

FARMINGTON PLANNING COMMISSION PROCEEDINGS
City Council Chambers, 23600 Liberty Street
Farmington, Michigan
December 10, 2018

Chairperson Crutcher called the Meeting to order at 7:00 p.m. at City Council Chambers, 23600 Liberty Street, Farmington, Michigan, on Monday, December 10, 2018.

ROLL CALL

Present: Chiara, Crutcher, Gronbach, Perrot, Waun
Absent: Kmetzo, Majoros

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Director Christiansen, Recording Secretary Murphy

APPROVAL OF AGENDA

MOTION by Chiara, seconded by Perrot, to approve the Agenda.
Motion carried, all ayes.

APPROVAL OF ITEMS ON CONSENT AGENDA

A. October 8, 2018 Minutes

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

FINAL PUD SITE PLAN REVIEW – SAMURAI STEAKHOUSE, 32905 GRAND RIVER AVENUE

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

Director Christiansen stated that this is the “final” site plan review for the Samurai Steakhouse, 32905 Grand River Avenue. He then went on to state the word “final” is also relevant in that tonight’s meeting is the final meeting for longtime Planning Commissioner David Gronbach, as he is stepping down from the Planning Commission as he retires from his employment and work life and has indicated to the City that he is going to take some time off and pursue other venues of travel and the like and that due to the fact that he will be spending time away from the Farmington area and has indicated that his eighteen years of service as a Planning Commission member, which includes chairing the Planning Commission, and in other capacities with the Commission over time, and also serving the community with the Downtown Development Authority and on the

Downtown Development Design Committee, and also in other volunteer capacities throughout the City of Farmington, that he is going to move on to do other things and that tonight marks his final meeting with the Commission. Christiansen thanked him for his service to the community and in being a very vital member of the Planning Commission for so many years.

Director Christiansen went on to state this is the final site plan review for Samurai Steakhouse, located at 32905 Grand River Avenue. The redevelopment project is of the former Ginger Café's site and at the June 11th, 2018 Planning Commission meeting a preapplication conference and discussion was held with the Applicant on their proposed PUD, Planned Unit Development Concept Plan for the redevelopment of the former Ginger Café's site. At the July 9th meeting the Planning Commission scheduled the required public hearing for August 13th. At the August 13th meeting the Planning Commission recommended approval of the conceptual preliminary PUD plan to City Council. At their October 15, 2018 meeting the City Council approved the Conceptual Preliminary PUD Plan and draft PUD Agreement for Samurai Steakhouse and a copy of the minutes and the PUD Agreement from the City Council meeting of October 15th, 2018 are attached with the staff report.

The Applicant has submitted a final PUD site plan for Samurai Steakhouse, the final site plan includes a final site plan, floor plans and building elevations, as well as other information for the Commission. Also attached is a copy of the draft PUD Agreement as approved by City Council, the following additional information is attached: a final PUD site plan planning design review letter from OHM Advisors, dated December 7, 2018; and a final PUD site plan engineering design review letter from OHM Advisors dated December 7, 2018.

The Applicant is here this evening to present the final PUD plan to the Commission.

As indicated there are some attachments, City Council minutes, the Planned Unit Development, PUD Agreement that was reviewed and approved by City Council back in October, it is a draft and it will be finalized subsequent to the final PUD site plan approval by the Planning Commission and prior to then being executed. The Agreement includes all of the details for the project, the project description, the effect of the PUD Agreement, any on and off-site improvements, storm water management, water and sanitary sewer, building elevations, architectural requirements, general provisions, and everything applicable to the project. So until the final site plan is approved, in case there are any changes or anything that needs to be included in the PUD Agreement that was approved as a matter of the preliminary conceptual, then once the final is approved, then it becomes formalized, and anything that needs to be incorporated is brought into the

agreement, any changes that might be applicable as a matter of the final PUD plan approval, also, any engineering changes, because the PUD includes infrastructure requirements, and so that's where it's at right now, it's a draft until the final PUD site plan is approved.

