

FARMINGTON PLANNING COMMISSION PROCEEDINGS
City Council Chambers, 23600 Liberty Street
Farmington, Michigan
May 13, 2019

Chairperson Crutcher called the Meeting to order at 7:00 p.m. at City Council Chambers, 23600 Liberty Street, Farmington, Michigan, on Monday, May 13, 2019.

ROLL CALL

Present: Chiara, Crutcher, Majoros, Perrot, Waun, Westendorf
Absent: Kmetzo

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Director Christiansen, Recording Secretary Murphy

APPROVAL OF AGENDA

MOTION by Chiara, seconded by Waun, to approve the Agenda.
Motion carried, all ayes.

APPROVAL OF ITEMS ON CONSENT AGENDA

A. April 8, 2019 Minutes

MOTION by Chiara, seconded by Waun, to approve the items on the Consent Agenda.
Motion carried, all ayes.

REVIEW AND SCHEDULE OF PUBLIC HEARING – DRAFT CITY OF FARMINGTON MASTER PLAN UPDATE 2018-2019

Chairperson Crutcher introduced this item and turned it over to staff.

Christiansen stated this item is a brief discussion and review of the Draft City of Farmington Master Plan Update 2018-2019. The City administration, City consultants, and the Master Plan Update Committee have been working diligently on the update and are moving it forward to the Planning Commission for review and consideration and also to schedule the required public hearing for the August 2019 Planning Commission meeting.

With the staff packet is a copy of the Draft City of Farmington Master Plan Update 2018-2019. With us this evening are representatives of OHM Advisors, Marguerite Novak is here and she represents OHM as consultant to the City regarding a number of responsibilities and was very much involved and engaged with the City's Master Plan

Steering Committee on behalf of OHM and is here this evening to discuss briefly the Draft Master Plan and to take any questions that you may have.

Also here from OHM tonight is Matt Parks and I think you all know Matt as well. Matt, in his various capacities, has also been involved in the Master Plan and is also here as a resource this evening.

The purpose again this evening is to briefly review this item and also then as indicated to schedule the required public hearing.

The Master Plan Update is a responsibility by State Statute, by the Michigan Planning Enabling Act, of the City Planning Commission. And you may recall we've had discussion on several different occasions. The City solicited via an RFP, Request for Proposal, consulting services to update the Master Plan back in 2018. And based upon the proposals that were provided, the responses that were submitted to the City. Ohm Advisors was selected by the City to work together with the City to update the City Master Plan. The City Master Plan, the current Master Plan as you're aware is a 2009 Master Plan, that was when it was last updated. And as you're aware many planning tools since 2009 have been created and have been adopted by the City including the 2013 Vision Plan, the 2013 Grand River Corridor Improvement Authority Vision Plan, the 2015 Downtown Area Plan, the 2017 Downtown Master Plan Update, the 2016 which is about to become the 2019 City of Farmington Recreation Master Plan Update. Some additional tools that the City was engaged in and brought forth was the Ten Mile and Orchard Lake Area Plan, you might recall that lengthy discussion, and also the Grand River Corridor Improvement Authority worked with a graduate student group and put together a review and plan for the Farmington branch of the Rouge, the Rouge River Nature Trail Project. So all these tools have been put together over the last number of years up until the recent Recreation Master Plan Update which was just a few months ago.

In light of all of that and the City Master Plan had last been updated in 2009, it's time to update the City Master Plan again and to incorporate all those tools that I just mentioned. So, in an effort to do that and to be current and then the City moving forward with their RFP and OHM Advisors being selected to provide that service to update the plan with the City, it has moved forward and moved forward from what was originally the Steering Committee level, and I think we had this discussion and you may recall that the City created a Steering Committee with representatives throughout the community. And those representatives sitting on the Master Plan Steering Committee then participated in a series of Steering Committee meetings working with OHM Advisors and City administration and staff to put together a Draft Master Plan. The five Steering Committee meetings that were held over the last year up until the end of 2018, beginning of 2019, also that included two Open House meetings. And the most recent Open House meeting,

the second of two, one was held last fall, one was held earlier at the end of the winter, beginning of the Spring. So, now, with the Draft Master Plan has been forwarded from the Steering Committee, the Open Houses having been held, and the Final Draft prepared, it now has been forwarded to the Planning Commission so it's now in your hands.

