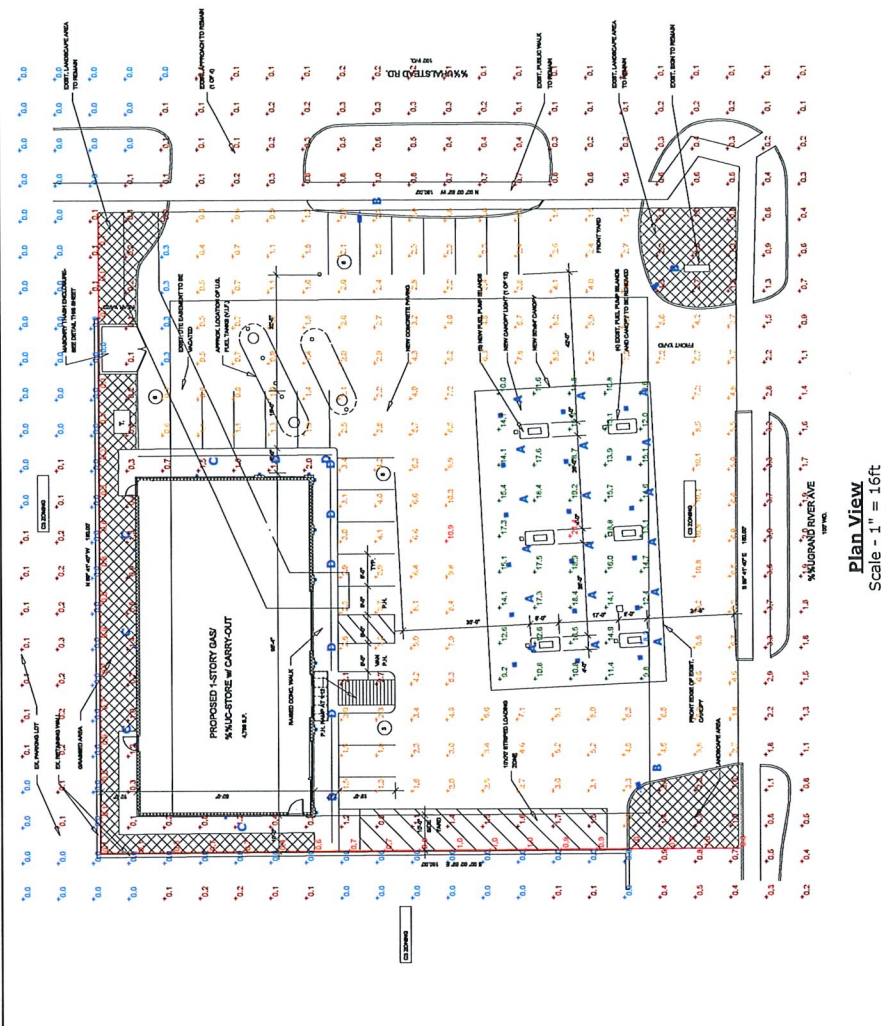
INFILTRATION TRENCH CROSS SECTION
 N.T.S.

NOTE: NOT TO BE USED AS CONSTRUCTION DRAWINGS



STORMWATER MANAGEMENT NARRATIVE
 THE EXISTING IMPERVIOUS SURFACE AREA = 28,634 S.F. THE PROPOSED IMPERVIOUS SURFACE AREA = 24,305 S.F. THEREFORE WE BELIEVE THAT ADDITIONAL STORMWATER DETENTION NOT REQUIRED

- NOTE:
- SEE ARCHITECTURAL PLANS FOR STORMWATER DETENTION DATA FOR PROPOSED STRUCTURE. PER I.D. FOR
 - TYPICAL RETAINING WALL SECTION



Plan View
 Scale - 1" = 16ft

Alternates Note
 THE USE OF FIXTURE ALTERNATES MUST BE RESUBMITTED TO THE CITY FOR APPROVAL.

Ordering Note
 CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6795.

Drawings Note
 THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

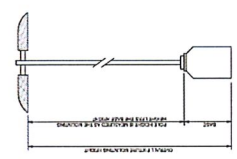
General Note
 1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
 2. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"

Mounting Height Note
 MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. MOUNTING HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

Ordering Note
 THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY (IES) LUMINAIRE DATA. ILLUMINATION LEVELS MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

General Note
 THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIREMENTS AS DESCRIBED IN ASHRAE 90.1-2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASO@GASSERBUSH.COM OR 734-266-6795.



PRO-15 [H4]
 HIGH-BAY INDUSTRIAL
 HANGAR

Specifications
 • 150W
 • 1500lm
 • 5000K
 • 1500mm x 750mm

Warranty
 5 Year

Features
 • High-bay industrial
 • 150W
 • 1500lm
 • 5000K
 • 1500mm x 750mm

WXP0 LED Wall Pack

Specifications
 • 150W
 • 1500lm
 • 5000K
 • 1500mm x 750mm

Warranty
 5 Year

Features
 • High-bay industrial
 • 150W
 • 1500lm
 • 5000K
 • 1500mm x 750mm

Paripark LED

Specifications
 • 150W
 • 1500lm
 • 5000K
 • 1500mm x 750mm

Warranty
 5 Year

Features
 • High-bay industrial
 • 150W
 • 1500lm
 • 5000K
 • 1500mm x 750mm

LED Luminaire Schedule

Symbol	Label	Qty	Manufacturer	Description	Lamp	Mounting Height
A	1	1	Paripark	150W LED Wall Pack	LED	14'-0"
B	1	1	Paripark	150W LED Wall Pack	LED	14'-0"
C	1	1	Paripark	150W LED Wall Pack	LED	14'-0"
D	1	1	Paripark	150W LED Wall Pack	LED	14'-0"

PRO-15 [H4]
 HIGH-BAY INDUSTRIAL
 HANGAR

Specifications
 • 150W
 • 1500lm
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 • 1500mm x 750mm

Warranty
 5 Year

Features
 • High-bay industrial
 • 150W
 • 1500lm
 • 5000K
 • 1500mm x 750mm

Paripark LED

Specifications
 • 150W
 • 1500lm
 • 5000K
 • 1500mm x 750mm

Warranty
 5 Year

Features
 • High-bay industrial
 • 150W
 • 1500lm
 • 5000K
 • 1500mm x 750mm

D-Series Size 0 LED Area Luminaire

Specifications
 • 150W
 • 1500lm
 • 5000K
 • 1500mm x 750mm

Warranty
 5 Year

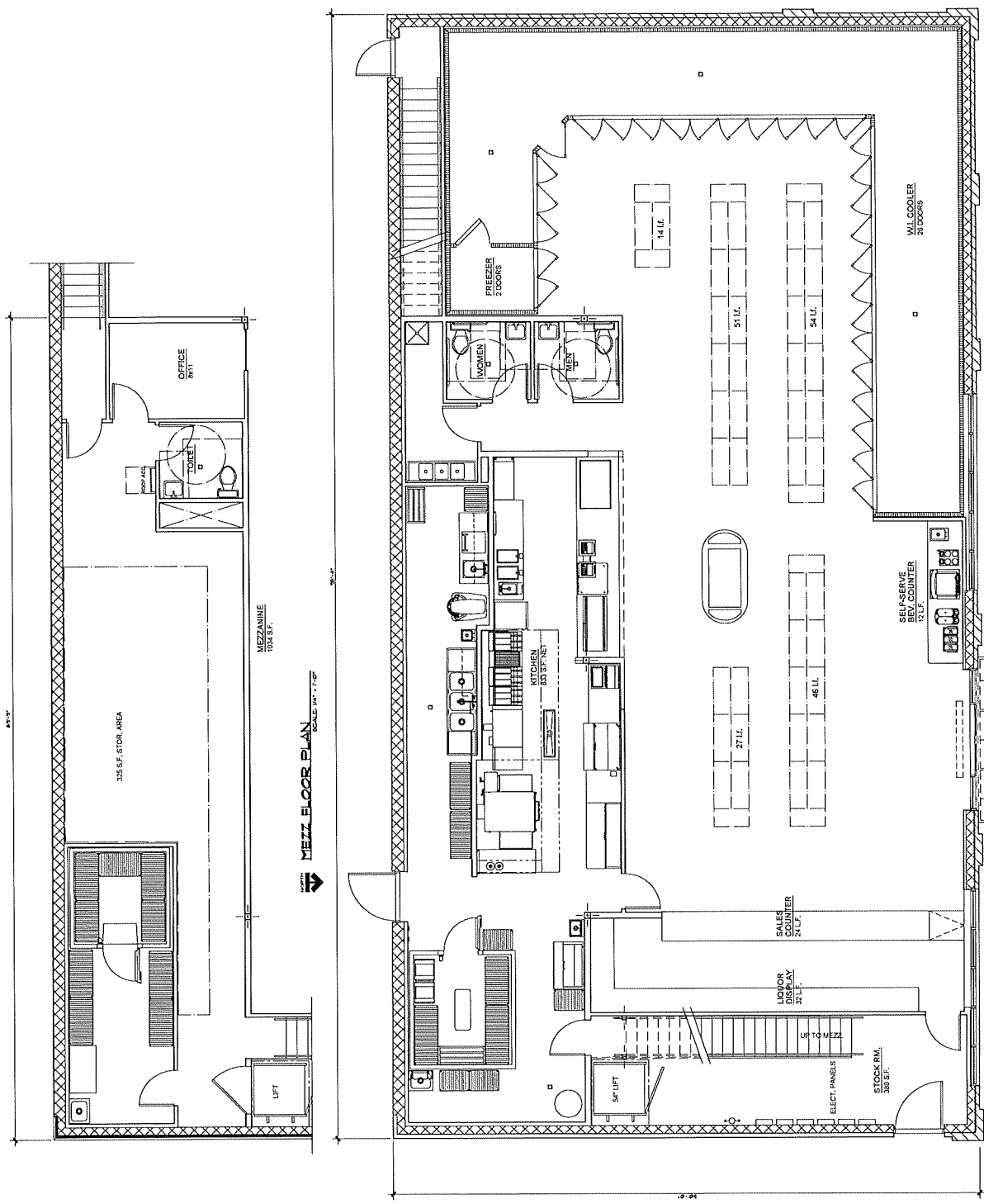
Features
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 • 150W
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LED Luminaire Schedule

Symbol	Label	Qty	Manufacturer	Description	Lamp	Mounting Height
A	1	1	Paripark	150W LED Wall Pack	LED	14'-0"
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C	1	1	Paripark	150W LED Wall Pack	LED	14'-0"
D	1	1	Paripark	150W LED Wall Pack	LED	14'-0"

Statistics

Description	Symbol	Avg	Min	Max	Min/Avg/Max	Avg/Max
Overall		1.8 f.c.	1.0 f.c.	2.5 f.c.	N/A	2.2-1
Proposed		2.6 f.c.	1.0 f.c.	5.0 f.c.	N/A	3.6-1
Field Capacity		14.4 f.c.	21.4 f.c.	24.5 f.c.	1.7-1	0.7-1



