

FARMINGTON PLANNING COMMISSION PROCEEDINGS
City Council Chambers, 23600 Liberty Street
Farmington, Michigan
June 12, 2017

Chairperson Crutcher called the Meeting to order at 7:00 p.m. at City Council Chambers, 23600 Liberty Street, Farmington, Michigan, on Monday, June 12, 2017.

ROLL CALL

Present: Buyers, Chiara, Crutcher, Gronbach, Majoros, Waun

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 Buyers, to approve the Agenda.

Motion carried, all ayes.

APPROVAL OF ITEMS ON CONSENT AGENDA

a. Minutes of Regular Meeting – May 8, 2017

MOTION by Majoros, seconded by Chiara, to approve the items on the Consent Agenda.

Motion carried, all ayes.

**REQUEST FOR SITE PLAN AMENDMENT – THE ORCHARD CONDOMINIUMS,
33240-33270 SLOCUM**

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

Director Christiansen stated that a request was made by the Petitioners, Orchard Condominium Association and Brownstones, for a site plan amendment to remove existing landscape islands and relocate plantings on site. He indicated there were site plans in the Commissioners' packets.

He stated that at the September 14, 2015 Planning Commission meeting a site plan was approved for Phase II Brownstones and that both the condo association and the apartments are requesting the amendment to accommodate joint use of the access road. He indicated both parties are present to address the Commission.

He went through the plans on the screen and stated that Building A represents the condos and Building B are the apartments. He stated the common elements of the property include landscaping, sidewalks and roads. He indicated that there are five landscape islands and that the amendment is requesting to remove the middle three islands in an effort to modify the road for better ingress and egress to the apartment and for more

efficient access for garbage vehicles to the dumpsters and snow plow trucks. He stated in removing the three middle islands it would allow the Petitioner to add three parking spaces on that side of the street. He indicated the islands are already broken up by the large vehicles coming in to access the dumpster and snow plowing.

He indicated that the plantings in the islands will be maintained on the property, just relocated.

Chairperson Crutcher called the Petitioner to the podium.

Bill Wilson, president of the Orchards Condominium Association, came to the podium and introduced himself indicating he lives in Commerce but has an interest in one of the units.

He described the screen depiction of the three bump outs that they are taking out and stated that originally before the apartment complex was built, that the condos had underground garages and every unit is allowed to have one parking space only. He stated until the apartment complex came in that people would parallel park to the building but that once the apartments were built, that was no longer an option and left people with nowhere to park. He stated that the only available option now is that one person parks underneath in the garage and one in the municipal lot. There are no other choices. He stated that he was worked out an agreement with Favio Cervi, that none of the apartment tenants will park in the spaces once the bump outs are taken out, so the condos will be gaining, three, possibly four spots.

He described the plantings that are on the islands and that they will be relocated in other parts of the complex, i.e., the day lilies, but the trees will probably be discarded and if the City requires they will put new ones in.

He detailed the difficulties with the maintenance of the area for plowing. He stated that his former company, Wilson Steinkoff, still plows the property and stated it is virtually impossible to plow that building clean with those bump outs. So they are proposing that the three middle islands that are being proposed to be removed would be beneficial not only for maintenance, but esthetics. He said they are proposing to patch those areas with brick or concrete and he stated the apartment owner, Favio Cervi, is on board with that and an agreement has been worked out to jointly maintain the road.

Chairperson Crutcher opened the floor for questions from the Commissioners.

Buyers inquired about the three parking spots being gained from the bump out and asked the Petitioner to show the orientation of same on the screen and further discussion was held.

Chiara inquired about who would be allowed to park in those spaces and Wilson responded the residents in the west building.

Chiara then asked how that would be achieved and Wilson replied that there is an agreement drawn by lawyers between the two entities that detail the restrictions and further discussion was held.

Buyers queried Christiansen about the elimination of the middle three bump outs and Christiansen responded what is being proposed is adding additional parking on the street and allowing more access for snow plowing vehicles and garbage trucks.

Wilson stated that from a cosmetic standpoint the changes are very minimal and that it's going to improve the esthetics of the complex.

Crutcher inquired if in the original agreement if trees were part of the agreement and Wilson responded in the affirmative and stated they could still maintain the same amount of foliage on the site but would prefer to use new material and if trees were required to be replaced that they would comply.

