

FARMINGTON PLANNING COMMISSION PROCEEDINGS
City Council Chambers 23600 Liberty Street
Farmington, Michigan
Monday, June 9, 2014

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

ROLL CALL

Present: Babcock (arrived 7:05), Bowman, Buyers (arrived 7:01), Chiara, Crutcher, Gronbach, Majoros

Absent: None.

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Director Christiansen, Building Inspector Koncsol.

APPROVAL OF AGENDA

MOTION by Crutcher, seconded by Gronbach, to approve the agenda as submitted.
Motion carried, all ayes.

APPROVAL OF ITEMS ON CONSENT AGENDA

a. Minutes of Regular Meeting – May 12, 2014

Director Christiansen noted a correction of the meeting date on page 2 which should read May 12, 2014.

MOTION by Buyers, seconded by Chiara, to approve the Consent Agenda as modified.
Motion carried, all ayes.

SITE PLAN REVIEW – WORLD WIDE SHOPPING CENTER, 34701 – 34801 GRAND RIVER AVENUE

Chairperson Bowman introduced this agenda item and turned it over to staff.

Christiansen stated that at the April meeting the Commission approved a site plan for the World Wide Shopping Center, consisting of exterior changes, façade improvements, modified landscaping and parking and lighting and landscaping and that the site plan was approved with the condition that the Petitioner submit a revised site plan with a photovoltaic study to determine if new lighting is sufficient to remove flood lights. The Petitioner asked to be tabled at the May meeting needing additional time to prepare and submit the information requested by the Commission. Christiansen indicated the Petitioner is present and has a revised landscape plan, as well as a lighting plan and will be presenting color swatches at tonight's meeting.

Joe Barbat, of Barbat Holdings, presented graphics to the Commission regarding the additional information requested. He stated that currently there are really large trees that are blocking the view of the center and he has fielded many complaints from his tenants regarding not getting enough exposure from the street. He indicated all the big trees will be removed and replaced with smaller trees which will give it a nice hedge look. He said flowers will be placed at each entranceway and a new irrigation system will be installed throughout the property.

Chiara inquired about the irrigation system and the Petitioner responded there will be a sprinkler system throughout.

Buyers asked about the types of trees that are going to be installed and the Petitioner replied they are deciduous annuals with 2 1/2 inch caliper, much smaller than the ones there now, and low shrub hedges and flower bed annuals at entrances.

Majoros expressed concern about visibility coming out onto Grand River.

Christiansen assured the Commission that the plan is definitely an upgrade and further discussion was held as to the change in landscaping and trees and the need for them to be kept up as far as pruning to avoid hindering visibility.

The Petitioner then went into the details of the current lighting stating they were installed by DTE and are on their light poles and they are intrusive and flashing down towards parking lot. The new plan consists of 20 foot lightpoles, seven in back and four on Grand River, with LED fixtures.

General contractor, Todd Quatro, stated the lights will be shielded down.

Christiansen indicated with the installation of the new lights and poles, the existing flood lights can be removed and get rid of the light spread.

Gronbach confirmed with the Petitioner that the removal of the existing flood lights is part of the plan.

Buyers inquired if the maximum and lighting lumens met Code and Christiansen responded in the affirmative.

Christiansen said the luminosity and the type of fixture were taken into consideration in this plan, and the shoebox type will be utilized which can be pointed down and shielded from adjacent property owners.

The Petitioner presented renderings of the elevations and stated that he owns another property in Canton which went through a similar redevelopment and he was not 100% pleased with it on completion. Having had that experience, he is putting in extra time and money on this project, actually visiting other sites, to make sure the end product is

to his liking. He stated there will be stone material on the entire façade along with columns and awnings. The awnings will be different sizes and elevations. Columns were added to dress up the center and add more design that blends the entire scope all together in achieving its look.

Gronbach inquired if the awnings were going to be black and the Petitioner responded some of them were and others were a stainless steel look.

Crutcher asked about signage being incorporated and discussion followed. The Petitioner stated a dance studio has signed a lease to move into the center.

Majoros inquired if each tenant would be given new signage for uniformity and the Petitioner responded that channel lettering signs will be mandated.

Gronbach asked if the couple spots that are finished on the building below the façade are going to be redone to match, and Christiansen pointed out the new glazing that is going in for House of Lee and the Petitioner stated it is going to be the same stone material on not only the fascia but the storefront as well.

