

FARMINGTON PLANNING COMMISSION PROCEEDINGS
City Council Chambers 23600 Liberty Street
Farmington, Michigan
Thursday, April 21, 2011

Chairperson Gronbach called the meeting to order at 7:04 p.m. in the Farmington City Council Chambers, 23600 Liberty Street, Farmington, Michigan.

ROLL CALL

Present: Bowman, Christiansen, Crutcher, Gronbach, Scott, Wiggins
Absent: Sutton

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: City Manager Pastue, Building Inspector Koncsol, Sherrin Hood, LSL Planning, Inc.

APPROVAL OF AGENDA

MOTION by Bowman, seconded by Wiggins, to approve the agenda as submitted. Motion carried, all ayes.

Motion carried, all ayes.

Site Plan Review - Outside Sales, ACO Hardware, 31580 Grand River Avenue

Pastue stated that proponent Brian Sioma from ACO Hardware is present to answer any questions that may arise and indicated that Sherrin Hood would give brief review of the outdoor display request.

Hood indicated that the Zoning ordinance has certain standards that must be looked at when dealing with outdoor seating and display requests. The Planning Commission has to approve the site plan for the display area. Drawings had been submitted to show what their request entailed, to extend the area of display along the store front of the building to encompass entire store front. The ordinance states that a 5-foot clearance must be maintained on the sidewalk, and that items are stored in a way that do not cause safety and/or fire hazard. Both criteria were met upon inspection and indicated they are comfortable with the request and recommended approval, with the conditions of no stacking of items higher than 4-feet in height, and that permit is annual to be renewed every year as long as violations don't exist.

Gronbach asked proponent if he wished to make a comment.

Brian Sioma of ACO Hardware, indicated that business has picked up since the closing of the hardware store downtown, and is requesting permission to allow store to put additional pallets of inventory to better serve the community

Questions and/or comments were entertained by the Commission.

MOTION by Christiansen, seconded by Wiggins, to approve Petitioner's request for outdoor display at ACO Hardware property, subject to the conditions as specified in the LSL Planning Consultant Letter dated April 6, 2011.

Chairperson Gronbach indicated for the record that he would abstain from partaking in the vote due to potential conflict.

All ayes, one abstention, motion carried.

Site Plan Review - Outside Seating, Mentobe Café, 33336 Grand River Avenue

Pastue stated proponents are present for the outdoor seating request. He indicated that proposal included outdoor seating for front and back and wished only to address the front at this time. He indicated that the issue of the outdoor seating in back will be brought to Council at a Special Study Session on May 2nd.

Hood indicated the request was made for four tables with three chairs for outdoor seating for the Mentobe Café. According to the ordinance the seating must be maintained with a 5-foot minimum pathway. Drawings were included in Commission's packet for the request. One of the requirements is that chairs and tables be of durable materials such as wood or metal, proponent is proposing bistro style which would fall within the requirements. Outdoor dining is permissible from April 15th and October 31st and tables and chairs must be stored inside at end of season. Outdoor area must be maintained properly and insurance, licenses or permits required to utilize public sidewalk must be obtained by City administration.

Commission Gronbach entertained questions or comments regarding this item.

David Epps, owner of Mentobe Café, addressed the Commission. He indicated he is excited with this new venture and is proud of the results of the work that has been done. He indicated that the outdoor seating will surely improve business.

Scott stated as the drawings depict, he felt that 16 seats would not give the adequate pathway required by the Ordinance, and proponent indicated they are going with the twelve seats instead. Clarification was also made as to which tables would be utilized.

Bowman inquired as of tentative opening date and proponent responded they are hoping to be open by May 15th.

Gronbach inquired of administration as to outside waste receptacle requirement and indicated to proponent that any implementation of same must be compatible with Streetscape requirements.

Crutcher stated pictures show receptacle in front of Civic and inquired if there were any more and Pastue indicated that was a good example of what is acceptable for downtown area.

Pastue responded to inquiry from Wiggins that renewal is yearly as long as there have been no violations brought to their attention.

MOTION by Christensen, seconded by Bowman, to move to approve outdoor seating request for Mentobe Café at 33336 Grand River Avenue, limited to the front outdoor seating only as proposed, on the condition that the outdoor seating only include four tables as shown in graphic from LSL Planning letter dated April 6, 2011, with three chairs for each table for a maximum of twelve seats total, subject to the conditions outlined in the LSL Planning letter dated April 6, 2011 and that the Petitioner coordinate with the City staff regarding the location of a waste receptacle in the outdoor seating area to accommodate any trash to be generated from the outdoor seating and in accordance with the materials submitted the Petitioner specifying the types of tables and chairs.

Motion carried, all ayes.

Christensen indicated that Item #2 on the agenda was overlooked and wished to address it.

APPROVAL OF ITEMS ON CONSENT AGENDA

- Regular Planning Commission Meeting Minutes of March 14, 2011.

Commission Gronbach indicated there were duplicate paragraphs contained on page 3 in the minutes of March 14, 2011.

Christensen noted the amendment.

MOTION by Christensen, supported by Crutcher, to approve amended minutes.

Motion carried, all ayes.

PUBLIC COMMENT

None heard.

COMMISSION COMMENTS AND ANNOUNCEMENTS

Crutcher inquired if the BP station at Grand River and Power is selling cars.

Koncsol said they are monitoring that, that there are no for sale signs in vehicles and are keeping an eye on that.

Chairperson Gronbach stated that next meeting of the Planning Commission will be held on May 9th and the other items from the April 12th meeting agenda will be included on that.

ADJOURNMENT

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

The meeting was adjourned at 7:25 p.m.

Respectfully submitted,

Recording Secretary