



FINAL

JOINT CITY COUNCIL AND PLANNING MEETING MINUTES

A Joint City Council and Planning meeting of the Farmington City Council was held on August 18, 2014, in Farmington Masonic Lodge, 23715 Farmington Road, Farmington, MI. Notice of the meeting was posted in compliance with Public Act 267-1976.

The meeting was called to order at 7:56 PM by Mayor William Galvin.

I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Greg Cowley	Councilmember	Present	
William Galvin	Mayor	Present	
JoAnne McShane	Councilmember	Present	
Steve Schneemann	Mayor Pro Tem	Present	
Jeff Scott	Councilmember	Present	

City Administration Present

Director Christiansen
City Clerk Halberstadt
City Manager Pastue
Attorney Schultz

Planning Commission Present

Ken Chiara
Kenneth Crutcher (arrived at 8:10 p.m.)
Dave Gronbach

Corridor Improvement Authority Present

Patrick Thomas

II. PUBLIC COMMENT

Tom Kyle, 35600 Briar Ridge Lane, discussed his concerns regarding installation of multiple towers on his property by Brighthouse Communication. He noted the original agreement with the City stated no more than one tower per property. He spoke about his continued efforts to have a second tower removed. He asked for assistance from the City in resolving this issue.

Galvin suggested Mr. Kyle attend an upcoming SWOCC Board meeting and state his concerns.

Pastue advised he contacted Bob McCann, General Manager of Brighthouse, and asked him to look into this issue. He has not yet heard back from Mr. McCann.

Mr. Kyle further discussed how difficult it is to communicate with Brighthouse.

III. PRESENTATION

1. Review of Grand River Corridor Improvement Overlay District

Present: Brad Strader, Planning Division Manager and Sherrin Hood, Senior Planner, LSL Planning

Christiansen briefly discussed the activities of the Corridor Improvement Authority (CIA) including the development of a Tax Increment Finance Plan.

Strader reviewed a Corridor Plan summary, CIA Action Plan, future land use map, and a focus on the Orchard Lake area.

Strader discussed the new form-based code that would take the CIA plan and put it into regulatory framework. He noted Sherrin Hood was responsible for putting together a model code that would be tailored to Farmington and Farmington Hills. He stated the new approach provides more flexible standards and uses more tables and graphics.

McShane noted in the proposed form-based code parking is shown in the front rather than in the rear of a building. She pointed out the City over the last several years has made an effort to move all parking to the rear.

Hood responded that East Grand River is not the downtown and therefore should have more flexibility.

Discussion followed regarding multi-modal transportation and Grand River road diet. Strader indicated the code cannot address an MDOT right-of-way. However, it is written so it can support a road diet, wider sidewalks, etc.

Discussion continued regarding whether front parking should be allowed. Strader advised it should be allowed under certain conditions.

McShane stated parking should be encouraged in the rear and side of building and seating and green space in the front.

Schneemann stated consideration of parking in the front would be acceptable outside of the downtown in conjunction with a multi-modal approach and road diet.

Scott expressed concern that the graphics of the proposed code leave too much open for interpretation.

In referring to the graphics in the code, Schneemann stated the structures should be shown as a mass (block) rather than actual buildings.

Strader discussed the proposed administrative process provided in the code which is similar to the PUD procedure.

Discussion following regarding an agreement by MDOT to scope the Grand River Corridor and in conjunction with that project, both cities will conduct traffic analyses.

Christiansen discussed the next steps for the CIA including: implementation of TIF, traffic analysis and regulatory approach.

Scott recommended pushing away from the road where the river can be engaged.

IV. DISCUSSION

1. Discussion - Residential Zoning Standards

Pastue advised a review of residential zoning standards was established as one of the goals in a goal-setting session held earlier in the year. He stated the premise behind this goal is Farmington has older housing stock of which many are ranches. He noted the City has prescribed front and rear setbacks and lot area coverage that need review. He advised that as families grow the housing stock and code limitations are driving some of them out of Farmington.

Strader reviewed current zoning requirements and the types of changes that could be made. He stated expansion could be in the front, rear or going up.

Hood advised, based on their survey of neighborhoods, going up seems most feasible. She discussed the difficulties of expanding into the backyard.

Scott would like to shorten the front yard setback requirement. He stated going out the front prevents encroaching on the privacy of the back yard. He noted housing closer to the street promotes a more walkable, friendly and engaging neighborhood. He stated families are moving out of Farmington because they need the additional bedroom, expanded master suite, etc. He stated the City needs to allow for more than 5' expansion.

Strader stated extending the front could impact the views of surrounding properties.

Schneemann would also like to see a more radical change in the standards. He would like changes not only in massing and setbacks, but freedom in materiality and architectural styles. He spoke about the richness and variety of his neighborhood.

McShane noted in her former neighborhood two homeowners proposed adding second stories. She stated there was a strong negative response from the

neighborhood where attempts were made to prevent the additions. The homeowners prevailed and second stories were added. She stated the homes look wonderful and were not a problem from her point of view.

McShane pointed out that in changing the rear setback, consideration must be given to the impact of surrounding neighbors in terms of privacy. She noted changes in the front setback could impact the view of some neighbors. She stated it is wise to accommodate families who want to make modifications to their homes.

Cowley advised the City needs a laissez-faire strategy that allows families to expand their homes thereby increasing tax revenue. It is important to attract new families, not only for the City, but for the schools as well. He advised changes in standards should apply to all City neighborhoods, not just a few.

Galvin concurred the City needs to expand housing stock that will attract more families. He would not be opposed to allowing tear downs.

Discussion followed regarding the effectiveness of tear downs versus adding a second story.

Discussion followed regarding allowing attached residential on certain properties.

Gronbach agreed with changing the standards citywide and not just certain neighborhoods.

Crutcher advised the City should look at each neighborhood in determining appropriate setbacks.

Christiansen stated the code needs to allow for flexibility and creativity. He stated the City should be looked at as a whole, but also take into consideration characteristics of each neighborhood.

Pastue discussed the process going forward in making modifications to the code.

V. COUNCIL COMMENT

No Council comment was heard.

VI. ADJOURNMENT

1. Motion to adjourn the meeting.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jeff Scott, Councilmember
SECONDER:	JoAnne McShane, Councilmember
AYES:	Cowley, Galvin, McShane, Schneemann, Scott

The meeting adjourned at 9:30 p.m.

William E. Galvin, Mayor

Susan K. Halberstadt, City Clerk

Approval Date: _____