

FARMINGTON PLANNING COMMISSION PROCEEDINGS
City Council Chambers 23600 Liberty Street
Farmington, Michigan
May 13, 2013

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, Chiara, Crutcher, Gronbach, Scott, Schneemann
Absent: None.

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 – April 8, 2013

MOTION by Chiara, seconded by Crutcher, to approve the item on Consent Agenda.
Motion carried, all ayes.

SITE PLAN REVIEW – 33928 GRAND RIVER AVENUE

Chairperson Bowman described the site plan review of 33928 Grand River which is within the Downtown District and subject to approval by the Planning Commission and Historical District. The site plan had been reviewed by the Building Department and met the necessary requirements.

Director Christiansen stated that the homeowners at 33928 Grand River had submitted an application for a new covered wood porch for their two-story single family residence. Info regarding the request, photograph, plan, survey drawing, floor plan and two elevations were included in the Planning Commission packets. He detailed the plans with the graphic on screen stating the porch would go along Grand River and wrap around the west side of the house and create a new entrance.

Discussion was held regarding setback and easement. Christiansen indicated that the porch feature was consistent with other homes in the district. Schneemann stated that it might be worth mentioning to the Petitioner to rethink the depth of the porch since it appeared that there might be 1.8 feet more depth available. Scott inquired if there was

new construction occurring with this project and Koncsol replied that there were no building construction drawings yet. Scott stated he didn't think the plans would meet historical requirements for porch because it's never been there and further discussion was held concerning houses designated as historical. Christiansen indicated that it was in compliance with Zoning as far as setbacks and esthetics.

MOTION by Scott, seconded by Crutcher, to approve the covered wood porch addition at 33928 Grand River Avenue.

Motion carried, all ayes.

GRAND RIVER CORRIDOR PROJECT UPDATE

Christiansen presented an 11 by 17 handout of work items generated by the Joint Corridor Improvement Authority as well as a Power Point presentation. The instrument was created as a result of the initial meeting, the first meeting held back last fall, and monthly meetings of joint boards. He stated the Planning Commission would be charged with day to day review of proposed development, site plans, review and action. Long range responsibilities would include planning responsibilities, parks and rec, and transportation study. The plan itself is intended to be incorporated as part of the overall Master Plan and Farmington and Farmington Hills will present completed plan in June to both Planning Commissions where they will be asked for comment, changes, recommendations and asked to adopt it and it will become part of the Master Plan. The strategy is to create a corridor overlay district which will be the end product of all involved with the Grand River Corridor Authority, with the plan being adopted by the Planning Commission and elected officials of both communities and submit it to City Council for their recommendation. He indicated that Commissioner Scott sits on the Board and participates with the task force on the project.

A quick overview of the following Development Principles was presented:

1. Community image and character.
2. Mobility.
3. Redevelopment.
4. Neighborhoods and Housing.
5. Natural Environment
6. Public space
7. Connections
8. Sustainability

Chairperson Bowman thanked Christiansen for the entertaining presentation. He then stated that part of the Planning Commission hat is planning for now and the future in the redevelopment of the City.

Schneemann inquired regarding Item 3, Redevelopment, as part of the work the community is doing if there will be more specificity given to one or both of the redevelopment areas.

Christiansen responded the second part of the Power Point will show details. He then stated that the task force in the planning process has come up with four focus areas.

They considered the viability of existing parcels, looking at redevelopment where there are several parcels and facilities together.

Scott indicated that one of the findings of the task force is that a lot of the development along the Corridor is a mish mash of all different uses all spread out and their plan is to consolidate those areas.

Christiansen stated that instead of small segmented parcels they want assemblage of parcels integrated and linked back to neighborhoods.

Babcock raised a question about the TIF and how the two communities would distribute the capture to achieve Community Image and Character equally without each pot being equal and Christiansen responded that TIF would not be the only funding source and that there may be individual community efforts but collectively they would join to create consistency. He then stated the whole idea of the plan is to take inventory, find out what's worth preserving or enhancing and identifying what's worth transitioning from and putting together a framework to guide that.

The following four focal areas were identified and described in detail:

1. Botsford focus area.
2. Orchard Lake focus area.
3. Grand River North focus area.
4. Grand River South focus area.

Christiansen stated that the next step in the project would be refining focal area plans, developing implementation and bringing to both Planning Commissions at the end of June, beginning of July.

Schneemann commented that the plans were very aggressive and would defer his questions to the joint meeting but would like further specificity.

Scott stated the task force is looking for better use for focal area and avoiding spread out.

Further discussion was held regarding the variety of land uses around corridor and whether or not MDOT had been asked to participate as member seeing that they control Grand River.

Chairperson Bowman thanked Christiansen for the presentation.

DOWNTOWN REDEVELOPMENT PLAN PRESENTATION

Director Christiansen presented the updated presentation of the Downtown Redevelopment Plan stating that Commissioner Schneeman and S3 Architecture has been instrumental in overseeing design and a fly over of the proposed Downtown Redevelopment Plan that was shown to the Board starting with the Grove Street

Project, where discussion was held about the 25 additional parking spaces, the promenade, the new sidewalk and the walkway that connects Riley Park all the way through across Farmington Road, providing a safe walking environment for pedestrians.

The presentation provided details for all areas of the downtown, including the Kimco Building with the entire gain in parking spaces in the downtown going from 81 to 379 in three phases.

FARMINGTON AND FARMINGTON HILLS JOINT PLANNING COMMISSIONS MEETING – MAY 16, 2013

Director Christiansen stated the second meeting regarding the Grand River Corridor Project is being held this coming Thursday, May 16, 2013 at the Farmington Hills City Hall, beginning at 6:30 p.m.

OAKLAND COUNTY 2013 PLANNING ESSENTIALS WORKSHOP – MAY 18, 2013

Christiansen indicated a free workshop focused on zoning and planning is being offered by Oakland County Economic Development and Community Affairs Division from 8:00 a.m. to 12:30 p.m. at the Oakland County Executive Office Building Conference Center on Saturday, May 18, 2013.

FARMINGTON VISION PLAN – VISIONING MEETING 4, JUNE 5, 2013

The fourth visioning meeting of the Farmington Vision Plan is being held June 5, 2013 at the Farmington Masonic Lodge from 6:30 – 8:30 p.m where they will review the results of the brainstorming session held at a prior meeting.

PUBLIC COMMENT

None heard.

PLANNING COMMISSION COMMENT

Chiara commented on the Kimco Center and discussion was held concerning same.

ADJOURNMENT

MOTION by Chiara, supported by Scott, to adjourn the meeting.
Motion carried, all ayes.

The meeting was adjourned at 9:03 p.m.

Respectfully submitted,

Secretary