



PLANNING COMMISSION MEETING
Monday, December 11, 2017 – 7:00 p.m.
City Council Chambers
23600 Liberty Street
Farmington, MI 48335

AGENDA

- 1. Roll Call**
- 2. Approval of Agenda**
- 3. Approval of Items on the Consent Agenda**
 - A. November 13, 2017 Minutes**
- 4. Site Plan Amendment – Consideration to Approve Home Addition, Joshua Klein, 33614 Adams Street**
- 5. Schedule of Public Hearing – Boji Development, Inc., 10 Mile Development Group, LLC, Old 47th District Courthouse Property, 32795 Ten Mile Road**
- 6. 2018 Schedule of Planning Commission Meetings**
- 7. Public Comment**
- 8. Planning Commission Comment**
- 9. Adjournment**

FARMINGTON PLANNING COMMISSION PROCEEDINGS
City Council Chambers, 23600 Liberty Street
Farmington, Michigan
November 13, 2017

Chairperson Crutcher called the Meeting to order at 7:00 p.m. at City Council Chambers, 23600 Liberty Street, Farmington, Michigan, on Monday, November 13, 2017.

ROLL CALL

Present: Chiara, Crutcher, Gronbach, Kmetzo, Majoros, Waun

Absent: Buyers

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Director Christiansen, Recording Secretary Murphy, Building Inspector Koncsol

APPROVAL OF AGENDA

MOTION by Chiara, seconded by Waun, to approve the Agenda.

Motion carried, all ayes.

APPROVAL OF ITEMS ON CONSENT AGENDA

a. August 14, 2017 Minutes

MOTION by Gronbach, seconded by Majoros, to approve the items on the Consent Agenda.

Motion carried, all ayes.

PRE-APPLICATION CONFERENCE WITH PLANNING COMMISSION ON PUD PLANNED UNIT DEVELOPMENT CONCEPT PLAN – OLD 47TH DISTRICT COURTHOUSE PROPERTY

Chairperson Crutcher introduced this item and turned it over to Director Christiansen.

Christiansen stated that this is a pre-application conference on a PUD, Planned Unit Development Concept Plan for the Old 47th District Courthouse property. The Zoning Ordinance Article X, the PUD Planning Unit Development, Section 35-135, approval procedure of the Zoning Ordinance, provides PUD applicants an opportunity to request an optional preapplication conference with the Planning Commission on the proposed PUD Concept Plan, for the purpose of discussion on the appropriateness of the PUD and to solicit feedback and to receive request for additional material supporting the proposal.

The Applicant, Boji Development, Inc. of Farmington Hills, has submitted a PUD concept plan for the redevelopment of the Old 47th District Couthouse property. The concept plan includes the proposed layout plan, and proposed floor plans and proposed building

elevations. Included in the staff packet is an aerial photograph and an existing condition survey of the subject property.

The Applicant is here this evening to present the PUD Concept Plan for the Old 47th District Courthouse to the Commission.

It should also be noted that the Courthouse property is a municipal property and it is a city-owned property and has remained vacant for a period of time, and there have been several developments considered over time and in accordance with the City process and the City ordinance requirements, this particular property has been guided by City Administration, City Manager's office and by the City Council to move forward as a PUD in its redevelopment as the several other proposals that have come before the City, the Commission, and has followed the same process.

The Applicant has entered into a purchase agreement for the Courthouse property with the City, as approved by the City Council, and is currently in their due diligence portion of their acquisition.

So, in light of that, and moving forward with the Applicant, the first step of the PUD process is the optional pre-application process and that is the reason we are here this evening.

This aerial photograph, I think as we're all aware so we're all on the same page, the old 47th District Courthouse property is a 3.82 acre site located on the south side of Ten Mile Road just to the west of Rafael Street, to the east of Elizabeth Court. And the property which contains the old 47th District Courthouse Building has been vacant for quite a period of time. It's been unoccupied from when it was moved, the court was moved to the new court facility in Farmington Hills for about fourteen years now. We know that the City has been actively moving forward with marketing the property for about five years and has had several interests and the Planning Commission has reviewed those proposals prior.

The courthouse building as seen here is about 15,000 square feet and has been vacant and remains such. There is a small outbuilding on the site as well and you can see the parking lot. You'll also note that directly adjacent to the east is the Ten Mile School Property which is the Maxfield Education Center, owned by the Farmington Public Schools, that property currently is used for a variety of school services including their IT program and there is also meeting space in there, you can see their parking lot in there as well. To the south of that is the Farmington Public Schools bus garage and south of that is their Central Services Office, their Administration Building.

So the purpose this evening again is to look at the Courthouse property and to receive introduction from Boji Development, Inc. and their proposed redevelopment of the Old 47th District Courthouse.

Chairperson Crutcher thanked Christiansen and invited the Applicant to the podium.

Joe Boji, of Boji Development, introduced himself to the Commission. He said his company was founded in 1985 in Southfield as a local land developer and that their projects have included state projects, office projects, hospitality, retail and industrial buildings, but their main focus is in residential. He stated they are proposing 14 unit single family residential project, ranging in size from 1700 to 2800 square feet, and that there will be four to five different floor plans, with both ranch and colonial in the PUD with detached condominiums.

Christiansen put the slides on the screen showing the topographic survey of the parcel with the proposed site plans with fourteen single family homes, with a rendering showing how it fits in with the surrounding community with the landscaping.

The floor was opened for questions from the Commissioners.

Chairperson Crutcher asked the Applicant who makes the determination on the floor plan and Boji responded that the buyer will.

Commissioner Chiara stated that years ago there was a much larger building proposed on the site and the question of sewer lines came up in that discussion.

Boji stated that there is an easement in place to the west of the site addressing that issue.

Christiansen stated there is an engineering survey for the property which shows boundaries and that an easement for sanitary sewer through the rear and side yard of the third house on Elizabeth Court was put in place a couple of years ago.

Christiansen further described the survey drawing down to the southwest corner down to the bottom to the left, there is an area of contoured lines, and that's the area where stormwater management is going to be accommodated and incorporated, that water is available to the site and access is available off Ten Mile Road, and that there is the horseshoe drive that provides access to the court building and to the school property, the

Ten Mile School, the Maxfield Education Center, and also to the drive between the two properties, the Courthouse building and the Ten Mile School, Maxfield Education Center, that's all to be abandoned.

The parking area in the back of the courthouse property is going to be redeveloped. The bus garage will be maintained at this point, the school, access will be modified along the perimeter of the property and there will be some adjustment to that but that was also done as part of the prior project on the site.