Christiansen indicated in the landscape plan it shows a new monument sign that is proposed for the center.

Buyers asked for clarification on what will be done to the right side of the building and the Petitioner responded they will be using the existing canopy but reface it with different material. The current tenant uses it as a receiving entrance.

Buyers also questioned the two pillars existing on the right side of the rendering and the Petitioner indicated it was an architectural error in the drawing.

Crutcher inquired about the columns along the front of the building and the Petitioner responded that they are being utilized for a sturdier more uniform look and on questioning also indicated there is six feet between the column and the building allowing walkability.

Chairperson Bowman thanked the Petitioner for his presentation.

MOTION by Buyers, seconded by Chiara, to approve the amended site plan for World Wide Shopping Center, 34701 – 34801 Grand River Avenue as presented, including the support materials.

Motion carried, all ayes.

PUBLIC HEARING: SPECIAL LAND USE AND SITE PLAN REVIEW – DING MASTERS, 22855 ORCHARD LAKE ROAD

Chairperson Bowman introduced this agenda item and indicated it had been reviewed and approved at a prior meeting. The Public Hearing was then scheduled, the

appropriate neighboring properties and businesses were notified. She then opened the Public Hearing.

PUBLIC HEARING

No public coming forward, on a motion by Crutcher, seconded by Buyers, the Public Hearing was closed.

Motion carried, all ayes.

(Public Hearing closed)

Christiansen expounded on this agenda item by indicating this application was for Special Land Use approval and Site Plan Review for Ding Masters in order to install a conveyor based hand car wash system in the building adjacent directly to the north of their current one on Orchard Lake Road. The Petitioner had appeared at the last Planning Commission meeting for introduction and a public hearing scheduled as required for Special Land Use and now requires site plan approval and review by the Planning Commission. He then went over an aerial photo of the site and showed where expansion would occur to the building to the north which is now vacant.

Petitioner Michael Loisell came forward to answer questions from the Commissioners.

Hearing none, on a motion by Gronbach, seconded by Chiara, to approve Special Land Use and Site Plan Approval for Ding Masters, 22855 Orchard Lake Road.

Motion carried, all ayes.

LOT SPLIT – GRAND RIVER-HALSTEAD PLAZA, 37025, 37105, 37125 AND 37175 GRAND RIVER AVENUE

Bowman introduced this agenda item and indicated that Commissioner packets included site plan description for the proposed land division. She then turned it over to staff for review.

Christiansen stated that the Petitioner submitted a lot split application for property located on south side of Grand River and east side of Freedom Road, a 14-acre site with approximately 150,000 square feet of existing commercial building, the Grand River – Halstead Plaza also known as the Kmart Center. The site has been largely vacant for some period of time when anchor Kmart left. The Tile Shop, which has about 30,000 square feet, has remained in the eastern building, with The Gift of India, Chutney's Restaurant, and a second building houses a jewelry store and a coney island.

Property owner Thomas Duke was present at the meeting. Christiansen stated that they would like to move forward with splitting the property in order to prepare the property for redevelopment on a parcel by parcel basis. The 14-acre site would be separated in four different parcels, one would be the southern piece where Kmart building exists today, another one would be the piece with the Tile Shop in it, another parcel directly adjacent to the west on Grand River, and then the fourth parcel would be

south of the existing Shell Gas Station, which recently was closed and potentially may become part of this site for redevelopment.

Christiansen put on a power point presentation of the proposed lot split for the Commission.

Bowman invited the Petitioner to come forward.

Lonnie Zimmerman, 29200 Northwestern, Southfield, came to the podium. He stated he was present at the meeting with owner Tom Duke. He said there are four properties they are asking for division for, the sizes were shown on drawings presented.

Babcock inquired as to why the Petitioner wants the property to be split up in four parcels and he responded that development of one 14-acre parcel would be extremely difficult and to go to smaller parcels with a logical size division would be easier to find different developers.

Babcock then asked if by division of property it would mean that each parcel would not be simultaneously redeveloped and the Petitioner responded in all probability it would not.

Crutcher asked if the division was based on potential use or what was driving how it was divided and the Petitioner responded that the intention is for the Tile Shop to remain and that there are potential users for all of the parcels, or at least three of the four currently, and that has driven the division.

