

FARMINGTON PLANNING COMMISSION PROCEEDINGS
City Council Chambers, 23600 Liberty Street
Farmington, Michigan
August 8, 2016

Vice Chairperson Crutcher called the meeting to order at 7:00 p.m. at City Council Chambers, 23600 Liberty Street, Farmington, Michigan, on Monday, August 8, 2016.

ROLL CALL

Present: Buyers, Chiara, Crutcher, Kmetzo, Waun

Absent: Gronbach, Majoros

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Director Christiansen

APPROVAL OF AGENDA

MOTION by Chiara, seconded by Buyers, to amend the Agenda to change the order of Items 4 and 5 on the Agenda.

Motion carried, all ayes.

MOTION by Buyers, seconded by Chiara, to approve the amended Agenda as submitted.

Motion carried, all ayes.

APPROVAL OF ITEMS ON CONSENT AGENDA

a. Minutes of Regular Meeting – July 11, 2016

MOTION by Chiara, seconded by Buyers, to approve the items on the Consent Agenda.

Motion carried, all ayes.

**FARMINGTON DOWNTOWN AREA PLAN 2015 AMENDMENT -
DEVELOPMENT AREA E, EAST GRAND RIVER AREA PLAN**

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

Christiansen stated this item is the latest version of the Downtown Area Plan 2015 Amendment. He indicated the prior version the Commissioners received in July had omitted one property inadvertently and it has now been included in this version. and to include what has now been created by the Grand River Corridor Authority and identified as Development Area E to include the East Grand River Area Plan which the Grand River Corridor Authority has moved on to the Planning Commission for their review.

He stated the Authority has been working with OHM advisors to redevelop East Grand River Avenue from Mayfield to Power Road and incorporate that as an amendment into the Downtown Area Plan 2015. He stated the action requested for this item tonight is to review the amendment as created, approve it, and make recommendations and forward it to City Council for their consideration.

He indicated the Downtown Area Plan 2015 was an effort created by a committee of people from the community which was comprised of representatives of City Council, Planning Commission, the DDA, City Manager's office, Economic and Community Development as well as stakeholders in the community.

He said the description of Area E remains the same and the focus of this area is to look for opportunities for redevelopment with connections to Shiawassee Park. He indicated the Grand River Corridor Improvement Authority developed a series of principles to build on vision to integrate the goal of urban design. Some of the principles to include elements to complement the historic downtown, leveraging the Rouge River as an amenity for development and look at opportunities to realize development along the River Rouge and the Grand River Corridor; to integrate residential into existing downtown and create a continuous stream of pedestrian environments; to complement the downtown and be a gateway to the City and to create opportunity for economic development and an environment with mixed use and to focus on the amenities of Shiawassee Park and the Rouge River to better complement and utilize a cohesiveness between properties and amenities.

He stated the committee developed two concepts for Area E and were adamant that their efforts would not be looking to create or expand but make a unique area that blends into the Grand River corridor as a whole.

He detailed the two concepts developed for the Commissioners and further discussion was held on the different aspects of each of the plans.

He then stated the action requested for the Planning Commission for this item is to review the amendment as created, approve it, and make recommendations and then forward it to the City Council for their review.

MOTION by Buyers, seconded by Chiara, to recommend approval of the Downtown Area Plan 2015 Amendment, and move to forward it to City Council for their review.
Motion carried, all ayes.

**OUTDOOR DISPLAY AND SALES – FRESH THYME FARMERS MARKET,
23300 FARMINGTON ROAD**

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

Christiansen stated that the Applicant, Fresh Thyme Farmers Market, has submitted plans for outdoor display at the front entrance to their store located at 23300 Farmington Road. He indicated that this is a permitted use in the Central Business District it is zoned as. He said there was a site plan provision in the PUD allowing for outdoor displays and sales and that this request was just to formalize it. He presented the floor plan to the Commission and opened the floor for questions.

Crutcher inquired if a year round request was different than seasonal and Christiansen responded not for shopping centers.

MOTION by Chiara, seconded by Waun, to approve the request for outdoor merchandise displays and sales for Fresh Thyme Farmers Market, 23300 Farmington Road, along the front entrance between the normal business hours from 7:00 a.m. to 10:00 p.m.

Motion carried, all ayes.

PUBLIC COMMENT

None heard

PLANNING COMMISSION COMMENTS

None heard

ADJOURNMENT

MOTION by Buyers, seconded by Chiara, to adjourn the meeting.

Motion carried, all ayes.

The meeting was adjourned at 7:47 p.m.

Respectfully submitted,

Secretary