The Site plan and the rendered site plan was put up on the screen and he noted that the access on the property is a single loaded access off of Ten Mile Road as proposed, it traverses the site, all units front on this street and you'll note that the street does stub at the east property boundary so it is proposed to be connected to the adjacent school and property if and when that it is to be redeveloped.

Commissioner Gronbach asked if initially it will be a dead end and Christiansen responded that it will be stubbed until connected.

Majoros inquired if that was mandatory and asked what if subsequent developers don't like where that road comes out.

Christiansen responded then they'll have to find a way to incorporate how that's going to work because one of the ways that is certainly in the City's interest is laid out in all of our long range plans, our Master Plan, and provided for in our Downtown Area Plan and that development area D is connectivity so that would be up to the Planning Commission and to the City Council if there is a PUD process invoked for the school property and that would be to look at the existing conditions, new development conditions in this case and that stub and look to provide that connection as laid out in all those plans.

Majoros asked if the City defines connectivity as walking connectivity or vehicle connectivity and Christiansen responded there is a duality to it, both motorized and nonmotorized and one of the things they are cognizant about is traffic volumes and capacities on Ten Mile and Rafael and surrounding area so the more curb cuts you have and the more traffic you put on the roads instead of the internal circulating, you kind of in a way create some points along then where you put those accesses, or as people traverse traffic volumes to be certainly at a peak or use those areas, so if you disburse your traffic more internally, you have an opportunity to disburse some of that volume so that is why internal circulation is very, very important in connectivity to the portions of the property. But again, if you look at the Downtown Area Plan, it shows in there that kind of connectivity and it's explained in the plan but it would be through the planning process that you would achieve that connection.

Gronbach asked if the school property is continuing operate it and have not put it on the market yet and Christiansen stated at this point it is not on the market but that they have had a lot of discussion on the issue and are looking towards working with them on the repurpose of the property.

Gronbach expressed his concerns with the continuing operation of the parcel to the west of the school property and asked if there should be consideration given of a barrier or fencing or greenscape between them.

Christiansen responded that when Balfour Care was looking at the property, it actually provided for the eastern property boundary and southeast corner to be modified to instead of just a free flow two-way traffic which is currently the case, what the Planning Commission did through the approvals and the design was to allow for one-way traffic and took the southeast corner and created an encroachment by the school back onto the Courthouse property softening that radius on the southeast corner allowing for accommodating a one way traffic flow.

Waun stated that in the description the Applicant stated these were single family homes and that they are detached condos and asked for clarification from the Applicant if they are actually site condos where the homeowner would maintain their property.

Boji responded they are still in the process of determining whether they will be site condos or detached condos.

Chairperson Crutcher asked about the open space in the northeast corner and how would it be addressed if they were site condos.

Boji responded if they were site condos they would delineate a lot for each home and then outside of that lot there would still be an association that would maintain the common areas so that would be part of the common area.

Christiansen responded to Waun's question by saying that there are a couple of different ways that the Petitioner has talked about approaching the creation of this development and how legally it is structured. One of the ways is the traditional plat, and you platted the property and the subdivision under the Land Division Act of the State, you create individual lots of record and establish the subdivision and then you have public infrastructure.

An alternative is under the Condominium Act of the State is to create a single family detached site condominium and that would be where there would be individual lots, units, in the condominium, and the owner of the home would own the home and would own their

unit and anything outside of that if it was private, like an open space, infrastructure, roads, storm water management, signage, access points, those would all be part of the maintenance responsibility of the homeowners association that would be created through a Master Deed that would then be part of the PUD and would be part of the site condominium.

A third alternative is to do it as a straightforward condo, like where you have an attached condominium and the buildings and the buildings and the units, the condos, are owned by the individual homeowners and everything outside of that is all common element and would be maintained by the association. So that's the differences here and the developer is still considering which way specifically to go but as we've had dialogue with the City Attorney, we have the ability through our PUD process to make sure the right structure is in place and all the legal documents that would be required.

Boji stated either way the city is going to look the same it just depends on how we distribute the responsibilities between individual homeowners and the association. We've done projects where we do it where it's a detached condo where there's very little maintenance for an actual homeowner to do, and we've done the other way where it is a site condo and we maintain it just like a regular platted sub.

Christiansen cited the Flanders redevelopment, Riverwalk of Farmington, is a detached site condominium so all the homes and the units, the lots that the homes are on, are owned and maintained by the homeowner and everything outside of that is common element except for the public infrastructure and that is maintained by the association. It's just a different form of maintenance and ownership how it's structured but in the end it's detached single homes.

Majoros asked Christiansen to explain the city rationale, if this project is consistent with the city's plan as far as density, if it fits with the Master Plan, etc., because those are current issues that the city is addressing and there is a lot of emotion involved with land use and asked if the City is supporting it and recommending it because they feel it is consistent with the plans noted before and Christiansen responded in the affirmative.

Majoros then addressed the Petitioner and asked if he was comfortable as this project gets developed about the water management on Elizabeth Court and Boji responded that won't be an issue as the water management will all be on site.

Majoros then asked if there was a forecasted marketing plan for this project and does he envision that it will attract retirees with no children, families, and what is the desired tenant they're looking to attract and bring into the development.

Boji responded that they are expecting a wide range of a complete mix of all different ages and family structures. Farmington not having many new neighborhoods he sees a strong interest by all.

Majoros then asked if there was a minimum threshold for the larger homes, that if the first fourteen buyers all wanted the smaller homes if that would cause a problem with the project.

Boji responded that he does not foresee that happening as people all have different needs for space but that even the smallest unit has 1700 square feet with the same size basement with three bedrooms and two baths and that that could accommodate any kind of family.

Chiara stated that the Petitioner better be able to move quickly on this project because the houses in his neighborhood are selling in two to three days for more than the asking price.

Christiansen responded to Majoros' earlier question regarding if this project is consistent with the City plans by saying 2012 a Vision Plan was developed for looking into the future with respect to the City's development and redevelopment and put together a series of vision initiatives and action items to implement those vision initiatives and has been moving forward with the implementation quite successfully on the four focus areas identified in the vision plan. They then went another step forward and took another one of those focus areas, the Maxfield Training Center and along Grand River, and basically looked to expand that focus area and identified five sub areas in that focus area. The Downtown Area Plan of 2015 identifies them as development areas and one those development areas, Development Area D is specific to the courthouse property and to the school administration property and lays out the framework for future redevelopment, residential. The City moved forward with several different proposals over time, one of them was a duplex project back in about 2005, 2006, that wasn't realized at that time. Another was the Balfour Care 73,000 square foot 88 bed assisted living memory care facility that didn't move forward for its own reasons after PUD approval. And then several interests moving forward with residential development that was multiple family oriented but didn't move forward. The City Council working together with interested developer investors and with our broker, Thomas A. Duke and Mr. Blugerman, marketed the property consistent to City Council's interests and direction to the community which was for a lower density residential detached with comprehensive architecture, high quality

materials, interior design, basement and two car garage options, and that was the direction that Council was moving forward with with all of the interests including working with the broker and had a lot of interest and Boji Development, Inc. developed this project in accordance with Council's interest and direction so it is in accordance with the City's plans, goals and objectives.

