



**Regular Planning Commission Meeting
7:00 PM, MONDAY, MARCH 10, 2014
City Council Chambers
23600 Liberty Street
Farmington, MI 48335**

REGULAR MEETING AGENDA

I. CALL TO ORDER

Roll Call

II. APPROVAL OF AGENDA

III. APPROVAL OF ITEMS ON THE CONSENT AGENDA

1. February 10, 2014 Minutes

IV. SCHEDULE OF PUBLIC HEARING

1. Scheduling Public Hearing - PUD Planned Unit Development Preliminary Site Plan and Development Agreement - Grand River/Halstead Plaza Redevelopment

V. GRAND RIVER AND FARMINGTON ROAD ANALYSIS

1. Grand River Avenue and Farmington Road Intersection Analysis Presentation - Hannah Peters, Economic and Community Development Intern

VI. PROPOSED DEVELOPMENT PROJECTS UPDATE

1. City of Farmington 2014 Proposed Development Projects Update

VII. PUBLIC COMMENT

VIII. PLANNING COMMISSION COMMENT

IX. ADJOURNMENT

**Farmington City Council
Staff Report****Council Meeting Date:**
March 10, 2014**Reference
Number
(ID # 1518)****Submitted by:** Vincent Pastue, City Manager**Description:** February 10, 2014 Minutes**Requested Action:****Background:****Agenda Review****Review:**

Vincent Pastue	Pending
City Manager	Pending
Planning Commission	Pending

FARMINGTON PLANNING COMMISSION PROCEEDINGS
City Council Chambers 23600 Liberty Street
Farmington, Michigan
Monday, February 10, 2014

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

ROLL CALL

Present: Babcock, Bowman, Buyers, Chiara, Crutcher, Gronbach, Majoros
Absent:
A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Director Christiansen, Building Inspector Koncsol.

APPROVAL OF AGENDA

MOTION by Crutcher, seconded by Gronbach, to approve the agenda as submitted.
Motion carried, all ayes.

APPROVAL OF ITEMS ON CONSENT AGENDA

a. Minutes of Regular Meeting – January 13, 2014

MOTION by Crutcher, seconded by Buyers, to approve the Consent Agenda.
Motion carried, all ayes.

**PUBLIC HEARING – PROPOSED ZONING ORDINANCE TEXT AMENDMENT:
OUTDOOR DISPAY, SALES AND STORAGE**

Bowman indicated this was major topic at the January meeting.

Christiansen welcomed Steve Majoros, newly appointed Planning Commission, former member of ZBA, who was appointed by Council to fill vacancy of Scott. He then gave a brief explanation of the zoning text ordinance prepared by LSL and its different iterations.

MOTION by Crutcher, seconded by Buyers, to open the Public Hearing.
Motion carried, all ayes.

PUBLIC HEARING

Mary Bush, 23065 Farmington Road, Farmington inquired about the architect's viewpoint with regard to style and structure on the Grand River/Halstead Plaza Redevelopment.

Christiansen explained the Public Hearing was for the zoning text ordinance only.

Motion by Chiara, seconded by Crutcher, to close the Public Hearing.

Motion carried, all ayes.

(PUBLIC HEARING CLOSED)

Bowman expressed appreciation to Hood for the work involved on this agenda item. She indicated the action requested is to make a recommendation to support the amendment and forward it on to City Council.

Gronbach asked if a business is not located in a shopping center and 10,000 square feet or more or in the Central Business District, would the only alternative be to go to the ZBA.

Christiansen stated that is partially correct, it must be in a shopping center, 10,000 square feet or in the CBD, and the only other provision would be an approved special events temporary special activity with a maximum 10 day period. He stated there is some flexibility at the Planning Commission, and there can be discretionary approval on a case by case basis.

Gronbach clarified that the text ordinance amendment addressed outdoor display storage and not seating and Christiansen responded affirmatively.

Motion by Buyers, seconded by Chiara, to approve the zoning ordinance text amendment and forward it the City Council.

