

FARMINGTON PLANNING COMMISSION PROCEEDINGS
23600 Liberty Street
Farmington, Michigan
April 12, 2021

Chairperson Majoros called the Meeting to order via Zoom remote technology at 7:03 p.m. on Monday, April 12, 2021.

ROLL CALL

Present: Crutcher, Majoros, Mantey, Perrot, Waun, Westendorf
Absent: Kmetzo
A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Director Christiansen, Recording Secretary Murphy, Brian Golden, Director of Media Services.

APPROVAL OF AGENDA

MOTION by Crutcher, supported by Perrot, to approve the Agenda.
Motion carried, all ayes.

APPROVAL OF ITEMS ON CONSENT AGENDA

A. March 8, 2021 Minutes

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

SITE PLAN REVIEW – PROPOSED OUTDOOR SEATING AREA ENCLOSURE, LOS TRES AMIGOS RESTAURANT, 33200 GRAND RIVER AVENUE

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

Director Christiansen stated this is a building addition intended to enclose the outdoor seating area of the existing restaurant. At their April 8, 2021 meeting, the Downtown Development Authority Design Committee and recommended the proposed outdoor seating area enclosure for Los Tres Amigos to the Planning Commission in accordance with the submitted plan. And a copy of those draft meeting minutes from last Thursday, April 8th, are attached with your staff report. No changes regarding building dimensions or to the exterior of the existing restaurant or other site improvements are proposed at this time. The Applicant has submitted plans for the proposed outdoor seating area enclosure including a layout of the existing building and floor plan for the proposed outdoor enclosed seating area. Proposed new replacement exterior building site landscaping and that would be along the front, that landscaping intended to replace what is going to be displaced by the outdoor seating area enclosure, and also with the plan set is existing and proposed building elevations. Also included are plans for

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modification of the existing restrooms. Those don't require your review and approval; they are interior to the building but they are shown on the plans and I wanted to share those with you for your information. Again, the Applicant is with us on the meeting this evening to review the proposed outdoor seating area enclosure with the Commission and that would be Mr. Mark Fineout with Fineout Design Group.

Chairperson Majoros welcomed Mr. Fineout to the meeting and asked him to provide an overview and then we'll entertain questions and go from there.

Mark Fineout stated the owner came to me and he wanted to enclose his patio and make it a year-round area to dine. And then at that point we designed a structure to look at a patio that had been enclosed and that included a red roof and other features that were not really compatible with the existing building. And we went through the DDA Design Committee and they made some really good recommendations for us to come back and submit an addition that looks like it was part of the original building. And they did that mainly with colors, with some materials, and so that was a good experience. Also part of this enclosure addition is adhering it to the southwest corner, actually it would be the northwest corner. And right now what they have is they have some exterior, they have some temporary storage units that they have and use for storage. So if we're allowed to build the addition, we'll have storage all contained within the building. Another nice aspect of this is that we'll remodel the interior restrooms, I don't know if you ever frequent the restaurant there, but that will be a good improvement to rework those existing restrooms, not only to meet ADA compliance but also with finishes. At the front to keep the building looking like a patio and engage with the outside and the community while the diners are there, we proposed overhead doors that will open up. They're large doors, 16 feet wide by 8 foot tall. And they would open up. They're also pure glass so during the winter while diners are eating, you know they'll be part of the streetscape. Other recommendations that came from the DDA is to use better skylights that don't fog up, to have an arts and crafts type of light fixture compatible with the building and with adjacent buildings, to use irrigation for all of our landscaping which we're doing, so that was all positive input to what you're seeing today. There are other aspects to this that still need to be worked out. Based on existing occupant load at 110, that building right now that sits would be required to be fire suppressed. So we have two ways to look at that in the Building Code and that is to either fire suppress it or to create fire areas with fire barriers. And so basically almost creating two different buildings. So we're looking at those two different options and that will be developed as we go into construction documents and construction designs. Other things that still need to be worked out, too, in the construction drawings are the front planters right underneath the lights, so those are actually within the right-of-way and they can't really be a part of the building because we would be building over the top of the right-of-way or beyond the right-of-way, so we have to figure out a creative way as we get into those construction documents to satisfy what you're going to want to see that those planters remain there and are part of the esthetics of the façade and still work with not being really attached to the building, but being like a separate type of planter. So we're

going to need to develop that idea. Other items that were brought up were on the west side, instead of having a fixed glass on that façade is to have something that opens up, whether it be a garage door or you know a nano type of wall that's glass that folds open, but the idea is to give it again, the people that are walking by or the people that are dining, to see each other better and feel like the people inside or outside and the people outside, you can talk to them and such. So these are all things in the design documents. And I think that's about all that I have right now and I'm happy to answer any questions.