Christiansen indicated that the purchase agreement is under Ten Mile Development, LLC. He stated no action is required on this item this evening and that the next step in the process will be to schedule a Public Hearing for the preliminary plan and a review by the Planning Commission of the preliminary PUD.

Chairperson Crutcher thanked the Petitioner.

DISCUSSION OF 2019/2024 CAPITAL IMPROVEMENT PROGRAM

Crutcher introduced this item and turned it over to Director Christiansen.

Christiansen stated this item is a discussion of the 2019/2024 Capital Improvement Program which is being kicked off now at the end of 2017 in preparation for the next budget cycle and is now being scheduled in terms of the process involved in order to put this together and to move forward with the 2019/2024 Capital Improvement Program for the City of Farmington.

A schedule was attached with the staff packets which is the first step in the next six-year CIP. He stated the City just went through a Capital Improvement process for the 2018/2023 Capital Improvement Program and what the city has put together is a structure for the CIP that involves City Management, Department Heads, City Administration and various boards and commissions including the Planning Commission and the City Council. It also includes other City boards, authorities, like the Downtown Development Authority, the Grand River Corridor Authority and boards and organizations so that the City can come up with a comprehensive CIP for the six-year CIP cycle.

Christiansen put the current Capital Improvement Program on the screen, the 2018/2023 City of Farmington Capital Improvement Program. He stated that Capital Improvement Programs for municipalities are created by statute and are required as part of the City's Master Planning or Comprehensive Planning process. The Planning Commission is the commission, board, in a community that is responsible for the Capital Improvement Program since statutorily the Planning Commission is responsible for the City's Master Plan and part of that includes the Capital Improvement Program. It is a tool, an instrument that requires input from all the stakeholders in the community and City Council as well as they are the policy makers and also decide the budget, approve the budget for the

community. So the CIP guides the budget process. The City Administration asked all the city boards and commissions, including the Planning Commission, to appoint one commissioner to serve on the Capital Improvement Program Steering Committee. So they are requesting that be done again for the 2019/2024 CIP. He stated that Commissioner Majoros served on the most recent one and was very instrumental in moving the Planning Commission's interests forward and also an integral part of the CIP Steering Committee for that program.

He reviewed the steps taken for the 2018/2023 Capital Improvement and went over the information on the screen stating that the Capital Improvement Program is a short term plan for identifying and categorizing large and very expensive projects and big ticket items and to find funding for projects.

He stated that with the 2019/2024 CIP, they are not looking at sunseting everything from the 2018/2023 Program, but to see what is still of value and important to the City and on the radar in terms of the goals and objectives for its municipal projects and capital acquisitions and projects and to see what is needed to continue to move forward with as well as remove things that are no longer valid.

He detailed the upcoming schedule of the Capital Improvement Program and the timeline with the Commission.

Following discussion by the Commissioners, a motion was made by Waun, supported by Chiara, to nominate Steve Majoros to serve as the Planning Commission's representative.

Commissioner Majoros accepted the nomination.

A roll call vote was taken on the foregoing motion by Waun, supported by Chiara, with the following result:

AYES: Chiara, Crutcher, Gronbach, Kmetzo, Waun

NAYS: None

Motion carried, all ayes.

Christiansen thanked Commissioner Majoros for accepting the nomination.

PUBLIC COMMENT

None heard.

PLANNING COMMISSION COMMENTS

Gronbach inquired about the large donation containers that were at Drakehire Plaza and Koncsol responded that the issue is being addressed in court.

Kmetzo asked for an update on the gas station at Nine Mile and Farmington and Koncsol responded that it is being refurbished.

Crutcher asked if it was still for sale and Christiansen stated that the City had to move forward with code enforcement violations and there was discussion on it including selling it, tearing everything down or refurbishing it and the owner has decided to refurbish it.

Crutcher then inquired about the vacancy on the Planning Commission and Christiansen stated that he had received an email from Commissioner Buyers stating that he was in the process of moving to Novi, thereby would no longer be eligible to serve but that Christiansen will follow up with the Commissioner and keep everyone informed.

Christiansen then distributed Planning and Zoning News from the Oakland County Road Commission which he stated was valuable in providing insight into state law.

Kmetzo asked if electronics were approved to bring to meetings and Christiansen encouraged the Commissioners to do so.

Majoros asked Christiansen that the Planning Commission be given advanced notice when the Maxfield Training Center is coming back before them so that they can have dialogue as to how it should be presented to the public.

Christiansen stated that is a great point and the City is well aware of that and they are continuing to work with the Petitioner as well as Farmington Public Schools, trying to incorporate all of the feedback from the second public hearing so when it does come back it will be complete with all of the details consistent with the PUD process.

ADJOURNMENT

MOTION by Gronbach, seconded by Majoros, to adjourn the meeting.
Motion carried, all ayes.

The meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Secretary

**Farmington Planning Commission
Staff Report**

**Planning Commission
Date:** December 11, 2017

**Reference
Number
4**

Submitted by: Kevin Christiansen, Economic and Community Development Director

Description Site Plan Amendment – Consideration to Approve Home Addition, 33614 Adams Street

BACKGROUND

Article 13 of the Zoning Ordinance, Site Plan Review, Section 35-162, Uses Subject to Review, specifies uses subject to site plan review and approval. Construction, renovation, and expansion of buildings and structures within the City of Farmington Historic District are subject to site plan review by the Planning Commission. The Zoning Ordinance further states, "Prior to submittal of a site plan to the Planning Commission, a site plan shall be submitted to the City Historical Commission for review and comment."

The City received an application from Vivid Design Group, on behalf of Joshua Klein of 33614 Adams Street, to construct a 427 square foot single-story addition with crawlspace to the existing 1-story single family residence located in the City of Farmington Historic District. The design and location of the home addition is shown on the attached information submitted by the applicant.

There was a 475 square foot two-story addition with basement requested in 2016 that both the Historical Commission and Planning Commission reviewed and approved at their October 27th and November 14th meetings, respectively. This original project did not happen due to cost; therefore, new plans are submitted for review and approval. The Historical Commission reviewed the plans at their November 30th meeting and approved the proposed project. The Zoning Board of Appeals approved the necessary variances for the original home at their June 1, 1994 meeting (see attached copy of meeting minutes). The responsibility of the Planning Commission is to review the site plan for the proposed addition. The Building Department has reviewed the dimensional aspects of the plan and has indicated that it meets the requirements of the Zoning Ordinance with the approved variances.

