

FARMINGTON PLANNING COMMISSION PROCEEDINGS
City Council Chambers, 23600 Liberty Street
Farmington, Michigan
September 14, 2015

Vice Chairperson Crutcher called the meeting to order at 7:00 p.m. in the Farmington Public Library, 23600 Liberty Street, Farmington, Michigan.

ROLL CALL

Present: Buyers, Chiara, Crutcher, Gronbach, Majoros

Absent: Bowman

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: City Manager Murphy, Director Christiansen, Building Inspector Koncsol

APPROVAL OF AGENDA

MOTION by Gronbach, seconded by Majoros, to approve the agenda as submitted.

Motion carried, all ayes.

APPROVAL OF ITEMS ON CONSENT AGENDA

a. Minutes of Regular Meeting – August 10, 2015

MOTION by Chiara, seconded by Buyers, to approve the Consent Agenda as amended.
Motion carried, all ayes.

PUBLIC HEARING AND SITE PLAN REVIEW ON PUD PLANNED UNIT DEVELOPMENT PRELIMINARY PLAN AND PUD AGREEMENT – ORCHARDS PHASE II, 33300 SLOCUM

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

Christiansen stated this item is a scheduled Public Hearing and Preliminary PUD Planned Unit Development Plan Review with the Planning Commission on a proposed PUD Planning and Development Concept Plan for the development of Orchards Phase II. He stated a pre-application conference was held at the August 10th Planning Commission meeting with a discussion and review with the applicant. He stated the applicant, Fabio Cervi of Cervi Construction, has proposed an 11-unit, three story, townhouse style apartment building, each unit with a one-car garage and a driveway for parking. He detailed the plans that were presented by the applicant. He stated additional items include a PUD site plan review letter from LSL Planning dated September 18, 2015 and indicated that Ms. Caitlin Malloy-Marcon was in attendance to present the report.

Malloy-Marcon described the unique nature of the project stating it was a 2004 approved PUD agreement, with a 2010 PUD amendment. She highlighted some of the details of the plan including parking requirements, setbacks, driveway access, waste receptacle, landscape greenbelt plan, and landscape buffer. She stated they are in need of a photometric plan that shows fixture details and foot candles at all borders with adjoining properties and clarification of what the sidewalks and walkways are going to look like in the final product. She stated the landscaping, the parking setback and the parking spaces are all deviations from the PUD agreement and wanted to bring that to the attention of the Planning Commission.

Vice Chairperson Crutcher opened the floor up for questions from the Commissioners. Hearing none, he then invited the applicant to the podium.

Fabio Cervi, Cervi Construction, 12419 Stark Road, Livonia, came to the podium. He stated he had a few notes and comments he wished to address in the final site plan, that being pushing the dumpster back a little further to allow easier access for garbage removal trucks from the existing phase and for this phase and possibly tying in the sidewalks to the City parking lot to have more direct access to the downtown and possibly adding more lightpoles in the greenspaces.

Vice Chairperson Crutcher opened the floor for questions for the Applicant.

Buyers asked for clarification of the sidewalk locations and the Applicant responded that the intended sidewalks are delineated on the site plan that was submitted and not the rendering. Buyers then asked if the sidewalks are coming in perpendicular to the driveway and Cervi responded in the affirmative.

Gronbach asked Malloy-Marcon if the sidewalk placement the Applicant detailed would still fall within the guidelines and she indicated that it would but stated concern that in the site plan the sidewalk is not actually connected to the City sidewalk so there's no continuous walkway from the City sidewalk into the site and she asked that that modification be made on the final site plan.

Crutcher inquired about the lighting and the Applicant replied they are proposing two lights on each garage door and one by each front door which will be set up on photocell to come on automatically at night. Crutcher asked Malloy-Marcon if additional lighting would be required and she responded adding light in between units would benefit it by making it a more walkable site.

MOTION by Buyers, seconded by Chiara, to open the Public Hearing.

(Public Hearing opened at 7:15 p.m.)

PUBLIC HEARING

Roman Belobradich, 33112 Slocum, inquired if there were previous meetings on this proposed PUD and Christiansen responded and explained the process.

Jim Vandenberg, 30740 Ridgeway Drive, Farmington Hills, and Power of Attorney for his special needs son Kevin Vandenberg, who lives in Orchards Phase I, inquired about shared use of the drive as well as the intended use of the cut-out, parking concerns and emptying of the waste dumpsters on both properties. He then questioned the Applicant what the anticipated rent would be for the Phase II and Cervi responded approximately \$1,700.00. Vandenberg then inquired if there was an intention to connect their drive to the City drive and Christiansen responded in the negative.