FLOOR PLAN
SCALE 1/4\"/>

MEZZ FLOOR PLAN
SCALE 1/4\"/>

Farmington Planning Commission Staff Report	Planning Commission Date: February 13, 2023	Reference Number 5
Submitted by: Kevin Christiansen, Planning and Building Director		
Description Planned Unit Development (PUD) Preapplication Conference – Legion Square, 31775 Grand River Avenue		
<p>Background</p> <p>This item is a pre-application conference (discussion and review) with the Planning Commission on a proposed PUD planned unit development concept plan for the redevelopment of the American Legion Hall property located at 31775 Grand River Avenue. Article X. PUD Planned Unit Development, Section 35-135. Approval Procedure, of the Zoning Ordinance, provides PUD applicants an opportunity to request an optional pre-application conference with the Planning Commission on a proposed PUD concept plan. The purpose of the pre-application conference is to discuss the appropriateness of a PUD and the concept plan to solicit feedback and to receive requests for additional materials supporting the proposal. An applicant desiring such a conference shall request placement on a Planning Commission agenda. The Grand River Corridor Improvement Authority (CIA) held a pre-application conference regarding the proposed PUD as requested by the applicant at their 2/9/23 meeting.</p> <p>The applicant, Cervi Construction, LLC, has submitted a PUD concept plan and support materials for the redevelopment of the American Legion Hall. The concept plan and support materials include a project narrative dated February 2, 2022, an overall project concept plan showing 32 townhouse condominium/apartment style attached 3-story residential units located in 4 buildings of 8-units each, a proposed/example building elevation, and a proposed floor plan for the proposed Legion Square. An aerial photo of the site is also attached. The applicant will be at the February 13th, 2023 meeting to present the PUD concept plan to the Commission.</p> <p>Attachments</p>		



City of Farmington CivicSight Map

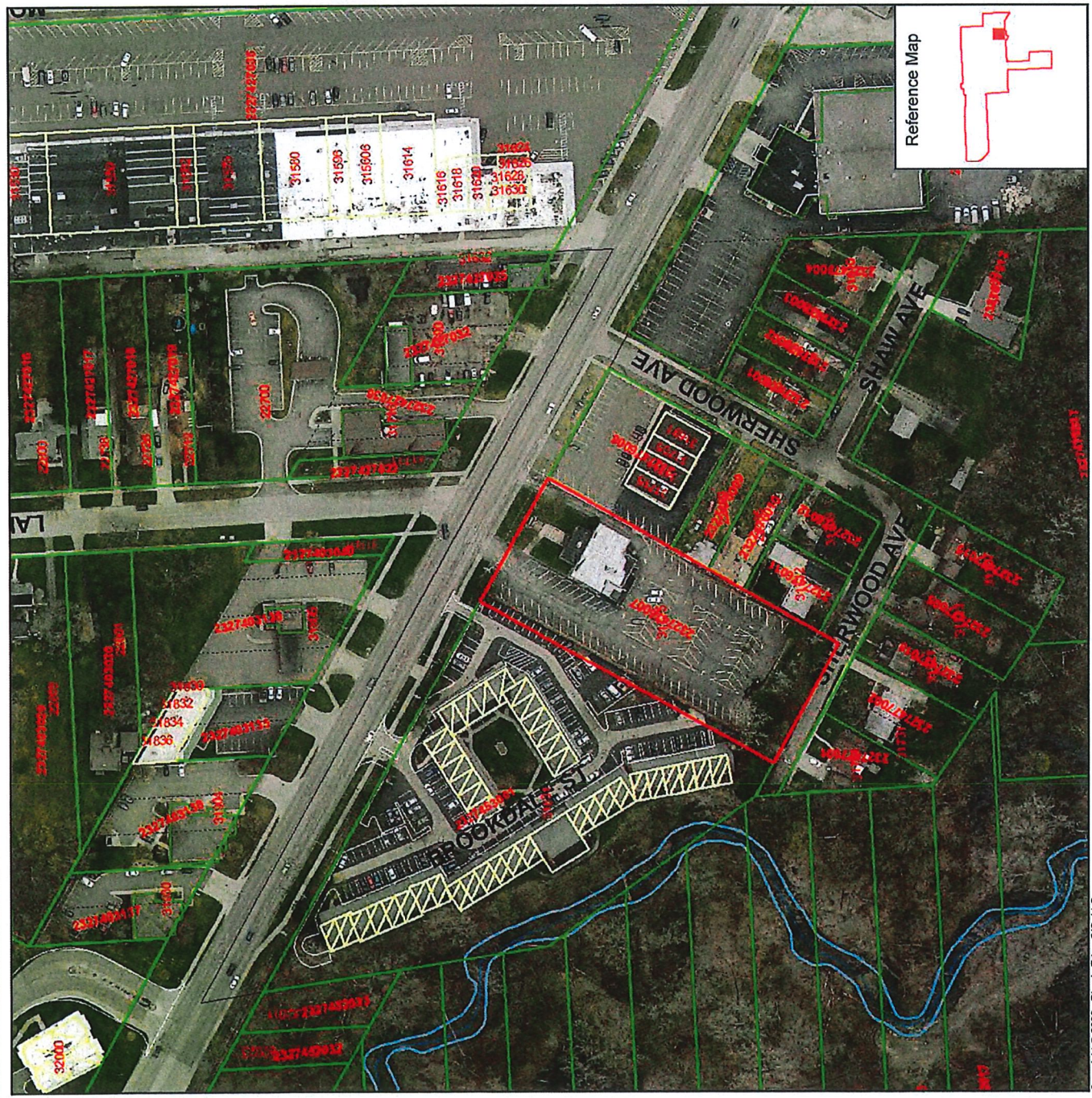
MAP LEGEND:

- CITY BOUNDARY
- / RIVERS-STREAMS
- MULTITENANTBUILDING (Type)
- BUILT
- PROPOSED
- COMM_INDUST BLDGS
- RAPHAEL STREET(POLY)2
- RAPHAEL STREET(POLY)
- PARCELS
- ROADS OUTSIDE FARMINGTON
- RIGHTOFWAY
- MULTITENANTPAYING
- ROW EXTEND
- / LOT HISTORY
- OPEN WATER (FEATUERTYP)
- DetentionPond
- StreamRiver
- LakePond
- Channel
- SwampMarsh
- 2017 AERIAL PHOTOS (Image)

Map Scale: 1 inch = 177 feet
 Map Date: 1/18/2023
 Data Date: October 30, 2020
 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 are not liable for the accuracy or interpretation of the information. Once again, USE AT YOUR OWN RISK!!!





City of Farmington CivicSight Map

MAP LEGEND:

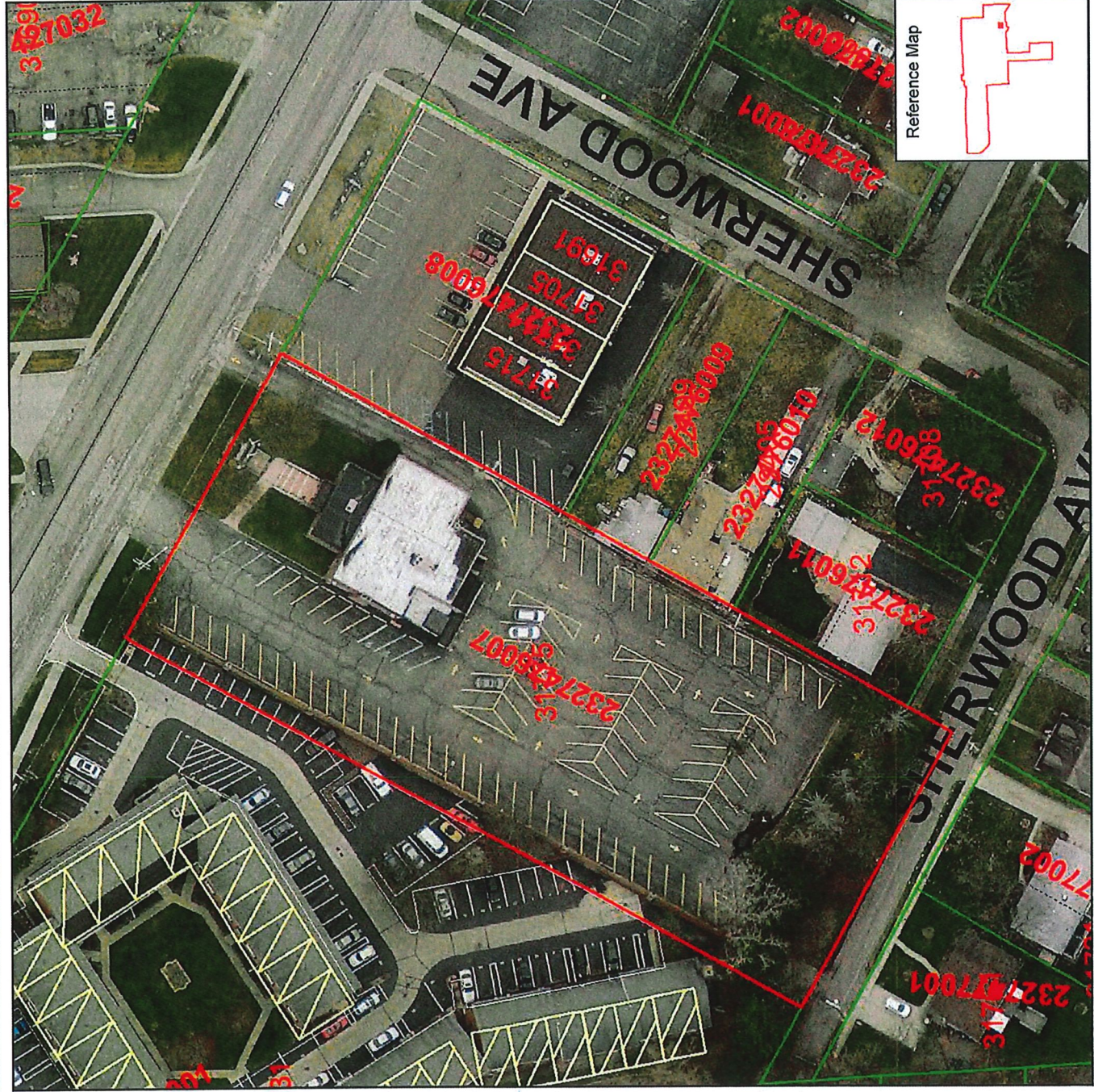
- CITY BOUNDARY
- RIVERS-STREAMS
- MULTITENANTBUILDING (Type)
- BUILT
- PROPOSED
- COMM_INDUST BLDGS
- RAPHAEL STREET(POLY)2
- RAPHAEL STREET(POLY)
- PARCELS
- ROADS OUTSIDE FARMINGTON
- RIGHTOFWAY
- MULTITENANTPAVING
- ROW/EXTEND
- LOT HISTORY
- OPEN WATER (FEATUERTYP)
 - DetentionPond
 - StreamRiver
 - LakePond
 - Channel
 - SwampMarsh
- 2017 AERIAL PHOTOS (Image)

Map Scale: 1 inch = 77 feet
 Map Date: 1/18/2023
 Data Date: October 30, 2020

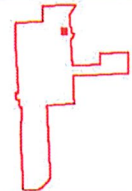


Sources: City of Farmington, Oakland County GIS
 Utility, River's Edge GIS, LLC.