Chairperson Majoros thanked Fineout for the overview and opened the floor for questions from the Commissioners.

Crutcher said looking at the property line, the north side of the sidewalk that is south, it looks like there's some space between that and the property line; I know there's an issue about getting the planters in that, but isn't that still ... does the paving start far enough away from the building that you could actually put some landscaping between the building and the sidewalk?

Christiansen asked if he was talking about on the south elevation and Crutcher replied yes. Christiansen went on to say you can see right now, if you look at the existing photograph, there's landscaping there right now. And what's intended is for that landscaping to be eliminated and there's a new series of landscape element that are being proposed. If you'll take a look, you'll see new railing and you'll see new reclaimed stone planters, you'll see new plants that are also shown and you'll see that then all along that whole south frontage of the addition are new plants starting at grade level. You can also see where the existing landscaping and that's actually kind of broken out in his site plan in kind of a red highlighted area, that those existing landscaping are going to remain.

And there may be not so much of a conflict with those planters you wanted to propose on the sidewalk if it's in a landscaped area anyways.

Christiansen said I think the idea is to again try to claim as much as what was originally approved back in, if you might recall, the original site plan for the conversion for the Los Tres Amigos from the original Dimitri's was back in 2013. And so what you see out there today has been in place since the site plan was approved at that time. And again, what's intended is a replacement of the landscaping that's going to be eliminated as much as possible while maintaining what isn't going to be touched. That's kind of been the focus here in all of our discussions. We had those discussions on site with the Applicant not wanting to lose the landscaping. We also had that discussion you might recall in the presentations and discussion with the DDA Design Committee. And again, that's still what's shown here.

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Majoros said so if I may clarify, is it fair to say that the new floor and site plan as we see it on page 22, it appears as though a combination of the new dwelling and landscaping does not protrude any further towards Grand River today's; is that a fair statement?

Christiansen replied yes, anything new, that's correct. The only thing that is going to be outside that area, again, I invite you to take a look at the new floor site plan and the areas in red, I can tell you that within those existing areas they're going to do some clean-up. You might know that one of the areas which is the one that is along the south side down towards the south and west corner, you'll see replace existing landscaping, they're just going to clean those areas up, that's correct.

Perrot said the only comment he has is the garage style doors being able to open it up. The fact that we're in Michigan and those doors are always a hit, especially the restaurants, it's fantastic.

Westendorf said I have a clarification question. Is the view that we're looking at now, is that middle section an operable garage door as well? It just looks different than the other two.

Fineout replied yes, it is. We used it in the renderings so you could see what it would look like when the doors are open.

Westendorf said I believe there's a portion, and Mr. Christiansen correct me if I'm wrong, that the buildings in the CBD that are on a corner are supposed to have an extra . I don't know what the verbiage is but accentuate the prominent corners in the CBD. I guess my question is to the Applicant is how is your design meeting that requirement?

Fineout said again when you can see the sign, "Los Tres Amigos" sign, and we have some glazing there. And we propose that glazing to be similar to the overhead doors. So that would bring the type of font to tie around to the east side. And basically what we've done on the east side is an extension of what's already there. So, we've increased what's already there, we've made it so that you can see through and engage the people in the patio. And another thing we're going to do as you look at the east rendering and it was brought up at the DDA meeting, that some of the existing piers are not level, they're leaning. So we're going to go ahead and straighten that all out. So that east façade, that's nicely landscaped and hardscaped with a ramp and lights on top of piers and the entrance into the building. So hopefully that will suffice what you want to see on a corner.

Crutcher said we had this discussion in the DDA Design Committee, but on the southeast corner of the addition, right now you're showing it as possibly being a window, do you think you could actually make that glass and Fineout replied for sure they can, whether it be with a roll-up or whether we do that with a folding accordian, we can do that. And if

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you'd like that to be a stipulation of approval or something or an item that we need to do, then whatever.

