

FARMINGTON PLANNING COMMISSION PROCEEDINGS
City Council Chambers, 23600 Liberty Street
Farmington, Michigan
October 12, 2015

Chairperson Bowman called the Meeting to order at 7:00 p.m. at City Council Chambers, 23600 Liberty Street, Farmington, Michigan, on Monday, October 12, 2015.

ROLL CALL

Present: Bowman, Buyers, Chiara, Crutcher, Gronbach,

Absent: Majoros

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Director Christiansen

APPROVAL OF AGENDA

MOTION by Chiara, seconded by Crutcher, to approve the agenda as submitted.

Motion carried, all ayes.

APPROVAL OF ITEMS ON CONSENT AGENDA

a. Minutes of Regular Meeting – September 14, 2015

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

REVIEW OF ORCHARD LAKE/10 MILE ROADS PLACEPLANS PROJECT

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

Christiansen stated at the June 17, 2015 Orchard Lake and Ten Mile Road PlacePlans Meeting the final report and design proposal for the future redevelopment and enhancement of the Orchard Lake/Ten Mile Road Intersection area was presented to the cities of Farmington and Farmington Hills. The purpose of the itme this evening is to review the plan and to accept it as part of the City of Farmington Master Plan and Comprehensive Plan Program. All information was attached with the staff report in the Commissioners' packets. Christiansen presented the plan on the overhead. He indicated that the plan is on the City's website as well as Farmington Hills website.

He stated that PlacePlan is a statewide program sponsored by the Michigan State Housing Development Authority, Michigan State University and the Michigan Municipal League, MML, and supports local projects focused on creating a community and a vision for selective neighborhoods. The Cities of Farmington Hills and Farmington submitted a PlacePlan Application for the Orchard Lake and Ten Mile Road Intersection. The City's project was selected and has been working in partnership with

MML, Lawrence Technological University, Master of Urban Design Program, Faculty and Graduate Students and the Detroit Studio Community Outreach Program on this study. The report is a documented account of both research and design efforts that have been made in reimagining the transformation of the Ten Mile and Orchard Lake Intersection into a sense of place. He stated the culmination of the efforts of all involved is presented in the report.

He went through the process was initial engagement, meetings with both cities with those that supported, provided service, and also directly engaging stakeholders, the residents of the community in the area, residents of both cities, as well as the business owners and property owners, nonresidential properties, both commercial, office and other properties that were nonresidential. He detailed what was involved in the process resulting in the final plan being put together, the report before the Planning Commission tonight.

Christiansen talked about the vision for enhancement of Ten Mile and Orchard Lake Roads. He stated there was a circulation analysis done showing commute time, sidewalk circulation, public bus routes existing, adjacent communities.

He showed an aerial photo of community amenities and businesses, to see existing conditions, parking lots and parking areas, landscaping, sidewalk, and the mix of various elements in the area.

He stated there was a natural system analysis, taking a look at existing conditions with respect to vegetation and other elements. There was tree information, tree canopy information, a demographic analysis, age, income, other sort of demographic data was evaluated, Farmington/Farmington Hills population information, forecast in population, median age projected 2016, median household income, and a photo analysis of existing conditions.

He talked about Greene's Hamburgers, the icon of the intersection, and its import to the area.

He indicated the Analysis and Hypothesis Section talks about the surrounding commercial/residential area of the intersection. The revised circulation system was shown that better connects buslines, integrating bike paths, to develop a bike network of the City. He stated that the Community Engagement part of the report discusses a little bit of the survey of the business owners and their responses.

He then presented the proposed design of the area, a concept design better identifying delineating pedestrians crossings at the intersection, infill opportunity with new development, streetlights that are LED based and energy efficient, biking and walking designated lanes and examples of pocket parks, pedestrian islands, landscape buffers, street lights, vegetated boulevard.

He went over in detail more information on the area. He stated he wanted to inform the Planning Commission on what was done and why and who was involved and also really what the plan represents. He stated the next step would be to move beyond the concept and to look to establish a more specific focus.

In summary he stated that they did not get into any level of detail or laying up a specific timeline or anything in terms of detailed projects, nor were any funding sources identified to implement any of the plan.

Bowman thanked Christiansen and acknowledged the long process it took to study this project and including residents and stakeholders to participate.

Christiansen stated it was basically an inventory of existing conditions that is now documented and will gain input from those that really care about this area, by living here, work here, shop here, play here, property owners, business owners, and it was an opportunity to take a look at the existing conditions and have dialogue and exchange ideas, share information and produce a document that represents all of that that provides a foundation or basis to go forward in the future for redevelopment.

Christiansen indicated Administration is asking the Planning Commission to accept the Orchard Lake/Ten Mile Roads PlacePlans as part of City of Farmington Master Plan and Comprehensive Planning Program.

Motion by Gronbach, supported by Chiara, that the Orchard Lake/Ten Mile Roads Placeplan Project be accepted by the Planning Commission and included as part of the City of Farmington's Master Plan and Comprehensive Planning Program.

Motion carried, all ayes.

PLANNING COMMISSION APPOINTMENT TO RECREATION MASTER PLAN COMMITTEE

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

Christiansen stated the September 21st Special Meeting the City Council agreed to move forward with the Farmington Parks and Recreation Master Plan Update. Administration is now in the process of putting together a committee to spearhead this process. City Council appointed one member to the committee at its October 5th Special Meeting. Also, the Downtown Development Authority appointed a member to the Committee at its meeting last Wednesday. The Planning Commission must also appoint one member to the committee so that we can move forward with Recreation Master Plan Update.

He gave a brief overview, stating that the City of Farmington Recreation Master Plan was initiated in 2004, its current plan was completed and adopted in 2005. So it is at a point where it needs to be reviewed, evaluated and updated, and there are also changes over the last ten years that need to be incorporated into the Recreation Master

Plan. Also, the Michigan Department of Natural Resources, their recreation division looks to potentially consider providing a level of assistance and in particular being eligible communities to receive grant monies if their Recreation Master Plan and Parks and Recreation Master Plan is current, that status being if it is within five years since it's last been updated.

Christiansen indicated that Council has made a decision to have a Recreation Master Plan Update that will take about six months, starting in October and carry on through the fall and winter with a draft plan being available for review in approximately February of 2016. He stated a decision was made to create a five member committee that consists of a member of City Council, and a member of the Downtown Development Authority, a member of the Planning Commission, a resident member at large and then a rotating member of various stakeholder groups. He said they are looking to hold one meeting a month and needs a representative from the Planning Commission to participate.

Buyers volunteers to accept the position.

MOTION by Crutcher, supported by Chiara, to move to accept Paul Buyers as the Planning Commission member of the Recreation Master Plan Committee.
Motion carried, all ayes.

Bowman thanked Buyers for his volunteering to serve.

PUBLIC COMMENT

None heard.

PLANNING COMMISSION COMMENTS

Buyers asked Christiansen about the barrels that were up on the south side of Grand River and what feedback he has received on same and further discussion was held.

Bowman commented that Exxon has paved and striped their parking lot.

Buyers inquired of Fresh Thyme's intention of putting up steel before the weather breaks.

Crutcher stated they are digging foundation today

STAFF COMMENTS

None heard.

ADJOURNMENT

MOTION by Gronbach, seconded by Crutcher, to adjourn the meeting.
Motion carried, all ayes.

The meeting was adjourned at 7:55 p.m.

Respectfully submitted,

Secretary