Also attached are the minutes of City Council and the Samurai Steakhouse final site plan, although it does say preliminary it is the final and that will be changed. It includes both the Samurai Sushi which is now open and the new Samurai Steakhouse building. The Samurai Sushi is in former Grand Café, former Grand Cleaners originally built for that purpose and now it is the Samurai Sushi restaurant and the residential upstairs. This property will be together in concert with the new Samurai Steakhouse and you see the new, which is a four-story building, so it is a restaurant on the first level and three levels of apartment units up above and the new parking. They share access on Grand River and share parking facilities. They also share support facilities including storm water management, other infrastructure, you'll see circulation throughout the site and you'll also see between the existing Samurai Sushi and the new Samurai Steakhouse, the outdoor seating area which will be shared by both businesses.

The overview was put on the screen and Christiansen stated that one of the things that were of issue during the initial discussions which goes back to the initial conceptual presentation by the owners, was how parking was going to be accommodated on the site. There has been quite a bit of dialogue about parking in the downtown in the Central Business District, that parking that may not be able to be accommodated on site, can be provided for and accommodated off site via public parking opportunities. You'll note there are a total of 33 off-site parking spaces that have been identified that are being utilized as part of the parking for Samurai Sushi and Samurai Steakhouse which again is part of the provision for parking and a permitted opportunity for parking in the Central Business District. Also, too, the City Parking Regulations specify this is something that is provided for and is also an opportunity as part of the PUD process as well. So, this is what is being provided for Samurai Sushi and Steakhouse, is on-site parking and then also utilizing 33 off-site parking spaces along Grand River, along School Street, and you'll note there is public parking the Groves Street area and also part of the Downtown Farmington Center as well. The graphic also shows a possible crosswalk location which is something that still would have to be coordinated between the City of Farmington and MDOT with their jurisdiction on Grand River and still something that they're looking to have discussions with them about in terms of the infrastructure improvement and improvement along Grand River and also that connectivity which they are looking to achieve throughout the community. This is an opportunity that is identified in prior situations and is proposed in the 2017 Grand River resurfacing project, but it was not realized at that time and they certainly would like to see connectivity to the north side and work towards that end with MDOT again.

Christiansen also pointed out the PUD parallel plan, the alternative plan with parking, the utility and landscape plan, with landscaping along Grand River being added, and landscaping throughout the site, landscaping along the rear of the property and adjacent to the access point on Grand River and then to the parking areas, engineering, preliminary grading, storm water management and drainage, the existing infrastructure provided to the site which is reviewed in OHM's engineering review letter. There is a demolition plan, the house will be removed, and the barn has been removed and has been put in storage for its eventual re-assembly in Pontiac as an historic barn. The existing house is planned to be demolished and the owner of the property has been working with the City on the required permits to do that and will do that once the final PUD plan is approved and as they move forward through the construction and engineering planning process and all the permits are issued they will move forward with that demolition.

He indicated the review letter from OHM as it relates to the site plan talks about the building, the restaurant, the number of seats, the apartment units, the building itself, the PUD. It talks about site elements, lighting, signage and other items as well as the building design. OHM indicates the proposed design supports all plans and meets the requirements and the general objectives of the City's long-range plans in the downtown. The existing site is identified and the matrix that addresses land use compliance, the site is in the Central Business District, it talks about compliance with the PUD requirements in meeting three of the elements in the PUD which it did as a matter of the preliminary conceptual and recommended for approval by the Planning Commission to City Council which City Council approved in October. The parking requirements call for two spaces per dwelling unit and then one space for every three indoor restaurant seats. It also talks about parking for the outdoor seating area as well. It identifies the number of parking spaces that are provided on site, that there are a total of 91 parking spaces required and that the plan provides 72 spaces on site and that there are spaces provided off site, 39 off street parking spaces, and 33 on street parking spaces provided as identified on the plans. OHM states that although the proposed plan does not meet parking requirements, utilization of the surrounding lots are considered and parking on street is considered as well. The building design is discussed in the letter and all the plans and reports that are part of the City's downtown development and redevelopment are discussed here, the Downtown Farmington Parking Study, the Farmington Downtown Master Plan are referenced as the tools that were used in reviewing this PUD project as well.

OHM has done their planning review and is supporting the final PUD site plan as proposed. They've indicated they did not have any major issues or items in their planning review.

