

FARMINGTON CITY COUNCIL
REGULAR MEETING

A regular meeting of the Farmington City Council was held on Monday, September 20, 2004 in Council Chambers, 23600 Liberty Street, Farmington, Michigan. Notice of the meeting was posted in compliance with Public Act 267-1976.

The meeting was called to order at 8:00 p.m. by Mayor Campbell.

PRESENT: Bush, Campbell, Knol, McShane, Mitchell.

ABSENT: None.

CITY ADMINISTRATION: Clerk/Treasurer Cantrell, Director Gushman,
City Manager Pastue, Assistant City Manager
Richards, City Attorney Schultz.

APPROVAL OF AGENDA

09-04-212 MOTION by Knol, seconded by McShane, to approve the agenda as submitted. MOTION CARRIED UNANIMOUSLY.

MINUTES OF PREVIOUS MEETING

09-04-213 MOTION by Mitchell, seconded by Bush, to approve the special and regular meeting minutes of September 7, 2004. MOTION CARRIED UNANIMOUSLY.

PETITIONS AND COMMUNICATIONS

SIGN VARIANCE REQUEST – FITNESS 19, 23292 FARMINGTON ROAD

Administration advised that a sign variance request was received from Fitness 19, a new business opening in the Downtown Center, for the placement of a 3' x 20' temporary banner at 23292 Farmington Road and an additional banner of same size at their sales office at 23350 Farmington Road. Administration further advised that Building Inspector Koncsol has recommended that the sign at the sales location be reduced to 3' x 10' to comply with City Code.

Dave Texeira, owner of Fitness 19, stated that he would comply with Council's recommendation to reduce the banner size at the sales location.

Responding to a question, Mr. Texeira described his business and indicated that they would use the entire space of the building.

Councilmember Knol suggested that Mr. Texeira work with the Main Street Design Committee relative to the design of his permanent sign to ensure that it would fit in with the development plan for the Downtown.

COUNCIL PROCEEDINGS -2-
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Councilmember Mitchell expressed concern regarding the length of time requested for banners. Mr. Texeira responded that the installation of the permanent sign could be moved up to coincide with the opening of the business. He further responded that the length of time requested for the banner at the sales office could be shortened.

Councilmember Bush stated that the length of time that temporary banners are displayed should be limited. She further noted that temporary signs are already visible at each location.

Responding to a question, City Manager Pastue confirmed that a similar sign variance request was granted for 90 days.

Mr. Texeira confirmed that the permanent sign could be installed the first week in December depending on the success of membership sales.

Mayor Campbell suggested that the applicant consider a sign in the window rather than an outside banner.

Councilmember McShane also expressed concern regarding the length of time requested by the applicant. She advised that the City does not want a preponderance of temporary signs in the Downtown.

Mitchell expressed concern regarding the request for two temporary banners by one business. He advised that Council should be consistent when extending the length of time for temporary banners.

Mayor Campbell suggested allowing the banner at the sales site and a window sign at the permanent location.

Mitchell encouraged the applicant to install the permanent sign as soon as possible.

RESOLUTION 09-04-214 Motion by Knol, seconded by Bush, to approve a sign variance request from Fitness 19, for a 3' x 10' temporary banner at the sales office, 23350 Farmington Road, from September 21 through December 1, 2004; and a 3' x 10' temporary banner at 23292 Farmington Road, for a maximum period of ninety days, beginning September 21, 2004. MOTION CARRIED UNANIMOUSLY.

SIGN VARIANCE REQUEST – DIAMOND BOUTIQUE, 37105 GRAND RIVER

Administration advised that a sign variance request was received from Diamond Boutique for a temporary sign through January 2005.

Responding to a question, Attorney Schultz stated that each sign variance request stands on its own, as long as a separate rationale is given for each approval.

McShane expressed concern about the increasing number of temporary banners.

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Bush noted that previous approvals for temporary banners were for new businesses whereas Diamond Boutique is a long established business. She expressed concern that the applicant was not present to discuss the request.