Vandenberg then asked about liability from damages occurring in the building process. Koncsol responded that damage claims would be investigated by the Building Department and that a bond may be required from the builder during that time.

Kevin Kalp, 33252 Slocum, stated his concerns about repairs and maintenance of the shared drive.

MOTION by Gronbach, supported by Chiara, to close the Public Hearing.
Motion carried, all ayes.

(Public Hearing closed 7:30 p.m.)

MOTION by Gronbach, supported by Buyers, by the Planning Commission giving conditional approval for the preliminary conceptual PUD plan for Orchard Phase II, 33300 Slocum, and that it be forwarded to City Council for their review
Motion carried, all ayes.

i **SPECIAL LAND USE PUBLIC HEARING AND SITE PLAN REVIEW – SHELL GAS STATION, 37375 GRAND RIVER**

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

Christiansen stated the new property owner of the Shell Gas Station, 37375 Grand River, has proposed several changes, improvements and upgrades to the existing building and service station for his new service station. He stated the proposed changes to the existing Shell Gas Station site include interior modifications to the existing service station building and exterior changes to the existing building façade and service station site, including façade improvements, parking lot upgrades and improvements, new landscaping, 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 Public Hearing and site plan review and approval are required. No changes regarding building dimensions or other site improvements are proposed.

The Applicant has submitted a site plan for the proposed changes and improvements, including proposed interior building modifications, proposed building elevations, and a site plan showing proposed service station site improvements including new landscaping. An aerial photograph was included with the staff report as well as additional information being a site plan review letter from LSL Planning dated 9-10-15. He stated the Applicant was present to answer any questions of the Planning Commission.

Vice Chairman Crutcher invited the Applicant to the podium.

Steve Alexander, 3129 Ivy Hill Drive, Commerce Township, Michigan, came to the podium. He thanked the Commission for the opportunity to present his plans for redevelopment. His architect, Nasser Choucair, N.C. Designers and Contracting, 3241 S. Telegraph, Dearborn, was also present for questions.

Alexander then presented the Planning Commission with samples of the proposed materials

Caitlin Malloy-Marcon, LSL Planning, went over the details of her report. She stated this is a Special Land Use and that the Applicant is proposing interior changes as well as exterior, façade changes, landscaping and parking lot configuration changes. She stated the building design, façade improvements, would be welcome changes to the building, seeing as it is a gateway parcel coming into the city. She indicated the treatments they are proposing for the building will look cohesive with other upgrades going on with commercial facades around the city. She stated parking was a slight concern as per ordinance there are eight spaces required for the filling station, three for the retail space, two for employees, six for carryout spaces for the proposed carryout restaurant addition and three spaces for the car wash, their plans meeting the requirements for the filling station, the retail space and the employee, but fall short four spaces for carryout restaurant and all spaces for the car wash. Landscaping doesn't quite meet the requirements of the zoning ordinance in terms of the types of trees being provided but they are providing a perennial variety of landscape updates to the property with shrubs, evergreens and grasses which meets the spirit of the ordinance, but are missing the canopy tree count. No lighting plan or signage. In summary, the three areas of concern are the parking with addition of other uses do not meet the requirements, and the lack of a detailed sign and lighting plan.

Buyers asked for confirmation on the parking calculations and Malloy-Marcon adjusted her count per the site plan.

Gronbach asked for clarification on the parking for the car wash building and Malloy-Marcon stated that stacking spaces are not included in the count for stationery parking spaces, those are two separate counts per the ordinance. He then confirmed with the Applicant that the car wash usage would be the same as the previous one which was responded in the affirmative.

Majoros asked Christiansen if parking requirements for mixed use would be the same as if this was exclusively a takeout restaurant and Christiansen responded the requirements are for the gas station itself with the accessory uses. Malloy-Marcon stated there are shared parking scenarios which can be considered by the Planning Commission and finding more detailed information on the type of carryout restaurant is planned could alter those considerations.

Buyers inquired of the Applicant what type of carryout he was intending and he stated there would be a small grill for pizza carryout.

Christiansen then stated the commercial kitchen area is 602 square feet and that the majority of the space on the floorplan is for the C-store.

Chiara asked if a commercial oven would be installed and the Applicant responded in the affirmative.

Choucair commented that their need for employee parking spaces is less, with usually one person on duty and that the car wash will not be in operation 24 hours a day, therefore freeing up more parking spaces. He stated that the gas station occupancy will not exceed fifteen as he is experienced in designing gas stations in and around the community and that is what he has encountered in his dealings.

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

(Public Hearing opened at 7:48 p.m.)

PUBLIC HEARING

No public comment heard.

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

(Public Hearing closed at 7:48 p.m.)