Attachments



CITY OF FARMINGTON

For office use only

Date Filed: _____

Fee Paid: _____

Site Plan Application

1. Project Name Klein Residence Addition + Renov.

2. Location of Property

Address 33614 Adams St. Farmington, MI 48335

Cross Streets Grand River Ave + Farmington Rd

Tax ID Number 23-28-229-011

3. Identification

Applicant Vivid Design Group

Address 101 W. Big Beaver Rd, Suite 1400

City/State/Zip Troy, MI 48064

Phone 877-348-4843 Fax 877-348-4843

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

Property Owner Other (Specify) Architect

Property Owner Mr + Mrs Joshua Klein

Address 33614 Adams St.

City/State/Zip Farmington, MI 48335

Phone (412) 526-1920 Fax _____

Preparer of Site Plan Vivid Design Group

Address 101 W. Big Beaver Rd, Suite 1400

City/State/Zip Troy, MI 48064

Phone 877-348-4843 Fax 877-348-4843

4. Property Information

Total Acres 0.20
Lot Width 63.27' Lot Depth 136.5'
Zoning District R1
Zoning District of Adjacent Properties to the
North R1 South R1 East R1 West R1

5. Use

Current Use of Property Residential

Proposed Use

G	<u>Residential</u>	Number of Units	<u>1</u>
G	Office	Gross Floor Area	_____
G	Commercial	Gross Floor Area	_____
G	Industrial	Gross Floor Area	_____
G	Institutional	Gross Floor Area	_____
G	Other _____	Gross Floor Area	_____

Proposed Number of Employees N/A

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

I, Jeffrey D. Harrison (applicant), do hereby swear that the above statements are true.

Jeffrey D. Harrison 9/25/17
Signature of Applicant Date

[Signature] 9/26/2017
Signature of Property Owner Date

I, Joshua Klein (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.

<u>City Action</u>
Approved/Denied: _____
Date: _____
By: _____
Conditions of Approval: _____



CITY OF FARMINGTON

Site Plan Review Checklist

a. Site Plan Descriptive and Identification Data	Provided	Not Provided
Site plans shall consist of an overall plan for the entire development, drawn to an engineer's scale of not less than 1 inch = 50 feet for property less than three acres, or one inch = 100 feet for property 3 acres or more in size	✓	
Sheet size shall be at least 24 x 36 inches	✓	
If a large development is shown in sections on multiple sheets, then one overall composite sheet shall be included	N/A	
Title block with sheet number/title; name, address and telephone number of the applicant and firm or individual who prepared the plans; and date(s) of submission and any revisions (month, day, year)	✓	
Scale and north-point	✓	
Location map drawn to a separate scale with north-point, showing surrounding land uses, water features and streets within a quarter mile	✓	
"Not to be Used as Construction Drawings" must be noted on the site plan	✓	
Legal and common description of property	✓	
Identification and seal of registered or licensed architect, civil engineer, land surveyor, landscape architect or community planner who prepared drawings	✓	
Zoning classification of petitioner's parcel and all abutting parcels	✓	
Proximity to section corner and major thoroughfares	✓	
Net acreage (minus rights-of-way) and total acreage	✓	
b. Site Data	Provided	Not Provided
Existing lot lines, building lines, structures, parking areas and other improvements on the site and within 100 feet of the site	✓	

Where grading is proposed, topography on the site and within 100 feet of the site at two-foot contour intervals, referenced to a U.S.G.S. benchmark

N/A

Proposed lot lines, lot dimensions, property lines, setback dimensions, structures and other improvements on the site and within 100 feet of the site

✓

Location of existing drainage courses, floodplains, rivers and MDEQ regulated wetlands with elevations

✓

All existing and proposed easements

✓

Details of exterior lighting including locations, height, fixtures, method of shielding and a photometric grid overlaid on the proposed site plan indicating the overall lighting intensity of the site (in footcandles)

✓

Location of waste receptacle(s) and mechanical equipment and method of screening

~~scribble~~ ✓

Location, size, height and lighting of all proposed freestanding and wall signs

N/A

Location, size, height and material of construction for all walls or fences with cross-sections

~~scribble~~ ✓

Extent of any outdoor sales or display area

N/A

Location, height and outside dimensions of all storage areas and facilities

✓

c. Access and Circulation

Provided

Not Provided

Dimensions, curve radii and centerlines of existing and proposed access points, roads and road rights-of-way or access easements

✓

Driveways and intersections within 250 feet of site

✓

Cross section details of existing and proposed roads, driveways, parking lots, sidewalks and pathways illustrating materials, width and thickness

N/A

Dimensions of acceleration, deceleration and passing lanes

N/A

Dimensions of parking spaces, islands, circulation aisles and loading zones

N/A

Radli for driveways and parking lot islands

N/A

Calculations for required number of parking and loading spaces

N/A

Designation of fire lanes

N/A

Traffic regulatory signs and pavement markings

N/A

Shared parking or access easements, where applicable

N/A

d. Landscape Plans (city reserves the right to require plans be prepared and sealed by a registered landscape architect)

Provided

Not Provided

The general location, type and size of all existing plant material, with an identification of materials to be removed and materials to be preserved

N/A

Limits of grading and description of methods to preserve existing landscaping

N/A

The location of proposed lawns and landscaped areas

✓

Landscape plan, including location, of all proposed shrubs, trees and other plant material

N/A

Planting list for proposed landscape materials with caliper size or height of material, spacing of species, botanical and common names, and quantity

N/A

Calculations for required greenbelts, buffer zones, parking lot trees, detention ponds and interior landscaping

N/A

Method of installation and proposed dates of plant installation

N/A

Landscape maintenance program

N/A

e. Building and Structure Details

Provided

Not Provided

Location, height, and outside dimensions of all proposed buildings or structures

✓

Building floor plans and total floor area

✓

Details on accessory structures and any screening

✓

Building facade elevations for all sides, drawn at an appropriate scale

✓

Method of screening for all ground-, building- and roof-mounted equipment

✓

Description of exterior building materials including colors (samples or photographs may be required)

✓

f. Information Concerning Utilities, Drainage and Related Issues

Provided

Not Provided

Location of sanitary sewers and septic systems, existing and proposed

✓

Location and size of existing and proposed water mains, water service, storm sewers and drains, and fire hydrants

✓

Storm water retention and detention ponds, including grading, side slopes, depth, high water elevation, volume and outfalls

✓

Location of above and below ground gas, electric and telephone lines, existing and proposed

✓

Location of utility boxes

✓

g. Additional Information Required for Multiple-family Residential Development

Provided

Not Provided

The number and location of each type of residential unit (one bedroom units, two bedroom units, etc.)