The next step in the process then is to have a brief introduction of the Master Plan Update tonight and then for you to schedule the required public hearing. That public hearing is required by State statute, again, the Michigan Planning Enabling Act. There is a public notification period that is required and this meeting tonight and the action of the Planning Commission if you so choose to schedule the public hearing, initiates that 63-day period. Subsequent to tonight's meeting, if you do schedule the public hearing then, tomorrow will be the first day of the 63-day period, the Draft Master Plan will now be posted on the City website. Letters will be sent to adjacent communities as is required notifying them of the notification period commencing, allowing them an opportunity to review the Draft Plan, and to make any comments or provide any response that they so choose to make. Also, once it's posted on the website, then anyone who does have an opportunity to review the draft or anyone concerned or has an interest certainly can also comment on the Draft Master Plan and provide that comment or any concerns they might have.

Once the 63-day period then has been completed, the Public Hearing that you're being asked to schedule, will be held. Right now it's being asked to be held if you so choose to schedule the Public Hearing for the Master Plan Update in your August meeting. So if that then moves forward this way, then we will schedule the Public Hearing for August, the 63-day period will start then tomorrow and will move forward with that time period for public notification and comment. So, it will also afford you an opportunity as a Commission to probably take a deep dive into the Draft if you so choose since it will be available obviously not only on the website but you have your official copy as well of the Draft.

With that, Mr. Chair, again OHM Advisors is here this evening and they're here to just do a brief presentation. We'll go ahead and put this up on screen then. You're certainly then asked to make any comment that you want to make and the action being requested is to schedule the required Public Hearing for your August meeting.

Chairperson Crutcher called Marguerite Novak, OHM Advisors, to the podium.

Marguerite Novak, OHM Advisors, came to the podium. She stated she will be brief since the Commission has a full document in front of them and they will have plenty of time to deep dive and take a look at it.

Kevin mentioned a lot of it, it started in September of 2018, and it the Draft is complete now. They held five Steering Committee meetings in the process, and the Steering

Committee has listed on the first page there, their committee members and they drove the planning process and really helped. There were two public meetings where they also received input and then there was a community survey available to kick off the project as well.

The plan differs from the existing Master Plan by it takes a look at existing conditions today, as compared to 2009, kind of rehaults that. And then as Kevin mentioned all the tools, the plans that were taken into consideration and re-evaluates them as well since some of them are a little bit older but re-evaluate and incorporate them into the plan here.

The main elements in the Master Plan are the existing conditions which are in the beginning and then the Future Land Use Map and Plan and that will reform zoning to use in your Zoning Ordinance. And then it goes into the goals, and strategies, and implementation of those and how those effect Future Land Use Maps and Plans.

There are focus areas in this Master Plan as well and those also are reflected through older plans and revisiting those and take a look and refreshing those.

Lastly, the Plan talks about implementation so that further highlights building ordinance changes, actual implementation steps of those goals, strategies and actions, and then it also talks about the CIP, there was recently a draft on line, they took a look at that and kind of summarized that in that last chapter and just talked about going forward, your Capital Improvement Plan should reflect the recommendations in the Master Plan.

Chairperson Crutcher thanked Novak and opened the floor for questions from the Commissioners.

Majoros said he had one comment, that he felt it was really well done, consistent with all of the things that we've been talking about or doing in these groups, consistent with the other plans that it needs to tie to, it serves as a nice guidepost for it, a one touch reference, and he commended the group on their nice work.

MOTION by Waun, supported by Perrot, to move to schedule the Public Hearing for the Draft City of Farmington Master Plan Update for 2018/2019 for the August 12, 2019 Planning Commission meeting.

Motion carried, all ayes.