Christiansen clarified the request is to amend the approved site plan for the condominium to eliminate the three islands and if granted a condition of that could be the transplanting, replanting or replacement of the existing landscaping in other locations on the site to be consistent with what is there presently on the islands in coordination with staff.

Crutcher then asked if the Petitioner will be able to maintain the same amount as indicated in the original landscape plan as he does not see a proposed landscape plan in the packet.

Christiansen stated that the vegetation and plantings that will be replanted will be close in number to the existing ones.

Waun stated that she had visited the site on numerous occasions and could see how there could be a problem with snow plowing and that the municipal lot is almost never full and she seldom sees cars parking on Slocum.

The Petitioner then responded about the problems he encountered on the site with snow plowing.

Waun stated that having an actual photograph of the site would have been helpful to the Commissioners.

Christiansen then put a full aerial photograph up of the site and the Petitioner detailed what his intentions were for the site and pointed it out to the Commissioners stating that it would enhance the appearance.

MOTION by Buyers, supported by Chiara, to approve the proposed site plan amendment for the Orchard Condominiums, 33240-33270 Slocum, to include the elimination of three bump outs that were on the original plan with the condition that there be on site transplanting or replacing of existing trees and foliage as feasible.
Motion carried, all ayes.

REQUEST FOR AMENDMENT TO APPROVED SITE PLAN FOR FAÇADE – EXXON MOBIL, 32410 GRAND RIVER AVENUE

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

Director Christiansen stated that at the October 13, 2014 Planning Commission meeting there was a site plan approved for the existing building and service site for the Exxon Mobil Station located at 32410 Grand River Avenue which included interior modifications to the existing service station building, and exterior changes to the existing building façade and service station site. The exterior changes included building façade improvements, parking lot upgrades and improvements and site landscape modifications and required the review and approval of the Planning Commission. No changes regarding building dimensions or other site improvements were proposed at that time.

He went on to indicate that at the August 10, 2015 Planning Commission Meeting the Commission approved a modification to the building façade improvements approved on October 13, 2014. The overall site improvements were approved via a site plan in October of 2014, there was a slight change to the approved façade approved by the Commission in 2015.

He stated the Applicant is before the Commission tonight to request an amendment to the proposed site plan and has submitted revised building elevation plans modifying the building elevations previously approved at the August 10, 2015 meeting. The amended plan calls for a new building façade material and new overhead doors for the existing building. The Applicant is present to go over the amended site plan with the Commissioners.

Christiansen went on to state that the attached drawings are four pages and shows the site plan, existing building, canopy, landscape areas, parking spaces and that this site plan was implemented. He indicated the building itself had some modifications and the plans show the building façade, the access into the customer service area and two existing overhead doors. He stated the original approval in 2014 and modified in 2015, included cultured stone as shown on the building as well as the glazing on the glass and that the service area was repurposed to allow for a convenience store. He stated the two overhead doors were planned to be replaced in 2014 and with the amended façade plan in 2015 the City holds a bond requiring that to be done which has not been done to date. He stated recently the ownership of the station has changed hands again and the new owner wants to complete the work but would like to make some modifications which require Planning Commission approval.

What is being proposed now is a new efface on the façade and top of the building, the overhead doors are now sectional that retract up, and that those are the modifications that are before the Planning Commission for approval.

Christiansen went over the existing elevations on the screen and detailed the improvements the Applicant wishes to implement including changes to the drive-it, the doors, and to spruce up the façade. He stated there is a new dumpster and enclosure in place as well as parking lot improvements including restriping and sealcoating. He stated he has continued to work together with the owners, former and new.

Crutcher opened the floor for questions by the Commissioners.

Chiara asked for clarification of the information that was provided in the packets and Christiansen responded that the fourth sheet with the sectionalized efface is the correct one.

Buyers inquired if the west elevation had efface on all of it and Christiansen responded in the affirmative.

Gronbach asked if the color scheme has been changed and Christiansen responded that it will remain the same. Gronbach then asked if that language appeared in the plans and Christiansen indicated it did not but could be made a condition of the approval.

Crutcher clarified that the changes are the addition of more efface and the difference in the overhead doors and Christiansen replied in the affirmative and that nothing else has been changed. Christiansen explained that the adjustments are minor but because of the changing of hands and the duration of time it has taken to have a final implementation of the approvals of 2014 and 2015 that it needed to come before the Planning Commission

for their approval of the amendment. He also confirmed the fact that the City has financial guaranty by the bond in place until these changes are completed.