Disclaimer:
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Reference Map



CERVI CONSTRUCTION, LLC

12419 Stark Road
Livonia, MI 48150
Phone (734) 261-4300 Fax (734) 261-4302

February 2, 2023

Dear: Farmington Planning Commission and Grand River Corridor Authority,

Thank you for the opportunity to introduce myself and briefly explain our vision for 31775 Grand River (American Legion Building).

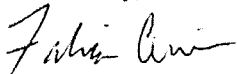
My name is Fabio Cervi and I'm a second generation real estate developer that has primarily worked in the Farmington and surrounding areas. I'm proud to say that I grew up in Farmington and attended Farmington Public schools and spent much of my childhood enjoying the Downtown Farmington. That being said, I feel heavily invested to deliver a quality project to this location and one that will fit into the City's master plan.

Since our family's businesses inception in 1968, we have built thousands homes/condominiums, managed projects for financial institutions, renovated hotels and commercial properties and built ground up apartment sites. Our most recent apartment site was the Brownstones at Eldon Creek, a 32 unit apartment site in Farmington Hills that was completed in November of 2022.

Our vision for this location is to deliver 32 luxury townhomes for lease that are within a walkable distance to Downtown Farmington and that will cater towards young professionals. These townhomes will have 2- bedrooms, 2-baths, high end finishes and attached 1 car garages. We prefer to build this type of product because it promotes a more community feel then the typical apartment buildings with units above and below one another and without garages. Also, its proven to work currently in Downtown Farmington, we presently own the Brownstones at the Orchards which sits directly behind the Fresh Thyme grocery store. That is a 11 unit building with the average rent of \$2000.00 per month. The current and past tenants have been mainly young professionals that own their own businesses, work in the health care industry or in the IT/Automotive industry and they have all really enjoyed living in Downtown Farmington. In fact, when they do eventually move out, its generally because they have decided to buy a home and in many cases because of their experience of being in the area they end up looking to buy a home in Farmington. We hope to expand on marketing Farmington as a great place to live.

We do appreciate the opportunity to discuss this project and would be happy to discuss any additional questions, via by cellular phone (248)388-7436 or email Fabiocervi@yahoo.com.

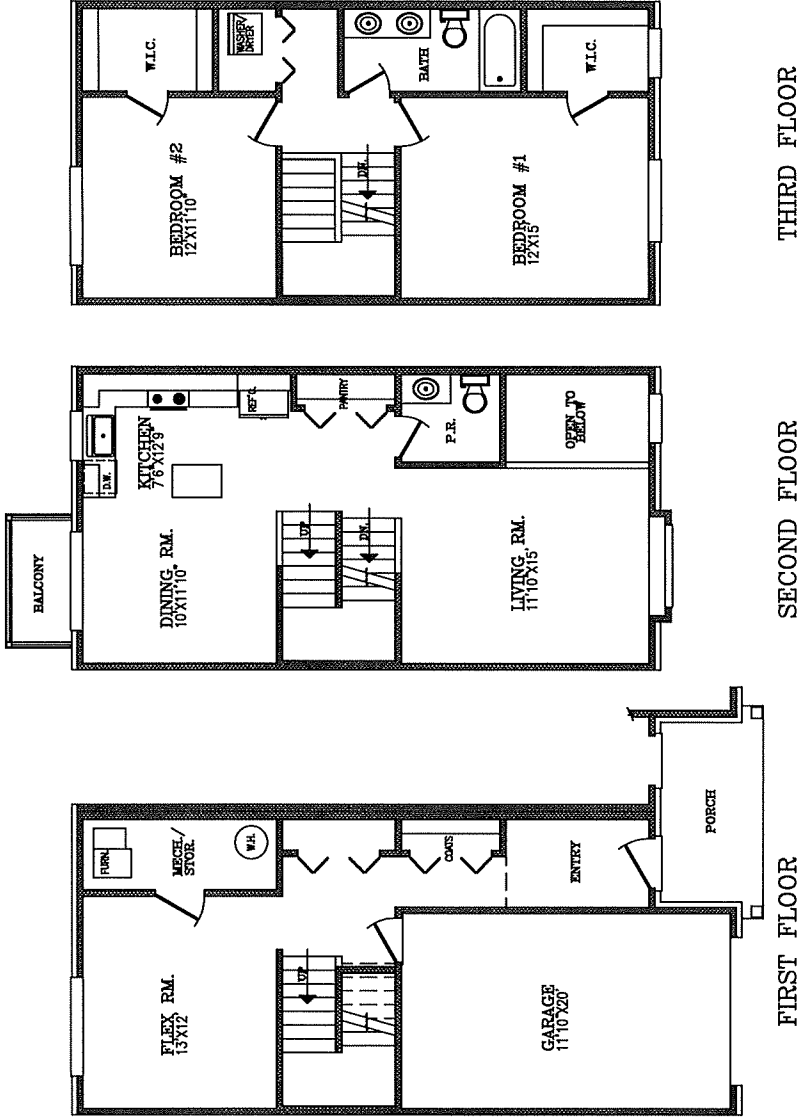
Sincerely,



Fabio Cervi
Cervi Construction, LLC



TWO BEDROOM TOWNHOME
1,445 SQUARE FEET



Calendar for Fiscal Year 2024-29 Capital Improvement Program Process

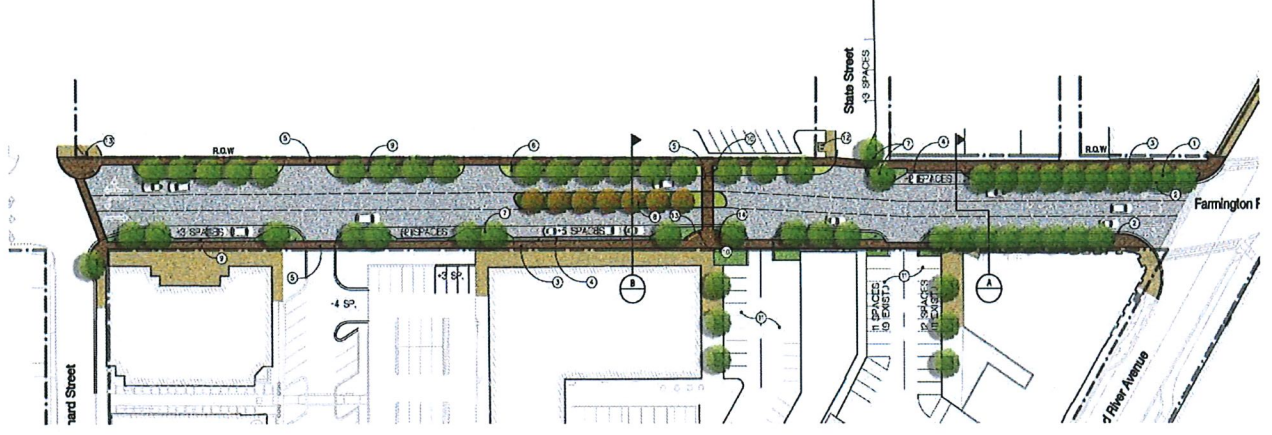
November	Planning Meeting to discuss calendar David, Kevin, Chuck, Chris
November 16	Parking Committee to formalize items for submission to CIP Steering Committee.
November 21	Department Heads meet to discuss CIP Program at Department Head Meeting. Items must be submitted by December 16.
November 21	City Council meets to discuss CIP Program and to appoint representative to CIP Steering Committee. Items must be submitted by December 5.
December	Meeting with Beautification Committee
December	Meeting with South Farmington Baseball and Softball
December 5	Council to formalize items for submission to CIP Steering Committee.
December 7	DDA Meeting to discuss CIP and appoint Kate or a Board member to Steering Committee. DDA to formalize items for submission to CIP Steering Committee. Items must be submitted by December 7.
December 8	CIA Meeting to discuss CIP Program and appoint representative to CIP Steering Committee. CIA to formalize items for submission to CIP Steering Committee. Items must be submitted by December 8.
December 9	City Manager's Office to schedule 3 meetings in January/February for CIP Steering Committee.
December 12	Planning Commission meets to discuss CIP Program and appoint a member to serve on the committee. Planning Commission to formalize items for submission to CIP Steering Committee. Items must be submitted by December 12.
December 14	Pathways Committee to formalize items for submission to CIP Steering Committee
December 16	Department Heads to formalize items for submission to CIP Steering Committee

December 16	All Submittals in
December 30	Draft Schedule of Capital Improvements circulated to CIP Steering Committee.
Jan 2 – Feb 5	CIP Steering Committee meets to create CIP.
Feb 6	Planning Commission schedules public hearing for March 13.
Feb 7 – Feb 18	Draft CIP created.
Feb 19	E&CD advertises Public Hearing for FY 2024-29 CIP on February 11 and posts plan on website on February 18.
March 13	Planning Commission meets to hold public hearing regarding CIP and possibly approve plan.
April 11	Planning Commission meets to approve CIP if not already approved on March 8.
April 17	City Manager submits CIP along with proposed budget to City Council.
April 26	City Council Budget Review Session & Review of DDA Budget.
April 27 - May 21	City Council reviews and adjusts proposed budgets.
May 15	City Council schedules budget and millage public hearing for June 20.
June 8	City Clerk advertises Public Hearing for FY 2023-24 Budget.
June 19	City Council holds Public Hearing regarding FY 2023-24 Budget and Millage Rate and considers adoption.
June 20	City Clerk publishes summary of adopted budget.

Planning Commission
Department Heads

DDA CIA
City Council/Committees

City of Farmington



Capital Improvement Program FY 2023-2028

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Appendix A: Schedule of Capital Improvement Projects

Planning Commission Members

Steven Majoros
Chair

Geof Perrot
Vice Chair

Miriam Kmetzo
Secretary

Cathi Waun

Dan Westendorf

Julia Mantey

Kenneth Crutcher

Steering Committee

Organization Representatives

Steven Majoros
Planning Commission Representative

Sara Bowman
City Council Representative

Kate Knight
Downtown Development Authority
Representative

Patrick Thomas
Corridor Improvement Authority
Representative

City Staff

David M. Murphy
City Manager

Kevin Christiansen
Director of Economic & Community
Development

Theodore Warthman
Director of Public Safety

Charles J. Eudy
Superintendent of Public Works

Christopher M. Weber
Director of Finance & Administration

CITY OF FARMINGTON
OAKLAND COUNTY, MICHIGAN

PLANNING COMMISSION RESOLUTION

A regular meeting of the Planning Commission of the City of Farmington, Oakland County Michigan, was held on March 14, 2022 at City Hall, 23600 Liberty Street, Farmington, Michigan 48335: The following resolution was offered by Planning Commission member Waun and supported by Westendorf.

