

FARMINGTON PLANNING COMMISSION PROCEEDINGS
City Council Chambers, 23600 Liberty Street
Farmington, Michigan
December 9, 2019

Chairperson Crutcher called the Meeting to order at 7:00 p.m. at City Council Chambers, 23600 Liberty Street, Farmington, Michigan, on Monday, December 9, 2019.

ROLL CALL

Present: Chiara, Crutcher, Kmetzo, Perrot, Waun, Westendorf
Absent: Majoros
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. November 11, 2019 Minutes

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

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

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

Commissioner Westendorf recused himself from the meeting at 7:01 p.m.

Director Christiansen stated the new tenant of the former Clark Gas Station which has been vacant for a period of time as you are aware, is proposing several new changes and improvements as well as upgrades for the existing building, the existing canopy and service station site for the existing vacant gas station. The proposed changes include a new service station building, exterior changes to the existing canopy and pump islands and changes to the existing service station site. These exterior changes include improvements to the existing canopy, parking lot upgrades and improvements, new landscaping, a new dumpster enclosure and new site signage and requires the review and approval of the Planning Commission. The existing commercial property is zoned C-3, General Commercial. Gas stations are a special land use in the C-3, General

Commercial District. A site plan amendment, review and approval, is required. The Zoning Board of Appeals at their December 4, 2019 meeting approved the requested variances in the required north side yard, the required rear yard which is the west setback on this property for the new building as proposed. No changes regarding other existing site conditions are proposed except those shown on the attached plans.

The Planning Commission at their July 10, 2017 meeting and you may remember this, approved several proposed changes and improvements as well as upgrades to the existing building, canopy and service station site for the then existing gas station as well. A copy of the minutes from that meeting and an approved site plan from that meeting and that approval are attached with your staff packet. A building permit was applied for and was issued for the approved changes at that time, however, although the work was started in accordance with the approved site plan and building permit, to date it has not been completed.

The Applicant, the new tenant, SLR Investments, has submitted a site plan for several new changes as indicated and improvements, again, including the proposed new building and canopy elevations modifications, proposed service station site improvements, again, including new landscaping and a new dumpster enclosure. An aerial photo of the site is attached with your staff report. The Applicant is here this evening to present their site plan to the Planning Commission. Also with us this evening is a representative of the new tenant's architect's firm, Jeffrey A. Scott Architects, in attendance this evening to discuss any questions you may have with respect to what is being proposed as well.

So if you've had a chance to go through your packet and we can go through this real quick, what's attached is the site plan application from SLR Investments. Again, the property, 22145 Farmington Road, the former Clark Gas Station, vacant. The aerial photo of the site, I'll flip this really quickly, bear with me, so everybody can take a good look. So this is the site in question, 22145 Farmington Road, it is on the northwest corner of the intersection of Farmington and Nine Mile Roads. The subject property again shown here is a gas station site. You'll see an entrance off of Farmington Road and two entrance points off of Nine Mile Road. The two canopies are shown here in the photograph as well as the existing building. This has been a gas station site for many years. It was a Clark Gas Station, I believe it became a Citgo Gas Station for a period of time, many of the Clark Gas Stations did transition to Citgo and has been out of service for quite a period of time. The owner of the property has been attempting to sell the property, and/or lease the property. Again, in 2017, as indicated in the staff report, he brought forth an amended site plan to improve the existing building, to improve the site, to breathe some new life into it, to bring it back online. That site plan was approved by the Planning Commission, again, the site plan amendment July of 2017. The site plan then was approved, a building permit was issued and in accordance with that building permit, work commenced.