Crutcher said it was brought up because of the fire rating requirement that you might not be able to put glass on the west side of the building and Fineout replied on the west side, that might be tough. Crutcher said that's the one that I'm trying to talk about, the west corner.

Fineout said that might be tough to do. As I've researched the Code and really dug into it, and this has been brought up, it might be tough to put glass in that area based on our construction type and openings on the property line. The reason I can have large openings on the front property line, on the south property line, is because it has frontage onto a street. On that west side, I'm right up against the property line and I haven't been able to find anything Code wise to this point, that's not to say that we might be able to find an exception on a way to do this, that would allow me to put an opening on that west corner.

Majoros asked Christiansen for clarification on what area they're talking about.

Christiansen replied I think what Mr. Fineout is referring to is if you look at the new floor/site plan, and you go to the west side, so to your left, and you go down to the corner there which is the southwest corner of the addition, he's talking about that small portion of the exposed elevation, if that can be glass or not, and it depends upon the rating that's necessary to Michigan's compliance to Fire Code based upon capacity, Construction Code requirements.

Crutcher said he wouldn't want to make it a condition that it has to be open because he might not be able to, but it does make this a nice experience when it is open. And I should suggest that maybe if that was not a 90 degree angle but that was put on the corner there so the window is at a 45 degree, maybe you can squeak by the Code requirement.

Christiansen said I think, Mr. Crutcher, I think what might be able to be achieved is if you could put it, if you're so inclined to do so, in any motion that you might make, if it was in support of this site plan as proposed, is you could certainly put that in as a condition if it's possible. That would be the glazing, what you're looking to see there, as long as whatever is then resulting is Code compliance. We'll certainly have it in the notes, we'll carry it forward and if it's possible, we'll look to Mr. Fineout to see what he intends to do and see if we can achieve it.

Crutcher said he was satisfied to see it on the plan that it's intended to put it there and I don't want to put any conditions to make it harder, but if he can't have it there, I don't want to hold it up.

Christiansen said I think you're right, you could either reference it that way or as you just alluded to, leave it as part of the site plan as shown.

Majoros asked if there was any consideration given to not having the south elevation be a complete façade spanning the entire length of the building but preserving some degree; can we go to the proposed new elevations. For instance, preserving true outdoor seating, the garage doors are a great solution, I think they add that kind of cool factor, bring the outdoors in and bring the indoors out and all those things you were talking about when it comes to community engagements. But as Commissioner Westendorf pointed out, this is a corner, this is a very highly trafficked part of the City, and now with access to the Pavilion and to the Syndicate, some degree of true outdoor seating, was there any consideration for perhaps the addition filling in what would be the full span of the west elevation, one, maybe two garage doors, and still keeping three or four tables outside? I'm not the business owner I'm just trying to think about true outdoor seating because we've all come to enjoy, I think, walking around and seeing people and the garage doors might not always be open or what have you. Was there any consideration of that in any of your discussions?

Fineout replied between the owner and himself, they had never had that discussion, nor through the DDA Design Committee, we didn't have that discussion. I think we're sort of thinking the type of investment we propose and we think will ultimately produce a product here that will be something that you'll like and with the glass being able to see through it in the winter. I mean we can't be outside in the winter anyway and in the summer, we're going to have the overhead doors rolled up, so you're almost getting the best of both worlds. In the winter they're just going to take all the seats and tables and put them back in one of those storage areas, so hopefully with this proposal we can provide the City with a good solution to what we can't do and what you want us to do.

Crutcher said to clarify, you were looking at the east side of the addition, where that is now, proposing that that would potentially open up similar to the overhead doors, not an overhead door but something that could slide along the wall and Fineout replied yes, and since we're on frontage there, I know that Code allows us to do that and we'd be happy to have a stipulation in any type of proposed approval that would say you want that to open and match, you know, the doors match as much as possible. I'm not exactly sure if I can do overhead because we have a staging height difference if they're both open, but I think we can do a folding type of door or some other type that went all the way down through the patio.

Majoros said just my personal opinion, I appreciate the business owner and that being the property, I appreciate the position that they occupy in the City, the facility is great, the open doors are great, I just want to maximize the use of that because I do think it's a bit of an anchor property and so close to the Pavilion and so close to where a lot of people

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engage, and I just don't want to lose something very unique that Farmington enjoys that not a lot of other communities have.