✓

Density calculations by type of residential unit (dwelling units per acre)

✓

Garage and/or carport locations and details, if proposed

✓

Mallbox clusters

✓

Location, dimensions, floor plans and elevations of common building(s) (e.g., recreation, laundry, etc.), if applicable

✓

Swimming pool fencing detail, including height and type of fence, if applicable

✓

Location and size of recreation and open space areas

✓

Indication of type of recreation facilities proposed for recreation area

✓

h. Miscellaneous

Provided

Not Provided

A general operations plan including description of the nature of the proposed use or activity, noise impacts, hours of operation, the number or employees, etc

N/A

Assessment of potential impacts from the use, processing, or movement of hazardous materials or chemicals, if applicable

N/A

For additions and expansions, a clear distinction between existing buildings, structures and impervious surface areas and any proposed development must be made

N/A

Any additional graphics or written materials requested by the planning commission to assist in determining the compliance with site plan or special land use standards, such as but not limited to: aerial photography; cross-sections which illustrate impacts on views and relationship to adjacent land uses; photographs; traffic impact studies and parking demand studies; and environmental impact studies; such information shall be prepared by a qualified individual or firm with experience in the specific discipline

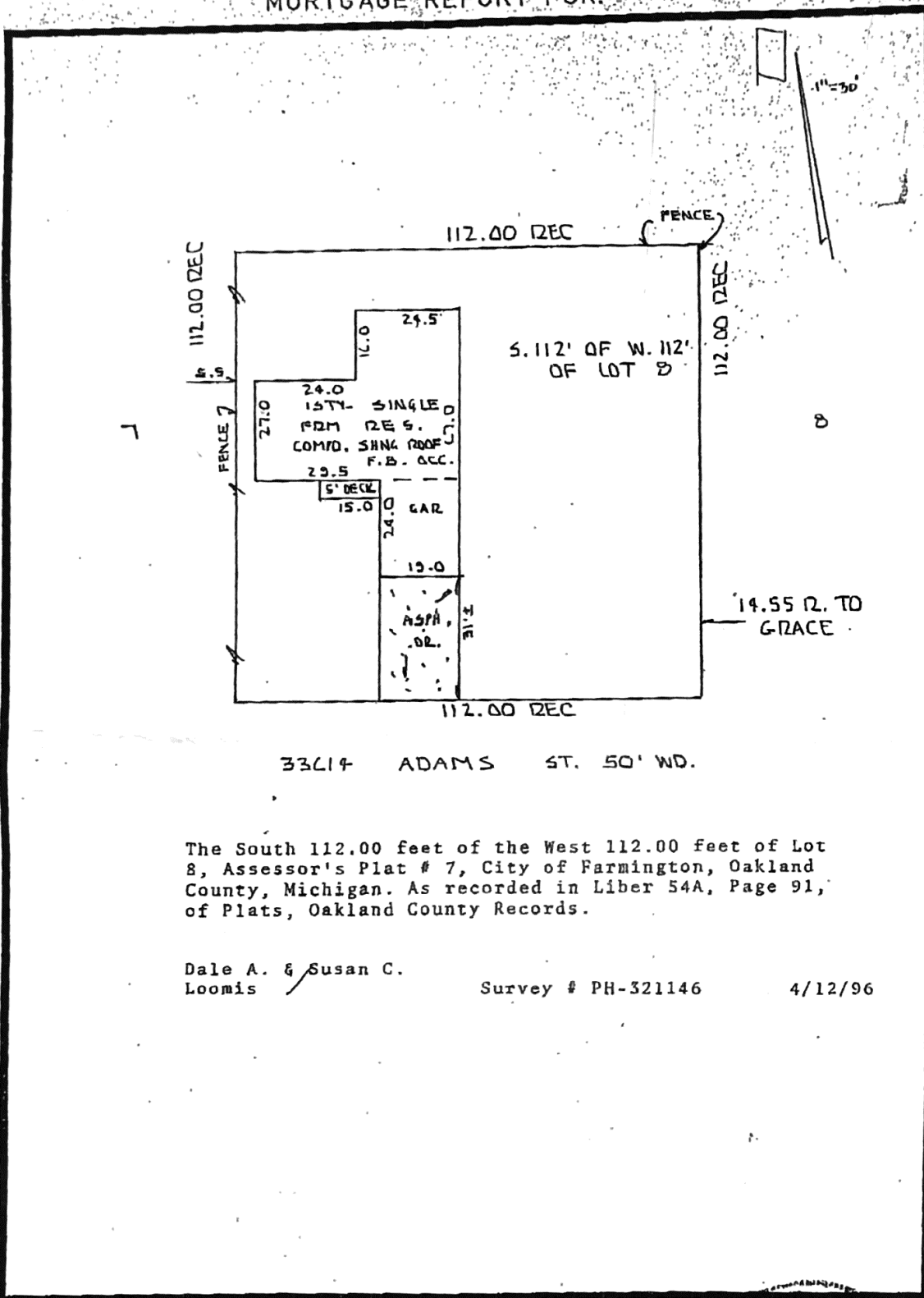
✓

2. The following information must be provided with every application:
 - Two (2) copies of a completed and signed application
 - Two (2) copies of elevation drawings illustrating the proposed modifications at a reproducible size (no larger than 11" x 17")
 - Photographs of the structure including a photograph of the area where the modification is proposed
 - Photographs of the structures on either side of the subject structure
 - Plot plan that clearly delineates the structure location and all dimensions (building size, setbacks, etc.)

3. Within fourteen (14) days after the receipt of an application for Historical Commission review, the Commission shall review the proposal and forward its decision and recommendations to the applicant. The Historical Commission may recommend changes or alterations to the plans consistent with the character of the Historical District.

4. The Historical Commission shall submit its recommendation to the Planning Commission within thirty (30) days of the receipt of an application for Historical Commission review.

MORTGAGE REPORT FOR:



33614 ADAMS ST. 50' WD.

The South 112.00 feet of the West 112.00 feet of Lot 8, Assessor's Plat # 7, City of Farmington, Oakland County, Michigan. As recorded in Liber 54A, Page 91, of Plats, Oakland County Records.

