

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 Geoff Perrot, Secretary Miriam Kmetzo.

The officers accepted their nominations.

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.

City of Farmington Planning Commission
January 9, 2023
Page 5

Respectfully submitted,

Secretary