The engineering review discusses the infrastructure, storm water management, paving, grading, parking lot layout, soil erosion, site utilities, a few general items related to the

entrance to the building, some clarification items and some changes to a couple of the plan sheets. OHM in their engineering review letter does discuss outside agency reviews and permits that are necessary for the project including the final PUD Agreement that has to be completed and executed, the building permits that are required from the City of Farmington, soil erosion, storm water management, sanitary, sewer, and any other permits that are required including any permits that might be required by MDOT. There is not another curb cut so that is something that will not have to be pursued. They just have to make sure that the parking spaces that are identified, that everything is striped accordingly and made available along Grand River to serve the community and will be available to serve for this site.

Christiansen stated what is being recommended is approval of the final PUD Preliminary Plan as indicated in the OHM review letter and then compliance with the items that listed in the OHM's planning review letter and then specifically their engineering review letter, both letters being dated December 7, 2018.

Chairperson Crutcher inquired about elevations and Christiansen replied they are the same elevations that were provided previously and no changes have been made to them.

He then stated the Applicants are present at the meeting to answer any questions.

Chairperson Crutcher opened the floor for questions from the Commissioners.

Chiara asked what the status of the building to the east of this property is and Christiansen responded that that building is currently for sale. He went on to reply that there was some dialogue between the owners of Samurai Sushi and Steakhouse properties, that they had an interest in looking to see if they could acquire that property and that to date they have not been able to work out that acquisition and he does not know if there's been any recent activity that has transpired.

Chairperson Crutcher invited the Applicant to the podium.

Michael Kelmsey came to the podium and stated that they are excited to be in Farmington and thanked the Commission for their support and help on the project. He stated they did try to purchase the property to the east but it was unfortunate that they couldn't reach that objective.

Director Christiansen then put the plan set on the screen that was presented to the Planning Commission and also the City Council which includes a topographic survey, a floor plan for the Samurai Steakhouse, the patio area, the existing building which is shown to the right, Samurai Sushi, the proposed second through fourth floor residential, along with the elevations of both buildings with color renderings and the outdoor seating area and the connectivity between the two buildings.

Gronbach asked if the plan as submitted would have four stories and the Applicant replied yes. He then asked Administration if everything was in compliance with Fire Codes and other requirements and Christiansen responded that all of the elements and the plan set that was approved by City Council and consistent with the PUD Agreement regarding those type of elements, building and construction, code requirements, permits which have to then be issued based upon compliant plans, things like fire access, suppression, everything else, all has to be part of their construction plan set and permits will not be issued until it is and those requirements are satisfied with their construction plans.

Gronbach then stated in previous discussions there were some comments about the existing fence that was along the apartment property line, that it was noted that it either needs to be repaired or removed or whatever and asked if that is included in the site plan.

Christiansen responded that it is in the plan set.

Kelmsey then stated that he has been in communication with Tammy Schmidt from Farmington West Apartments and they had gotten quotes for a fence a few years back and she was going to be reaching out to those same contractors to see if the price is still the same as they are going to split the costs with the apartment owners. They had proposed a brick partition wall matching what's dividing them between the building to the east and Mother Mary's Toffee and he wasn't sure that that was within their budget. He then indicated the principal of Farmington West will be in town within the next couple weeks and that matter will be discussed.

Christiansen stated that the details of what is agreed upon between the two parties will be included in the plan set in the PUD Agreement.

Chairperson Crutcher then inquired about previous discussion held on shared parking with the apartments and Kelmsey stated that that is currently not on the table.

Christiansen stated that the pedestrian connection may be able to be realized when the fence design is put into place which is still being worked on.

Chairperson Crutcher stated that parking will be a challenge and Chiara replied if the food is good, they will find a place to park.

Chairperson called for a motion by the Commissioners.

MOTION by Waun, supported by Chiara, to move to approve the Final Planned Urban Development Site Plan for Samurai Steakhouse located at 32905 Grand River, subject to compliance with requirements as noted in the December 7, 2018 site plan review and engineering review letters by OHM Advisors.

Motion carried, all ayes.