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, the Pathways 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 14, 2022, therefore;
BE IT RESOLVED, the Capital Improvement Program presented for review on March 14, 2022, is adopted by the City of Farmington Planning Commission.

AYES: All
NAYS: None
ABSTENTIONS: None

Transmittal Letter

City of Farmington
Planning Commission

March 14, 2022

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 March 14, 2022. 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 108 projects totaling \$40,398,436.

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, the Pathways 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 FY2023-2028.

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 that 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."

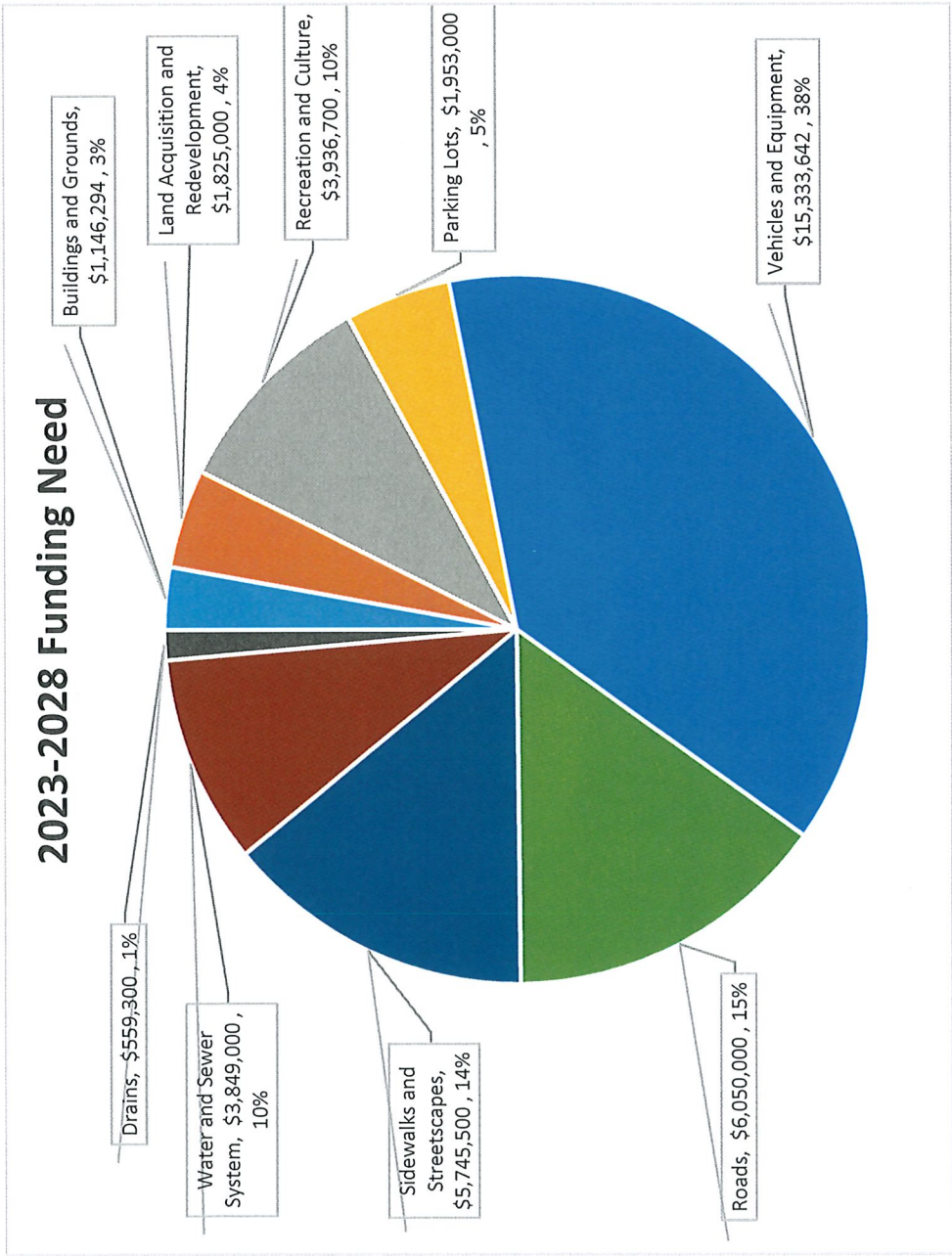
Additionally, Farmington City Code requires a Capital Improvement Plan. [Section 23-39](#) of the Farmington City code states, "The planning commission shall annually prepare a capital improvements program of public structures and improvements, showing those structures and improvements in general order 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

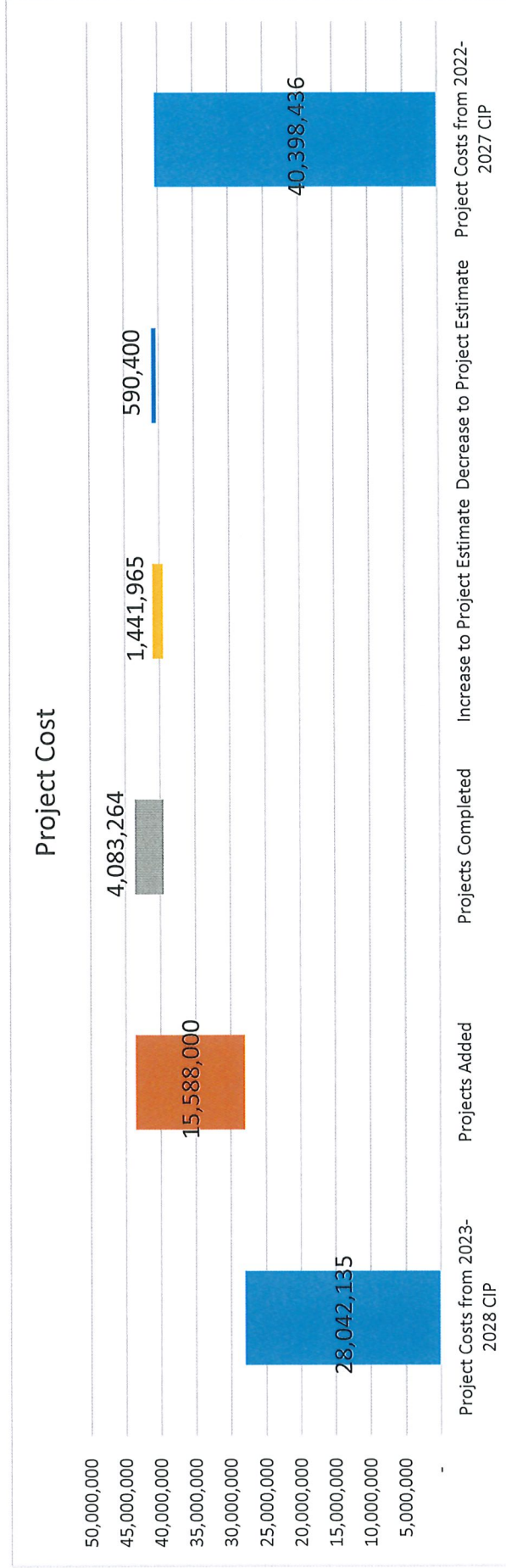
Executive Summary



Quick View

Total Projects:	108
Total Value:	\$40.3 Million
Projects \$ by Year:	
2023	\$13,111,662
2024	\$10,593,753
2025	\$6,932,486
2026	\$2,439,634
2027	\$4,440,800
2028	\$2,880,100

Executive Summary



Significant Projects Added Include:

- Fiber Network - \$13,000,000
- SMART Cities Initiatives - \$100,000
- Old Farmington Road Removal/Renovation - \$275,000
- Neighborhood Roads - \$1,000,000

- Salt Dome Reconstruction - \$450,000
- City Hall Roof - \$150,000
- Enterprise Park - \$100,000
- Theater Seating - \$105,000

Significant Projects Completed Include:

- Oakland Street - \$1,040,000, Smitinfield - \$140,000, Farmington - \$135,000
- Sidewalks - \$150,000
- Drake Park Parking Lot - \$250,000
- DPW Equipment - \$112,000
- Oakland Water Main - \$818,000

- Self Contained Breathing Apparatus - \$150,000
- Shiawasse and Drake Park Bathroom - \$130,000*
- HVAC Systems - \$113,000*
- Streetscape (\$526,500) and Mansion (\$85,000)*

* - Estimated completion through June 30, 2022

Program Summary

The CIP identified 108 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 \(2020\)](#)
- [Grand River Corridor Vision Plan \(2013\)](#)
- [Recreation Master Plan \(2016\)](#)
- [Orchard Lake & 10 Mile Roads Intersection Redesign Analysis \(2015\)](#)
- [Farmington Vision Plan \(2013\)](#)
- [Rouge River Trail Project \(2016\)](#)
- [Downtown Area Plan \(2015\)](#)
- [Downtown Master Plan \(2017\)](#)

These plans can be found on the City's website 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, public/private partnerships, and other sources that will help decrease the City's share of the costs.

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

- \$750,000 for Capital Projects
- \$800,000 for Roads
- \$400,000 for Water and Sewer
- \$200,000 for Department of Public Works Equipment
- \$50,000 for DDA Eligible Projects

Project Prioritization

Projects are prioritized. Their prioritization is a result of several factors including: need, funding status, citizen safety and well-being, and time restraints. As would be expected, the projects with the higher priority are likely to be accomplished earlier than those with lower priority. Items in the CIP are 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

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. In order to determine the costs associated with repair, the CIP includes a Study of City Hall Conditions - \$30,000



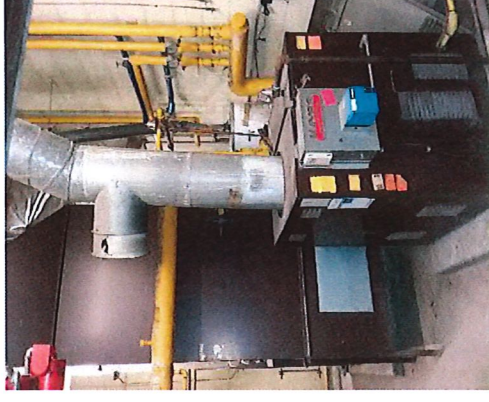
Quick View

Total City owned Buildings:	13
Total Projects:	12
Total CIP:	\$1,146,294
Projected cost by year:	
2023	\$123,294
2024	\$83,000
2025	\$135,000
2026	\$170,000
2027	\$30,000
2028	\$605,000

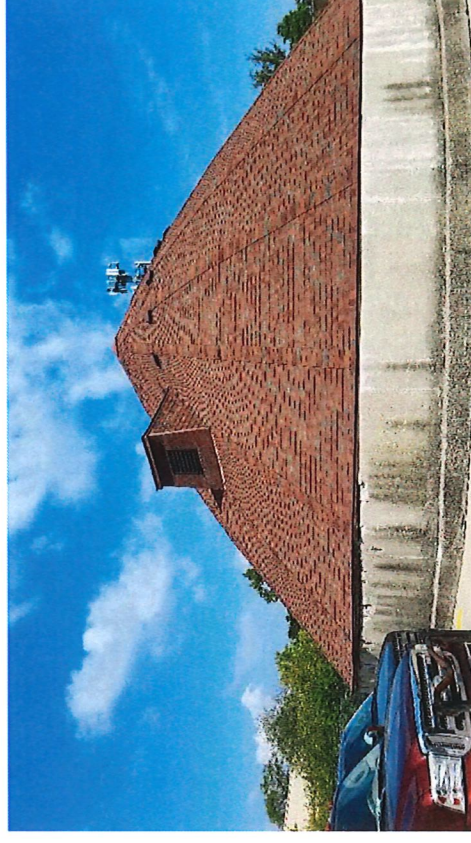
Buildings and Grounds - Continued

Significant Building and Grounds projects include:

HVAC Replacements – HVAC systems at the Public Works Building and City Hall are 43 and 23 years old respectively. Parts of the HVAC systems have been replaced over the last several years. The remaining upgrades/replacements will cost \$73,294.