Buyers inquired about the location of the dumpster and Christiansen responded that it is already in place on the west elevation towards the rear of the building.

Chairperson Crutcher called the Petitioner to the podium and asked if there was anything he wanted to add.

Nassar Choucir, N.C. Designers, 3241 S. Telegraph, Dearborn came to the podium and stated that Director Christiansen had explained everything regarding his request.

MOTION by Chiara, supported by Buyers, to approve the request for site plan amendment for the existing Exxon Mobil Service Station, 32410 Grand River Avenue, with the color scheme indicated on the prior site plan to remain in place and any color changes would have to come before the Planning Commission for approval, and that the façade modifications are in accordance with the proposed plan dated June 9, 2017, Version 1. Motion carried, all ayes.

Gronbach confirmed with Christiansen that the bond will be continued in place until the work on the revised site plan is completed and Christiansen replied in the affirmative.

REQUEST FOR SITE PLAN AMENDMENT – CLARK GAS STATION, 22145 FARMINGTON ROAD

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

Christiansen stated that the current property owner of the former vacant Clark Gas Station, 22145 Farmington Road, is proposing several changes and improvements as well as upgrades to the existing building, existing canopy, and existing service station site for the currently vacant service station.

The proposed changes include modifications to the existing service station building and exterior changes to the existing building façade, existing canopy and pump islands. The exterior changes include façade improvements to the existing building and existing canopy, parking lot upgrades and improvements, new landscaping and new site signage all which require the review and approval of the Planning Commission. The property is zoned C-3, General Commercial. Gas stations are a special land use in the C-3 Commercial District. A site plan amendment, review and approval is required in order to implement the changes as proposed. No other changes regarding building dimensions or other site improvements are proposed at this time. The Applicant has submitted a site

plan for the proposed changes and improvements including proposed interior building modifications, proposed building and canopy elevations and a site plan showing proposed service station site improvements including new landscaping. An aerial photo was attached with the staff packets.

He stated the Applicant was intending on being present at the meeting but has not yet arrived but discussion on this item can go forward.

Chairperson Crutcher opened the floor for questions by the Commissioners.

Chiara stated that the site plan shows Eight Mile and Telegraph and inquired why and Christiansen responded the Petitioner will have to respond to that.

Gronbach queried Christiansen if this is inferring that the site will reopen as a gas station with the modified plans and Christiansen responded that the site has been vacant for a long time without property maintenance other than grass mowing and weed cutting. He indicated that the site has not been operational for at least seven to eight years and as time has gone on there were attempts to sell the property without success. He indicated because of the negligence of the upkeep of the property the City moved forward with notices of violations and citations and ended up in court where a court order to conduct on site inspections was granted to the City. He stated the site was inspected including the building, the canopy, the pump islands, documenting everything and including the Fire Marshall, City departments and staff. Contact was then made with the owner and the owner requested an audience with the City to talk about the current status and what alternatives might be available. After having dialogue with the City, the owner stated he wants to move forward with reopening the site as a gas station.

Christiansen stated that they can go forward and he can walk the Commissioners through the plans seeing as the Petitioner is not present.

Majoros suggested that a decision should be made to move forward with the discussion on this item or table it until the Petitioner is present, that there is no reason to do it twice.

He then asked his fellow Commissioners their thoughts and further discussion was held on the item.

Chiara inquired if there were operational gas tanks underneath the site and Christiansen responded there are tanks that have been inspected by the Fire Marshall and Public Safety Department, and that they are functional and operational to the best of their information. He stated a review by the state and approval must also be met which requires an inspection of the tanks, pumps and the station itself.

Buyers suggested that Item 6 on the Agenda which they are currently discussing, be moved, to allow more time for the Petitioner to arrive.

MOTION by Chiara, supported by Majoros, to move Agenda Item No. 6 to Item No. 7, to allow more time for the Petitioner to arrive and that the item be tabled if the Petitioner fails to arrive.

Motion carried, all ayes.

PUBLIC HEARING – 2018/2023 CAPITAL IMPROVEMENT PROGRAM.

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

Christiansen stated this item is a request to hold the required Public Hearing for the 2018/2023 Capital Improvement Program. The Capital Improvement Program Steering Committee and City staff have been working diligently on creating the program to incorporate into the upcoming City Master Plan Update, a Capital Improvement Program and requesting the Planning Commission to hold the Public Hearing concerning same.