However, work stopped partway through, the work that was being done under that permit for the site. What had been accomplished at that time was removing the pumps, repurposing the islands, a little bit of clean up on the canopies, you can see they were prepped for repurpose, so they've kind of got that primer coat of paint on them through the site, the building has the same thing. The building was cleaned out and was beginning to be repurposed and the work stopped, the owner decided not to continue to move forward and then continued then to market the site and look for either an interested buyer or an interested new tenant. And we have had opportunity now to be introduced to and to meet with SLR Investments who have a lease agreement with the owner of the property, they are the new tenants, and again, a site plan application was submitted under the approval of the owner of the property. Also, a Zoning Board of Appeals application for variance was submitted, again, with approval of the owner of the property and what is being proposed then is on the following plans. You can see where the existing building is here on the photograph, the intent here is to take that building down and to repurpose that area with a new building into the northwest corner of the property. That is the major change proposed. The canopies are going to stay, the access points are going to stay, the landscape areas are going to stay, they're just going to be upgraded and enhanced. So if we take a look at the plans, this is the site plan package submitted by the Applicant, prepared by Jeffrey A. Scott Architects. You'll see the existing site plan and you'll see what is proposed. You can see the area of the new building that is proposed. A landscape plan is shown here as well as a site photometric plan, there's some lighting adjustment as well, landscape enhancements, trees and shrubbery in the existing landscape beds around the perimeter of the site. This is the floor plan for the new building. You'll see a number of elements here, again, a convenience type store with coolers and shelves, common area, storage area, and support facilities. You'll also see bathrooms in here as well. None of that exists in the former building, so this is a significant upgrade to this site. This is the elevation plan showing the southeast exterior elevation which would be the front of the building as proposed. North and west exterior elevations. You'll also see then the elevation for the dumpster enclosure as proposed. If I go back, indulge me again, please, and change our page navigation and rotation back one click, this is the July 10, 2017 minutes for the site plan amendment that was approved at that time. And this is the plans, I'm not going to go into any detail here with using the existing building, except you may recall this.

So, that is what has been submitted. Again, the Petitioner/Applicant is here this evening as well as representatives of SLR Investments, as well as a representative of Jeffrey A. Scott Architects.

What I'm going to do real quick here is get out of this and I'm going to go here, if you don't mind, these are the graphics submitted by the Architect on behalf of the Petitioner, this gives you a little better flavor with what is being proposed. So this is the amended site

plan, you can see here the existing site, the new building, the landscape plan, currently this landscaping doesn't exist, there's no landscaping except for the grass areas and some old shrubbery which hasn't been maintained very well. It's just sitting there, waiting to be repurposed. You see the dumpster enclosure as proposed and the new building.

What also was submitted then are the exterior elevations that have been rendered as well. So this is what the new building that's being proposed to look like when finished. You'll see again the southeast exterior elevation, the front elevation, the north and west elevations, and the dumpster enclosure details as well.

Again, the Zoning Board of Appeals considered variances in the required north side yard setback and in the west rear setback last week at their meeting on Wednesday and unanimously approved those variances as requested.

Chairperson Crutcher called the Applicant to the podium.

Stefan Hoffman, Jeffrey Scott Architects, 32316 Grand River, Farmington, came to the podium. He stated he is here with Jamie and his father John, they are new to the Farmington area but have been around for 92 years doing gas stations for generations, so they know how to do it. They know what a good product is, they're willing to invest a good sum of money, more than probably the average person who would want to put money into a gas station, but in these days you have to because the amount of money required to sustain the buildings are necessary and it's probably evident by the gas station across the street that needs to have almost everything outside of the building to sustain an income to generate for staying there. Well, this building is going to have mostly everything inside, it's going to be a quality establishment, people are going to want to come there for all kinds of convenience, not just gas, and that's pretty much what the trend is in convenience stores that sells gasoline.

So, again, we got this site and we got the variances for the setbacks and provided as large as we thought we could and still maintain a good quality parking layout, safe, better lighting, better landscaping, general improvements all up and down the board. I think this, I wouldn't say it's a gateway to the community but it's going to be a pretty good-looking building that people can see as they enter. Unless John and Jamie have anything to say, we appreciate you taking the time to put us in here quickly and getting us on the agenda, it means a lot, because these folks are here to really do your community great.

Chairperson Crutcher opened the floor for questions from the Commissioners.

Commissioner Chiara asked if the original huge tanks underneath the earth still usable and Hoffman replied they have been tested and are going to be reused and another tank will be added for another kind of fuel.

Jamie Robinson stated those are steel tanks with fiberglass coating, they are pretty much guaranteed for life and those have been pressure tested and they're still holding.

