

FARMINGTON PLANNING COMMISSION PROCEEDINGS  
Monday, April 12, 2010

Chairperson Gronbach called the meeting to order at 7:00 p.m. in the Farmington City Council Chambers, 23600 Liberty Street, Farmington, Michigan.

**ROLL CALL**

Present: Bowman, Christiansen, Crutcher, Gronbach, Kuiken, Scott, Sutton, Wiggins.

Absent: Ingalls.

A quorum of the Commission was present.

**OTHER OFFICIALS PRESENT:** City Clerk Halberstadt, City Manager Pastue, Building Inspector Koncsol.

**APPROVAL OF AGENDA**

MOTION by Scott, seconded by Kuiken, to approve the agenda as submitted. Motion carried, all ayes.

**APPROVAL OF ITEMS ON CONSENT AGENDA**

MOTION by Kuiken, seconded by Wiggins, to approve the items on the consent agenda as follows:

- Regular meeting minutes of January 11, 2010
- Regular meeting minutes of February 8, 2010
- Acceptance of Farmington Building Department, 2nd Quarter Report - October 1, 2009 through December 31, 2009

Motion carried, all ayes.

**CONSIDERATION OF VILLAGE MALL FAÇADE IMPROVEMENTS – 33335 GRAND RIVER AVENUE AND 33317-33321 GRAND RIVER**

Proponent: Steve Schneemann, representing Dave Cornwell and investors

**A. Consideration of Village Mall Façade Improvements– Steve Schneemann**

Steve Schneemann presented façade improvements for above building sites in Downtown Farmington. The first one presented was the Village Mall Building located on the corner of Grand River and Farmington Road and refers to the color copies provided to the Planning Commission prior to the meeting and expresses the desire for the return to the prior esthetics of the building. This is the site of the former Farmington State

Savings Bank; it's actually two separate buildings, the building is cut on an angle, the front part used as the bank and the rest used as retail and residential which is currently used for same.

Schneemann stated the intention is to take the building and re-expose the history of the building; he believes that underneath the sign that says "Farmington Village Mall", that the original Farmington State Bank sign should still be carved in the limestone, although it can't be confirmed until they actually remove it; and that they are proposing a paint scheme to draw out the grandiose features of the building such as the columns.

Schneemann described the history of the windows on the second level which have been boarded up and their desire to re-open them with a shadow box which could be lit or used for display and allow some street presence from the windows to the street.

Schneemann proposed matching awnings; providing fabric samples of colors, textures and tones that are consistent with the color scheme and design of the streetscape. He noted a gold fleck paint is proposed, the finest exterior paint for durability factor will be utilized.

Commissioner Scott commented that it is good to see the windows open. His only concern relates to the shadow box and displays and the signage that may appear in those areas. He inquired if there was anything in place to minimize concerns with signage.

Schneemann responded that they have only discussed in generalities about the signage issue. He noted with the proposed design they are eliminating many of the awning signs currently in use. The owner does intend to continue to have signage for his tenants, but intends to keep it tasteful with signs that are aesthetically compatible with the improvements.

Scott stated the second floor causes him the most concern.

Schneemann stated no specific discussions have been held regarding any advertising in the second floor windows. He would have to defer to City Administration regarding specific restrictions on signage.

Pastue indicated that he would need to review City Code regarding second floor signage since ordinance primarily addresses street and sidewalk level.

Commissioner Christiansen asked if the proponent researched the historical detail of the building.

Schneemann responded their research indicated the building was originally much more monochromatic. He stated due to the amount of times the building has been painted over the years, it would be cost prohibitive to try and restore it to its original brick. He indicated the colors they propose would be in harmony with the downtown area.

Christiansen advised the proposed improvements appear to be in keeping with the recently adopted Master Plan.

Schneemann commented that if in the future a single use tenant is found for the bank building there are some additional changes that could be made to bring it closer to the original design.

Christiansen noted the comprehensiveness of the plan and that it seems to bring the building's design back together from its current fragmented state.

Pastue indicated there is no reference to window signs as they pertain to second story.

Commissioner Gronbach advised that each tenant will have to follow the guidelines of the ordinance for their individual signs.

Responding to a question from Pastue, Schneemann stated ordinance prohibits signage in residential windows.

Gronbach clarified the only windows in question are on the second floor of the Bank Building itself.