Vice Chairperson Crutcher opened the floor up for comments from the Commissioners.

Chiara expressed a desire due to the location of this gas station, that whatever signage is installed to include a welcome into the City Farmington on it.

Christiansen stated that they have been working with the Applicant on having the property owner provide an easement to the City to locate the western entrance sign. He also stated that any signage proposed by the Applicant must conform with ordinance requirements.

Christiansen also stated that there are two letters of review for consideration by the Planning Commission before any action is taken, the LSL Planning letter addressed by Malloy-Marcon, and also one from engineering consultants OHM dated September 14, 2014.

MOTION BY Chiara, supported by Majoros, to approve the Special Land Use and Site Plan as proposed for the Shell Gas Station, adopting the recommendations made in the letters from OHM and LSL Planning that would be included in the final site plan approval by the City

Motion carried, all ayes.

SITE PLAN REVIEW – CONSIDERATION TO APPROVE HOME ADDITIONS, A WOOD DECK ADDITION AND A DETACHED GARAGE ADDITION, 23801 FARMINGTON ROAD

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

Christiansen stated the requirements contained in Article 13 of the Zoning Ordinance regarding homes in the Historic District. He stated the City received an application from Ronald Cline, 23801 Farmington Road, for a modification of his existing single family residence, adding a bedroom and bathroom, a mud room, sunroom, expanding the existing kitchen and constructing a new wood deck addition and a new detached garage addition for his existing two-story single family residence located in the City of Farmington Historic District. He indicated the design and location of the home additions and the new detached garage are shown on the attached information submitted by the Applicant. The Historical Commission has reviewed the plans and has provided their recommendations and a copy is attached with the staff report. Also, there are members of the Historical Commission in attendance at tonight's meeting. The Zoning Board of Appeals approved the necessary variances required at their September 2, 2015 meeting and a copy of the minutes from that meeting were also included. He indicated the responsibility of the Planning Commission is to review the site plan for the proposed additions. The Building Department has reviewed the dimensional aspects of the plan and has indicated that it meets the requirements of the Zoning Ordinance with the approved variances. He stated the property is located on the northwest corner of Farmington Road and Oakland Street, directly across from the parking lot for the Masonic Lodge and that the applicant has provided detailed pictures and plans for presentation.

Vice Chairperson Crutcher invited the Applicant to the podium.

Ronald Cline, 23801 Farmington Road, came to the podium. He stated he has lived in the home for two years with his family but stated the bedrooms are tiny and the kitchen is small and a mud room area is needed to store coats and shoes. He went over the plans in detail shown on the screen for the Commissioners. He stated the front porch is narrow and he would like to extend it by wrapping it around a little more in back to make enough room to have chairs on it. He indicated the existing garage is hard to pull into

and too small to house two cars with no room for storage. He indicated he is going with a carriage barn style with two doors and storage above for a hobby space.

Vice Chairperson Crutcher opened the floor for questions from the Commissioners.

Gronbach asked the Applicant to review the materials he plans on utilizing and asked if they are compatible with the existing materials and colors on his home.

He displayed the garage doors on the screen and stated he found a company that still made the old style windows that he would be incorporating into the plan. He stated all of the aluminum siding will be taken off and the old style windows will be installed. He stated the composite siding he will be utilizing looks like wood from the street but is more durable and the paint is in the finish so no peeling occurs and it will be used around the whole house and the garage making it uniform. He stated the shingles will be asphalt with fiberglass underneath it. He indicated he found a place in Indiana that still makes the bricks that are under the front porch and he will be utilizing them.

Vice Chairperson Crutcher opened the floor for questions from the Commissioners.

Gronbach inquired about the garage doors and which direction they will be facing and further discussion was held.

Buyers asked the Applicant about the space above the garage that is going to be utilized for storage or hobby space and whether or not there would be a stairway going to the area and the Applicant responded in the affirmative. Gronbach confirmed with the Applicant that the stairs would be on the interior. Buyers then asked if there would be dedicated electrical for the storage area and the Applicant responded yes.

Buyers then asked staff of the requirements for insulation or the like and Christiansen responded there are general Code requirements regarding construction that would apply.

Buyers then asked the Applicant which sides the stone would be on the house and he responded all sides to make it uniform and tie in together.

Majoros inquired about the fence and the Applicant responded that they are going to extend the fence to meet the garage for the safety of his children and pets.

Christiansen stated that a number of members of the Historical Commission were present and Crutcher asked if they would like to come forward.