Commissioner Chiara then asked how Mr. Knight fits into this scenario.

Jamie Robinson replied they actually have a signed purchase agreement contingent upon getting approval from the City.

Chairperson Crutcher stated in the plan it looks like by adding the building they're taking out the grass area in the back and Hoffman replied that's correct. Crutcher then asked if they are adding new pavement or how is it going to align with the existing pavement and Hoffman replied that's a good question, but he can guarantee it's going to be one uniform parking lot and pavement regardless of the condition that it's in now, it will be like new when it's all done.

Crutcher stated that is one of his questions, are they going to redo the whole parking area or just add new pavement with the new building.

Hoffman replied he thinks they're going to have to redo the whole area as they are redoing the landscaping and with the curbing and everything else it would necessitate the need to do all the pavement, too.

Jamie Robinson stated that underneath the canopies is brand new concrete, anywhere there is blacktop, that would be the areas that they will have to redo, around the building will obviously be all brand new and then with putting in the parking and the landscaping, that will be tore up, that's the old blacktop that will be redone.

Crutcher asked where the new concrete is and Jamie Robinson replied it's all around the tanks and the same with the 4,000-gallon tank they'd like to add, it will be fresh concrete over the top of that also.

Chiara asked how many gallons it will be, and Jamie Robinson replied it will be 4,000 gallons and the reason for that is the two 10,000 will be combined so there will be 20,000 regular storage and then 4,000 premium and the dispenser's blend at 4,000.

Director Christiansen stated that up on screen right now is the existing site and asked Robinson to point out where the new tank will be, and that you can see where the building

is being sited which is in the same location as the existing building, it's just expanded, that area now will be building and what you see around it is some additional parking which is necessary as well as the dumpster and the enclosure which is necessary as well. The rest of that site pretty much stays as is except for the reinforcements that Mr. Robinson is indicating.

Crutcher asked what brand of gas they'll be selling, and Robinson replied Amoco, that they've already gotten approval as an Amoco Station.

Waun stated based on the plans that have been submitted, that she assumes the Petitioner will not intend to put LED rope lighting around the window and Robinson replied no.

Hoffman asked if that is a local ordinance and Waun replied yes. Hoffman then asked why the other gas station has it and Christiansen replied they're in Farmington Hills.

Hoffman then stated that the Robinsons are actually going to prohibit outdoor sales of merchandise.

Commissioner Perrot then asked what the Petitioner meant when he indicated there would be more than just gasoline, what is the plan for the multiple fuels and Robinson replied there would be three grades, the regular, midgrade and ultimate.

Perrot stated the other thing he wanted to point out and would like to hear from the architect specifically, is that they recognize that this is a gateway to the City and that's part of the Master Plan and that's part of multiple plans throughout the City as recognizing gateways and that the City has been looking at developing this and getting the property moved along as long as he can recall.

Hoffman replied that even when pulling off the freeway they want to make sure as the building is very visible from all sides and it's going to hopefully give the City a good feel when they get off that freeway.

Chairperson Crutcher asked to pull up the elevations of the building and Hoffman stated there is no gutter behind the building, it's all going to be internally drained, the front is going to be the same all the way around the building with a parapet, it's all going to be one uniform height building, internally drained so there's no back end of a building shown.

Crutcher asked if they'd consider getting some kind of art work on the back of the building and Hoffman replied they're up for anything that makes this a memorable feature.

Crutcher stated because it is on a gateway corner, the southeast corner, you see that on the corner on the west side coming off the freeway.

Hoffman asked if that's encouraged in the city and Crutcher stated in the downtown and Chiara replied he should check the Ace Great Lakes Hardware on Grand River. Crutcher then stated it is not required but that they may want to consider that.

