

FARMINGTON CITY COUNCIL  
REGULAR MEETING

A regular meeting of the Farmington City Council was held on Tuesday, January 17, 2006 in Council Chambers, 23600 Liberty Street, Farmington, Michigan. Notice of the meeting was posted in compliance with Public Act 267-1976.

The meeting was called to order at 8:00 p.m. by Mayor McShane.

PRESENT: Buck, Knol, McShane, Sutherland, Wiggins.

ABSENT: None.

CITY ADMINISTRATION: Clerk/Treasurer Cantrell, Director Gushman, Deputy Clerk Halberstadt, Director Nebus, City Manager Pastue, Assistant City Manager Richards, Attorney Schultz.

**CONSENT AGENDA**

Council approved the following items on the consent agenda:

- Special Meeting minutes of December 12, 2005
- Regular and Special Meeting minutes of December 19, 2005
- Special Meeting minutes of January 3, 2006
- Special Meeting minutes of January 7, 2006
- Special Meeting minutes of January 10, 2006
- Public Safety Report for December 2005
- Second Quarter Report: Building Department October 1, 2005 through December 31, 2005
- Monthly Payments Report for December 2005.
- Farmington Employees' Retirement System Summary Annual Report for Fiscal Year ending June 30, 2005.
- Accepted the resignation of Tom Buck from the Civic Theatre Committee effective December 6, 2005.

**01-06-007** MOTION by Knol, seconded by Sutherland, to approve all items on the consent agenda as presented. MOTION CARRIED UNANIMOUSLY.

**APPROVAL OF REGULAR AGENDA**

**01-06-008** MOTION by Wiggins, seconded by Buck, to approve the agenda as submitted. MOTION CARRIED UNANIMOUSLY.

**UNFINISHED BUSINESS**

**CONSIDERATION TO ADOPT ORDINANCE #C-710-2006 AMENDING CHAPTER 35 – ZONING, ARTICLE 7 – COMMERCIAL ZONING DISTRICTS**

Attorney Schultz advised that modifications have been made to the ordinance since it was introduced at the January 3, 2006 meeting. He stated that the ordinance was amended under Section 35-102, Special Provisions, Item (6)a, to require a clear area for pedestrian traffic for outdoor sales and displays that meets barrier-free and ADA requirements. He further stated that as a result of Council comments, Section 35-104, Items (4) a and b, were amended to provide specific standards for two-story buildings adjacent to a single-family residential zone, either under a regular site plan development or a planned unit development.

**RESOLUTION 01-06-009** Motion by Buck, seconded by Wiggins, to adopt Ordinance No. C-710-2006 to amend Chapter 35, Zoning, Article 7, CBD Central Business, C2 Community Commercial, C3 General Commercial and RO Redevelopment Overlay Districts of the City of Farmington Code of Ordinances, in order to revise various sections relating to design standards and outdoor sales and displays, including changes as presented. [\[SEE ATTACHED ORDINANCE\]](#).

**ROLL CALL**

Ayes: Knol, McShane, Sutherland, Wiggins, Buck.  
Nays: None.  
Absent: None.  
MOTION CARRIED UNANIMOUSLY.

**CONSIDERATION TO ADOPT ORDINANCE #C-711-2006 AMENDING CHAPTER 35 – ZONING, ARTICLE 13 – SITE PLAN REVIEW**

**RESOLUTION 01-06-010** Motion by Wiggins, seconded by Buck, to adopt Ordinance No. C-711-2006 to amend Chapter 35, Zoning, Article 13, Site Plan Review, of the City of Farmington Code of Ordinances, in order to clarify the uses and improvements requiring site plan review. [\[SEE ATTACHED ORDINANCE\]](#).

**ROLL CALL**

Ayes: McShane, Sutherland, Wiggins, Buck, Knol.  
Nays: None.  
Absent: None.  
MOTION CARRIED UNANIMOUSLY.