SITE PLAN REVIEW FOR SECOND BUILDING ADDITION – PROFESSIONAL PAVILION (ORCHARD TRAIL MEDICAL), 23133 ORCHARD LAKE ROAD

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

Director Christiansen stated that the City has been working with the new property owner of Professional Pavilion, now Orchard Trail Medical, located at 23133 Orchard Lake Road regarding a proposed second building addition to the existing site. The proposed addition would be a 5,500 square foot one-story medical office building, an urgent care facility, and additional changes to the existing site including parking lot improvements. The existing site is located in the C-2 Community Commercial District, which requires review and approval by the Grand River Corridor Improvement Authority and the Planning Commission.

The recently approved 13,500 square foot two-story medical office building addition is currently under construction on the site. The Applicant has submitted a site plan for the proposed new one-story medical office building and additional proposed site improvements. An aerial photograph of the existing site is attached with the staff packet as well as a site plan and engineering review letters from OHM Advisors dated December 7, 2018.

The Grand River Corridor Improvement Authority is scheduled to review the proposed site plan at their December 13th meeting. From the aerial photo of the site you can see Shiawassee Street to the north, Mooney Street to the left or to the west, and Orchard Lake Road to the east.

The existing building is an existing two-story building, approximately 22,000 square feet. The Planning Commission approved the two-story 13,500 square foot addition to the east of the existing building and that is currently under construction. There is an amended site plan showing the new 5,500 square foot one-story addition and what is also shown on the

aerial overview is a footprint and that's shown in the white outline of the two-story additional that is currently under construction and to the south of that along Orchard Lake Road, the 5,500 square foot addition and the parking lot is reconfigured.

The plan set shows existing conditions as well as a demolition plan. Going back to the aerial photo, if you look at this aerial photograph and look down in the southwest corner of the site, you'll see a rooftop, a building that is a one-story office building, a medical dentist office as well as a professional office tenant in that building. The Applicant intends to, through acquisition of that building, demolish that building, repurpose that area with parking and then to construct the 5,500 square foot one-story addition, so it's a trade-off here. Acquiring that property, tearing it down, putting in parking in place of the building and then building the 5,500 square foot one-story addition where there was parking so there was a trade off on site bringing it all together.

The plan shows the building and the area to be modified, there is a site plan that shows the existing building, the 13,500 square foot two-story addition under construction, and the new 5,500 square foot building addition, the urgent care along Orchard Lake Road.

There is a utility plan for the site and one of the primary focuses of OHM's review is storm water management and there were initial discussions before the approval of the 13,500 square foot addition, there were work sessions where discussion was held about the existing parking lot and its current conditions. There were issues with storm water management, there was flooding in that parking lot, that had to be addressed and was addressed as a matter of the utility plan for that building addition. Again, more building is being added but it is a trade off because there is a building that is being acquired and torn down and impervious surface parking is being put back so there are some adjustments that need to be made so OHM and the Applicant have been in conversation about best management practices and how to deal with the storm water. There is a water shed plan, grading plan on the site, soil erosion, illumination for lighting consistent with what was approved for the two-story addition under construction, photometric plan and more details on the site.

He pointed out the landscape plan by Grissom Metz, landscaping, trees, grass areas, detailed landscape elements.

Architecture design, Hobson Black is the architect. There is a site plan, a colored rendering of the site plan, the existing two-story 13,500 addition and the proposed one-story 5,500 square foot addition, the urgent care, the parking lot, the landscaping being added to the site, the islands in the parking lot with landscaping that is part of the approved landscape plan for the two-story addition now being carried over to the one-story addition. There is an aerial oblique looking from the northeast, pointing out the

entrance at Orchard Lake Road at Shiawassee into the Grand River Corridor which is in the Orchard Lake Focus Area, the 29-acre Orchard Lake Focus Area that is part of the City of Farmington 2013 Vision Plan, one of the four focus areas in the Vision Plan, and this is the focus area in the Grand River Corridor Improvement Authority Vision Plan 2013 that is in the City of Farmington, the other three are in Farmington Hills. This one is both in the City Vision Plan and in the Grand River Corridor Improvement Authority Plan and this is the northeast portion of this focus area and what is unique here is that this redevelopment, the 13,500 square foot two-story addition, the 5,500 square foot one-story urgent care as proposed, sets the tone for the redevelopment, the enhancement of this portion of Grand River and has really kicked off the redevelopment of this portion in the City in the Grand River Corridor.