Christiansen stated he certainly appreciates the thoughts of the Commission in order to maybe provide a little bit of a different appearance. There are some very specific site plan requirements for buildings in terms of their elevations and what they are required to be. What the City has done is to look to have upgrades to various buildings and structures, it's predominantly been almost exclusively in the downtown, but this property is certainly an opportunity for that, it's not in the downtown but it's something certainly that can be talked about administratively between the Petitioner's interests as well as with staff. One of the things that is important is to make sure that anything that is done and again what was mentioned is that there is a Master Plan that has just been adopted by the Planning Commission at their last meeting and that there are five focus areas in that Master Plan and this happens to be one of the focus areas, which is Nine Mile and Farmington. And ironically, the comment as to whether you don't know if this is a gateway or not, it actually is a gateway from the south coming from Eight Mile Road which is the boundary of the City of Farmington and the City of Livonia to the south, with Farmington Hills on the west side. But from Eight Mile Road we're in Oakland County transitioning from south of that Wayne County and we get to this point here and it really starts to bend, transition to just Farmington and then into the downtown. So some of that certainly can be discussed, we have some dialogue about opportunity to do some creative things in the Master Plan and staff certainly can work administratively with you as an interest and as a potential property owner on something like that. We also have to be mindful, too, of the location and where we're at in proximity and people coming off because where this is at is right there at that freeway off ramp and so there's something to be said and to be mindful as to what would be most appropriate there, but there's certainly opportunity, no question. So we'll take note of that in working with the Applicant.

Hoffman then stated they were, depending on how this meeting went, if it went sideways or south, we don't really have an idea for the signs in the front yet but we thought again if it were up to a yes or a no, that we would integrate sort of what they did on the opposite side of the street in the bank, integrate a "Welcome to Farmington" into our sign. But now that you're mentioning that wall, we have a big wall that we can welcome people to Farmington. But we are also dealing with a national brand that kind of has specifics so we would have to definitely go through both channels. But there is opportunity and we are very willing to go through that.

Chairperson Crutcher asked if that could be a requirement of their approval and Christiansen replied that he could ask the Applicant/Petitioner to work with staff and City Administration on some opportunities for creativity on site in light of the property being in a focus area of the community in accordance with the City's Master Plan and serve as sort of a gateway starting from the south into the downtown environment and just place that as part of your conditions of approval, asking if they'd take a look at that. They've indicated a willingness and it makes sense to have a dialogue to see if there's something creative that can be done.

Crutcher asked if there were any more questions from the Commissioners and Kmetzo replied she would like to make a comment. She stated she's sure she speaks on behalf of everyone on the Planning Commission and thanked the Petitioner for considering Farmington as their next location for their business, she welcomed them, and hopefully you'll stay here for as long as you've been business, 92 years, not just you but the next generation.

MOTION by Kmetzo, supported by Perrot, to approve the request for Site Plan Amendment for the Clark Gas Station located at 22145 Farmington Road in Farmington, and consideration for opportunity to highlight the location as a gateway to the City of Farmington.

Motion carried, all ayes.

Commissioner Westendorf returned to the meeting at 7:29 p.m.

DISCUSSION OF 2021/2026 CAPITAL IMPROVEMENT PROGRAM

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

Director Christiansen stated this item is a discussion of the 2021/2026 City of Farmington Capital Improvement Program. As the Commission will recall, those that have been engaged for a period of time last year and the years before, the City annually puts together a Capital Improvement Program for the identification of potential projects and the prioritization of those projects and potential funding sources for those projects as it relates to the City's capital improvement needs. And that includes both facilities, infrastructure and equipment as well as you'll recall. And you may recall that the annual program starts with the Planning Commission initiation of a review of the current Capital Improvement Program and then the consideration of the next budget cycle's program, and you'll note the 2021/2026, the next six-year plan.

The Capital Improvement Program for the City of Farmington is the responsibility of the Planning Commission created under State statute. So by State statute, the State

Planning Statute, the Michigan Planning Enabling Act, the Planning Commission is responsible for the Capital Improvement Program and it's actually part of the Master Planning process that the Planning Commission is responsible for.