**CONSIDERATION TO ADOPT ORDINANCE #C-712-2006 AMENDING CHAPTER 35 – ZONING, ARTICLE 14 – OFF STREET PARKING AND LOADING**

**RESOLUTION 01-06-011** Motion by Knol, seconded by Wiggins, to adopt Ordinance No. C-712-2006 to amend Chapter 35, Zoning, Article 14, Off-Street Parking and Loading Standards and Access Design, of the City of Farmington Code of Ordinances, in order to revise various sections relating to the design, size, and uses of loading areas, including the CBD district. [\[SEE ATTACHED ORDINANCE\]](#).

COUNCIL PROCEEDINGS -3-  
January 17, 2006

ROLL CALL

Ayes: Sutherland, Wiggins, Buck, Knol, McShane.  
Nays: None.  
Absent: None.  
MOTION CARRIED UNANIMOUSLY.

**CONSIDERATION TO ADOPT ORDINANCE #C-713-2006 AMENDING CHAPTER 35 – ZONING, ARTICLE 2 – GENERAL PROVISIONS**

**RESOLUTION 01-06-012** Motion by Sutherland, seconded by Buck, to adopt Ordinance No. C-713-2006 to amend Chapter 35, Zoning, Article 2, General Provisions, of the City of Farmington City Code of Ordinances, relating to residential design standards, height limits, pedestrian walkways, exterior lighting, waste receptacles, and outdoor sales and displays and also to amend Article 12, Special Land Uses, relating to outdoor sales and displays. **[SEE ATTACHED ORDINANCE].**

ROLL CALL

Ayes: Wiggins, Buck, Knol, McShane, Sutherland.  
Nays: None.  
Absent: None.  
MOTION CARRIED UNANIMOUSLY.

**NEW BUSINESS**

**CONSIDERATION TO APPROVE RESOLUTION OF SUPPORT FOR MDOT GRANT APPLICATION**

Administration advised that the Michigan Department of Transportation (MDOT) requires submission of a Resolution of Support with the filing of an MDOT Transportation Enhancement Grant application. Administration further advised that this application relates to the proposed 2006 Streetscape Improvements along Grand River.

**RESOLUTION 01-06-013** Motion by Knol, seconded by Sutherland, to adopt a resolution of support for a Michigan Department of Transportation (MDOT) Transportation Enhancement Grant application for the 2006 Grand River Streetscape Improvement Project. **[SEE ATTACHED RESOLUTION AND APPLICATION].**

ROLL CALL

Ayes: Buck, Knol, McShane, Sutherland, Wiggins.  
Nays: None.  
Absent: None.  
MOTION CARRIED UNANIMOUSLY.

**CONSIDERATION TO APPROVE PUBLIC SAFETY DEPARTMENT PATROL VEHICLES**

Administration recommended approval for the purchase of two (2) patrol vehicles in accordance with the Public Safety Department's vehicle replacement schedule.

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**RESOLUTON 01-06-014** Motion by Sutherland, seconded by Wiggins, to approve purchase of two (2) 2006 Ford Crown Victoria police package patrol vehicles, including optional equipment in the total amount of \$40,912.00 from Gorno Ford through the Oakland County cooperative purchasing program.

**ROLL CALL**

Ayes: Knol, McShane, Sutherland, Wiggins, Buck.

Nays: None.

Absent: None.

MOTION CARRIED UNANIMOUSLY.

**CONSIDERATION TO APPROVE PUBLIC SAFETY DEPARTMENT ADMINISTRATIVE VEHICLE**

Administration recommended approval for the purchase of an administrative vehicle as provided in the Public Safety Department's vehicle replacement schedule.

**RESOLUTION 01-06-015** Motion by Wiggins, seconded by Knol, to approve purchase of a 2006 Ford Escape, including optional equipment, in the amount of \$15,311.00 from Signature Ford, through the Macomb County cooperative purchasing program.