Salt Dome – The current salt dome is 45 years old. Budgeting for a major reconstruction should be scheduled by 2027. This will likely include demolishing the current wooden framing, and above grade concrete. The footings could remain. Estimated cost is \$450,000



Drain System

Significant Drain System projects include:

The City has been notified by the Oakland County Water Resource Commissioner of various repairs that are required for the Caddell Drain system. The most expensive repair is to the Caddell Drain located at 9 Mile and Drake. Although not in the City of Farmington, it is part of the network that drains the City and surrounding communities, and each community is required to pay a share. The City's portion of the cost of the projects is estimated at \$380,800. In addition to this project, minor repairs will be performed throughout the Caddell Drain totaling \$178,500.



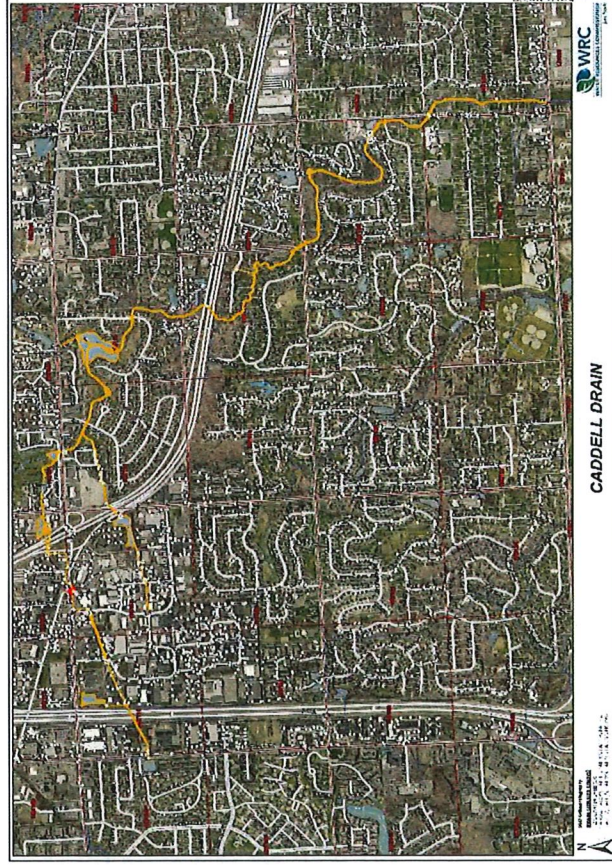
Quick View

Total Projects:	2
Total CIP:	\$559,300
Projected cost by Year:	
2023	\$559,300
2024	\$-
2025	\$-
2026	\$-
2027	\$-
2028	\$

Drain System-Continued

Significant Drain projects include:

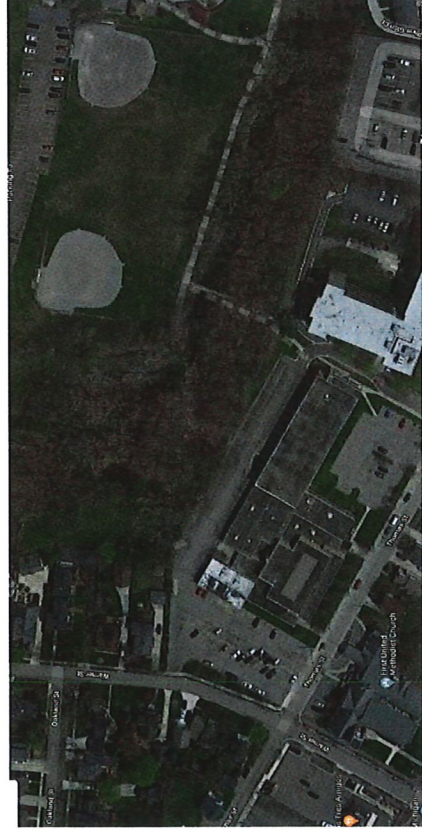
There are 2 County Drains that run through the City of Farmington – Caddell Drain and US-16 Drain. In addition, the City maintains multiple stormwater outfall to the Rouge River or tributaries to the Rouge, and many points of connection to Road Commission of Oakland County storm sewers on Farmington Road and Orchard Lake Road.



Land Acquisition and Redevelopment

Significant Land Acquisition and Redevelopment projects include:

Maxfield Training Center and Part of Shiawassee Park – The City purchased the Maxfield Training Center and a part of Shiawassee Park from Farmington Public Schools in 2020. The plans for the Maxfield Training Center include demolishing the current building, cleaning up any potential contamination on the site, and selling the property to a developer for residential/commercial redevelopment. The City will collaborate with developers to pay for demolishing and site clean-up, likely pledging future property tax revenue to offset the costs of the developer. The Shiawassee Park property will be retained as part of the park. The City purchased the Shiawassee Park property from Farmington Public Schools because many of the grants available to improve and revitalize parks require ownership of the land.



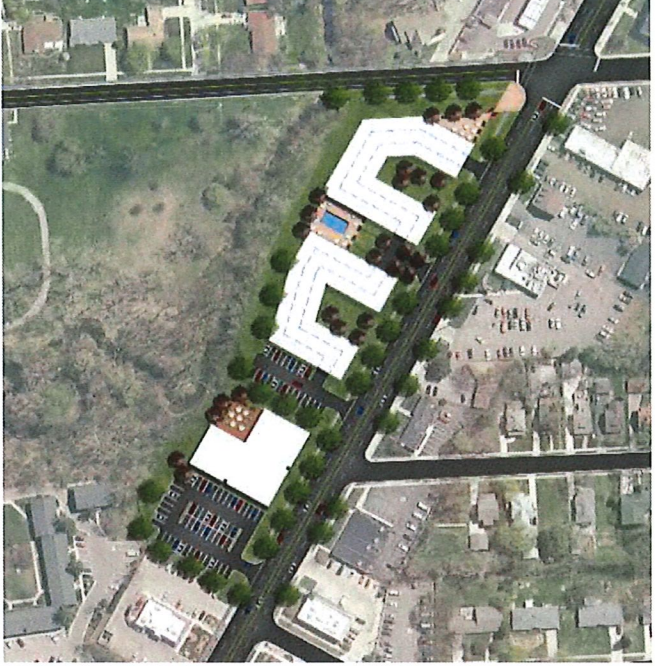
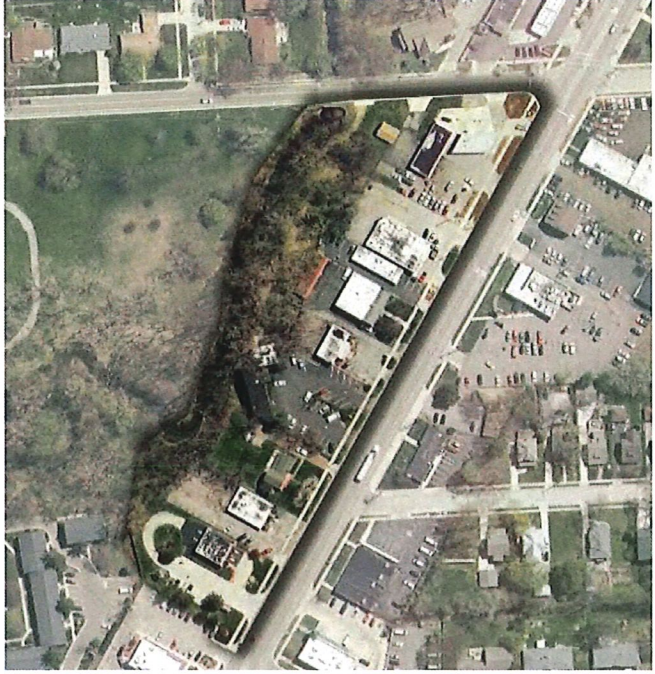
Quick View

Total Projects:	2
Total CIP:	\$1,825,000
Projected cost by Year:	
2023	\$1,775,000
2024	\$50,000
2025	\$-
2026	\$-
2027	\$-
2028	\$

Land Acquisition and Redevelopment - Continued

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 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 - 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)

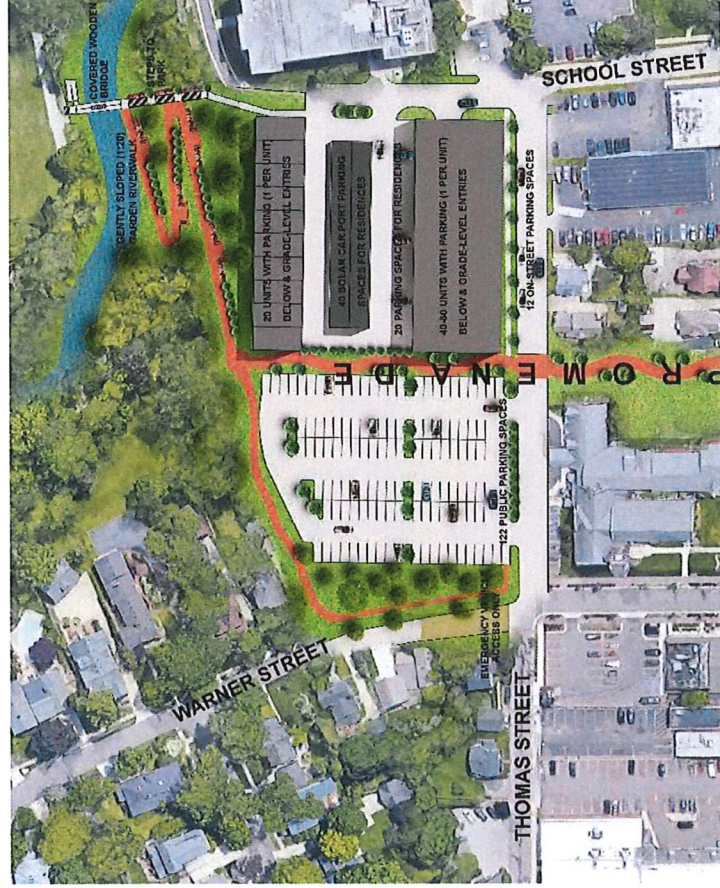
In order to create 429 parking spaces, a parking structure would need to be constructed. Below are the locations suggested for a new parking structure. A new structure is included in the CIP for construction in the next 7-10 years.