So in light of that you may also recall that the City annually in putting together the Capital Improvement Program and engaging the Planning Commission, moving forward with the development of the plan, holding the required Public Hearing, and eventually then acting on the plan and moving it forward to City Council. Prior to that we do a little bit of background work, we do a little bit of leg work. And annually there is a Capital Improvement Program Steering Committee that does that background work, that performs those duties, putting together materials, putting together the recommended or suggested Capital Improvement items, prioritizing them and identifying the funding sources. So, putting together the draft plan is the responsibility of the Steering Committee and the City has annually created the Steering Committee and the membership of that committee consists of representatives of City Administration, City Management, and from the City's Boards and Commissions. There is a Council representative, there is a Planning Commission representative, there is a representative from the Downtown Development Authority and there is a representative from the Grand River Corridor Improvement Authority. So the Planning Commission is asked by City Management and City Administration to appoint a member of the Commission to serve as the representative for the Planning Commission on the Steering Committee whose responsibility it is then to put together that initial draft and move that forward to the Planning Commission for your consideration, for your discussion and for your preparation of the formal draft and then holding the required Public Hearing and acting on the plan.

So, what you have before you this evening is the annual calendar. I can tell you that this is a tool, an instrument that is typically put together by the City Finance Department, by the City Finance Director and Treasurer who asked me to express to you his appreciation for all of your hard work and efforts over the years being responsible for the City's Capital Improvement Program and working as closely as you do with the Steering Committee and certainly the City Management, Administration, Staff, in helping to move forward the annual updated six-year plan. And again, that comes from Mr. Chris Weber who says thank you. So I wanted to make sure to do that as he asked. So, the calendar that Mr. Weber has put together in draft is pretty consistent with our process from years past. You'll note that the initial discussions of Staff, Administration took place in October. We then met again, staff did, management, administration, to discuss possible revisions, updates, and then moved forward department heads discussing and at our last department head meeting the CIP Program and what the next steps were. City Council, at their meeting of December 2nd, met and discussed the CIP Program and they approved a representative to the CIP Steering Committee and also were made aware that items to be considered for the Steering Committee meetings which are going to commence right

after the Holiday, is January 6th. So the next step then after that was the DDA meeting to discuss the CIP and to make their appointment to the Steering Committee, and now we're at December 9th and here we are this evening and the request this evening of the Planning Commission is meeting, discussing the CIP Program, and appointing a member to serve on the Committee knowing that items need to be submitted for your consideration and a draft will come from you on January 13th which is our next scheduled meeting if approved on the schedule which is the next item.

So in light of all that this is the schedule and the outline, you'll see it goes then after the Holidays, January, your January 13th meeting, you can see that down there. By the way the Planning Commission's color is green and that is as it gets created by Mr. Weber, so everybody has their color. And if we look then into January moving forward, the next step after your discussion of the draft on the 13th then is to consider the draft and what you'll do is February 10th, the Planning Commission at their February 10th meeting schedules the required public meeting and you would schedule it as requested here if that's what you choose to do for the March meeting. And then at the March meeting, hold the Public Hearing. If there's any changes, those changes can be made and then you have April 13th as the scheduled date for approval of the CIP for 2021/2026 as proposed.

Why is it a six-year plan? That's by statute. And you may recall if I am correct right now without it in front of me the current 2020/2025 plan has a total of 115 projects identified at a cost of 23.2 million dollars. And they range again from infrastructure and facilities, so sewer, water, roads, parking lots, other infrastructure type municipal facilities, to buildings, whether it is City Hall or other municipal structures and buildings, their enhancements or upgrades, whatever is necessary, to equipment. Equipment, whether it is Public Works equipment, whether it is Public Safety and their needs, but throughout the municipality. And then other items as it relates to the various operations of the City. So again I encourage you to refresh yourself, take a look at the 2020/2025 Capital Improvement Plan which is available on the City website. If you actually go to the home page it's actually there under items of interest, and that's for the Planning Commission or for anybody for reviewing that has an interest or anyone that has an interest please take a look at that plan, that's the adopted current six-year plan. Adopted by City Council, recommended for approval by the Planning Commission, and it became part of the City's planning tools with its adoption and it's actually part of the entire budget focus of the community. So take a look at the 2020/2025, that's what will be used then to be evaluated from and move forward to drafting the 2021/2026.

So, again, the purpose this evening, Mr. Chair, is to answer any questions you may have and for the Planning Commission to appoint a representative to the Capital Improvement Program Steering Committee for the 2021/2026 Capital Improvement Program.