REQUEST TO SCHEDULE PUBLIC HEARING FOR SPECIAL LAND USE AND SITE PLAN REVIEW FOR PROPOSED BURGER KING – PARAMOUNT HOME CARE, INC., 31806 GRAND RIVER AVENUE

Crutcher introduced this item and turned it over to staff.

Director Christiansen stated he received some communication earlier today, both a phone call and conversation, and also an email by the Applicant/Petitioner with respect to this particular item that's on the agenda this evening. And they've requested, after my discussion with them today on the phone, and also, too, in accordance with requesting it in an email that this item be rescheduled to next month's meeting. So, instead of this item being heard tonight, being presented tonight, the Petitioner/Applicant has requested this item be rescheduled to the June 10th, 2019 Planning Commission meeting.

Christiansen received phone call and email by Applicant and they've requested after discussion on the phone that this item be rescheduled to next month's meeting. Instead of being heard tonight – applicant rescheduled to June 10, 2019 pc meeting.

Chairperson Crutcher asked if the Planning Commission should take any action on this item tonight.

Christiansen replied to be consistent with the request being made, it would not be unreasonable to have a motion to that effect, rescheduling to the June 10th meeting, as requested by the Petitioner, have that supported, and acted on by the Planning Commission.

MOTION by Majoros, supported by Chiara, to postpone the scheduling of the Public Hearing for the Special Land Use and Site Plan Review for the Proposed Burger King – Paramount Home Care, Inc., 31806 Grand River Avenue, per the Applicant's request until the June 10th, 2019 meeting.

Motion carried, all ayes.

PUBLIC COMMENT

None heard

PLANNING COMMISSION COMMENTS

Commissioner Chiara asked Christiansen if the owner of the Paramount Home Care, does he own that property, and he wants to build a Burger King on it? He stated they went through this and they were going to redo that building.

Christiansen replied that the owner of the property is not the interested party Applicant/Petitioner of the proposed Burger King on that property that you have on your agenda this evening. It is being sold/brokered right now by a real estate company on behalf of the owner of the property. You might recall there was actually a pending sale of that property back in 2017, that there was a site plan that came before the Planning Commission after it had gone before the Grand River Corridor Improvement Authority and they recommended that site plan for a new medical office. That plan was to demolish the existing construction on the site building, the drive-thru for Paramount Health Care, which was the drive-thru for the NBD Bank in the day. In any event, that site plan for the new medical office which was approved by the Planning Commission back in August of 2017 was not realized. So that approved site plan expired in August of 2018 and since that time now the property has been marketed for sale again and there's an interest right now and Burger King is moving forward with that interest to build a new restaurant building with a drive-thru, so it's going through the process, it's been before the Grand River Corridor Improvement Authority and is now coming before the Planning Commission and as requested by the Applicant it will be moved to the June 10, 2019 meeting.

Chiara asked why if there's already a Burger King building not being occupied, why wouldn't they just use that.

Christiansen replied that owners are not always tenants and some owners discontinue lease agreements with tenants. So, sometimes the tenant may have occupied a particular site or facility is no longer able to do that because they no longer have a lease agreement to do that. And that's the case with the former Burger King that was here in the downtown, that's looking to be repurposed for another restaurant type use and that's moving forward through the process. But Burger King likes our community, they like the Farmington area. There's a process for everything and there's a process here and that was a good question but right now that property is for sale by the current owner.

Commissioner Majoros asked Christiansen if he could provide any insight with what happened at City Council with the City's bid for the Maxfield property and Christiansen replied it's still in process, it's still a process with the Farmington Public Schools. I think everybody is aware the City expressed their interest in acquiring the property. They delivered a communication, a letter of interest to the School Board and they considered that letter of interest and now the City is moving forward with a formal offer and that's in process right now.

Majoros said it's less to him about the timing of where that's at and more about the rationale why or will that come out in due time and Christiansen replied he believes that will be the case.

ADJOURNMENT

MOTION by Chiara, supported by Waun, to adjourn the meeting.
Motion carried, all ayes.

The meeting was adjourned at 7:24 p.m.

Respectfully submitted,

Secretary