Dale A. & Susan C. Loomis

Survey # PH-321146

4/12/96

WE CERTIFY TO: GROUP ONE MORTGAGE CORPORATION

that we have surveyed the property herein described; according to the legal description as furnished by you and we assume no liability for the accuracy thereof; that there is located entirely thereon as shown; a building, of which a photo was taken on the date indicated same and of which a print appears herein; that said improvements are within the property lines; and that there are no existing encroachments upon the lands described, except as otherwise noted. NOTICE: This survey is for MORTGAGE PURPOSE ONLY, no stakes were set, and is not to be used for the erection of fences or any type of construction.

BY: [Signature] Registered Land Surveyor # 18002

LOUIS CANTOR CO.
17600 . . . land Park Ct., Ste. 201
So . . . d, Michigan 48075

CIVIL ENGINEERING & LAND SURVEYING
(313) 559-7840

BOARD OF ZONING APPEALS MINUTES

A regular meeting of the Farmington Board of Zoning Appeals was held on Wednesday, June 1, 1994, in the Council Chambers, 23600 Liberty Street, Farmington, Michigan. Notice of the meeting was posted in compliance with Public Act 267-1976.

The meeting was called to order by Chairperson Walker at 8:00 P.M.

ROLL CALL: Bergstrom, Campbell, Paschke, Peters, Ratliff, Walker, Alternate Tupper.

ABSENT: Alternate Burke.

CITY OFFICIALS PRESENT: Building Inspector Koncsol.

Minutes of Previous Meetings

Motion by Campbell, supported by Ratliff, to approve the minutes of the previous meeting of May 4, 1994 as written. Motion carried with Paschke abstaining since he did not attend the meeting of May 4th.

Motion by Peters, supported by Bergstrom, to receive and file the Planning Commission minutes of May 9, 1994. Motion carried, all ayes.

APPEAL OF: Raymond Thomas
14713 Auburndale
Livonia, Michigan

Chairperson Walker stated that Mr. Thomas was requesting a 1.08' side yard variance to Section 35-162, Schedule B, of the Farmington City Code. This would allow placement of a 48' modular home on parcel #23-28-229-011.

Mr. Thomas explained that the home was a ranch with an attached garage off the front. He thought it would fit in nicely with the area.

Mr. Campbell asked if there was to be a basement under the home.

Mr. Thomas indicated he would like to have one, however, the elevation difference between the basement and the sewer would be a factor. It was his understanding the sewer was only about 7' deep and proper fall from the house to the sewer might not be possible with a basement.

Mr. Tupper asked about purchasing a narrower home.

Mr. Thomas indicated the 48' length is set at the factory. The next shortest model is 36' - 38' and would be too small to suit his needs.

BOARD OF ZONING APPEALS MINUTES -2-
June 1, 1994

Mr. Peters noted a discrepancy between the floor plan and the building plans.

Mr. Thomas replied that the interior location dimensions have been changed at the factory.

Mr. Bergstrom pointed out the elevation plans show a garage that is offset from the house.

Mr. Thomas stated he plans to have the garage in line with the east exterior wall of the house.

Chairperson Walker opened the floor to the audience.

Laura Meyers, 33601 Shiawassee, made reference to the root system of a 140 year old black walnut tree that is on her property, not too far from where a basement would be dug. She also stated she has seen drawings that showed a family room off to the rear. This was not shown on these plans.

Mrs. Thomas indicated they are considering doing this in the future.

Maryalyce Smith, 23930 Cass, expressed her concern about further increasing the density of the neighborhood. This area has no sidewalks and narrow streets. If this variance is granted, this would be opening the door, so to speak, to allow more development in the future. This may have an adverse impact on the area.

Sandra Bartley, 23919 Grace, stated she would like as much space as possible between her house and the proposed new one. She did not want to have them so close that they look like they were on top of each other. Her garage is only 3' - 4' off the property line as it exists.

Mr. Peters stated he assumed other properties fronting on Shiawassee through to Adams could be split in a similar fashion.

Mr. Tupper informed the audience that the city was contemplating purchasing property along Adams to be developed at a later date. However, the current owners of those properties show no interest in dividing their lots. He further explained that state laws allow for people to develop and enjoy a reasonable use of any property they own.

Mr. Peters felt, after looking at the property, that possibly this variance is not justified since the property could be developed in a different manner in accordance with city ordinances.

BOARD OF ZONING APPEALS MINUTES -3-
June 1, 1994

Motion by Peters, supported by Tupper, to deny the side yard variance request of 1.08' of Mr. Raymond Thomas.

ROLL CALL

Ayes: Peters, Tupper.

Nays: Bergstrom, Campbell, Paschke, Ratliff, Walker.

Motion failed.

Discussion then took place regarding the merits of moving the house closer to Adams in order to have a 6' side yard on the west side. It was ultimately decided that any significant forward movement would not result in a substantial gain in the side yard dimension.

Chairperson Walker and Mr. Paschke indicated they were both somewhat knowledgeable about manufactured homes and a 1' adjustment in the length or width of a unit is just not feasible.

Chairperson Walker indicated that two responses were received in favor of granting the motion.

Mr. Campbell asked about lot coverage.

Building Inspector Koncsol indicated he thought the design layout was within ordinance limits.

Mr. Tupper stated he was opposed to granting a variance just for the sake of granting one. He is, however, aware of manufacturing limitations and that unique conditions should be considered. He would prefer the house be located so that a variance would not be needed. Possibly the garage could be shortened.

Mr. Paschke felt that to deny this request would in essence force the owner to consider another house.

Mr. and Mrs. Thomas indicated this house is the smallest one that would meet their needs.

The Board raised the possibility of moving the house 1.08' to the east.

Mrs. Bartley, 23919 Grace, asked for clarification.

Chairperson Walker explained that moving the house 1.08' closer to hers would satisfy the minimum 6' side yard on the west side lot line.

BOARD OF ZONING APPEALS MINUTES -4-
June 1, 1994


Mr. Tupper felt a variance could be granted attaching any stipulations that the Board desires.

Motion by Paschke, supported by Campbell, to grant a side yard variance of 1.08' provided the house is moved 1.08' to the east. The side yard along the west lot line would then be the minimum required 6', reducing the east side dimension to 8.92'. The granting of said variance is in harmony with and serves the general intent and purpose and allowing said variance will result in substantial justice being done considering the public benefits intended. Further, allowing said variance will not interfere with or injure the rights of others in the district whose property would be affected by allowing this variance. Motion carried, all ayes.

PUBLIC COMMENT

None.

Meeting adjourned 8:45 P.M.



Patsy Cantrell/City Clerk/Treasurer

FARMINGTON PLANNING COMMISSION PROCEEDINGS
City Council Chambers, 23600 Liberty Street
Farmington, Michigan
November 14, 2016

Chairperson Crutcher called the Meeting to order at 7:00 p.m. at City Council Chambers, 23600 Liberty Street, Farmington, Michigan, on Monday, November 24, 2016.