Chairperson Crutcher stated that Commissioner Majoros had expressed an interest in the appointment.

MOTION by Chiara, supported by Waun, to appoint Commissioner Steve Majoros to serve on the 2021-2026 Capital Improvement Program Steering Committee on behalf of the Planning Commission.

Motion carried, all ayes.

Director Christiansen stated as you all know Mr. Majoros has been very focused and committed to the City and its health and vitality including its identification of municipal projects, Capital Improvements and expenditures, and certainly has represented the Planning Commission well over the past several years. And as you communicated, Mr. Chairman, he had expressed an interest in an email back to us to look to do that again if the Commission would have him do that so I'm sure he will appreciate it because I know he wants to continue to serve in that capacity so I will let him know that.

Commissioner Kmetzo asked for a clarification of the statement "items must be submitted", does that mean it comes from the 2020/2025 list or do we create new items to be added to that plan?

Director Christiansen replied both. That is up to you. You can take a look at the 2020/2025 plan as I suggested and look to see what is still from that list projects that you feel are still ones that should be included as part of the City's Capital Improvement Program. If you have any questions, we certainly then have the opportunity of meeting together to talk about them. If there are other items, other projects, whatever they may be, then you can bring that to the Planning Commission, to our meetings here to have discussion and give that to Mr. Majoros to bring to the Steering Committee. So maybe it's something that you have as a new project or something of interest to you as a Commissioner for whatever the reasons are that we can discuss that could be included and would move forward to the Steering Committee and then they would consider that in putting together the draft 2021/2026 plan.

Kmetzo then asked if that is the expected output from the January 13th Planning Commission meeting and Christiansen replied in the affirmative.

2020 SCHEDULE OF PLANNING COMMISSION MEETINGS

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

Director Christiansen stated this is the annual request in December for the Planning Commission to consider and to act on the proposed schedule, approve the proposed schedule for next year's meetings and this is what is here on the screen as well as in the packet. The meeting standard dates and time is the second Monday of the month at 7:00 p.m. and that's what this schedule reflects for the year 2020.

MOTION by Chiara, supported by Perrot, to approve the 2020 Planning Commission meeting schedule as presented.

Motion carried, all ayes

PUBLIC COMMENT

None heard

PLANNING COMMISSION COMMENTS

Commissioner Perrot stated he has one comment to make about the Capital Improvement Plan item. He stated he wanted to make sure that everyone involved with the Capital Improvement Plan that they fully understand what that is and that it's a priority list from our Department Heads that are the subject matter experts. They know more about this stuff from anybody that's been appointed by the City, that's been elected to the City or that's employed by the City. So we need to stay on task when they say this is their top five priorities, this is their top ten priorities, that's our top ten priorities. So, there's five number one priorities, it's up to Council to decide who wins. But we have to stay on task with that. You know you go through anyone of our neighborhoods there is no shortage of tasks that need to be addressed. I'm not saying that we're the worst, I'm not saying that we're the best, but there's no shortage of things that need to be fixed and I'm not talking about just downtown, the neighborhoods need to be addressed, the sidewalks, the roads, all sorts of different things. And when it comes to priority, the number one priority is the number one priority, but we've got to rely on their expertise. We're very fortunate for who we have to lead this City on a day to day grind it out, the ones that are out picking up the leaves, the ones that are balancing the books, this, that and the other thing. So we ought to stay on task and follow their professional advice. So that's one thing that's concerning over the years and I want to make sure we stay in that direction and that mindset, regardless if you're on Zoning, if you're on Planning, if you're on Council, whatever, it doesn't matter, we have to stay very focused on how we manage the City

and I feel very fortunate to be a taxpayer, a customer of the City, we're very fortunate for the people we employ and I just want to make sure we listen to them.

Commissioner Chiara asked for an update on Blue Hat Coffee and further discussion was held.

