

FARMINGTON PLANNING COMMISSION PROCEEDINGS  
City Council Chambers 23600 Liberty Street  
Farmington, Michigan  
Monday, May 14, 2012

Chairperson Christiansen called the meeting to order at 7:02 p.m. in the Farmington City Council Chambers, 23600 Liberty Street, Farmington, Michigan.

**ROLL CALL**

Present: Babcock, Bowman, Chiara, Christiansen, Crutcher, Gronbach  
Absent: Scott.

A quorum of the Commission was present.

**OTHER OFFICIALS PRESENT:** City Manager Pastue, City Attorney Schultz (Arrived 7:30 p.m.)

**OTHERS PRESENT:** Sherrin Hood, LSL Planning.

**APPROVAL OF REVISED AGENDA**

Chairperson Christiansen indicated there were three additions to the Board's packet, revised agenda for the May 14, 2012 meeting, revised draft minutes from Wednesday, May 9, 2012 meeting, and a matrix for an agenda item.

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

Motion carried, all ayes.

**APPROVAL OF ITEMS ON CONSENT AGENDA**

- A. Minutes of Regular Meeting – April 9, 2012**
- B. Minutes of Study Session – May 9, 2012**
- C. Acceptance of Building Department 3<sup>rd</sup> Quarter Report January 2, 2012 through March 31, 2012.**

MOTION by Gronbach, seconded by Bowman, to approve the items on consent agenda.

Motion carried, all ayes.

**Public Hearing – Chickens**

Chairperson Christiansen indicated that a new matrix had been provided to the Planning Commission by a resident regarding chickens via e-mail.

Pastue stated the purpose of the public hearing deals with the Zoning changes.

The following e-mails were read into the record by Chairperson Christiansen:  
Michael Weddell, 22763 Manning Street, supporting chickens and providing the matrix.

MOTION by Chiara, seconded by Crutcher to open Public Hearing.  
Motion carried, all ayes.

### **PUBLIC HEARING**

The following people spoke on the proposed ordinance change on chickens:  
Michael Weddell, 22763 Manning Street,  
Pat Tannie, 33265 Cloverdale,  
Jeannie Bay, 24916 Twin Valley Court,  
Hugh McDermott, Power Road,  
Lillian Kelly, 23059 Farmington Road,

MOTION by Gronbach, seconded by Babcock, to close the Public Hearing.  
Motion carried, all ayes.

Chairperson Christiansen summarized the current ordinance structure concerning livestock where chickens are identified, and further, that there is no allowance of livestock in Farmington currently, thereby banning chickens. He indicated that this is a Zoning Ordinance. The Planning Commission's charge is to take action on ordinance before them which constitutes a recommendation to the City Council.

Gronbach expressed concerns over footage restrictions which would preclude a lot of residents to qualify under the ordinance and inquired if adjustments could be made.

Pastue stated that is at the discretion of the Planning Commission all things considered.

Schultz responded to inquiry from Gronbach that Council can always amend the ordinance but Planning Commission should have details filled in prior to recommendation.

Further discussion was held on the footage used.

Chiara recommended reducing the number of feet coup would need to be offset from neighbors and actual house and Crutcher agreed and also expressed concern with fenced area being 15 ft from property line, thereby limiting residents.

Babcock stated concern with number of chickens.

Christiansen said the specific aspects of the ordinance proposed would limit the keeping of chickens to residential districts only, that there would be a maximum of three, no roosters, no slaughtering of chickens in the fenced area or enclosure, that chickens

shall be housed in an accessory building, that they cannot be located in the front yard, so it would be rear yard location only, must be at least 100 ft from adjoining dwelling, must be 25 ft from the dwelling of the owner of the property in which the chickens were located, must be a covered enclosure or within a fenced area, shall not be allowed to run at large, the fenced area must be 15 ft from the property line, and the area for chickens must be maintained and clean and in a sanitary condition and properly ventilated to prevent drafts and remove odors and shall be designed so as to prevent rats, mice or other rodents.