Motion carried, all ayes.

PRE-APPLICATION CONFERENCE WITH PLANNING COMMISSION ON PUD PLANNED UNIT DEVELOPMENT CONCEPT PLAN – GRAND RIVER/HALSTEAD PLAZA REDEVELOPMENT

Bowman introduced the agenda item and turned it over to Christiansen.

Christiansen stated that this item is a pre-application conference on a PUD concept plan for the Grand River/Halstead Plaza Redevelopment. A power point presentation was played.

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Todd Firestone of Farran Realty Partners introduced himself and gave a history of his company. A handout was presented to the Commission.

Marty Smith, an architect with Siegal Toumaa Associates, went over the details of the prospective project with the Commission, consisting of a combination of retail and apartments.

Bowman thanked them for the presentation and opened the floor for questions.

Gronbach inquired if there were any marketing studies done in the area on apartments versus condos.

Firestone responded there is a rise in rentership due to the fact it is tougher to get mortgages. He stated there has been no new product built in 35 years.

Crutcher inquired if there would be a connection to Drakeshire and neighbors to the south and Smith responded there would be pedestrian and bicycle paths.

Further discussion was held concerning neighboring parks and accessing same and Crutcher stated he would like to see a draw point that would tie it into rest of neighborhood or community and connect to public transportation.

Chiara inquired if the whole property was owned by one entity and Christiansen responded in the affirmative with Dan Blugerman of Thomas Duke and Associates confirming same.

Further discussion was held on the economic development tools available for a commercial rehab district under state statute.

Chiara commented that the rendering of the apartments didn't look like Farmington and Firestone responded that it's a fresher look.

Potential tenants of the retail portion of the plaza were discussed.

Bowman opens the floor for audience questions.

Mary Bush stated it would be nice to see something more among the charm of Farmington and it would be interesting to see other iterations.

Blugerman indicated the tile shop has an existing lease with several more years on it.

Christiansen stated the site has an opportunity to be a clean sheet of paper and be repurposed to meet the needs of the community. He stated the purpose of this evening's presentation was for conceptual review, it being an optional step and gives the applicant an opportunity to get feedback. The formal application would be the next step where the applicant would come in with preliminary plans accompanied by a draft

agreement that deals with all aspects of development and they would appear before the Planning Commission again with their agreement, a public hearing would be scheduled and the Planning Commission would recommend and forward it to City Council. It would then come back to the Planning Commission for site plan approval. Further discussion was held.

Bowman indicated there was no action required on this agenda item.

Smith thanked the Commission for their input and questions.

**MSU COOPERATIVE EXTENSION CITIZEN PLANNER PROGRAM PRESENTATION
 – ANNETTE KNOWLES, ASSISTANT TO THE CITY MANAGER**

A presentation was given by Annette Knowles on the 7 week course she attended through MSU to become a master citizen planner. Handouts were provided.

Bowman thanked her for her presentation.

**APPOINTMENT OF PLANNING COMMISSION MEMBER/LIAISON TO THE BOARD
 OF ZONING APPEALS**

Christiansen explained that by statute, one member of the Planning Commission is to serve as liaison to ZBA and that the Commission needs to fill that spot due to Jeff Scott going to City Council.

Crutcher volunteers for position but asks for scheduled date

Motion by Chiara, seconded by Buyers to appoint Ken Crutcher to be liaison to the Zoning Board of Appeals.
 Motion carried, all ayes.

2014 PLANNING COMMISSION MEMBERSHIP LIST

An updated roster was distributed to the Planning Commission members.

PUBLIC COMMENT

None heard.

PLANNING COMMISSION COMMENT

Bowman gave an additional welcome to Majoros.

Gronbach asked about Grand Bakery and Café.

Chiara inquired if Tubby's closed.

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Discussion was held about skating rental or vendors coming in and Knowles responded there is not enough manpower for same but they are looking into ice skate rental truck.

Crutcher inquired when Biggby's would be opening.

Chiara indicated he won't be here next month.