Director Christiansen stated obviously there's quite a bit of activity we're all engaged with, a lot of interest in some of the properties that have been sitting for a while with a few challenges. Certainly one that's before you this evening, it has had challenges in its own right. You know the owner had actually come forward after the City had taken issue with the condition of the property and we had some action that we had to move forward with and the alternatives that were available were several fold and the task that was taken by the owner back in 2017 was to seek approval of a site plan amendment to make some enhancements and upgrades to the site. The Planning Commission, acting in its good faith, efforts working with the owner, moved forward and approved that. A permit was issued, and we were moving forward then in accordance with that permit. Things change, it had not fallen off the radar screen, but what I'm saying to you is it's really great for us right now knowing that all of the hard work that's been done with all of the planning tools that had been put together, really being focused on being redevelopment ready, and by the way now that the Master Plan Update 2019 has been approved and adopted by the Planning Commission at your last meeting, we had a meeting today with Michigan Economic Development Corporation representatives in an effort to finalize the remaining items, get that Master Plan loaded on to their portal so they have all the materials they need and everything that they've asked for and we've met all the requirements for our RRC, Redevelopment Ready Certification. So we look forward to that very shortly, it puts us in a real good status with the State and it really gives us a leg up in being prepared for redevelopment. And I mention that in light of talking about the gas station and then as I was saying we have a lot of interest in the community, because of all of the effort and hard work that's been done by everybody interested in the community. The City Management, Administration, Department Heads and Staff, but all the work that you do as appointed and volunteer officials and everybody else here in their capacities, whatever Board of Commission or whatever it is, because individually there's a lot done, but collectively there is an unbelievable amount that this community really has accomplished since the recession and the economic downturn in breathing new life, in repurposing itself, in taking stock in what's valuable and at the same time being willing to move forward with some transition of things and you can see that from the implementation of the Vision Plan and other tools, from the Grand River/Halstead Plaza and the former K-Mart Center, and now look at Freedom Plaza and we can go all the way through town, we can go all the way out down and through Grand River and we can see what's happening on Grand River and East Grand River now. All the way out to where Sidecar Slider Bar and Detroit Eatz and now we keep going that way and you can see what's happening up and down

Farmington Road, not just throughout the downtown, of course through the downtown, but outside the downtown. From Eight Mile Road and Dunkin Donuts and what's happened down there, now we have a brand-new restaurant that now has its own bricks and mortar, Rolling Stoves. So from there and we can come all the way up with what's going in at Nine Mile Road with the interest here and we can go all the way then up and Orchard Lake Road, Orchard Trails Medical and the new campus and we can go all the way up to Ten Mile Road and you can look at the Orchard Ten Shopping Center and the new tenant base that is there and some enhancements going on. One thing there is quite a momentum going on here, there's quite an interest. So even though the gas station didn't come along at Nine Mile like we had hoped it would from the 2017 approval, it's taken quite a bit longer than we hoped for, there was another interest because there's an interest in Farmington and that's because we're prepared for redevelopment and we're certainly very willing to work with interests, whether it's property owners, developers, investors, whoever it might be, to make Farmington all it can be. So a lot of that is credit to you and appreciate it very much and moving forward with a lot of the things that we're doing right now. We talked about some projects on the horizon, we're still talking about the Maxfield Training Project, we're talking about some other interests in the downtown. We've done a Farmington Road Streetscape Application in for a TAP Grant. We've had interest along Grand River to the east. We talked about the Winery. We talked about some other opportunities, so all of that is very, very, very positive and really great things for all of us. So thanks again for your efforts, appreciate everything you do and if I might, Mr. Chair, not to drag things out here too long, just wanted to give you the update on some of those things in light of the question about Blue Hat, there's a lot of little things that are making such a difference and that's just one of them. If you look at the tenancy, too, if you look at the occupancy of the City's nonresidential space, it's pretty significant from during the economic downturn and the challenges thereof, coming back from that and continuing to enhance and change things. We've got a lot of great preservation going on and excellent enhancements that have taken place and now some transformation that's really making a difference and including the Courthouse, sixteen years vacant and we're going to realize some new single-family homes there, too. So that's all really great for us, so thanks again and I wish everybody a very Merry Christmas, a Happy New Year, and a great Holiday season.

ADJOURNMENT

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

The meeting was adjourned at 7:55 p.m.

Respectfully submitted,

Secretary