He indicated there was quite a lot of work with the Applicant on the two-story addition with site elements, the elevations, the landscaping, because of the way this project sets the tone, the character of these buildings, the architecture, the style, brings this whole area back to life. So that is being carried on with the urgent care. Again, similar architecture, similar style. For lack of a better description at this point, what's really being created here is kind of a medical campus in this portion in the City in this focus area, Orchard Lake Road, Shiawassee, Mooney Street, and before you get down to Grand River. He pointed out there will be public parking on Mooney Street that is looking to be utilized which is addressed in the engineering review letter that in removing the one-story building and expanding the parking, but in building this building there is a little shortfall of parking but that is being made up for with the on-street parking in the public right-of-way on Mooney Street.

The review letters from OHM, they reviewed the design, meaning the planning, and ordinance requirements both of the City and also to the requirements that are part of the CIA's Overlay District in Grand River. The Grand River Corridor Improvement Authority reviewed the 13,500 square foot two-story addition and recommended approval of that and that process will be required for this as well.

The overall land use summary, planning, zoning, compliance with the requirements, parking is discussed, signage, building design, and OHM's review did not have any issues with any of those items because again the parking issue on the site it was felt the parking on Mooney Street and on site meets the intent of the ordinance and intent of the overlay and would satisfy the need for this site.

The engineering letter talks about items that need to be added, some clarification on some of the utilities, it talks a little about grading and paving, again these are general engineering items, it talks about the storm water pretreatment and that OHM has been having discussions with the Applicant about storm water management to make sure that

they are satisfied that storm water management complies with the City's requirements, that pretreatment is addressed as is required and that OHM again is comfortable to move forward with construction plans. The permits and approvals are spelled out, building permits, soil erosion, sedimentation, any work in the right-of-ways require a permit there so any adjustments on Orchard Lake will require the Road Commission of Oakland County, other than that there were no other items that were of concern.

He stated the Applicant is present at the meeting tonight to answer any questions of the Commission.

Chairperson Crutcher called the Applicant to the podium.

Jim Barnas from Contracting Resources and Wayne Perry from Desine Inc came to the podium.

Barnas stated that Christiansen did a good job of explaining the project. He provided some background on the project, stating that Beaumont partnered with a company called Wellstreet out of Atlanta, who are urgent care operators and that Beaumont is doing approximately thirty to forty urgent cares with the intent of surrounding their main campuses with urgent care facilities to keep people out of the emergency centers in an attempt to utilize urgent care first and then feed the hospital. So they are in the process of establishing urgent cares around Beaumont Royal Oak, Beaumont Troy, the old Oakwood facility and Botsford. He stated they approached Beaumont with this idea and they are currently in the due diligence portion with the building on Mooney. He complimented the architect in making a medical complex both architecturally and from a site planning standpoint. The Beaumont lease is not in place yet, but they are close, so hopefully with the Planning Commission's approval they will pursue that and if all goes well the urgent care should be operational by summer 2019. He welcomed questions from the Commissioners.

Chairperson Crutcher stated on the site plan there is a walk shown and Perry stated that was OHM's request, to integrate the parking spaces on Mooney Street and it was recommended to find a way to provide a method of getting people back and forth from the parking to the building so the walkway was created through the parking lot that will allow anybody who parks on Mooney Street to be able to get to the building and further discussion was held.

Barnas then stated that getting back to the medical complex, the urgent care is a natural fit to go with the 10,000 square foot pediatric complex, Farmington Family Physicians is going in there, a dermatologist, a gastroenterologist, so it's a natural fit with the other users going in, too.

Chairperson Crutcher opened the floor for questions from the Commissioners.

Barnas then stated that they are combining parcels, the Mooney Street parcel would be combined with this parcel, so there will basically be two buildings under the one Tax I.D.

Chairperson Crutcher then asked about the drawing of the sidewalk to go along Orchard Lake, and that on some of the drawings the sidewalk on Mooney does not continue further down, and Barnas stated it does go continuously down.

Christiansen stated that on the landscaping plan it does show the sidewalk all along Mooney Street.

Crutcher stated it is not shown on the rendering and Barnas replied that has been corrected.

Chairperson Crutcher confirmed that there is no action required by the Planning Commission on this item tonight and Christiansen replied that no action is required tonight and that the Grand River Corridor Improvement Authority will be reviewing the site plan formally at their meeting on December 13th.