Babcock asked if the assessor had weighed in on this at all and Christiansen responded in the negative.

Christiansen explained that the first step in the process is the lot split application and the required instruments to propose the lot split, have it reviewed and recommended by the Planning Commission to go to City Council, they being the final approval. He went into the details of the process.

Babcock questioned the regularity under state property tax law to subdivide or split parcels if they remain under same partnership and further discussion was held.

Crutcher questioned the division and possible accessibility to each parcel and further discussion ensued.

Christiansen stated it is zoned C-3 and there is no minimum lot area requirement but there would be spatial compliance with regard to setbacks, etc.

Buyers inquired if easements should be included in the legal description of parcels 4, 2 and 3 and Christiansen responded that there is language that indicates the proposed parcels are subject to any other easements or restrictions of record.

Crutcher expressed concern about access to parcel one and the increase in traffic it may create.

Christiansen explained that this is just a step in the process, nothing is approved, it still has to move forward in proposal, design and come before the Planning Commission and Council as well.

Buyers asked for clarification of the Planning Commission's role in the process and Christiansen responded that City Council would be issuing the ultimate approval for same and further discussion was held.

MOTION by Chiara, supported by Majoros, to recommend approving lot split request involving parcels located at 37025, 37105, 37125 and 37175 to City Council.
Motion carried, six to one (Babcock).

OUTDOOR SEATING SITE PLAN REVIEW – PAGE'S FOOD & SPIRITS, 23621 FARMINGTON ROAD

Applicant not being present at the time case was called, Director Christiansen asked that this item be moved to later on the agenda to give Petitioner time to arrive.

OUTDOOR SEATING SITE PLAN REVIEW – GRAND BAKERY AND CAFÉ, 32821 GRAND RIVER AVENUE

Chairperson Bowman introduced this agenda item and turned it over to staff for review.

Christiansen stated that the owner of Grand Bakery and Café, Sam and Dia Sevolije Vllasoliu, has submitted a site plan application for proposed outdoor seating for the café located in the Central Business District and as such, requires approval by the DDA and Planning Commission.

A graphic was presented showing an aerial photo of Grand River and showing subject property, this property formerly housing the Grand Cleaners. The new owners wish to have outdoor seats for patrons of café. There will be no outdoor service, just seating on the outside. Ordinance requires review and approval by the Planning Commission for same.

Christiansen stated the graphic shows seating for 24 outdoors with removable railing and tables and chairs, seasonal use.

Bowman invited the Petitioner to come forward.

Petitioner Sam, of 32821 Grand River, came to the podium.

Majoros questioned staff on the safety and size perspective of the existing sidewalk.

Gronbach commented that there were no dimensions included in the graphic and the need to determine if there is an adequate right of way and further discussion was held.

Majoros questioned the sidewalk encroachment of the tables.

Crutcher stated it would be helpful to get dimensions and what railing is going to look like that is proposed and the necessity of same.

Further discussion was held concerning comparables in the City and the variables included in the request.

Babcock inquired as to timeframe of the request.

Bowman stated she doesn't see any traffic obstacles, that if there was concern with size of tables, perhaps paring down to smaller tables in a different size and shape may give more flexibility and further discussion was held.

MOTION by Gronbach, seconded by Chiara, to approve outdoor seating for the Grand Bakery and Café at 32821 Grand River Avenue, with the stipulation that the table size be limited to two top tables to be positioned against storefront, and that a minimum of 5 feet walkway be maintained and that staff will confirm the dimensions of this proposed set up so it does maintain a minimum of 5 feet from seating to curb; and further, that the fence not be approved at this point and if Petitioner wishes to add fence they would have to come back with more specifics on the type of fence and dimensions and Petitioner is to provide adequate trash receptacles in area.

Crutcher inquired as to the composition of seating and tables and Christiansen responded it would be solid furniture.

MOTION restated by Gronbach, seconded by Majoros, to approve outdoor seating for the Grand Bakery and Café at 32821 Grand River Avenue, with the stipulation that the table size be limited to two top tables to be positioned against storefront, and that a minimum of 5 feet walkway be maintained and that staff will confirm the dimensions of this proposed set up so it does maintain a minimum of 5 feet from seating to curb; and further, that the fence not be approved at this point and if Petitioner wishes to add fence they would have to come back with more specifics on the type of fence and dimensions and Petitioner is to provide adequate trash receptacles in area with comment to include guidelines as stipulated by ordinance with regard to furniture and other requirements. Motion carried six to one (Buyers).

