



**FINAL**

**SPECIAL STUDY SESSION MEETING MINUTES**

A Special Study Session meeting of the Farmington City Council was held on February 3, 2014, in City Council Chambers, 23600 Liberty Street, Farmington, MI. Notice of the meeting was posted in compliance with Public Act 267-1976.

The meeting was called to order at 7:00 PM by Mayor William Galvin.

**1. ROLL CALL**

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
Greg Cowley	Councilmember	Present	
William Galvin	Mayor	Present	
JoAnne McShane	Councilmember	Present	
Steve Schneemann	Mayor Pro Tem	Present	
Jeff Scott	Councilmember	Present	

**2. APPROVAL OF AGENDA**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	JoAnne McShane, Councilmember
<b>SECONDER:</b>	Greg Cowley, Councilmember
<b>AYES:</b>	Cowley, Galvin, McShane, Schneemann, Scott

**3. PUBLIC COMMENT**

No public comment was heard.

**4. BOARD AND COMMISSION APPOINTMENTS**

**1. Consideration to Make Board and Commission Appointments**

Pastue discussed potential candidates to fill current board and commission vacancies. He spoke about the Arts Commission and a recent amendment they made to their bylaws. He advised the cities are currently reviewing this recent change. He confirmed Farmington has one open position on that Commission.

Galvin discussed the candidates that were recently interviewed by Council. He noted that Andrea Zimmer and Steve Chang were recommended for Downtown Development Authority Mainstreet committees.

McShane stated all of the candidates interviewed were well qualified to serve on the boards and commissions. She discussed the enthusiasm of Dwayne Hayes and the contribution he could make to the Arts Commission.

Scott spoke about the qualifications of Paul Bertin for the ZBA.

Cowley expressed support for the candidates being recommended to fill board and commission vacancies.

**Motion to appoint Dwayne Hayes to the Arts Commission for a term ending June 30, 2017; appoint David Albrecht to the Beautification Commission for a term ending June 30, 2017; appoint Erica Reaves to the Commission on Children, Youth and Families for a term ending December 31, 2017; appoint Rachel Gallagher to the Downtown Development Authority Board for a 4-year term ending February 28, 2018; and to appoint Paul Bertin to the Board of Zoning Appeals to fill an unexpired term ending June 30, 2015.**

Discussion followed regarding the process once an appointment is made.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Jeff Scott, Councilmember
<b>SECONDER:</b>	JoAnne McShane, Councilmember
<b>AYES:</b>	Cowley, Galvin, McShane, Schneemann, Scott

## 5. ZONING TEXT AMENDMENTS

### 1. Outdoor Displays, Sales, and Storage

Kevin Christiansen reviewed proposed Zoning Code amendments related to outdoor display, sales and storage.

Responding to a question from McShane, Christiansen stated the outdoor sales that occurred last summer at a small business on Orchard Lake Road would no longer be allowed under the proposed changes.

Discussion followed regarding what would qualify as a shopping center as defined in the code.

Scott suggested clarifying the provision for individual sales to reflect that the number of allowed days does not have to be contiguous.

Christiansen discussed the intent of proposed changes that would tighten up current provisions for outdoor sales, display and storage.

Responding to a question from Scott, Christiansen advised the city has allowed storage of propane and bundles of wood outside of gas stations.

Scott noted there is a convenience store that also stores these products outside of their establishment. He pointed out propane must be stored outside.

Schneemann noted inconsistencies in applying the ordinance and expressed the importance of applying zoning requirements in an equitable and even manner.

Discussion followed regarding businesses that are grandfathered, i.e. display/storage that run with the site plans.

Discussion continued regarding how to allow a gas station to continue to store certain products outside while remaining consistent in applying the ordinance. Christiansen will further review the proposed changes in light of this discussion.

McShane asked about businesses who have been granted outdoor sales, but leave some of the residual displays and unrelated items stored outside after the season.

Pastue noted a provision in the ordinance that requires all structures associated with temporary outdoor display be removed at the end of the season for storage indoors.