Commissioner Bowman commented that as a former tenant of the Farmington Savings Bank Building, the owner was very strict about what could be put up in the residential windows.

Responding to a question from Christiansen, Pastue stated the Design Committee has approved the proposed improvements and allowed for façade funding.

Christiansen pointed out that should be noted for the record.

## **B. Consideration for façade improvements 33317-33321 Grand River**

Schneemann detailed improvements slated for the buildings located at the above addresses which are currently occupied by Bead Bohemia, a health food store, and a vacant store. He discussed how the buildings will be painted, as well as the installation of heavy gauge metal fascia that has a metal canopy look. He stated some of the limestone will be replaced, but the glass and frames will remain the same. He noted some of the brick will be uncovered. On the smaller building the frames will be painted black to distinguish it from the Village Mall. A canvass awning will also be added.

Sutton thought the proposal looked great and liked that the color scheme picks up colors from surrounding buildings.

Christiansen asked if there will be some clean up of brick and infill of limestone on the larger building.

Schneemann responded affirmatively.

MOTION by Christiansen, seconded by Bowman, to approve the Village Façade improvements for 33335 Grand River Avenue, and also for 33317-33321 Grand River, as presented and as approved by the Downtown Development Authority (DDA) Design Committee; noted the DDA has approved façade grant for this project; the plans, as proposed, are in conformance with design guidelines of the Master Plan; and the architectural styles as shown complement the historic character of the downtown. Motion carried, all ayes.

**CONSIDERATION TO APPROVE OUTDOOR SEATING REQUEST - BASEMENT BURGER BAR, 33316 GRAND RIVER**

Pastue stated the proponent would use the same tables and chairs used by the former Gala Restaurant. He advised the proponent would place two 4-seat tables and two 2-seat tables in the area in front of the Cook Building. Their intent relative to wait service and staff needs to be clearly defined. He pointed out the seating area is in the Grand River right of way therefore they would need to go through a permitting process with MDOT.

Commissioner Gronbach asked if they acquire a liquor license would they intend to serve alcohol in the outdoor seating area and are there other related concerns that may need to be addressed.

Pastue responded a liquor license requires an enclosed area and there are other challenges that go along with it.

Commissioner Bowman is pleased to see outdoor seating fronting on Grand River.

Responding to a question from Wiggins, Pastue stated based on his understanding of Michigan Liquor Control requirements, outdoor service of alcohol must be contiguous with the building.

Commissioner Kuiken asked if wait staff must be present in an area where alcohol is served.

Responding to a question from Sutton, Pastue stated a beer could not be bought inside and brought to the outdoor seating area.

Wiggins confirmed that service of alcohol is contiguous with building, not food service.

Sutton expressed concern regarding the availability of wait staff for outdoor seating area to monitor the area and remove trash. She advised the question of alcohol is not yet on the table. She asked about the availability of trash receptacles.

Pastue responded there is one close by, but it would have to be monitored closely for overflow.

Sutton suggested approval of outdoor seating conditioned upon providing wait staff service. She stated if that's not amenable to proponent, he could come before the Commission again at a later date.

Crutcher suggested reconfiguring the tables and chairs for more maneuverability and further discussion was held concerning enclosures.

Wiggins noted the smoking ban effective May 1st and asked how it will affect outdoor service. Pastue responded he is seeking clarification from the City Attorney on this matter.

Discussion followed regarding restrictions on the use of umbrellas in the outdoor seating area.

Pastue indicated he is unable to find anything in the ordinance regarding umbrellas and recommended restrictions should be part of the motion.

MOTION by Sutton, seconded by Kuiken, to approve an outdoor seating request for Basement Burger Bar, 33316 Grand River, with the condition that wait staff will service the outdoor seating area; that umbrellas will not display any type of advertising, and that the proponent will use materials as shown in the pictures submitted with the request. Motion carried, all ayes.

### **COMMISSION COMMENTS AND ANNOUNCEMENTS**

Responding to a question from Sutton, City Administration stated Harvest Fresh had not submitted a request regarding outdoor seasonal displays.

### **ADJOURNMENT**

MOTION by Kuiken, seconded by Sutton, to adjourn the meeting. Motion carried, all ayes.

The meeting adjourned at 7:50 p.m.

Respectfully submitted,

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Secretary