Knol concurred with Bush's concerns and stated her opinion that a somewhat larger temporary sign would not be of great benefit to the business. She suggested that the applicant explore the possibility of adding their business name to the K-Mart sign on Grand River.

Mitchell concurred that a larger temporary sign would probably not be of great benefit to the business. He expressed concern that the applicant did not appear to have a long term plan for increasing his business beyond a temporary banner.

McShane noted that the Diamond Boutique, an established business, had not previously expressed concern regarding their signage. She stated that she could not support the request.

RESOLUTION 09-04-215 Motion by Bush, seconded by McShane, to deny a sign variance request from Diamond Boutique, 37105 Grand River. MOTION CARRIED UNANIMOUSLY.

BOARDS AND COMMISSIONS

CONSIDERATION OF APPOINTMENT TO COMMISSION ON CHILDREN, YOUTH & FAMILIES

09-04-216 MOTION by McShane, seconded by Mitchell, to appoint Carol Robb to the Commission on Children, Youth and Families, to fill an unexpired term ending December 2007. MOTION CARRIED UNANIMOUSLY.

REPORTS FROM CITY MANAGER

CONSIDER SCHEDULING A PUBLIC HEARING RE: 2005 COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION CDBG

Administration recommended that Council consider establishing the following development objectives for the Community Development Block Grant (CDBG) 2005 program: (1) senior services and (2) senior transportation vehicle; and requested that Council call a public hearing as required by the application process. Administration advised that the projected 2005 CDBG funding by Oakland County is \$32,789.

RESOLUTION 09-04-217 Motion by Mitchell, seconded by Knol, to call a public hearing on October 18, 2004 at 8:00 p.m. for public comment on the proposed 2005 Community Development Block Grant program application. MOTION CARRIED UNANIMOUSLY.

CONSIDERATION TO APPROVE TERMS TO PURCHASE FARMINGTON HILLS INTEREST IN OLD 47TH DISTRICT COURTHOUSE

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Administration requested that Council approve an agreement to purchase Farmington Hills' interest in the old 47th District Courthouse. Administration advised that the agreement would be submitted to the Farmington Hills City Council for their review and approval. Administration further advised that the purchase of the property would allow the City of Farmington to manage the entire sale process.

Attorney Schultz advised that maintenance issues relating to the property have been remediated and it is ready for sale.

RESOLUTION 09-04-218 Motion by Knol, seconded by Bush, to approve an agreement to purchase the City of Farmington Hills' interest in the old 47th District Courthouse, to be presented to the City of Farmington Hills for review and approval; and authorize the City Manager to establish the closing date for the property.

ROLL CALL

Ayes: Campbell, Knol, McShane, Mitchell, Bush.

Nays: None.

Absent: None.

MOTION CARRIED UNANIMOUSLY.

Bush confirmed with the City Manager that the ongoing maintenance costs of the building have been included in the agreement.

MISCELLANEOUS

PUBLIC COMMENT

No public comment was heard.

COUNCIL COMMENT

Mitchell expressed concern regarding the intersection at Orchard Lake and Shiawassee Roads where there is a three-way traffic light, but no traffic signal for vehicles exiting the street alongside the carwash at that intersection. He described a dangerous incident that occurred at that intersection the previous weekend. He requested that the City Manager ask the Traffic and Safety Board to look into this traffic concern.

Manager Pastue stated he would ensure that this issue would be brought to the Traffic and Safety Board.

Mayor Campbell reminded everyone of the Community Beautification Award ceremony scheduled for Monday, September 27, 2004 at the Warner Museum.

ADJOURNMENT

09-04-219 MOTION by Bush, seconded by Knol, to adjourn the meeting. MOTION CARRIED UNANIMOUSLY.

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The meeting adjourned at 8:45 p.m.

ARNOLD T. CAMPBELL, Mayor

PATSY K. CANTRELL, City Clerk/Treasurer