Recreation and Culture

Significant Recreation and Culture projects include:

Shiawassee Park/Downtown Connection – This plan includes \$2,000,000 to create a pathway from Riley Park to Shiawassee Park through the Maxfield Training Center property. The pathway will likely be paid for through City funds, Grants, and Developer Contributions



Quick View

City Parks:	6
Total Area:	37.2
Total Projects:	30
Total CIP:	\$3,936,700
Projected cost by year:	
2023	\$590,000
2024	\$2,740,000
2025	\$90,000
2026	\$10,000
2027	\$486,700
2028	\$20,000

Roads

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.

Each year, the City reviews and ranks all of their roads. These "Paser Ratings" are used by City Administration to select which roads to work on. In addition to the paser ratings, the City takes into account the water and sewer infrastructure under the roads and attempts to combine road and water and sewer projects in the most efficient manner possible.

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:	\$6,050,000
Projected cost by Year:	
2023	\$1,000,000
2024	\$1,050,000
2025	\$1,000,000
2026	\$1,000,000
2027	\$1,000,000
2028	\$1,000,000

Roads - Continued

Significant Road projects include:

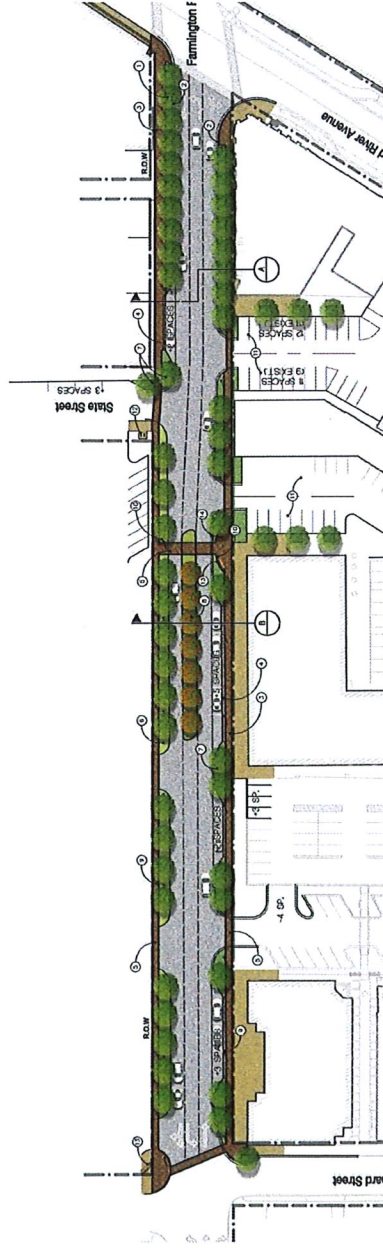
Glenview, James Ct, Hamlin Ct, Conroy Ct, Cass Ct, Moore, Fleming, Alta Loma, Yoder – The CIP includes the HMA resurfacing of various streets in the 2022/23 fiscal year. The City selected these streets for reconstruction because the roads could be resurfaced inexpensively. The roads do not require water or sewer work and have good bases.



Sidewalks and Streetscapes

Significant Sidewalks and Streetscapes projects include:

Farmington Road Streetscape – The City is soliciting bids to construct a streetscape along Farmington Road, from Grand River to Orchard Street. The CIP contains \$3,295,500 for this project. A TAP grant for the project was obtained in 2020 for \$1,062,000 and the Road Commission for Oakland County will provide additional funding in the amount of approximately \$272,000. Costs for the project that are not covered by the grant will be split between the City and DDA. Below is a diagram of the proposed streetscape.



Quick View

Total CIP:	\$5,745,500
Total Projects:	11
Projected cost by Year:	
2023	\$3,485,500
2024	\$300,000
2025	\$340,000
2026	\$240,000
2027	\$690,000
2028	\$690,000

Vehicles and Equipment

Significant Vehicle and Equipment projects include:

Municipal Broadband Infrastructure – The CIP contains \$13,000,000 to construct a city-wide fiber optic cable network. The network will be installed by Si-Fi and will be privately owned and operated. It will connect all locations in both the City of Farmington and Farmington Hills.



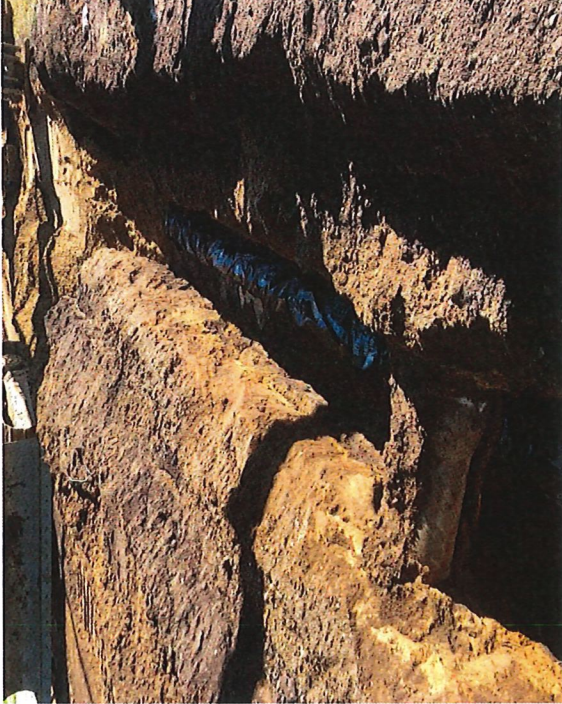
Quick View

Total CIP:	\$15,333,642
Total Projects:	30
Projected cost by Year:	
2023	\$5,003,268
2024	\$4,818,453
2025	\$5,168,886
2026	\$145,034
2027	\$116,000
2028	\$82,000

Water and Sewer System

Significant Water and Sewer projects include:

Water and Sewer Lines – The City has approximately 50 miles of water lines and 50 miles of sewer lines. Typically, the City replaces or lines these pipes as road projects are completed. For the 22/23 fiscal year, the City is considering completing a comprehensive study of these lines and their conditions in order to seek grants for necessary upgrades.



Quick View

Total Projects:	9
Total CIP:	\$3,849,000
Projected cost by year:	
2023	\$335,300
2024	\$242,300
2025	\$118,600
2026	\$811,600
2027	\$1,920,600
2028	\$420,600

City of Farmington
 Capital Improvement Plan
 Appendix A
 Overview

Project Category	Project Name	Priority/ Rank	City	Fund	Funding Source		Total	Fiscal Year Ended June 30									
					Outside	Outside - Source		Prior Years City Cost	Future Cost	2023	2024	2025	2026	2027	2028	2029-2032	
Sidewalks and Streetscapes	Grand River Streetscape - Power to Brookdale	Desired, Not Necessary	100%	CA	0%	N/A	1,470,500	-	1,470,500	-	-	-	-	-	-	-	1,470,500
Sidewalks and Streetscapes	Grand River Streetscape - Brookdale to Orchard Lake	Desired, Not Necessary	100%	CA	0%	N/A	1,102,500	-	1,102,500	-	-	-	-	-	-	-	1,102,500
Buildings and Grounds	Building and Grounds Routine Capital Improvements	Various	Various	Various	Various	Various	1,899,009	(133,115)	1,876,134	113,294	83,000	135,000	179,000	30,000	605,000	530,000	
Buildings and Grounds	Senior Center Capital Improvements	Various	Various	Various	Various	Various	859,200	-	859,200	-	-	-	-	-	-	-	
Parking Lots	Parking Lot Routine Capital Improvements	Various	Various	Various	Various	Various	1,605,500	-	1,605,500	240,000	810,000	80,000	63,000	197,500	62,500	152,500	
Recreation and Culture	Recreation Capital Improvements	Various	Various	Various	Various	Various	890,000	-	890,000	253,000	210,000	300,000	191,000	115,000	20,000	157,000	
Roads	Major and Local Roads Routine Capital Improvements	Various	Various	STREET	Various	Various	10,000,000	-	10,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	4,000,000	
Streetscapes and Streetscapes	Steele Street Streetscape Routine Capital Improvements	Various	Various	Various	Various	Various	1,590,000	-	1,590,000	150,000	300,000	150,000	150,000	150,000	150,000	200,000	
Vehicles and Equipment	Public Safety Routine Capital Improvements	Various	Various	Various	Various	Various	1,824,050	-	1,824,050	256,000	84,000	516,000	72,000	106,000	72,000	678,050	
Vehicles and Equipment	DPW Equipment Routine Capital Improvements	Various	Various	Various	Various	Various	1,766,051	-	1,766,051	143,895	351,120	309,553	28,034	-	-	993,409	
Vehicles and Equipment	General Government Equipment Routine Capital Improvements	Various	Various	Various	Various	Various	355,000	-	355,000	150,000	100,000	100,000	45,000	50,000	50,000	100,000	
Water and Sewer System	Water and Sewer System Routine Capital Improvements	Various	Various	WS	Various	Various	7,914,300	-	7,914,300	335,300	242,300	118,600	811,600	1,920,600	420,600	4,065,300	
TOTAL							\$ 53,529,110	(133,115)	\$ 53,395,995	\$ 13,111,662	\$ 10,893,753	\$ 6,932,486	\$ 2,439,634	\$ 4,440,800	\$ 2,880,100	\$ 39,996,759	
																	\$ 40,398,436

Note: The colored lines above represent totals from the detail pages that follow. In other words, the overview pages show unique, one-time projects and the summary of the routine projects of the detail pages. This is done so that a total of projects can be shown in summary format.