Crutcher said in looking at the scope, when this new addition is built, is that existing patio going to be removed and rebuilt with a new floor or are you just building on top of that patio?

Fineout replied I've got to do over the floor, just the Health Department and such, I mean those are like open pavers and such.

Crutcher said so that construction will go all the way to the corner then, with planters and everything to the corner, they're all going to have to be rebuilt to the east side?

Fineout replied to the east side, no, it will just be rebuilt within the confines of the addition and then we'll keep the Artscape that's already there and the planters and such.

Crutcher said so basically putting a proposed door east of the proposed door on the addition, that will all remain and everything west of it will be new and Fineout replied yes.

MOTION by Crutcher, seconded by Perrot, to approve the site plan for the proposed outdoor seating area enclosure for Los Tres Amigos Restaurant, 33200 Grand River Avenue, with the condition that the entrance to the addition on the east side be operable to match the operable windows on the south of the building and as presented in the site plan as presented.

Motion carried, all ayes.

Chairperson Majoros thanked the Los Tres Amigo team.

**PROPOSED BUILDING FAÇADE MODIFICATION – JOHN COWLEY & SONS PUB,
33338 GRAND RIVER AVENUE**

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

Director Christiansen stated this item is the review of a proposed building façade modification of the existing John Cowley & Sons Pub. The proposed modifications include new awnings on the existing restaurant building. At their April 8, 2021 meeting, the Downtown Development Authority Design Committee reviewed and recommended the proposed building façade modification, the proposed awning, to the existing Cowley's Pub building to the Planning Commission in accordance with the submitted plans. A copy of those draft meeting minutes from last Thursday's meeting are attached with your staff report. Section 35-104, of the Zoning Ordinance Central Business District, CBD, the nonresidential and mixed use development requirements permit awnings for buildings in the CBD projecting over the public sidewalk with Planning Commission approval and

subject to conditions after review and recommendation by the DDA Design Committee. Once again, the DDA Design Committee has reviewed and made the recommendation for support for the awnings as proposed. The Applicant, Greg and Mike Cowley, submitted the plans for the proposed building façade modifications, again, awnings as proposed, the submitted plans include a proposed front building elevation, project details and specifications package are all included with your staff packet. The Applicant did indicate they were planning to attend this evening's meeting; however I don't think they are here this evening so we will certainly represent what has transpired to date in terms of their submittal and what transpired at the DDA Design Committee and the presentation and request before you this evening.

Chairperson Majoros thanked Christiansen for his overview and opened the floor for questions from the Commissioners.

Crutcher said looking at the rendering in the packet, is this different than what was presented at the Design Committee and Christiansen replied yes, because the Design Committee requested that it be. The Design Committee, if you go back and look at the review and recommendation, the Committee reviewed the awning or the sun shading itself for John Cowley & Sons, it discussed the striped pattern material and the Design Committee wanted to see a more solid blue to match the small center awning over the door with bronze housing for the retractable awnings and no scalloped edges. And that's what you see in this drawing. So that the striping has been changed to be solid blue and that the support structure and all the hardware are to be dark material, black metal material. So as recommended and requested by the Design Committee that's now requested in this elevation.

Crutcher said I also noticed there's no awnings on the second floor and Christiansen replied that is correct, that is a decision that was made as well.

Commissioner Perrot asked if there was any consideration of the surround tenants like the brewery, the barber shop, in terms of something like this, it's a big front for the restaurant, big bold blue, and now he's going to put tow of these pretty sizable awnings on it. Does the surrounding tenants, aside from going through the DDA, do they have any kind of input or consideration in terms of something like this, because this really does transform to an extent that block?

Christiansen replied that is a good question but the Zoning Ordinance is very specific in terms of modifications of this type, materials of this type, the various elements of a façade and then all the recommendations of the DDA Design Committee. So, it's not something that is to be reviewed or asked to be reviewed or any input from adjacent or other properties. It does rest with the DDA that oversees the downtown and, in this case, the DDA Design Committee. So, that's why in the Zoning Ordinance in the Central Business District provision, that process is in place which has taken place here. But no, adjacent

businesses, other businesses, do not have an opportunity to weigh in per se, they certainly can participate in the process if they so choose, it's not something where there's a public hearing is required either. Again, in the downtown, in accordance with the Zoning Ordinance or the Central Business District's regulations, that oversight rests with the DDA Design Committee.