ROLL CALL

Present: Buyers, Chiara, Crutcher, Gronbach, Kmetzo

Absent: Majoros, Waun

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Director Christiansen; John Koncsol, Building Official/Code Enforcement Officer.

APPROVAL OF AGENDA

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

Motion carried, all ayes.

APPROVAL OF ITEMS ON CONSENT AGENDA

a. Minutes of Regular Meeting – September 12, 2016

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

Motion carried, all ayes.

SITE PLAN REVIEW, CONSIDERATION TO APPROVE HOME ADDITION, 33614 ADAMS STREET

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

Director Christiansen gave some background on this agenda item stating that homes in the Historical District of the City must present plans to the Historical Commission for their review and approval before any additions can be made to the home. He stated that plans were submitted by Vivid Design, on behalf of Joshua Klein, for a 475 square foot addition to the home located at 33614 Adams Street. He went over the information included in the Commissioners packets and went on to indicate that the site plan was approved by the Historical Commission at their October 27, 2016 meeting and is now before the Planning Commission for their review and approval.

Also included in the packet of information for the Planning Commission were minutes of a Zoning Board of Appeals meeting held on June 1, 1994 whereby a variance was granted for the existing home located at 33614 Adams Street and that the Petitioner's proposed addition is in accordance with that variance and meets the requirements of the Zoning Ordinance.

Building Official Koncsol gave background on the home and stated that the home was brought in as a modular home during a time that there was not much scrutiny as far as requirements of the structure and indicated the Petitioner's plans would enhance the home and dress it up.

Chairperson Crutcher called the Petitioner to the podium.

Jeff Harrison, architect from Vivid Design Group, described the changes proposed in the plans stating that it will be a dual story, split level addition on the southwest corner of the property, that will align with the existing home and will include improvements such as brick pavers and that basically it will be the addition of a master suite on the main floor and the basement level will be utilized as a playroom and office area. He stated they will match the existing trim, siding and shingles, include window improvements, and that the current master bedroom will be turned into a dining room.

Following a question by Chairperson Crutcher, Christiansen confirmed that no variance is needed as the side yard setback variance was granted in 1994 and that the Petitioner included a mortgage survey in their materials presented to the Planning Commission.

Buyers asked the Petitioner about the A-frame on the west side and how drainage will be handled and Harrison responded a drainage saddle will be put in there.

Gronbach inquired of Koncsol if all requirements were met as far as the current building code and he responded in the affirmative.

Chairperson Crutcher opened the floor for comments and questions by the public and none were heard.

Director Christiansen reiterated the process within which homes in the Historical District go through for approval and Kmetzo inquired if there were any additional conditions put on the by the Historical Commission and Christiansen responded it was approved as proposed.

MOTION by Buyers, supported by Chiara, to approve the site plan for 33614 Adams Street, subject to the addition of a drainage saddle on the west side, and that the approval is in accordance with the review and recommendation of the Historical Commission.
Motion carried, all ayes.

PUBLIC COMMENT

None heard

PLANNING COMMISSION COMMENTS

Commissioner Chiara commented on the designation of Farmington being a Five Star Community and further discussion was held. He commended Director Christiansen on his input in achieving that designation.

Chiara also stated that he had spoken with the owner of a new business in Farmington who has businesses in other communities as well wherein the owner stated that Farmington is the best city that he has worked with.

The subject of the Final Draft of the Downtown Master Plan was discussed.

Buyers inquired of past designations awarded to the City and Christiansen responded.

STAFF COMMENTS

Director Christiansen commented on the group effort involved in moving the City forward and thanked all of the members of the staff in working towards that goal.

ADJOURNMENT

MOTION by Gronbach, seconded by Buyers, to adjourn the meeting.
Motion carried, all ayes.

The meeting was adjourned at 7:22 p.m.

Respectfully submitted,

Secretary



Section 35-161 Intent

It is the intent of this article to require site plan review and approval prior to issuance of a zoning compliance permit for certain buildings, structures and uses to ensure that the arrangement, location, design and materials within a site are consistent with the character of the city and the goals and design guidelines in the *City of Farmington Master Plan*. In particular, the standards herein are intended to minimize negative impacts on natural resources, utility systems, public service delivery, traffic operations, adjacent neighborhood or district character and the character of future development.

It is further the intent of this article to bring existing sites that do not conform with current standards of this chapter into greater conformity when uses change or an exterior renovation or expansion is proposed.

Section 35-162 Uses Subject to Review

- A. A zoning compliance permit shall not be issued until a plan is approved in accordance with the procedures and standards set forth herein and all necessary review, inspection and permit fees have been fully paid.
- B. The following table lists those items that require planning commission approval or administrative approval. The table also indicates whether a full site plan is required or where a less detailed architectural site plan is allowed. Activities exempt from obtaining approval under this article are still subject to building permit requirements.

Use or Activity	PC	Administrative	Exempt
PC: Requires planning commission review Administrative: Requires city staff administrative review Exempt: Requires a building or zoning compliance permit			
SP: Requires submittal of a full site plan, prepared according to Section 35-165 AP: Requires submittal of less detailed architectural site plan, prepared according to Section 35-165			
Residential			
Construction of single-family dwelling unit in a new subdivision or site condominium	AP ⁽¹⁾		
Construction of single-family dwelling unit in an existing subdivision or neighborhood (i.e. infill housing) that will result in a floor area ratio no more than 200% of the average of homes within 300 feet			Building permit
Construction of a new single-family dwelling unit that will result in a floor area more than 200% of the average of homes within 300 feet	AP		
Construction of more than one residential dwelling unit on a lot such as condominiums or multiple family residential	AP		
Expansion to an existing single-family dwelling unit that will result in a floor area more than 200% of the average of homes within 300 feet	AP ⁽⁵⁾		
Renovation or expansion of single-family dwelling unit that will result in a floor area ratio no more than 200% of the average of homes within 300 feet			Building permit





