

FARMINGTON PLANNING COMMISSION PROCEEDINGS  
City Council Chambers, 23600 Liberty Street  
Farmington, Michigan  
December 8, 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, Buyers, Chiara, Crutcher, Gronbach

Absent: Bowman, Majoros

A quorum of the Commission was present.

**OTHER OFFICIALS PRESENT:** Director Christiansen, Building Inspector Koncsol  
Attorney Saarela

**APPROVAL OF AGENDA**

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

**APPROVAL OF ITEMS ON CONSENT AGENDA**

**a. Minutes of Regular Meeting – November 10, 2014**

MOTION by Buyers, seconded by Chiara, to approve the Consent Agenda as presented.

Motion carried, all ayes.

**WORK SESSION FINAL SITE PLAN REVIEW – PUD PLANNED UNIT DEVELOPMENT: GRAND RIVER-HALSTEAD PLAZA**

Director Christiansen stated that Chairman Bowman was out of town and Vice Chairman Ken Crutcher would be chairing tonight's meeting. He also indicated that Steve Majoros is not able to attend tonight.

He then stated that this agenda Item is a work session regarding site plan review of the former Kmart Center at Grand River and Halstead. He gave a recap on what had occurred with the project thus far, with the City Council approving it at their October 20<sup>th</sup>, 2014 meeting. He then indicated the last step involved would be final site plan approval by the Planning Commission but that the Applicant had asked for a work session with the Commission before moving forward to final site plan approval.

Christiansen then gave a brief overview of the 14-acre project and the proposed changes for the parcels that were created by a lot split earlier in the year.

Vice Chairman Crutcher thanked Christiansen for the overview and asked the Applicants to come forward.

Lonnie Zimmerman, architect for the project, came to the podium. He indicated to the Commission that there are technically three parcels for the project now, The Tile Shop, The Suburban Collection site, and the office/retail site. He explained that since the original PUD was submitted, the Potluri Group purchased the small parcel that was originally Parcel 4 and that will enlarge and become part of the office/retail site.

Gronbach inquired about the Shell Station parcel and Christiansen responded that it went back to the bank and now has a new owner who wants to refurbish it and retain it as a gas station.

Zimmerman stated that the plan is to bring The Tile Shop parcel and the retail/office parcel in simultaneously. He indicated he is not the architect for the Suburban Collection Building and doesn't have specific information on that but informed the Planning Commission that as indicated in the Development Agreement, the perimeter landscaping will be going in before the parcel is developed.

Christiansen explained that in a PUD like this where there are multiple uses and multiple parcels, the overall PUD is reviewed under a PUD plan and Development Agreement. Whether individual properties move in collectively or individually, the common facilities, improvements, infrastructure, landscaping will go in first, whether one or all properties go in at the same time.

Chiara asked if it is considered three parcels now, instead of four, and Zimmerman stated that he is unsure whether Parcel 2 and Parcel 4 will actually be physically combined with one Tax ID but for Planning Commission purposes there are three.

Zimmerman then went over the in-progress drawings for the office/retail site, highlighting details such as the enclosed loading area for trucks which houses trash dumpsters and transformers, the atrium on the first floor which opens up to the second and third floor. Samples of the proposed materials were also shown to the Commissioners including terracotta, dark grey and clear glass, stainless steel and black granite. The original rendering was produced for comparison purposes to show the changes that were now being proposed. He stated it would make a dynamic entrance into the City.

Vice Chairman Crutcher opened the floor up for questions from the Commission.

Babcock inquired if the office/retail building would take up Parcel 2 and Parcel 4 and Zimmerman responded there will not be a building on Parcel 4, but that it may be used

to provide additional parking. Babcock suggested not having one Tax ID for the two parcels.

Crutcher asked about parking requirements and Zimmerman stated there is a cross parking easement with The Tile Shop, which requires 133 spaces, and there are 75 on site for the office/retail building, so there is actually 59 extra parking spaces beyond what is required by ordinance.

Christiansen indicated that all of the parcels are interrelated and that details of the infrastructure, landscape, and parking requirements are spelled out in the Development Agreement. He also stated that the Suburban Collection parcel will be a gated area on its own and Parcel 4 may have future use or may be used to expand parking on site.

Crutcher asked about additional green space on the site in light of the inclusion of Parcel 4 and further discussion was held.

Chiara stated that due to the location of Parcel 4, green space would not play a significant role. He then queried Christiansen on the Shell Gas Station parcel and if it would come before the Planning Commission if something were to come of it and Christiansen confirmed that it would. He then stated that the final site plan for the PUD parcel will go through the City's planning consultant and engineering consultant.

Gronbach suggested that ample parking be included for the office/retail site should a restaurant go in on the site.

Further discussion on parking was held, including the designation of employee parking assigned to a particular site.

Buyers inquired if an apron or footprint for restaurant use would be included on the west side of the building or only the east and Zimmerman responded there was room on both sides for same.

Buyers asked if plantings are going to be utilized for the retaining wall and Zimmerman responded that they have landscape architects on board to address the retaining wall.

Christiansen reiterated that the landscape plan must be built as part of the PUD. He also stated that the retaining wall will be repaired and enhanced and made a consistent height all around the site.

Buyers inquired if there is going to be a welcome sign to the City of Farmington or any gateway to the City and Christiansen stated it has not been part of discussion as yet but could be brought up for discussion.

Gronbach asked about responsibility for landscape maintenance on site and Attorney Saarela responded that is covered in Article 17 of the Development Agreement. He then inquired if the Planning Commission at some point will be part of landscape review to ensure it meets ordinance requirements and Christiansen responded that will come in the final site plan review where everything is detailed.

Chiara asked if there will be a work session like this for the Suburban Collection parcel as well and Christiansen stated that it could be scheduled and would be helpful to provide them feedback.

Christiansen stated that the purpose of the work session is for the Applicant to take the comments and feedback back and incorporate them into final site plan preparation.

Vice Chairman Crutcher thanked the Applicant for their presentation.

### **2015 MEETING SCHEDULE**

Christiansen presented the 2015 Planning Commission Meeting schedule.

MOTION by Chiara, seconded by Buyers, to approve the 2015 Planning Commission Meeting Schedule.

Motion carried, all ayes.

### **PUBLIC COMMENT**

None heard.

### **PLANNING COMMISSION COMMENTS**

Commissioner Babcock stated that she had gone to Mother Mary's Toffee Shop on Small Business Saturday and that it was a fabulous experience.

### **STAFF COMMENTS**

Christiansen welcomed Commissioner Babcock back and stated that she was missed.

He reminded everyone about the Annual City of Farmington Holiday Gathering coming up on Wednesday, December 10<sup>th</sup>.

### **ADJOURNMENT**

MOTION by Buyers, seconded by Chiara, to adjourn the meeting.  
Motion carried, all ayes.

The meeting was adjourned at 8:06 p.m.

Respectfully submitted,

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Secretary