OUTDOOR SEATING SITE PLAN REVIEW – PAGE'S FOOD & SPIRITS, 23621 FARMINGTON ROAD

Chairperson Bowman introduced this agenda item and turned it over to staff for review.

Christiansen stated that outdoor seating at this location requires DDA and Planning Commission approval because it's in the Central Business District.

Christiansen presented a graphic of a drawing showing a sketch of the front of Page's with proposed seating. The photo shows proposed table arrangements, it also depicts planters, trees are part of the existing streetscape as well as a lightpole, the sidewalk, and intended landscape. The Petitioner addressed the hazardous situation that existed on the sidewalk by placing pea stone in area. A grant was awarded to the City to make streetscape improvements to Farmington Road which are anticipated for next year.

Bowman invited the Petitioner to come forward.

Dennis Page, 23621 Farmington Road, came to the podium.

Bowman invited questions from Commissioners.

Gronbach asked to verify the 3.5 foot distance between curb line and four top tables and asks staff if they're accurate. Christiansen confirmed the distance as being accurate.

Gronbach inquired about fencing and the Petitioner indicated he is not proposing it at this time.

Babcock cautioned the Petitioner that smoking is not allowed at outdoor seating.

Chiara stated he had walked by the site and had concerns about four top tables being placed out there.

The Petitioner indicated a lot of people walked right through when tables were placed out there for Art on the Grand, even with strollers there was no problem.

Crutcher expressed concern with the four-top tables and having enough room to walk.

Babcock addressed ADA requirements. She expressed concerned with the lightpole, that with a motorized or standard chair it might pose a problem.

The Petitioner responded that a man comes through Farmington on a wheelchair and is able to get through.

Buyers voiced concerns with wait staff and bus staff and people standing in addition to customers, states may condition approval with allowing two tops, not four.

Gronbach inquired of staff if streetscape plan has been approved and Christiansen stated the concept plan has been approved by the State of Michigan, that there was an application submitted to MDOT and SEMCOG for a grant, but the detail design has not been completed yet pending some historical details.

Gronbach stated in light of that, this might just be a one year approval status and Christiansen agreed.

Crutcher stated he would be in favor with all two tops instead of four tops and Chiara agreed.

Majoros stated he walked through the area this weekend and it seemed tight.

Crutcher indicated for passage through three feet is the minimum you want to have but stated it is not always the best.

Chiara stated you can't walk between the pillar and the trees.

MOTION by Gronbach, seconded by Crutcher, to approve outdoor seating for Page's Food & Spirits, located at 23621 Farmington Road, with the provision that it be limited to two top tables that are against the building so that a wider sidewalk area will be maintained.

Chairperson Bowman asked the Petitioner if he would be amenable to making a change in his request and the Petitioner responded he would be agreeable to amend it to include three tops, 28 by 28.

MOTION amended by Gronbach, seconded by Crutcher, to approve outdoor seating for Page's Food & Spirits, located at 23621 Farmington Road, with the provision that it will allow three top tables pushed against the wall provided there's a 5 foot width from the edge of the chair out to the curb so that a wider sidewalk area will be maintained.
Motion carried, six to one (Buyers).

**PRE-APPLICATION CONFERENCE WITH PLANNING COMMISSION ON PUD
PLANNED UNIT DEVELOPMENT CONCEPT PLAN – OLD 47TH DISTRICT
COURTHOUSE PROPERTY**

Chairperson Bowman introduced this agenda item and turned it over to staff for review.

Christiansen stated this item is up for discussion and review with the Planning Commission for the redevelopment of the Old 47th District Courthouse Property. This preapplication process is optional and allows Petitioner to receive feedback and receive requests for additional material supporting the proposal.

Christiansen put an aerial photograph of the property on the screen and indicated that the property has been vacant for ten years plus. He went over the details of the graphic delineating the different adjacent properties. He stated the Petitioner provided detailed concept plans but also graphics to show to the Commission.

Bowman invited the Petitioner to come forward to the podium.

