

FARMINGTON PLANNING COMMISSION PROCEEDINGS  
City Council Chambers 23600 Liberty Street  
Farmington, Michigan  
Monday, May 9, 2011

Chairperson Gronbach called the meeting to order at 7:00 p.m. in the Farmington City Council Chambers, 23600 Liberty Street, Farmington, Michigan.

**ROLL CALL**

Present: Bowman, Christiansen, Crutcher (arrived 7:10), Gronbach, Scott, Sutton, Wiggins

Absent:

A quorum of the Commission was present.

**OTHER OFFICIALS PRESENT:** Sherrin Hood, LSL Planning, Inc.

**APPROVAL OF ITEMS ON CONSENT AGENDA**

MOTION by Christiansen, seconded by Bowman, to approve the items on the consent agenda as follows:

- Planning Commission Meeting Minutes of April 21, 2011
- Acceptance of Building Department 3rd Quarter Report January 1, 2011 through March 31, 2011.

Motion carried, all ayes.

**APPROVAL OF AGENDA**

MOTION by Sutton seconded by Wiggins, to approve the agenda as submitted.

Motion carried, all ayes.

**Consideration to Approve Outdoor Liquor Service Request - Basement Burger Bar, 33316 Grand River**

Chairperson Gronbach indicated that proponent was not present. He indicated LSL did review of proposal and Commission was provided with same.

Sutton suggested tabling item until end of meeting in case proponent shows up.

MOTION by Christiansen, seconded by Scott to move item to end of agenda.

Motion carried, all ayes.

## **Zoning Text Amendment**

### **A. Public Hearing**

Chairperson Gronbach indicated the Zoning Text Amendment was reviewed at last meeting and public hearing was then set for May 9, 2011.

MOTION by Sutton, seconded by Wiggins, to open public hearing for Zoning Text Amendment for Chapter 35.

Motion carried, all ayes.

Chairperson Gronbach entertained comments from audience regarding proposed change to Zoning Text Amendment.

None heard.

MOTION by Wiggins, seconded by Sutton to close public hearing.

Motion carried, all ayes.

### **B. Consideration to Recommend Amending Chapter 35 of the City Code dealing with the Composition of the Board of Zoning Appeals.**

Chairperson Gronbach stated this item was discussed at last meeting, in summary the number of members of the Board would be changed to five, and specifically the representative from City Council is being removed because of changes in State code regarding zoning board's compositions.

He then entertained comments from Commission.

Christiansen indicated that the member number is currently five, and the only change would be eliminating that "one member shall be the mayor".

MOTION by Sutton, supported by Christiansen, to recommend approval/adoption of amending Chapter 35 of the City Code, and recommend to City Council to approve adoption.

Motion carried, all ayes.

## **Review of Proposed Changes to Chapter 23 of the City Code**

Chairperson Gronbach indicated Commission was provided summary of proposed changes. He asked Sherrin Hood for comments or discussion.

Hood indicated the intent of amendment is to reduce number of Planning Commission membership from nine to seven, and also remove Mayor as voting member of Planning Commission.

Sutton stated she spent time reviewing current ordinance and indicated that more was being proposed than just the change in the number of members. The law changed in 2008 and some of the language in the code will be changed, no changes in functioning of the Board. She further stated language in code as far as membership reads "no ex officio members", which is not present in State code but included in current recommendation.

She indicated the only other difference is that in State code under Section 23-30 on officers, under State code it mentions Planning Commission shall elect a chairperson and a secretary, it does not have word vice chairperson which is current practice of Board. Also, 23-39, Section B indicates that Planning Commission members must be a good cross section of community based on trade, profession, knowledge and geography. State code does not include residential uses, but does have agricultural uses which does not apply to Farmington. Proposed changes include residential uses which she felt was very relevant.

Chairperson Gronbach thanked her for her detailed review of ordinance.

Christiansen indicated that purpose of this was to review and generate comment and take no formal action as it will go right to Council for approval as Planning Commission doesn't have jurisdiction over Chapter 23 of the City Code.

Chairperson Gronbach commented that Planning Commission has reviewed this item and would recommend to City Council to adopt the change to the Code.

### **PUBLIC COMMENT**

None heard.

### **Consideration to Approve Outdoor Liquor Service Request - Basement Burger Bar, 33316 Grand River**

Tabled item was recalled, proponent still not present. Questions and comments were entertained from Commissioners.

Sutton indicated she was comfortable in discussing item now. Question was posed to Hood as to recommendations under Paragraph 6, if it was just repeating what requirements are under the law and Hood agreed with her summary.

Hood indicated this was up for review just as to outdoor service of liquor and will be brought to City Council for their review to perhaps amend liquor license for outdoor service. She stated no concerns were seen in application.

Gronbach inquired as to fencing and Hood indicated it will be reviewed prior to being brought to Council.

Further discussion was held concerning waste receptacle .

Wiggins stated it was his understanding that outdoor serving of liquor must be contiguous to building, i.e. Cowley's, and was surprised by approval as there is public walkway in between two licensed portions of the business.

Hood indicated she would check law but thought it might allow separation if served by wait staff.

Sutton stated she thought total enclosure was requirement and Hood responded there may be gate included and Pastue will verify details of layout and confirm compliance.

Further discussion was held concerning the agenda item, the fence and its fastening mechanism.

Scott indicated he would like to see details of fence and gated area.

Gronbach entertained questions and/or comments.

Sutton indicated that motion could include making it consistent with photo as far as concerns with appearance.

MOTION by Christiansen, seconded by Sutton, to approve request by Basement Burger Bar at 33316 Grand River Avenue, for their outdoor seating area to be enclosed as shown on the submitted picture drawing and application by the Petitioner, and in the drawing in staff report from LSL, in order to provide outdoor alcoholic service at their existing restaurant, subject to all applicable conditions as specified in the staff report from LSL under Item Number 6; and that the Petitioner provide details for fencing in terms of how it is to be anchored into the brick sidewalk area and also details on the gate to the City Administration as requested.

Motion carried, all ayes.

### **COMMISSION COMMENTS AND ANNOUNCEMENTS**

None heard.

**ADJOURNMENT**

MOTION by Wiggins, seconded by Bowman, to adjourn the meeting.  
Motion carried, all ayes.

The meeting was adjourned at 7:30 p.m.

Respectfully submitted,

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Recording Secretary