ADJOURNMENT

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

The meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Secretary

**Farmington City Council
Staff Report**
Council Meeting Date:
March 10, 2014

**Reference
Number
(ID # 1519)**
Submitted by: Vincent Pastue, City Manager

Description: Scheduling Public Hearing - PUD Planned Unit Development Preliminary Site Plan and Development Agreement - Grand River/Halstead Plaza Redevelopment

Requested Action:
Background:

This item is a request to schedule a public hearing for a proposed PUD planned unit development preliminary site plan and development agreement for the redevelopment of Grand River/Halstead Plaza (former Kmart Shopping Center site). As you know, the Planning Commission held a pre-application conference regarding the proposed PUD at their February 10, 2014 meeting.

The applicant, Farran Group, LLC of Missoula, MT has submitted a PUD application for the redevelopment of Grand River/Halstead Plaza. The purpose of this item is to schedule the required public hearing.

Attachment

Agenda Review
Review:

Vincent Pastue	Pending
City Manager	Pending
Planning Commission	Pending



CITY OF FARMINGTON

<i>For office use only</i>	
Date Filed:	_____
Fee Paid:	_____

Planned Unit Development Application

1. Project Name T.B.D.

2. Location of Property

Address _____

Cross Streets GRAND RIVER / FREEDOM ROAD

3. Identification

Applicant Farran Group, LLC

Address 430 N. Ryan St.

City/State/Zip Missoula, MT 59802

Phone 406.541.9000 Fax _____

Interest in the Property (e.g. fee simple, land option, etc.)

9 Property Owner 9 Other (Specify) Under Contract to purchase fee simple

Property Owner Farran Group, LLC

Address _____

City/State/Zip _____

Phone _____ Fax _____

Preparer of Site Plan SIEGAL/TUOMAINEN ASSOCIATES

Address 29200 NORTHWESTERN HWY

City/State/Zip SOUTHFIELD, MI 48034

Phone 248.352.0099 Fax 248.352.0088

4. Property Information

Zoning District C23 Area APPROX 14.07 AC
Width 915' Depth 945'
Current Use RETAIL (MOSTLY VACANT)

Zoning District of Adjacent Properties to the
North OFFICE South R1D East R3 West 1.5 FILESWAY
FARMINGTON HILLS

5. Proposed Use

G	Residential	APPROX	Acres	<u>3.67</u>	Number of Units	<u>200</u>
G	Office		Acres	<u> </u>	Gross Floor Area	<u> </u>
G	Commercial	APPROX	Acres	<u>5.4</u>	Gross Floor Area	<u>50,600 SF</u>
G	Industrial		Acres	<u> </u>	Gross Floor Area	<u> </u>
G	Institutional		Acres	<u> </u>	Gross Floor Area	<u> </u>
G	Other		Acres	<u> </u>	Gross Floor Area	<u> </u>

6. Planned Unit Development Eligibility Criteria

- ~ Unified Control. Proof that the development is under the control of one owner or group of owners.
- ~ Recognizable Benefit. The applicant must provide written responses to the eligibility criteria as noted on page 3 of this application.

A copy of the complete legal description of the property and proof of property ownership should accompany this application.

I, Todd Firestone (applicant), do hereby swear that the above statements are true.

[Signature] 1/30/14
Signature of Applicant Date

[Signature] 1/30/14
Signature of Property Owner Date

I, [Signature] (property owner), hereby give permission for City of Farmington officials, staff, and consultants to go on the property for which the above referenced site plan is proposed for purposes of verifying information provided on the submitted application.