Commissioner Mantey asked if this is retractable just like at the Brewery and Christiansen replied the Brewery has a small one that comes out right over their doorway. And these are a little different, let me say it that way, these are a little different than that element. And so yes, these are intended to be retractable and in fact, they're intended to be retractable, they operate on a motor system and also, too, there is a wind sensor that is part of this package and you can see that in the specs. So that they're retractable during high speed wind periods. The one at the Brewing Company is a little bit different. But again, this is specific to Cowley's, it's specific to what their proposal is. As far as the ability to use the awning with the umbrellas, it's my understanding that the awnings are going to replace umbrellas in this outdoor seating area. At least to the extent that they cover the seats.

Mantey said I think that will be a big improvement for Cowley's and for customers there. Umbrellas can be hard to get just right so everyone is in as much shade as they'd like to be.

Christiansen said that's a great point made from Commissioner Mantey. You might know from your own experiences that umbrellas against the face of the building are a little more difficult than the ones out in the open. So what will happen here is this awning coming from the building will allow those tables to share against the building to be completely covered. And then anything out of the perimeter if it doesn't cover those areas then umbrellas can continue to suffice for that covering. But that's what the interest of the owner is here.

Majoros asked if there is an intent that these umbrellas can coexist with these umbrellas or is it an either/or for Cowley's?

Christiansen replied no, they'll coexist as long as it continues to meet the approved site plan for outdoor seating with the tables and the chairs and the umbrellas that are already approved and then these awnings replacing what needs to be replaced in order for it to be more functional, which is the intent; and yes, the intention is to coexist.

Crutcher stated I thought the awning was going to replace them, so will it take up their entire sidewalk seating area and Christiansen replied he thinks that is what they're going to find once installation and the specs then being met is that it will cover that entire area. That's really what their goal is.

Majoros said Perrot's comment about neighboring businesses, the one thing is you may want to be at the Farmington Brewery wanting to sit in the sun and have a beer and then there's an awning at Cowley's that maybe people are under or maybe they're not and you're kind of like I kind of like that late afternoon sun but these are real things. So, these are what, 8 feet and what's the width of them, 14 feet wide? I mean a 16 x 8 awning is not a small awning and that's going to knock a lot of the Brewery's sun. Which is why I ask for co-existing because is this the kind of thing that is this relationship that the Brewery may say that your awning that borders the barber shop really doesn't impeded on the Brewery's outdoor patio enjoyment and the barber shop is on the other side of the sun, so it doesn't matter but the people aren't hanging out at the barber shop to enjoy a sunny afternoon. But that is the case at the Brewery and there may be times where Brewery patrons may want to be sitting outside with umbrellas folded up because they've just taken a nice long walk and want to cool off and refresh and enjoy the sun and a canopy is out, it's kind of like, I'm outside but I'm not enjoying the purpose of an outdoor patio, per se.

Christiansen replied I can't tell you, Mr. Chairman, the level of impact about awnings on the façade of Cowley's on the adjacent property, you know, without specification, dimension, etc. But I can tell you this: that although it has not been proposed formally, there is an interest by the Brewing Company to do something not dissimilar and in fact, they've been talking about it and we've got some materials and information from them on what they're going to do. An awning, ironically from the same company, on their façade. So when Commissioner Mantey said their awning, I immediately said is they don't have an awning but I really should have said it's not the same thing, but I'll tell , now it's now just interest with Cowley's and maybe with others, but before you tonight it's just one. But I'm finding this is something of interest with the businesses so they can make and more functional use of their outdoor seating areas.

Chairperson Majoros said it's their business, they have to be the one to make business decisions about what their patrons want and don't want, and I suppose if an awning is out and you still want a little bit of sun, you're going to have to crowd your way to Grand River side of seating and you're going to have to deal with that.

Christiansen said it's probably more for inclement weather.

Westendorf said in looking at the front elevations when this canopy is going to be folded up, it appears as though it's going to block the top row of windows, is that any concern about a certain amount of glazing we have to maintain on the front of the building?

Christiansen replied that's not a Code concern, it's not something that the owner finds visually or functionally obstructive for them. At least that's what they've indicated to us.

Chairperson called for a motion from the Commissioners.

MOTION by Waun, seconded by Perrot, to move to approve that the proposed awnings at the John Cowley & Sons Pub, located at 33338 Grand River Avenue, be approved as per the site plans as submitted.