City of Farmington
 Capital Improvement Plan
 Appendix A
 Buildings and Grounds

Project Category	Project Name	Prioritization Rank	Funding Source			Fiscal Year Ended June 30														
			City	Fund	Outside Source	Total	Prior Years		Future City											
							City Cost	Cost	2023	2024	2025	2026	2027	2028	2029-2032					
1 Buildings and Grounds	Study of City Hall Conditions	Necessary, Short Term	100% GF		0% N/A	\$ 30,000	\$ -	\$ 30,000	\$ 30,000											
2 Buildings and Grounds	HVAC Systems City Hall/DPW	Necessary, Short Term	100% GF		0% N/A	186,409	(113,115)	73,294	73,294											
3 Buildings and Grounds	City Hall Landscaping	Necessary, Short Term	100% GF		0% N/A	20,000	-	20,000	20,000											
4 Buildings and Grounds	Salt Dome Reconstruction (2027-2030)	Necessary, Short Term	55% GF		45% N/A	470,000	(20,000)	450,000												450,000
5 Buildings and Grounds	Drake Park Storage	Necessary, Short Term	100% GF		0% N/A	50,000	-	50,000												50,000
6 Buildings and Grounds	City Hall & DPW Flooring Replacement and Paint	Necessary, Short Term	100% GF		0% N/A	33,000	-	33,000			33,000									
7 Buildings and Grounds	Public Safety Front Desk Ballistic Glass	Necessary, Short Term	100% GF		0% N/A	30,000	-	30,000			30,000									
8 Buildings and Grounds	South Truck Bay Door Replacement	Necessary, Short Term	100% GF		0% N/A	20,000	-	20,000			20,000									
9 Buildings and Grounds	City Hall Furniture	Necessary, Short Term	100% GF		0% N/A	30,000	-	30,000			30,000				30,000					
10 Buildings and Grounds	DPW Roof Replacement	Necessary, Short Term	100% GF/WS		0% N/A	210,000	-	210,000			105,000									105,000
11 Buildings and Grounds	Floor Drains/Epoxy Truck Bay Floor	Necessary, Short Term	100% GF		0% N/A	50,000	-	50,000			50,000									
12 Buildings and Grounds	City Hall Roof Replacement	Necessary, Long Term	100% GF		0% N/A	150,000	-	150,000						150,000						
13 Buildings and Grounds	Renovation of Firearms Range	Necessary, Long Term	100% GF		0% N/A	500,000	-	500,000												500,000
14 Buildings and Grounds	9 Mile Retention Boiler Replacement	Necessary, Long Term	100% WS		0% N/A	30,000	-	30,000												30,000
TOTAL						\$ 1,809,409	\$(133,115)	\$ 1,676,294	\$ 1,232,294	\$ 85,000	\$ 135,000	\$ 170,000	\$ 30,000	\$ 30,000	\$ 605,000	\$ 605,000	\$ 590,000	\$ 590,000	\$ 590,000	\$ 590,000

City of Farmington
 Capital Improvement Plan
 Appendix A
 Recreation and Culture

Project Category	Project Name	Prioritization Bank	Funding Source		Total	Prior Years		Fiscal Year Ended June 30								
			City	Fund		City Cost	Future City Cost	2023	2024	2025	2026	2027	2028	2029-2032		
															Outside	Source
1 Recreation and Culture	Theater Basement Waterproofing	Urgent	100%	CIF	\$ 15,000	\$ -	\$ 15,000	\$ 15,000								
2 Recreation and Culture	Shiawassee Park Play Structure and Wooden Fence Replacement	Necessary, Short Term	50%	GF	50,000	-	50,000	50,000								
3 Recreation and Culture	Shiawassee and Drake Team Bench Area Improvements	Necessary, Short Term	50%	GF	28,000	-	28,000	28,000								
4 Recreation and Culture	Shiawassee and Drake Ball Diamond Surface Improvements	Necessary, Short Term	50%	GF	10,000	-	10,000	10,000								
5 Recreation and Culture	Theater Stage lighting upstairs	Necessary, Short Term	100%	Theater	10,000	-	10,000	10,000								
6 Recreation and Culture	Theater cinema servers (2)	Necessary, Short Term	100%	Theater	17,000	-	17,000	17,000								
7 Recreation and Culture	Theater stage lighting downstairs	Necessary, Short Term	100%	Theater	18,000	-	18,000	18,000								
8 Recreation and Culture	Theater Roof Repair	Necessary, Short Term	100%	Theater	10,000	-	10,000	10,000								
9 Recreation and Culture	Theater Overhead Lighting	Necessary, Short Term	100%	Theater	20,000	-	20,000	20,000								
10 Recreation and Culture	Theater Exhaust/AC Downstairs Project	Necessary, Short Term	100%	Theater	15,000	-	15,000	15,000								
11 Recreation and Culture	Shiawassee Tennis Court Renovation and Pickle Court Modification	Necessary, Short Term	50%	GF	20,000	-	20,000	20,000								
12 Recreation and Culture	Shiawassee Tennis Court Renovation and Pickle Court Modification	Necessary, Short Term	50%	GF	20,000	-	20,000	20,000								
13 Recreation and Culture	Public Art - trailheads, murals, and other	Necessary, Short Term	0%	N/A	100,000	-	100,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	40,000
14 Recreation and Culture	Theater digital projectors (2)	Necessary, Long Term	100%	Theater	95,000	-	95,000	95,000								95,000
15 Recreation and Culture	Theater Concessions update	Necessary, Long Term	100%	Theater	12,000	-	12,000	12,000								12,000
16 Recreation and Culture	Riley/Sundquist Pavilion Floor Resurfacing	Necessary, Long Term	100%	GF	10,000	-	10,000	10,000								10,000
17 Recreation and Culture	Riley/Sundquist Pavilion Painting	Necessary, Long Term	100%	GF	10,000	-	10,000	10,000								10,000
18 Recreation and Culture	Riley/Sundquist Ice Rink Chiller Screen	Desired, Not Necessary	100%	DDA	15,000	-	15,000	15,000								
19 Recreation and Culture	Riley/Sundquist Park Paver and Approaches	Desired, Not Necessary	50%	GF	90,000	-	90,000	90,000								
20 Recreation and Culture	Riley/Sundquist Pavilion Lighting	Desired, Not Necessary	100%	GF	20,000	-	20,000	20,000								
21 Recreation and Culture	Riley/Sundquist Pavilion East Entryway Arch	Desired, Not Necessary	50%	GF	20,000	-	20,000	20,000							20,000	
22 Recreation and Culture	Enterprise Park	Desired, Not Necessary	50%	DDA	100,000	-	100,000	50,000	50,000							
23 Recreation and Culture	Flanders Park Shelter	Desired, Not Necessary	0%	GF	25,000	-	25,000	25,000								
24 Recreation and Culture	Grand River at Shiawassee Bridge Property Acquisition	Desired, Not Necessary	50%	CIA	10,000	-	10,000	10,000							10,000	
25 Recreation and Culture	Memorial Park Improvements (Masonic Temple)	Desired, Not Necessary	50%	GF	50,000	-	50,000	50,000							50,000	
26 Recreation and Culture	Theater Seating	Under Consideration	100%	Theater	105,000	-	105,000	105,000							105,000	
	Drake Park Large Field Outfield Fence	Under Consideration	0%	N/A	30,000	-	30,000	30,000								
	TOTAL				\$ 890,000	\$ -	\$ 890,000	\$ 253,000	\$ 260,000	\$ 90,000	\$ 10,000	\$ 115,000	\$ 20,000	\$ 157,000		

City of Farmington
 Capital Improvement Plan
 Appendix A
 General Government Equipment

Project Category	Project Name	Prioritization Rank	Funding Source		Prior Years		Fiscal Year: Ended June 30										
			City	Outside	City Cost	Future City Cost	2023	2024	2025	2026	2027	2028	2029-2032				
1 Vehicles and Equipment	Poll Booth Replacement	Necessary, Short Term	100% GF	0% N/A	\$ 10,000	\$ -	\$ 10,000	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2 Vehicles and Equipment	Phone System	Necessary, Short Term	100% GF	0% N/A	45,000	-	45,000	45,000	-	-	-	-	-	-	-	-	-
3 Vehicles and Equipment	Storage	Necessary, Short Term	100% GF	0% N/A	65,000	-	65,000	65,000	-	-	-	-	-	-	-	-	-
4 Vehicles and Equipment	New Computers Due to Upgrade to Windows 11	Necessary, Short Term	100% GF	0% N/A	35,000	-	35,000	35,000	-	-	-	-	-	-	-	-	-
5 Vehicles and Equipment	Election Equipment Replacement	Necessary, Long Term	100% GF	0% N/A	50,000	-	50,000	50,000	-	-	-	-	-	-	-	-	50,000
6 Vehicles and Equipment	IT Equipment	Necessary, Long Term	100% GF	0% N/A	120,000	-	120,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	60,000
TOTAL					\$ 325,000	\$ -	\$ 325,000	\$ 130,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 45,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 110,000	

City of Farmington
 Capital Improvement Plan
 Appendix A
 Public Safety Equipment

Project Category	Project Name	Prioritization Rank	Funding Source		City	Fund	Outside Source	Total	Prior Years		Fiscal Year Ended June 30									
			City	Outside					City Cost	Future City Cost	2023	2024	2025	2026	2027	2028	2029-2032			
1 Vehicles and Equipment	Patrol Vehicles	Urgent	50%	GF	50%	GF	50% Drug Forf	\$ 726,000	\$ -	\$ 726,000	\$ 70,000	\$ 72,000	\$ 72,000	\$ 72,000	\$ 72,000	\$ 72,000	\$ 72,000	\$ 296,000		
2 Vehicles and Equipment	Pumper Truck	Necessary, Long Term	100%	GF	100%	GF	0% N/A	400,000	-	400,000	-	-	-	-	-	-	-	400,000		
3 Vehicles and Equipment	Firearms	Necessary, Short Term	80%	GF	80%	GF	20% Resale	30,000	-	30,000	30,000	-	-	-	-	-	-	-		
4 Vehicles and Equipment	Emergency Siren Controls	Necessary, Short Term	100%	GF	100%	GF	0% N/A	40,000	-	40,000	16,000	12,000	-	-	-	-	-	-		
5 Vehicles and Equipment	Combined Body Worn Cameras & In-Car Cameras	Necessary, Short Term	60%	GF	60%	GF	40% Grant	380,000	-	380,000	180,000	-	-	-	-	-	-	200,000		
6 Vehicles and Equipment	Administration Vehicles	Necessary, Long Term	100%	GF	100%	GF	0% N/A	99,000	-	99,000	-	-	32,000	-	34,000	-	-	33,000		
7 Technology	In-Car Computers	Necessary, Long Term	100%	GF	100%	GF	0% N/A	27,000	-	27,000	-	-	-	-	-	-	-	27,000		
8 Vehicles and Equipment	Fire Turnout Gear	Necessary, Long Term	10%	GF	10%	GF	90% Grant	94,050	-	94,050	-	-	-	-	-	-	-	94,050		
9 Vehicles and Equipment	Thermal Imaging Camera	Necessary, Long Term	60%	GF	60%	GF	40% RAP Gran	10,000	-	10,000	-	-	-	-	-	-	-	10,000		
10 Technology	Phone Recording System	Necessary, Long Term	50%	GF	50%	GF	50% Drug Forf	18,000	-	18,000	-	-	-	-	-	-	-	18,000		
TOTAL									\$ 1,824,050	\$ -	\$ 1,824,050	\$ 296,000	\$ 84,000	\$ 516,000	\$ 72,000	\$ 106,000	\$ 72,000	\$ 678,050		