Laura Myers, 33601 Shiawassee, chairperson of the Historical Commission, commended Mr. Cline and indicated that they had been working with him since February. She detailed the findings in their report and their recommendations. She stated the Commission serves only in an advisory capacity and that with the changes

that Cline is making, it would put his house a noncontributing one in the Historical District, thereby making him not eligible for tax credits should they be available in the future.

Marilyn Weimar, 33620 Hillcrest, also spoke on the issue and further discussion was held.

MOTION by Buyers, supported by Chiara, to move that the Planning Commission approve the site plan for home additions, wood deck addition, and detached garage addition for the home located at 23810 Farmington Road.

Motion carried, all ayes.

SITE PLAN AMENDMENT – DOLPHIN CENTER, 31691-31715 GRAND RIVER

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

Christiansen stated at the July 13, 2015 Planning Commission Meeting the Commission approved the site plan proposing several changes, improvements and upgrades to the existing building and commercial site located at 31691-31715 Grand River Avenue, Dolphin Center. Those changes included exterior changes to existing building façade and proposed outdoor seating area for a future tenant. The building is located in the C-3 General Commercial District and requires review and approval by the Planning Commission. No changes regarding building dimensions or other site improvements were proposed. The Applicant is requesting to amend the approved site plan and has submitted a revised building elevation plan modifying the approved north building elevation. The amended plan calls for modification of the façade improvement to the existing building previously approved, the approved site signage, a new site plan face has been installed. The approved landscaping modifications are currently underway. He stated the Applicant is at the meeting to present amended site plan. Christiansen went over the plans depicted on the screen. He stated the Applicant is intending now to take the existing mansurd roof, repurpose it, instead of repurposing the entire façade as was originally presented and approved, but still an upgrade, from a mansurd shed type roof to a metal flash type roof. He stated what is still the same is the changing of the existing site plan and the repurposing of the landscaping is also the same and currently underway. The Applicant is asking for a modification of the façade improvements approved at the July 13, 2015 meeting.

Crutcher invited the Applicant to the podium.

Salvatore Pellerito came to the podium and stated that he intends to fix up the property but does not have the money to do the updates he originally proposed. He stated that right now there are asphalt shingles and he wants to remove them and put metal so it looks nicer and efface on the top. He is going to remove the original stone and put newer style stone on the building and the signage is done and the landscape is currently being installed.

Gronbach inquired of staff if the Applicant needs to submit a new set of plans that are better than just a rendering for approval.

Christiansen responded that there will be construction plans or permit plans required which would show exact detail on changes.

Gronbach stated he is disappointed and that the original plans were a lot better than the rendering provided tonight and feels strongly that if the Commission is going to approve renovations to the façade that something more than a sketch is needed. He also indicated that he believes the signage is bigger than what would be allowed by Code.

Majoros asked if the signage for the tenants would be separate and distinct or if they were all intended to be similar.

The Applicant responded that every individual will get their own sign.

Crutcher clarified with the Applicant that he is going from proposing a major renovation to just changing the material on the roof.

The Applicant stated some circumstances have come up in his life that prevent him from going forward with his original plan.

Gronbach stated that if the proponent is coming in for approval that he should have samples of materials and colors.

Christiansen stated he can appreciate the Commissioners comments but the changes will give a little bit of fresh air to the center and that it is almost to the point where it doesn't require review and approval because he is not changing the façade but more standard maintenance type of items, but the purpose of bringing it back was to inform the Planning Commission.

Crutcher clarified that the Applicant was going from making renovations to making none at all and just basically changing from shingle to metal.

Gronbach expressed concern that there had been a few instances before where plans had been approved and then a year later the proponent is out doing something completely different.

Further discussion was held regarding providing more detail to the Commissioners on the plans.

Buyers asked about their former discussion on outdoor seating and if that is currently in his plans and the Applicant responded if a tenant requested it.

Buyers confirmed with the Applicant that there would be no height alterations, or exterior alterations to the building and further discussion was held.

Chiara asked if the landscaping is currently being done and the Applicant responded in the affirmative and that it should be completed in the next week or two.

MOTION by Majoros, supported by Chiara, to move to approve the site plan amendment for Dolphin Center, 31691-31715 Grand River, with the condition that at a minimum staff see and have details from the Petitioner on items like color, stone samples, some degree of detail and confidence that the Commission can hold the Petitioner to an agreement and to work with staff on that and if necessary come back before the Planning Commission.

Motion carried, all ayes.

PUBLIC COMMENT

None heard.

PLANNING COMMISSION COMMENTS

Chiara inquired about the demolition occurring for the Fresh Thyme site.

STAFF COMMENTS

Christiansen detailed the activity with respect to redevelopment going on in the community.

ADJOURNMENT

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

The meeting was adjourned at 8:55 p.m.

Respectfully submitted,

Secretary