Christiansen summarized the concerns of the Commission as having to do with the setback of adjoining dwellings and adjacent properties, and also offset of 15 ft to existing fencing, and the permissible number of chickens being at three.

Crutcher asked if an evaluation of numbers could be done in order to make a proper determination and Pastue responded that there is only a handful of properties in Farmington that would meet the requirements as proposed.

Further discussion was held on the lot size requirements and the standards proposed in the draft ordinance.

Christiansen allowed Michael Weddell, 22763 Manning Street, to address the Commission again concerning the change in the ordinance 2 months previous where chickens were clearly defined as livestock and thereby banned.

MOTION by Gronbach, seconded by Chiara, to move the Planning Commission propose the ordinance as presented to the City Council, with the exception that the 100 ft limitation from adjoining buildings be changed to 50 ft; that the 25 ft from the dwelling of owner be changed to 10 ft; and that the fenced area must be at least 15 ft from the property line would remain; and with those revised footages recommend ordinance be adopted.

ROLL CALL:

Ayes: Chiara, Christiansen, Crutcher, Gronbach, Babcock.

Nays: Bowman.

MOTION carried.

**Consideration to Approve Expanding Recreational Special Land Use**

Christiansen stated this issue was tabled in last meeting in order to allow the Petitioner to address concerns expressed.

Pastue stated that after Public Hearing, the property owners and their architect worked with revising the site plan based on some comments received at same. The residents did meet with the architect regarding the proposed changes and a revised site plan was presented to Commission, having moved the project further east towards Farmington Road.

Christiansen stated that Commissioners were given a staff report from LSL dated April 4<sup>th</sup>, also a page with photographs from the consultant representing the applicant, newly revised site plan dated 5/9/12, a letter from John and Barbara Anderson at 23035 Farmington Road, Pinewood Condominium, expressing concern with respect to the application, they are requesting Commission reject Special Land Use Request; a letter from Pinewood Condo Association regarding Tennis Club, dated May 5<sup>th</sup>, from Ralph Kunin, president of the Condo Association addressing a number of items and requesting application for Special Land Use be denied.

Dana Richardson, from Jeffrey Scott Architects, 32316 Grand River Avenue, representing Farmington Tennis Club and their request for proposal to improve site for outdoor recreational amenities.

He indicated residents were invited to attend a meeting to go over revised changes which are significant to what was previously proposed. He provided a Power Point presentation of same which include moving the basketball course farther from residents, changes in the buffer planting. Photographs were provided of current vegetation.

Christiansen entertained questions from Commissioners when presentation was completed.

Gronbach inquired if Ropes Course had been changed at all other than relocation of it and Mr. Richardson responded it was the same. Further discussion was held on the construction of same.

Richardson answered questions with regard to the location of the decorative fence by Babcock.

Christiansen summarized the actions taken with respect to this item, citing the Public Hearing on April 9<sup>th</sup>, concerns expressed at same and the tabling of said item until such time a revised site plan could be presented moving the improvements further east towards Farmington Road and away from the condominiums. The architects subsequently met with the occupants of condo association to review changes with them. The significant changes being that Ropes Course being moved from initial location as proposed east to a more eastern location in the front 1/3 of the building instead of rear, basketball court being east of that, soccer field being adjacent to building access, no structures proposed from building access walkway to rear lot line and no structure from building access walkway to the north lot line, picnic area being not enclosed, landscaping using as much of the existing landscaping as possible, remove dead wood, clean area up, soccer field and basketball court being within setback area.

Further discussion was held.

Gronbach inquired if additional landscape details would be provided subject to final approval as no description or detail was provided and would be necessary to approve and Petitioner responded to same.

Christiansen entertained additional comments from audience members as it being a tabled item and specific to revised site plan and additional correspondence received.

The following people spoke:

Michael Lockman, 23057 Farmington.