Motion carried, all ayes.

UPDATE – CURRENT DEVELOPMENT PROJECTS

Chairperson Majoros introduced this item and asked Christiansen if there were any updates to this item.

Christiansen replied he will give a quick overview of the current projects.

Tropical Smoothie, building up and enclosed, moving forward, they're inside doing their work to finish their interior. That's really going well, the build-up is going on right now. You might see that some of the exterior site work that is the finished type of work is ongoing. Take a look at the landscaping, take a look at the landscape beds that are now being repurposed and in accordance with the approved site plan and the landscaping elements. The parking lot, you'll see signs are starting to go up on the building façade right now and are being put back after the façade modifications. So all of that is really moving forward pretty quickly. We anticipate that work to be done in the next several weeks so that hopefully we will realize Tropical Smoothie opening up in the spring, before the summer season.

The Liberty Hill development, Ten Mile Road, the old 47th Courthouse property, a lot of the site development work as far as the underground has been completed. You'll note that the road that is now cut is going to start to move forward with its spacing and its curbing and then that road can be put in. We can also tell you that we have received the first set of house plans for the first house and that homes have been sold. So that's the current status there.

And then I can also tell you that the Nine Mile gas station, that building has moved along pretty quickly and they are starting to do their site work as well. Dumpsters up, you'll see the perimeter repurposing of the hardscapes being done right now, so that's moving along pretty quickly, too.

We're waiting for some revised plans for the Farmington States Savings Bank, got a couple things to finish up before the interior building plans and permit is finalized and then the exterior plans need to be finalized, too, for permit and then we're working to see which roads, how we're going to be able to facilitate road closures for Farmington and Grand River, so that is ongoing right now.

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I can tell you that the Maxfield Training Center, Council selected one of the two respondent developers to the RFQ to the Concept Plan and selected Robertson Brothers Homes for fifty-nine townhouse condominiums back at their previous meeting back in March and they're moving forward right now, Robertson Brothers is coordinating with City Management and Administration on the property acquisition documents and materials, so that's ongoing. And we anticipate the development and approval process, the PUD process to start moving along sometime soon thereafter and that will certainly be involved with the Planning Commission. So that's FYI to you upcoming.

Other than that there's a lot of little things. You've seen some new businesses coming in with some promising things throughout the community. You might note unfortunately we lost Pet Value, the pet store, after the DDA had been working very hard in their retail market analysis in implementing their vision for the downtown tenancy having secured a pet store was a priority, unfortunately Pet Value was not able to continue after only about two years, but that space has been picked up by another pet store and it's going to be operated by a family that lives right here in Farmington and we're really happy for that.

So that's going on, some other things, little by little. Coming out of the impact of the pandemic economically so we're really glad to see that.

Christiansen then said you might notice in your packet there are some materials included in there for your information. And there were two things I included in your packet. The first is with respect to the 2020 University of Michigan Dearborn E-Cities program. And the E-Cities program has been implemented by U of M Dearborn for many years and the program recognizes communities in successes and efforts in contributing to Michigan's entrepreneurial growth and economic development. There is an annual E-Cities study that is conducted by researchers at I-Labs at the University of Michigan Dearborn Center for Innovation Research. This past year in 2020 the City of Farmington was honored as a five star community as well as 110 other communities across the state. So of all of the communities in the State of Michigan, of the approximately 1,800 cities, villages and townships, the City of Farmington was honored as one of 110 of other communities as a five star community. And this is a step up from our four star recognition last year. So we're very pleased with this and wanted to share this with you, this reflects a lot of your efforts, Planning Commission, and all that you do with respect to all of the Planning work that you do, the Planning preparations, the tools that you have helped to create and have put in place certainly, things that we do here as far as our long range efforts, our Capital Improvement Program, and a result of the implementation of those tools, and those programs, let alone what you do with individual properties on a site by site basis, the site plans and the like, all of that has together has contributed to the City of Farmington's success and now recognition this year as a five star community for our entrepreneurial growth and our economic development. So thank you for all of your hard work.

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Chairperson Majoros stated that Christiansen is being modest in all the hard work we've done, we're appreciative but we're just a small instrument in a lot of the work Christiansen does and the DDA and Council and everybody else that has a huge part in this and you live it each and every day and we just sort of drift in and drift out so this is a testament to your work for sure. It doesn't go unnoticed, Kevin, your dedication and spirit and knowledge is very much appreciated.