7. **Planned Unit Development Information.** The applicant shall demonstrate to the Planning Commission that the PUD provides at least three (3) of the following site design elements that could not be attained through a project designed under conventional zoning:

Criteria	Provided	Comment
Preservation of unique site design features	<input type="checkbox"/>	
High quality architectural design beyond the site plan requirements of this chapter	<input checked="" type="checkbox"/>	
Extensive landscaping beyond the site plan requirements of this chapter	<input type="checkbox"/>	
Preservation, enhancement or restoration of natural resources (trees, slopes, non-regulated wetland areas, views to the river	<input type="checkbox"/>	
Preservation or enhancement of historic resources	<input type="checkbox"/>	
Provision of open space or public plazas or features	<input checked="" type="checkbox"/>	
Efficient consolidation of poorly dimensioned parcels or property with difficult site conditions (e.g. topography, shape etc.);	<input type="checkbox"/>	
Effective transition between higher and lower density uses, and/or between non-residential and residential uses; or allow incompatible adjacent land uses to be developed in a manner that is not possible using a conventional approach	<input checked="" type="checkbox"/>	
Shared vehicular access between properties or uses	<input checked="" type="checkbox"/>	
A complementary mix of uses or a variety of housing types	<input checked="" type="checkbox"/>	
Mitigation to offset impacts on public facilities (such as road improvements	<input type="checkbox"/>	

* The PUD criteria included above is not the only requirement for PUD applications. For additional information please refer to **ARTICLE 10 PLANNED UNIT DEVELOPMENT** of the City of Farmington Zoning Ordinance.

City Action

Approved/Denied: _____

Date: _____

By: _____

Conditions of Approval: _____

**Farmington City Council
Staff Report**

Council Meeting Date:
March 10, 2014

**Reference
Number
(ID # 1520)**

Submitted by: Vincent Pastue, City Manager

Description: Grand River Avenue and Farmington Road Intersection Analysis Presentation - Hannah Peters, Economic and Community Development Intern

Requested Action:

Background:

Hannah Peters, Economic and Community Development Intern, will make a presentation to the Planning Commission as part of her Wayne State University Urban Planning Graduate Program work. Hannah will be making a presentation on the analysis of the Grand River Avenue and Farmington Road intersection. Handout materials will be provided at the meeting.

Agenda Review

Review:

Vincent Pastue Pending
City Manager Pending
Planning Commission Pending

Design Element Study: Streets & Circulation

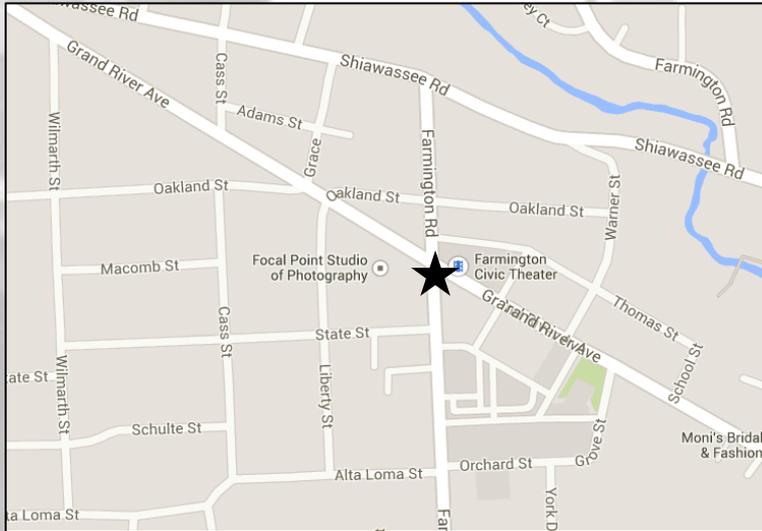
Grand River Avenue and Farmington Road Downtown Farmington

Hannah Peters

UP 6210

February 11th, 2014

Location and Layout



The intersection of Grand River and Farmington Road, 1870

- Farmington is a suburb located North-West of Downtown Detroit
- Adjacent to Novi, Livonia, Southfield and West Bloomfield
- The intersection of Grand River Ave. (East-West) and Farmington Road (North-South) is the main intersection in Downtown Farmington
- Grand River has four lanes east of Farmington and two lanes west of Farmington
- Farmington has two lanes north of Grand River and four lanes south of Grand River
- No left turn from southbound Farmington to eastbound Grand River
- On-street parking on Farmington north of Grand River and Grand River east of Farmington
- Extremely pedestrian friendly with brick crosswalks and widened sidewalks on Grand River