Crutcher thanked the Applicants.

SCHEDULE OF PUBLIC HEARING FOR REVISED 2016 RECREATION MASTER PLAN

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

Director Christiansen stated this item is a request to schedule a public hearing for the revised 2016 City of Farmington Recreation Master Plan. The City of Farmington 2016 Recreation Master Plan has had some adjustment as requested by the Michigan Department of Natural Resources prior to their final approval of the plan. Those adjustments are some amendments to the plan, some additional items in the plan and that then requires that a public hearing be held to formalize them as such. The City is requesting that the Planning Commission schedule the required public hearing, a copy of the revised Farmington 2016 Recreation Master Plan was attached with the staff packet. What is being requested is for the Commission to approve the scheduling of a public hearing for January 14, 2019.

MOTION by Chiara, supported by Perrot, to schedule a public hearing for the revised Farmington 2016 Recreation Master Plan on January 14, 2019.

Motion carried, all ayes.

DISCUSSION OF 2020/2025 CAPITAL IMPROVEMENT PROGRAM

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

Director Christiansen stated it is Capital Improvement time of year. Each year the City puts together a Capital Improvement Program as part of its overall budget financial program and that for the past several years the City has created a Capital Improvement Program Steering Committee to review the proposed projects and the capital improvement items that the City is looking to include in the Annual Capital Improvement Program which spans a period of six years.

The 2019/2024 Capital Improvement Program has approximately 115 projects totaling about 23.5 million dollars in the City and it is not just projects, such as water, sewer, road projects, infrastructure projects but it also includes capital purchases, equipment, facilities, land acquisition and other items that are desired by the City as part of its overall Capital Improvement Program. This six-year plan provides direction for the City with respect to its capital improvements, capital purchases and expenditures.

The Capital Improvement Program has been put together in draft by the Steering Committee which is comprised of representatives from the City's boards and commissions and also including City Council as well as being administered by City Administration, City Manager, City Manager's office, staff, as well as representation by City Council and boards and commission including the Planning Commission. Commissioner Majoros has represented the Planning Commission for the past couple years as its representative on the Steering Committee.

He stated in the packets is calendar for Fiscal Years 2020/2025 Capital Improvement Program and the process. There was an initial meeting in October and a subsequent follow-up in November, department heads had a discussion regarding the CIP in November, and it was then discussed with the department heads and the Finance Director and submittal of their items are due by January 18, 2019. He stated both City Council and the DDA have both appointed members to the Steering Committee and it is now time for the Planning Commission to do so.

Chairperson Crutcher asked if Commissioner Majoros has expressed an interest in continuing in his role as representative for the Planning Commission and Christiansen responded that is his understanding and he has done an excellent job in serving in that capacity.

Christiansen stated that State Law mandates that a Capital Improvement Program be required as part of the City's Master Plan.

MOTION by Chiara, supported by Gronbach, to appoint Steve Majoros as Planning Commission representative for the 2020/2025 Capital Improvement Program Steering Committee.

Motion carried, all ayes.

2019 SCHEDULE OF PLANNING COMMISSION MEETINGS

Chairperson Crutcher introduced this item.

MOTION by Chiara, supported by Perrot, to approve the 2019 Schedule of Planning Commission Meetings.

Motion carried, all ayes.

PUBLIC COMMENT

None heard

PLANNING COMMISSION COMMENTS

Chairperson Crutcher thanked Commissioner Gronbach for his eighteen years of service on the Planning Commission.

Director Christiansen also thanked Commissioner Gronbach for his dedication and his excellent service to the City of Farmington for eighteen years serving on the Planning Commission and other capacities and that he will be missed.

Commissioner Perrot stated he will miss Commissioner Gronbach's input in making good decisions for the City.

Gronbach thanked everyone for their kind words.

Chairperson Crutcher inquired about a recent restaurant closing.

Commissioner Perrot stated that he was in Samurai Sushi and that the owners did a beautiful job with the building.

ADJOURNMENT

MOTION by Gronbach, supported by Chiara, to adjourn the meeting.
Motion carried, all ayes.

The meeting was adjourned at 8:07 p.m.

Respectfully submitted,

Secretary