

FARMINGTON PLANNING COMMISSION PROCEEDINGS
City Council Chambers 23600 Liberty Street
Farmington, Michigan
July 8, 2013

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, Bowman, Chiara, Crutcher, Gronbach, Scott
Absent:

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Director Christiansen, Building Inspector Koncsol

APPROVAL OF AGENDA

Chairperson Bowman indicated a change in the agenda submitted in the Planning Commission packets with Item No. 4 being removed, the Consideration to Schedule Special Land Use Public Hearing for Church Service – Farmington Civic Theater, 33332 Grand River Avenue.

Director Christiansen stated the applicant withdrew their request.

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

APPROVAL OF ITEMS ON CONSENT AGENDA

a. Minutes of Regular Meeting – June 10, 2013

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

OUTSIDE DISPLAY AND SALES REQUEST – WE BUY & SELL IT ALL, 30930 GRAND RIVER AVENUE

Chairperson Bowman stated this agenda item was similar in nature to last month's request for Mommies Must Haves, the applicant requesting outside display and sales.

Christiansen summarized the applicant's request stating the Petitioner had submitted plans for outdoor display and sales to be located within the front yard adjacent to the existing commercial building at 30930 Grand River Avenue, "We Buy & Sell It All", being located in the C-2 district where seasonal commercial outdoor display and sales is

permitted. No changes regarding the existing commercial building or other site improvements are proposed.

Petitioner Kimmarie K. Abro addressed the Commission on behalf of herself and Lillian Calukyan. She indicated the business is a resale shop and that they wished to display approximately twelve items in front of their business Monday through Friday. She indicated on Saturdays she puts about 25-30 items out during normal business hours. She indicated second hand stores are very popular and that the applicants have helped people in the community. The items on display have never been on the sidewalk, they have never not followed the rules. She also stated their displays aren't a distraction and would like to know what her limitations are and she will abide by them.

The floor was opened for questions by Commissioners.

Gronbach asked Inspector Koncsol if the Petitioner was mistaken, that there is an ordinance against such and that it would be applicable seven days a week.

Koncsol responded that he had allowed a sidewalk sale on a one time basis but not as a continuing activity.

Gronbach then addressed Petitioner and explained that if the Commission approved something it would be in a specific area with dimensions and not on a number of items basis. He then clarified the area as being the 6 feet in front of the store by the width of the store which is 15 feet and the Petitioner agreed.

The Petitioner stated that a security system was installed on the premises and Chiara inquired if display area would be in the camera zone and Petitioner responded partially.

She then stated that other businesses have merchandise in front of their stores day and night.

Discussion was held on the limitations of seasonal displays being April 1st to October 31st.

Scott said he was concerned that by granting this a Pandora's box would be opened.

Gronbach inquired if Petitioner would be amenable to enclosing the outdoor display area with some type of fence and Petitioner responded that she will abide by all the rules and further discussion was held.

Scott also stated some concern with the Petitioner's request as he is on the Corridor Improvement Authority and didn't think this type of business was envisioned in their plan.

Bowman responded although it does not fit within overall vision of plan the Petitioner was before the Board under an ordinance that does allow for this type of provision and is making the request within a special provision,

Crutcher inquired of administration if there were any restrictions with resale as opposed to retail or pawn shops and discussion followed.

MOTION by Babcock, supported by Chiara, to approve the outside display for 30930 Grand River Avenue, We Buy & Sell It All, for the area that is 6 ft by 15 ft in front of store, that the display is not to encumber the door in any way or especially for reasons of emergency egress and ingress and can occur only from April 1st to Oct 30th.

Ayes: Babcock, Crutcher, Chiara, Bowman

Nays: Gronbach, Scott.

Motion carried

PUBLIC COMMENT

None heard.

PLANNING COMMISSION COMMENT

Chairperson Bowman stated she had contacted City Manager Pastue to tell him the sign on the Grand River bridge saying right lane is closed completely blocks sidewalk and inquired who to contact.

Christiansen responded Public Works or City Manager or Director Schulz and further discussion was held.

Bowman indicated that two Commissioners will be out of town for the meeting of August 12th and that rescheduling it may be in order.

Koncsol stated a home on Shiawasse and Cass that was in foreclosure that the new owners are going to rehab the home and build a garage and that it will go before the Historical Commission first and then Planning Commission in August to review their proposal.

Chairperson Bowman stated she was happy and thankful to be serving on the Planning Commission, that Steve Schneemann moved to City Council and that discussion of candidates for filling the position on the Planning Commission is on the City Council agenda for July 15th.

Gronbach suggested that administration have a defined guideline for proponents for the sketches that are submitted with their request and discussion was held.

Chiara commented on the Free Press article on chickens in Sunday's paper.

ADJOURNMENT

MOTION by Babcock, supported by Crutcher , to adjourn the meeting.
Motion carried, all ayes.

The meeting was adjourned at 7:52 p.m.

Respectfully submitted,

Secretary