The Evolution of the Intersection

- Home to Farmington's first CBD hub: businesses included merchant shops, dry goods, an undertaker, saw and grist mills and a dairy and cheese factory
- Intersection sidewalks (on both roads) paved in 1872
- Businesses surrounding the intersection got electric power in 1910
- Detroit United Railway (DUR) owned the dirt road with the original trolley tracks and didn't sell it to the Oakland County Road Commission to be paved until 1928
- The commission paved 2 lanes on Grand River for cars and on-street parking around 1930
- Cars traveling on the intersection had a top speed of 30; the speed limit today is 25 to promote walkability and a welcoming CBD



1905



Packet Pg. 15

Physical Conditions



- Recently paved intersection with no potholes is great for car travel
- Brick paver-lined crosswalks that cross Grand River and Farmington Rd. make the community welcoming and pedestrian-oriented
- Clearly marked street signs fit historic motif



- Sidewalks on both roads are widened and lined with landscaping – a huge asset to the CBD
- Indented parking on Farmington and Grand River make the streets linkages to historic businesses
- Traffic lights and a low speed limit make the intersection a destination and not just a linkage

The Intersection as a Community Linkage



- Links three corners of commercial activity and one corner of green space
- North-South linkage to Farmington Hills (both directions)
- North-South linkages to 9 and 10 Mile
- East-West linkages to Orchard Lake Road and Drake Road
- Destination spots for many attractions including festivals in the summer and fall, farmer's market shopping and parades
- Adjacent to city services including library, police and fire and city hall
- Built around pedestrian traffic in CBD

Current & Future Improvement Projects



- Streetscape phases 1 and 2 provided pedestrian-oriented boulevards on Grand River and Farmington Road, the neighboring Grove Street and Warner Street
- Increased sidewalk widths, brick pavers, city-maintained landscaping and indented street parking a huge win for Downtown Farmington
- Farmington Road between Grand River and Shiawassee future project: conflicts with SHPO stalled development
- Possible addition of a trolleybus to connect the intersection with neighboring stops, including the Riley Pavilion and Historic Warner Mansion would be a great way to reduce traffic congestion on weekends and promote the town's historic character
- Addition of new parking along Grand River and behind Grove Street make the intersection more inviting to shoppers and travelers

Critiques and Recommendations

- Adjustment of timer on the streetlights would improve locale
- Promote and incentivize vacant real estate on the corners of intersection to improve commercial district
- Maintain stricter guidelines for existing business facades to make district more appealing to both shoppers and potential tenants
- Widen pedestrian crossings with additional pavers to accommodate heavy foot traffic on the weekends
- Addition of planted medians on Grand River to further facilitate walkability
- Routine asphalt maintenance instead of filling in potholes sporadically
- Allow left turns onto Farmington and Grand River with green arrows on traffic signals to avoid confusion
- Addition of bike lanes along Farmington Road would improve pedestrian traffic and encourage green transit



Analysis



- The intersection of Grand River and Farmington Road serves as a unique and well-functioning hub for its CBD
- Its development is far from being completed
- The continued focus on this area of downtown is an investment in its future and vitality
- New and better merchants will help improve the intersection by making it more of a destination
- Focus on foot traffic by adding widened sidewalks, brick paver crosswalks and a low speed limit is its most important focus
- Historic charm is very valuable

**Farmington City Council
Staff Report**

Council Meeting Date:
March 10, 2014

**Reference
Number
(ID # 1521)**

Submitted by: Vincent Pastue, City Manager

Description: City of Farmington 2014 Proposed Development Projects Update

Requested Action:

Background:

This item is an update for the Planning Commission of the current City of Farmington 2014 proposed development projects. The current status of proposed projects throughout the City will be reviewed and discussed.

Agenda Review

Review:

Vincent Pastue	Pending
City Manager	Pending
Planning Commission	Pending