**ROLL CALL**

Ayes: McShane, Sutherland, Wiggins, Buck, Knol.

Nays: None.

Absent: None.

MOTION CARRIED UNANIMOUSLY.

**CONSIDERATION TO APPROVE CHATHAM HILLS FOOTING DRAIN DISCONNECT PROGRAM CONSTRUCTION ESTIMATE #4**

Administration advised that construction estimate #4 represents work completed on the Chatham Hills Footing Drain Disconnect Program through December 31, 2005.

Administration further advised that the estimate has been reviewed and recommended for approval by the City's consulting engineers and Public Services Director Gushman.

**RESOLUTION 01-06-016** Motion by Sutherland, seconded by Knol, to approve payment of construction estimate #4 to Bidigare Contractors in the amount of \$16,426.45 for work completed on the Chatham Hills Footing Drain Disconnect Project.

**ROLL CALL**

Ayes: Sutherland, Wiggins, Buck, Knol, McShane.

Nays: None.

Absent: None.

MOTION CARRIED UNANIMOUSLY.

**CONSIDERATION TO SCHEDULE PUBLIC HEARING FOR TCF BANK  
BROWNFIELD REDEVELOPMENT PLAN**

Administration advised that the Brownfield Redevelopment Authority Board met recently and reviewed plans submitted by TCF Bank for a site located at the northeast corner of Nine Mile and Farmington Roads. Administration further advised that the site contains soil contamination associated with leaking underground storage tanks. Administration noted that the proposed Brownfield plan contains a 25-year payback schedule.

As part of the process, Administration recommended that Council hold a public hearing at the February 20<sup>th</sup> meeting.

Mayor McShane stated that TCF Bank noted the possibility of further contamination in the southeast corner of the property which could add to the costs. She noted that representatives from TCF Bank provided a comprehensive and well thought out report to the Brownfield Authority Board.

Responding to a question from Councilmember Wiggins, City Manager Pastue confirmed that once TCF Bank is repaid for their clean-up effort the City would recognize tax revenue from that property.

**01-06-017** MOTION by Buck, seconded by Wiggins, to schedule a public hearing for Monday, February 20, 2006 at 8:00 p.m. regarding the proposed TCF Bank Brownfield Redevelopment Plan. MOTION CARRIED UNANIMOUSLY.

**INTRODUCE ORDINANCE #C-714-2006 TO AMEND THE ZONING MAP**

Administration advised that the Planning Commission has recommended rezoning two parcels located on the northeast corner of Nine Mile and Farmington Roads to C-3.

**01-06-018** MOTION by Knol, seconded by Wiggins, to introduce Ordinance No. C-714-2006 to amend the Zoning Map of the City of Farmington by rezoning the parcels located at 22420 Farmington Road and 33400 Nine Mile Road to C-3. [SEE ATTACHED ORDINANCE]. MOTION CARRIED UNANIMOUSLY.

**PUBLIC COMMENT**

Hank Borgman, 34011 Grand River, expressed his concern that the proposed bump-outs on Grand River would impede traffic. He asked if the City could provide him with an estimated cost for the bump-outs and asked whether MDOT had agreed with the proposed changes.

City Manager Pastue gave a short presentation on the proposed streetscape improvements along Grand River. He noted that there would be no changes to the lanes or signalization on Grand River. He stated that the changes would clearly delineate parking and drive lanes on Grand River in the Downtown area.

Discussion continued regarding the impact of the proposed changes.

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Jeff McGowan, 21052 Larkspur Street, expressed support for the proposed changes and asked if westbound lanes on Grand River would include a left turn lane onto Farmington road. Pastue responded that MDOT would not allow a left turn lane at that location.

Jeff Rehbine, 33728 Grand River, congratulated Council and City Administration for the vision they have shown in the proposed changes to Grand River. He stated that changing Grand River from a highway thoroughfare to a community main street can do nothing but good things for Farmington. He further stated that some tweaking of the bypass should alleviate any traffic concerns.