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 Source	Total	Prior Years City Cost	2023	2024	2025	2026	2027	2028	2029-2032			
1 Vehicles and Equipment	2018 GMC	Necessary, Short Term	100%	ISF	0%	N/A	\$ 127,369	\$ -	\$ -	\$ 127,369	\$ 45,000						\$ 82,369
2 Vehicles and Equipment	Exmark 60" Laser Mower	Necessary, Short Term	100%	ISF	0%	N/A	33,329	-	33,329	15,295							
3 Vehicles and Equipment	2014 Ford F-350 4x4 Utility Body	Necessary, Short Term	100%	ISF	0%	N/A	37,440	-	37,440	37,440							
4 Vehicles and Equipment	Calotte Pedestal Calcium Pre-Wetter	Necessary, Short Term	100%	ISF	0%	N/A	10,400	-	10,400	10,400							
5 Vehicles and Equipment	1998 GMC Dump Truck, Plow, Scaper and Spreader	Necessary, Short Term	100%	ISF	0%	N/A	242,080	-	242,080	242,080							
6 Vehicles and Equipment	2007 GMC Pickup w/Plow	Necessary, Short Term	100%	ISF	0%	N/A	44,200	-	44,200	44,200							
7 Vehicles and Equipment	Fayette Trailer 10 Ton	Necessary, Short Term	100%	ISF	0%	N/A	20,400	-	20,400	20,400							
8 Vehicles and Equipment	Stepp SPH 1.2LP Pre-Mix Heater	Necessary, Short Term	100%	ISF	0%	N/A	27,200	-	27,200	27,200							
9 Vehicles and Equipment	Sewer Televising Camera	Necessary, Short Term	100%	ISF	0%	N/A	40,800	-	40,800	40,800							
10 Vehicles and Equipment	1989 Liberty Landscape Trailer	Necessary, Short Term	100%	ISF	0%	N/A	12,240	-	12,240	12,240							
11 Vehicles and Equipment	Leaf Loader	Necessary, Short Term	100%	ISF	0%	N/A	61,160	-	61,160	61,160							
12 Vehicles and Equipment	2015 Chevy Express	Necessary, Short Term	100%	ISF	0%	N/A	39,893	-	39,893	39,893							
13 Vehicles and Equipment	Caterpillar XW 9WM01504	Necessary, Short Term	100%	ISF	0%	N/A	141,780	-	141,780	141,780							
14 Vehicles and Equipment	Steel ROPS Cab/Hydraulic Broom Sweeper	Necessary, Short Term	100%	ISF	0%	N/A	20,850	-	20,850	20,850							
15 Vehicles and Equipment	1984 Ford Tractor	Necessary, Short Term	100%	ISF	0%	N/A	45,870	-	45,870	45,870							
16 Vehicles and Equipment	SCADA Field Equipment	Necessary, Short Term	100%	GF/WS	0%	N/A	10,000	-	10,000	10,000							
17 Vehicles and Equipment	Ford F350 4x4 Pickup, GMC Pickup w/Plow	Necessary, Short Term	100%	ISF	0%	N/A	75,000	-	75,000	75,000							
18 Vehicles and Equipment	GMC Extended Cab 4x4 Pickup w/Plow	Necessary, Short Term	100%	ISF	0%	N/A	55,000	-	55,000	55,000							
19 Vehicles and Equipment	2005 Savanna Van	Necessary, Long Term	100%	ISF	0%	N/A	48,100	-	48,100	48,100							
20 Vehicles and Equipment	1994 Bandit Brush Chipper	Necessary, Long Term	100%	ISF	0%	N/A	29,000	-	29,000	29,000							
21 Vehicles and Equipment	2000 GMC Dump Truck, Scaper, Plow & Spreader	Necessary, Long Term	100%	ISF	0%	N/A	263,440	-	263,440	263,440							
22 Vehicles and Equipment	2014 Freightliner Dump Truck, Scaper, Plow & Spreader	Necessary, Long Term	100%	ISF	0%	N/A	284,800	-	284,800	284,800							
23 Vehicles and Equipment	Leaf Loader	Necessary, Long Term	100%	ISF	0%	N/A	63,800	-	63,800	63,800							
24 Vehicles and Equipment	2001 Mfd185Q8ID Compressor w/Access	Necessary, Long Term	100%	ISF	0%	N/A	20,300	-	20,300	20,300							
25 Vehicles and Equipment	Beuthing Md1 B-60 Tandem Asphalt Roller	Necessary, Long Term	100%	ISF	0%	N/A	11,600	-	11,600	11,600							
Total							\$ 1,766,051	\$ -	\$ 1,766,051	\$ 143,935	\$ 351,120	\$ 309,593	\$ 28,034	\$ -	\$ -	\$ -	\$ 933,409

City of Farmington
 Capital Improvement Plan
 Appendix A
 Parking Lots

Project Category	Project Name	Prioritization Rank	Funding Source			City Cost	Future City Cost	Fiscal Year Ended June 30									
			City	Fund	Outside Source			Total	Prior Years City Cost	2023	2024	2025	2025	2027	2028	2029-2032	
1 Parking Lots	Downtown Parking Lot	Necessary, Short Term	0% N/A		100% Private	\$ 1,000,000	\$ -	\$ 1,000,000	\$ 200,000	\$ 800,000							
2 Parking Lots	Mailbox	Necessary, Short Term	100% GF/DDA		0% N/A	53,000	-	53,000			53,000						
3 Parking Lots	Parking Solutions	Desired, Not Necessary	100% DDA		0% N/A	100,000	-	100,000	30,000	70,000							
4 Parking Lots	City Hall East Lot	Necessary, Short Term	100% GF		0% N/A	52,500	-	52,500							52,500		
5 Parking Lots	DPW Lot	Necessary, Short Term	100% GF		0% N/A	187,500	-	187,500						187,500			
6 Parking Lots	State Street Lot	Necessary, Long Term	100% GF/DDA		0% N/A	50,000	-	50,000									50,000
7 Parking Lots	West Lot	Necessary, Long Term	100% GF/DDA		0% N/A	62,500	-	62,500									62,500
8 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	10,000	40,000
TOTAL						\$ 1,605,500	\$ -	\$ 1,605,500	\$ 240,000	\$ 810,000	\$ 80,000	\$ 63,000	\$ 197,500	\$ 62,500	\$ 152,500		

City of Farmington
 Capital Improvement Plan
 Appendix A
 Sidewalks and Streetscapes

Project Category	Project Name	Prioritization Rank	Funding Source		City	Fund	Outside Source	Total	Prior Years		Fiscal Year Ended June 30							
			City	Outside					City Cost	Future Cost	2023	2024	2025	2026	2027	2028	2029-2032	
1. Sidewalks and Streetscapes	Sidewalk Replacement Program	Necessary, Short Term	100% STREET	0% N/A		STREET	\$ 1,350,000	\$ -	\$ 1,350,000	\$ -	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 600,000
2. Sidewalks and Streetscapes	Power, 10 Mile, Orchard Lake, Grand River	Necessary, Short Term	100% STREET	0% N/A		STREET	150,000	-	150,000	150,000								
3. Sidewalks and Streetscapes	M-S and 9 Mile Sidewalk	Necessary, Short Term	100% STREET	0% N/A		STREET	10,000	-	10,000	10,000								
4. Sidewalks and Streetscapes	Rolling Tree Management Program	Necessary, Short Term	90% STREET	10% Grant		STREET	400,000	-	400,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	160,000
TOTAL									\$ 1,910,000	\$ -	\$ 1,910,000	\$ 190,000	\$ 200,000	\$ 190,000	\$ 190,000	\$ 190,000	\$ 190,000	\$ 760,000

City of Farmington
 Capital Improvement Plan
 Appendix A
 Water and Sewer

Project Category	Project Name	Prioritization Rank	Funding Source		City	Fund	Outside Source	Total	Prior Years		Fiscal Year Ended June 30															
			City	Outside					City Cost	Future City Cost	2023	2024	2025	2026	2027	2028	2029-2032									
1 Sewer System	Evergreen Farmington Sewer District	Urgent	100%	0%	100%	WS	N/A	\$ 146,000	\$ -	\$ 146,000	\$ 14,600	\$ 14,600	\$ 14,600	\$ 14,600	\$ 14,600	\$ 14,600	\$ 14,600	\$ 14,600	\$ 14,600	\$ 14,600	\$ 14,600	\$ 14,600	\$ 14,600	\$ 58,400		
2 Sewer System	9 Mile Retention Storage Basin Repairs	Necessary, Short Term	100%	0%	100%	WS	N/A	333,000	-	333,000	45,000	32,000	32,000	32,000	32,000	32,000	32,000	32,000	32,000	32,000	32,000	32,000	32,000	32,000	32,000	128,000
3 Water System	Water Booster	Necessary, Short Term	100%	0%	100%	WS	N/A	320,000	-	320,000	32,000	32,000	32,000	32,000	32,000	32,000	32,000	32,000	32,000	32,000	32,000	32,000	32,000	32,000	32,000	128,000
4 Water System	Water line at Enterprise Park	Necessary, Short Term	100%	0%	100%	WS	N/A	80,000	-	80,000	80,000															
5 Sewer System	Pump Stations Repairs	Necessary, Short Term	100%	0%	100%	WS	N/A	135,000	-	135,000	10,000	10,000	10,000	10,000	15,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	40,000
6 Water System	Auto Read Meters	Necessary, Short Term	100%	0%	100%	WS	N/A	507,400	-	507,400	153,700	153,700	153,700	153,700	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	100,000
7 Water System	Portable Electronic Devices	Necessary, Short Term	100%	0%	100%	WS	N/A	21,000	-	21,000					10,500											10,500
8 Water System	Frederick Water Main	Necessary, Short Term	100%	0%	100%	WS	N/A	677,500	-	677,500					677,500											
9 Water System	Watermain Replacement .2 Miles per Year	Necessary, Short Term	100%	0%	100%	WS	N/A	1,544,400	-	1,544,400					1,544,400											950,400
10 Sewer System	Belaire Sewer Lining	Necessary, Long Term	100%	0%	100%	WS	N/A	2,700,000	-	2,700,000					2,700,000											1,200,000
11 Sewer System	Chesley Lift Station	Necessary, Long Term	100%	0%	100%	WS	N/A	500,000	-	500,000					500,000											500,000
12 Water System	Water Meter Pit Installation	Necessary, Long Term	100%	0%	100%	WS	N/A	950,000	-	950,000																950,000
TOTAL								\$ 7,914,300	\$ -	\$ 7,914,300	\$ 385,300	\$ 242,300	\$ 242,300	\$ 118,600	\$ 811,600	\$ 1,920,600	\$ 420,600	\$ 420,600	\$ 420,600	\$ 420,600	\$ 420,600	\$ 420,600	\$ 420,600	\$ 420,600	\$ 420,600	\$ 4,065,300