Victor Saroki, architect from Birmingham and Jeffrey Rentz, project architect were present. Saroki introduced Michael Chambrain, CEO of Balfour Senior Living, and Hunter McLeod, development director. He stated Michael's wife Susan is very involved in the project as well. He gave a brief history of Balfour.

He then indicated the uniqueness of the site would allow for a lot of opportunity as far as design, that the old court building will come down and a redevelopment for senior housing, assisted living and memory care will be put in its place. He cited Balfour as excelling in landscaping and building facades. He went over the details of the project for the Commission.

He stated that this is one of three projects he is working on in Michigan with Balfour, the other two being in West Bloomfield Township and Ann Arbor. He also indicated that Michigan is the first state that Balfour has ventured out of Colorado to work on projects for.

Chairperson Bowman questioned as to how far along the other two projects were and he responded that the Courthouse project is the furthest one along.

Crutcher inquired if the driveways were two-way and the Petitioner responded in the affirmative.

Majoros asked for thoughts on what would go up against the subdivision side and further discussion was held.

Christiansen stated that one of the goals in repurposing the site for development is that it complements the area and blends uses with more natural type elements.

Crutcher raised the issue of fencing and/or screening of the facility.

The Petitioner expounded on Crutcher's question as to accessibility and discussion followed.

Buyers questioned the adequacy of the parking and further discussion was held on the horseshoe drive and easement.

Other aspects of the proposed project were discussed with the Commission.

Christiansen explained the requested action for the Planning Commission is to schedule a Public Hearing at the next scheduled meeting.

MOTION by Buyers, seconded by Crutcher to schedule a Public Hearing on the PUD Planned Unit Development Concept Plan for the Old 47th District Courthouse Property. Motioned carried, all ayes.

**PRE-APPLICATION CONFERENCE WITH PLANNING COMMISSION ON PUD
PLANNED UNIT DEVELOPMENT CONCEPT PLAN – FLANDERS SCHOOL SITE**

Chairperson Bowman introduced this agenda item and turned it over to staff for review.

Director Christiansen stated that the Farmington Public Schools has moved forward with an RFP to redistrict the Flanders School Site. Three bids were submitted and the applicant, Windmill Homes, LLC, of Farmington Hills, MI won the bid. They have submitted a PUD concept plan for the redevelopment of the Flanders School Site. He went over the aerial photograph of the 10-acre site.

Christiansen indicated that the City Manager had a meeting with neighboring property owners in an effort to engage the residents and make them aware of potential redevelopment of the site. The Petitioner's plans are to repurpose the 10-acre site with single family detached residential homes. Also, 1.6 acres of the site will be dedicated for a neighborhood park. They will be utilizing the existing playground equipment.

Bowman invited the Petitioners to come forward to the podium.

George Major of Windmill Homes introduced partners Stuart Michaelson and Sam Harb. They were the developers of Riverwalk which just sold and closed on its last home. He went over some of the key elements of the site such as a walkpath to the park area. He also stated the reasoning for the PUD, that by eliminating four home sites and creating the 1.6 acre park, there will be deficient side yard setbacks.

Further discussion was held as to the lot sizes and the three site plans that were reviewed by City Council.

Majoros commented that creating the park which City claims it will maintain will add a lot of value to the community.

Babcock inquired about the dedication of the property for the park.

Buyers asked about the signage for the proposed development and further discussion was held.

Buyers questioned if the contract was drafted by counsel for City or Windmill and Christiansen replied counsel for Windmill, reviewed by City Attorney.

MOTION by Chiara, seconded by Crutcher, to move to schedule a Public Hearing on the PUD Planned Unit Development Concept Plan for the Flanders School Site, to be held at the July 14, 2014 Planning Commission Meeting.

Motion carried, all ayes.

PUBLIC COMMENT

None heard.

PLANNING COMMISSION COMMENT

Gronbach mentioned the meeting the City held six months ago where there was quite a contingency of residents that were upset by the development and felt the whole site should become a park and commended the City's handling of the development to address the whole community's concerns.

STAFF COMMENTS

Laura Myers asked that she receive materials related to Historical Commission and/or facilities.

Christiansen asked Commissioners to consider having two meetings a month rather than one very long one during this busy time.

ADJOURNMENT

MOTION by Crutcher seconded by Majoros, to adjourn the meeting.
Motion carried, all ayes.

The meeting was adjourned at 10:50 p.m.

Respectfully submitted,

Secretary