Rehbine stated that the current configuration of Grand River impedes the Community from becoming a destination location. He stated that there is always a learning curve for residents when traffic changes are made. He encouraged the City to go as far as possible with MDOT to make changes to Grand River.

Representatives from the Farmington Area Jaycees were present to distribute a community survey in order to identify programming ideas that the local chapter could implement in the Community.

Mayor McShane recognized the excellent relationship the City has always had with the Jaycees.

**COUNCIL COMMENT**

Councilmember Buck recognized Mayor McShane's energy and commitment to the community. He pointed out that this is a good time to develop a beautification plan in the Downtown area including the north lot behind the Civic Theatre. He expressed a sense of urgency for the City to develop an economic redevelopment and marketing plan for the Downtown, noting a number of businesses that are closing.

Buck expressed his support for opting out of SMART if they are not forthcoming with more information regarding a possible credit and additional service.

Buck complimented SWOCC on a recent orientation program they presented.

Responding to a question from Councilmember Wiggins, City Manager Pastue stated that the long-term CSO is a fixed cost the City receives from Detroit Water and Sewer for improvements to their plant and facilities relating to overflow management. He further stated that Combined Sewer Overflow (CSO) rates are typically received by the City in February or March of each year.

Wiggins asked about the status of proposed regulations for Riley Park as they relate to the issue of smoking. He pointed out that smoking is restricted in municipal buildings and questioned whether the Pavilion is recognized as such. Attorney Schultz responded that he would report back with an answer at the next meeting, but speculated that it could likely be designated as a municipal building.

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Councilmember Sutherland also expressed appreciation for the SWOCC orientation program and noted that support for taped Council meetings was expressed at that meeting. She recognized the significant expense of televising live meetings, but noted that taped meetings cost considerably less. She requested that the City explore this option.

Councilmember Knol pointed out that one of the 2006 Council goals is development of a communications/marketing plan that would encompass, among other things, taping Council meetings and upgrading the City's website.

Pastue stated that he has some information regarding the cost of taping meetings that he would present to Council at a future meeting.

Mayor McShane noted an article in the Farmington Observer regarding increased drunken driving arrests in 2005. She recognized the diligence of Officers Friess and Hermann in making these arrests.

Mayor McShane advised that the Community Foundation has endowments in which grants are given out twice a year. She brought up a previous idea of holding teen events at the Civic Theatre. She noted that Emagine Theatre held a well-attended teen event that included not only entertainment, but information on drugs and alcohol prevention. She stated that the City has until April 15<sup>th</sup> to apply for one of the grants.

Mayor McShane congratulated Deputy Clerk Halberstadt for achieving certification as a Municipal Clerk.

Mayor McShane noted the loss of a tree on the island on Farmington Road north of Grand River. She asked if the ongoing damages have been covered by insurance. Director Gushman responded that the City has recovered all damage costs to date. She expressed concern regarding the ongoing problem of the island.

Knol stated that the south end of the island is too long and shortening it would allow more room for motorists to make a left hand turn onto Farmington Road off of Grand River.

Pastue stated that one solution might be to taper the curb, but noted that the island has done an effective job of slowing traffic down.

Director Gushman noted that truck traffic has caused most of the problems and the possibility of prohibiting left turns had been discussed. Discussion followed regarding the impact of eliminating the left hand turn.

**ADJOURNMENT**

**01-06-019** MOTION by Knol, seconded by Wiggins, to adjourn the meeting. MOTION CARRIED UNANIMOUSLY.

COUNCIL PROCEEDINGS -8-  
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The meeting adjourned at 9:00 p.m.

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JoAnne M. McShane, Mayor

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Patsy K. Cantrell, City Clerk/Treasurer

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Susan K. Halberstadt, Recording Secretary

APPROVED: February 20, 2006