Christiansen thanked him and stated his focus is just to do the best on behalf of the City and to be part of the great team that we have here from City Council to the various boards and commissions and committees, the Planning Commission included, everybody else whose involved, the Downtown Development Authority and all the other various boards and commissions, we could name them all, the Grand River Corridor Improvement Authority, and all that are involved. And all the volunteers, and the roles that they play and decide to undertake, and much of it with much of our boards and commission is volunteer. So what I will say is right back at you. Thank you, Mr. Chair, and thank you, Commission, and thank you City Council and thank all the boards and commissions and all the great team we have in Farmington because without a team effort like we have we couldn't realize the success that we have, so thank you.

Christiansen went on to state the second on that he included is something that the City has been working on for a number of years. And this is a focus that the City has had working with the Michigan Economic Development Corporation in working on achieving what the MEDC has put in place as a recognition, a certification of individual communities' efforts for redevelopment. As you are aware, a city like Farmington is we are an older established community that was built out a number of years ago and we are in a stage and have been in a stage for a number of years of repurpose and redevelopment of making new from what's in place, what's been built, what's old, if you will. Breathing new life into established developments so that it can continue, not only to maintain and sustain its viability but to certainly enhance what the City has in its built environment throughout the community and now for the future. What is attached with your staff report is a package of information from the Michigan Economic Development Corporation after again many years working with the MEDC in putting together the required materials and then making sure that everything required is in place and the last of those items is the 2019 City of Farmington Master Plan Update, completed at the end of 2019, beginning of 2020, which now have allowed us to achieve Redevelopment Ready Certification from the Michigan Economic Development Corporation. So attached with your staff packet is a letter to the Mayor, this is from Mr. Mark Burton, Chief Executive Officer of the MEDC, he in his letter to the Mayor, offered his congratulations to the City of Farmington on their recent recognition as the 49th Certified Redevelopment Ready Community. And the milestone of accomplishment for the City and for the Redevelopment Ready Program indicates that our City, the City of Farmington, has met the RRC best practices and is proactively planning, zoning and marketing itself to achieve the community's development vision, and that 's in this letter.

Also attached is a copy of the press release that was put together by the MEDC and you'll see the focus as to the real purpose of the Redevelopment Ready Communities Program, it supports Michigan's strong economic momentum and it empowers communities to establish a strong planning, zoning and economic development foundation, that's what this recognition is, the City has done that. And the City received a comprehensive assessment and we went through the entire process, for recertification we worked to improve upon numerous policies and processes and update all of our tools to be current and to be then ready as far preparing the community and putting the community in a position to be redevelopment ready and to be attractive to developers, residents and investors giving them confidence to become part of our community. So, also included what you're seeing here is the new certification that we can now put on our correspondence and you'll see that around town. In fact, there's two signs that have been placed of three at the entrances to the community. One is on the south end of Farmington Road and Eight Mile and one is at the Orchard Lake and Ten Mile and there will be on the east side at the entrance there on Grand River, we're working to see if we can get a fourth sign, we were only able to get three now.

The next thing is the trophy. You know every winner needs a trophy. So this is our trophy. The certification hardware that we have and we've displayed that now at City Hall and so that is here and the other thing is the MEDC requested that we provide them some information, some quotes, some other items, they really wanted to do this in person but they made their presentation to the City Council last Monday is when the MEDC attended the City Council meeting and made this presentation which again is our certification. We are again the 49th community in the State of Michigan out of 1,800 cities and villages and townships, so it's a pretty unique recognition so I think right now they have 220, 230 communities that are under review, we are the 49th community in the State since the inception of the program. And this is a poster that from the pictures they asked us to provide to them, they made for us. So this is a poster you may see around the community, around the City as well, that is unique and specific to Farmington, showing our uniqueness and our assets and our unique places and the certification from the MEDC.

PLANNING COMMISSION COMMENT

Crutcher addressed the issue of Starbucks having a pick-up spot in their parking lot and further discussion was held.

ADJOURNMENT

MOTION by Crutcher, supported by Perrot, to adjourn the meeting.
Motion carried, all ayes.

The meeting was adjourned at 8:11 p.m.

Respectfully submitted,

Secretary