At the January 9, 2017 Planning Commission meeting the Public Hearing was originally scheduled for the March 13, 2017 meeting, however the scheduled Public Hearing was delayed and not held as the City Administration requested additional time to prepare and complete the final draft of the 2018/2013 Capital Improvement Program. The Public Hearing was published and scheduled for the May 8th meeting where it was tabled that evening in light of agenda items and rescheduled for tonight's June 12, 2017 meeting. The Public Hearing Notice was republished for tonight's meeting and the draft of the CIP was included in the packets for review.

He stated the Capital Improvement Program Steering Committee which consisted of representatives of City staff, management, administration, as well as representatives of City Council and Planning Commission members, specifically Steve Majoros, who was instrumental in working together with the Committee to bring a draft forward to the Commission this evening.

MOTION by Gronbach, supported by Majoros, to open the Public Hearing.

Motion carried, all ayes.

(Public Hearing opened at 8:00 p.m.)

PUBLIC HEARING

No comments heard.

MOTION by Buyers, supported by Majoros, to close the Public Hearing.
Motion carried, all ayes.

(Public Hearing closed at 8:00 p.m.)

Chairperson Crutcher opened the floor for questions by the Commissioners.

Chiara inquired if the current document is the same as the one received in April and requested that the documents be dated when submitted to the Commission.

Majoros responded that he will recommend that to the CIP.

Gronbach asked Majoros to give a brief synopsis of the document to the Commission.

Majoros stated that the process was a very comprehensive process in that they had to take advice of the experts in putting forth their budget needs, sense of prioritization, the criteria that was used to prioritize projects and that he felt very comfortable that the dialogue had was constructive, thorough and representative of what the needs are. Questions arose concerning what budget items had the potential to get matching grants with the state and other sources, and he indicated it was a good overall process to identify the needs that were inputted by the experts from each department in delineating their needs. He stated the document is not a checkbook, simply an aggregation of all of the potential needs. He suggested that the document be made more user friendly and readable to the public in detailing what the bottom line was, the priorities and he felt it was a fair representation of the process and he felt comfortable moving forward with the document.

Christiansen thanked Majoros and the other members of the Committee and staff for the formation of the draft and their input as this is a tool that is a necessary document with respect to the City's overall operations and its current and future investments in terms of the decisions it makes from a budgetary standpoint with its resources, its revenues, in terms of where it's looking for them to go in implementing the City's goals and objectives financially and the Planning Commission's role in the process. He then detailed the elements contained in the document.

Majoros then stated that the criteria that he brought forward representing the Planning Commission for prioritization were number one, input from the subject matter expert. Number two, is the project listed a gateway or an enabler for future development or revenue generation to the City. Three, does it help increase efficiency or does it help people do their jobs better and in a more efficient manner. Four, are there mandates

required that have to be met for certain things such as election equipment, etc. He stated he also looked at avoiding redundancy and duplication, and that he was looking to have a very succinct executive summary for the public to be apprised of potential projects and the like.

Chiara asked if comments were allowed and stated that a lot of money was spent in putting a pedestrian light out in front of CVS and indicated he felt one should be put in front of Starbucks as well and that he didn't see that indicated in the document.

Christiansen responded that the City has been focused on other locations of signalized rapid flashing beacons and that his comment is duly noted.

MOTION by Majoros, supported by Gronbach, that the Planning Commission adopt the resolution as noted in the Capital Improvement Program 2018/2023, and move this item forward to City Council, and to insure that there is an ability of evolving needs and flexibility in moving the document forward.

A roll call vote was taken on the foregoing resolution with the following result:

AYES: Buyers, Chiara, Crutcher, Gronbach, Majoros, Waun

NAYS: None

ABSENT: Kmetzo

Chairperson Crutcher declared the resolution adopted.

REQUEST FOR SITE PLAN AMENDMENT – CLARK GAS STATION, 22145 FARMINGTON ROAD - RECALLED

The Petitioner not having arrived at the meeting, this item was tabled pursuant to the above motion made by Chiara, supported by Majoros and passed unanimously.

PUBLIC COMMENT

None heard.

PLANNING COMMISSION COMMENTS

All of the Commissioners thanked Commissioner Majoros for his hard work on the 2018/2023 Capital Improvement Program.

ADJOURNMENT

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

The meeting was adjourned at 8:20 p.m.

Respectfully submitted,

Secretary