Discussion followed regarding Christmas outdoor displays that are outside of the April 15-October 31 season provision.

Pastue advised the building official will have the flexibility to extend the time period for displays.

Pastue stated if the Planning Commission approves the proposed ordinance changes, they will be brought back to Council for ordinance introduction at the February 17th meeting.

## **6. REPRESENTATIVE VICKI BARNETT**

### **1. Legislative Update - Representative Vicki Barnett**

State Representative Vicki Barnett was present to provide a legislative update.

Barnett spoke about a recent meeting she attended regarding the Farmington Streetscape project and issues related to the State Historic Preservation Office (SHPO). She advised she has spoken with State Representative Joe Graves who represents the City of Fenton, a city where they are having similar issues with SHPO. She has also discussed this matter with Brian Golden, community historian, who has agreed to talk about how the plan fits into the overall downtown development. She believes the involvement of both these individuals will create the necessary synergy to go before SHPO in Lansing. She pointed out Representative Graves is a republican making this a bipartisan request.

Barnett spoke about the governor's proposed budget which includes a \$971 million surplus and of that, \$325 million is recurring. She stated the governor would like to provide some kind of tax relief with the recurring amount. She discussed the poor condition of the State's infrastructure. She stated she is hearing from the community not to cut income tax, but rather send the money to schools and to local governments to fix the roads.

Barnett spoke about proposals from both the House and Senate relative to how the money should be spent. She expressed support for sending the money to schools and local governments.

Barnett noted her recent appointment to the Financial Liability Reform Committee. A new committee that was established last year to address public pensions, healthcare plans and other retiree benefit plans.

Barnett advised one bill that has come to the committee is calling for a federal balanced budget amendment to the constitution. She discussed the pros and cons if such an amendment is enacted. She further discussed the two ways in which the constitution can be amended.

Discussion followed regarding the governor's proposed increase to public education and the real dollars that would be added under his budget.

Discussion continued regarding the governor's proposed financial assistance to the Detroit pension fund and his reasons for doing so. Barnett discussed action that should be taken against Detroit officials who did not carry out their fiduciary responsibility with regard to administering the pension system.

Discussion followed regarding proposed legislative changes to Tax Increment Financing. Pastue discussed the negative impact on economic development in the downtown if TIF is reduced or eliminated.

Discussion ended with the City's proposal to take back control of Grand River from MDOT. Barnett pointed out that with the M-5 bypass there is no reason why Farmington shouldn't have control of Grand River. Pastue commented he would not want to take it back in its current condition. Barnett expressed her support and offered to provide assistance in making this changeover happen.

Council recessed at 9:07 PM and returned to the meeting at 9:11 PM.

## **7. CLOSED SESSION - LAND ACQUISITION**

### **1. Motion to enter closed session to discuss land acquisition.**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Greg Cowley, Councilmember
<b>SECONDER:</b>	JoAnne McShane, Councilmember
<b>AYES:</b>	Cowley, Galvin, McShane, Schneemann, Scott

The votes were taken in the following order: Galvin, McShane, Schneemann, Scott, Cowley.

Council entered closed session at 9:12 PM.

### **2. Motion to exit closed session.**

**RESULT: APPROVED [UNANIMOUS]**  
**MOVER:** Steve Schneemann, Mayor Pro Tem  
**SECONDER:** JoAnne McShane, Councilmember  
**AYES:** Cowley, Galvin, McShane, Schneemann, Scott

Council exited closed session at 10:10 PM.

**8. COUNCIL COMMENT**

No council comment was heard.

**9. ADJOURNMENT**

**1. Motion to adjourn the meeting.**

**RESULT: APPROVED [UNANIMOUS]**  
**MOVER:** Steve Schneemann, Mayor Pro Tem  
**SECONDER:** Jeff Scott, Councilmember  
**AYES:** Cowley, Galvin, McShane, Schneemann, Scott

The meeting adjourned at 10:10 PM.

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Mayor William Galvin

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Susan K. Halberstadt, City Clerk

Approval Date: \_\_\_\_\_