John Anderson, 23035 Farmington.

Mike Cadry, 23047 Farmington.

Richardson resumed podium and answered questions proposed as to ownership of ropes course, sound issues and other items.

Christiansen addressed the zoning district as an Office Service District. He also addressed the question of other uses indicating they would have to come before the Planning Commission before doing any expansion.

Gronbach expressed problem with site plan concerning landscaping and the need for more detail before approving or denying.

MOTION by Bowman, seconded by Babcock, to deny the Special Land Use application submitted by the Farmington Tennis Club at 22777 Farmington Road to expand existing recreational use based on the findings that the proposed use is not compatible and in accordance with goals, objects and policies of the Master Plan, because the improvements located nearby the existing residential uses will have a detrimental impact on that use by virtue of the outdoor noise generated, which, given the extensive nature of the improvements and the purpose of bringing a number of individuals to the property at any given time, will be substantially more than a typical office or indoor recreational use;

That the proposed use does not promote the intent of the OS (Office Service) district, because the proposed ropes course 30' structure, which will be visible to the public and to adjacent property owners is not compatible and harmonious with the existing traditional building structures and does not fit the architecture of the adjoining neighborhood and adjoining financial services building;

The proposed ropes course and other proposed recreational improvements will not be constructed, operated, and maintained in a manner that is compatible with the existing character of the area, due to the height of the ropes course structure and its appearance, which would change the character of the area by directing causes outdoors and by its unenclosed appearance and because of the additional outdoor noise, which will be well beyond the usual office, residential/indoor recreational noise and that concludes my motion.

ROLL CALL:

Ayes: Chiara, Christiansen, Crutcher, Babcock, Bowman.

Nays: Gronbach.

Motion to deny carried 5 to 1.

Recess held.

Commissioner Scott enters meeting at 9:05 p.m.

**Site Plan Approval – Historical District – 34021 Grand River**

Cal Kazak, 6778 Serenity, licensed builder contracted to represent John and Andrea Schrader, indicated they are building a 400 sq ft addition on the east side of the house, will be matching the existing look of the house esthetically, windows, siding and stone foundation with approval from the Historical District, seeking approval from Planning Commission.

Chiara inquired if existing chimney would be removed and applicant responded in the affirmative.

Bowman stated she is happy to see anybody investing in Farmington and stay there.

MOTION by Chiara, seconded by Scott, to approve the site plan submitted by 34021 Grand River, by Gittleman of April 2<sup>nd</sup>, 2012, to be constructed by Kazak Building as it meets ordinance requirements and it has been reviewed and approved by the Historic Commission.

MOTION carried unanimously.

**Special Land Use – Rereation Use in C-2 District, 23311 Orchard Lake Road.**

**A. Introduce**

Pastue indicated an application was received for recreational use in the shopping center to the east of the high school, floor plan provided with proposed use, and would look to schedule public hearing at Planning Commission June 11<sup>th</sup> meeting. A more detailed analysis will be provided at that time.

Christiansen expressed concern about parking.

Further discussion was held.

Gronbach requested site plan with parking.

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**B. Schedule Public Hearing.**

MOTION by Gronbach, seconded by Crutcher, to schedule public hearing for June 11, 2012 Planning Commission meeting for consideration for Special Land Use – Recreational Use in a C-2 District, 23311 Orchard Lake Road.

MOTION carried unanimously.

**PUBLIC COMMENT**

None heard.

**COMMISSION COMMENTS AND ANNOUNCEMENTS**

Crutcher inquired if Building Department's report was approved and Christiansen indicated it was a consent agenda item and so approved.

Bowman inquired about "Painting with a twist" and Pastue stated grand opening will be Thursday.

**ADJOURNMENT**

MOTION by Gronbach, seconded by Crutcher, to adjourn the meeting.

Motion carried, all ayes.

The meeting was adjourned at 9:20 p.m.

Respectfully submitted,

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Secretary