Use or Activity	PC	Administrative	Exempt
Construction expansion or demolition of single-family dwelling or accessory building in <i>historic district</i>	AP ⁽²⁾ ⁽⁵⁾		
Adult and child residential care facilities day care facilities	In accordance with <i>Section 35-25 Adult and Child Residential Care Facilities</i>		
Home occupations in accordance with <i>Section 35-27 Home Occupations</i>			Building permit
Residential Accessory Buildings, Structures and Uses			
Single-family and two-family accessory uses			Building permit ⁽³⁾
Site improvements such as installation or relocation of fences, walls, lighting, waste receptacles, carports, etc.		AP	
Commercial and recreational vehicle parking and storage in multiple-family districts	AP		
Reception antenna facilities over 3 feet in diameter	AP		
Non-residential Buildings			
Construction of building or parking lot	SP		
Non-residential building expansion of more than 5% of floor area or 500 square feet, shown on approved site plan, whichever is less	SP		
Non-residential building expansion of less than 5% of floor area or less than 500 square feet, shown on approved site plan, whichever is less		AP ⁽⁴⁾ ⁽⁵⁾	
Internal construction or change in the floor plan for a conforming use that does not increase gross floor area or the requirements for parking			Building permit
Building renovations, modifications to building façade or other architectural features that do not result in additions to floor area or increased building height	AP		
Modifications to upgrade a building to improve barrier free design, comply with Americans with Disabilities Act or other federal, state or county regulations		AP	
Non-residential Accessory Buildings, Structures and Uses			
Non-single-family accessory uses greater than 120 square feet		AP ⁽⁴⁾ ⁽⁵⁾	
Site improvements including installation of walls, fences, lighting, waste receptacles, etc.		AP ⁽⁴⁾	
Accessory open air businesses	AP		
Non-residential Site Changes			
Change of use to one permitted that requires changes to parking, loading, circulation, traffic volumes, lighting and landscaping		AP ⁽⁴⁾ ⁽⁵⁾	
Change of use to one permitted in zoning district and requires no changes to conforming building footprint, exterior elevation, parking, landscaping, lighting, sidewalks or signs			Building permit





Use or Activity	PC	Administrative	Exempt
Change in use or occupancy of historic residential structure in non-residential zoning district	In accordance with <i>Section 35-54 Preservation of Historical Structures Within Non-residential Districts</i>		
Modifications to non-conforming uses, buildings or sites, including a change to a more conforming situation	SP		
Projects in Any District			
Special land uses in accordance with <i>Article 12 Special Land Uses</i>	SP		
PUDs in accordance with <i>Article 10 Planned Unit Development</i>	SP		
Temporary buildings, structures, uses and events	In accordance with <i>Section 35-28 Temporary Buildings, Structures, Uses and Events</i>		
Parking lot expansion or increase in pavement area by more than 5%	SP		
Repairing, resurfacing, re-striping, curbing or expansion of parking lots by 5% or less		SP ^{(4) (5)}	
Expansion, replacement or alteration of landscaped areas			Building permit ⁽⁵⁾
Patios, pavers, pathways, walkways, sidewalks at grade level			Building permit
Entranceway features including fences, walls, landscaping		AP	
Grading, excavation, filling, soil removal, creation of swimming pool, creation of ponds or tree clearing over 100 square feet		AP	
Grading, excavation, filling, soil removal, creation of ponds, installation of a swimming pool or clearing of trees within an area of less than 100 square feet			Building permit
Erection of essential public service local distribution lines			Building permit
Erection of essential public service buildings and storage yards	SP		

- (1) The planning commission may approve typical model home designs at the time of approval of a subdivision or condominium, and individual dwellings within the development that are substantially in conformance with these typical plans can be approved administratively by the building official.
- (2) Prior to submittal of a plan to the planning commission, a plan shall be submitted to the city historical commission for review and comment according to *Chapter 17, Historic Preservation of the City of Farmington Code of Ordinances*. The historical commission shall submit its recommendation to the planning commission within 30 days of the receipt of the plan documents.
- (3) Unless otherwise noted in *Article 2 General Provisions*. Accessory buildings in the *Historic District* shall require planning commission approval.
- (4) Administrative approval shall only be granted where all requirements are met. Any

General Provisions

Site Plan Review

Special Land Use





modifications or waivers allowed by this chapter for building design, parking, landscaping or other design requirements must be approved by the planning commission.

(5) In accordance with [Section 35-208 Nonconforming Sites](#).

Section 35-163 Planning Commission Review Procedures

- A. **Preliminary Plan Review (optional).** The planning commission approval process includes an optional review of a preliminary plan by the planning commission and/or city staff. This option is recommended for new construction, uses that abut single-family areas, special land uses and PUDs. The applicant may submit an architectural site plan or even less detailed concept plan for the planning commission and city staff to review and provide general comment on compliance with the standards of this chapter and to discuss architectural and site concepts and alternatives prior to the preparation of a complete application.
- B. **Final Planning Commission Review.** When a planning commission review is required in accordance with [Section 35-162 Uses Subject to Site Plan Review](#), an application shall be submitted to the building department, 10 days prior to a regularly scheduled planning commission meeting. The application shall include:
 - 1. a completed application form, available at the building department or city manager's office;
 - 2. the number of copies of the plan as specified by the city manager's office, containing the information required by [Section 35-165](#);
 - 3. an application fee; note that a separate escrow deposit may be required for administrative or consultant charges to review the plan submittal.
- C. **Engineering Plan Review.** Following final site plan approval and prior to issuance of a certificate of zoning compliance or building permit, appropriately detailed engineering plans shall be submitted for review and approval by the city engineer. Engineering plans shall contain all required information and details, and shall reflect all conditions of final site plan approval.

D. Standards for Approval

Based upon the following standards, the planning commission may deny, approve, or approve with conditions the plan:

- 1. **Site Design Characteristics.** All elements of the plan shall be designed to take into account the site's topography; the size and type of lot; the character of adjoining property; the type and size of buildings; pedestrian circulation and the traffic operations of adjacent streets. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this chapter. The site shall be designed to conform to all provisions of this chapter.
- 2. **Building Design.** The building design shall relate to the surrounding environment in regard to texture, scale, mass, proportion and color. High standards of construction and quality materials will be incorporated into the new development in accordance with the requirements of [Section 35-53 Non-residential Design Requirements](#). Buildings shall be designed to take advantage of natural heating, cooling, and buffering opportunities and incorporate energy efficient fixtures.
- 3. **Change of Use and Redevelopment.** For changes of use and site alterations



**Farmington Planning Commission
Staff Report**

**Planning Commission
Date:** December 11, 2017

**Reference
Number
5**

Submitted by: Kevin Christiansen, Economic & Community Development Director

Description Shedule of Public Hearing – Boji Development, Inc., 10 Mile Development Group, LLC, Old 47th District Courthouse Property, 32795 Ten Mile Road

Background

This item is to schedule a public hearing with the Planning Commission for a proposed PUD planned unit development for the redevelopment of the old 47th District Courthouse property. Article X. PUD Planned Unit Development, Section 35-135. Approval Procedure of the Zoning Ordinance requires that a public hearing to review the requested PUD and site plan be scheduled in accordance with the Michigan Zoning Enabling Act.

The applicant, Boji Development, Inc., 10 Mile Development Group, LLC of Farmington Hills, MI submitted a PUD concept plan for the redevelopment of the old 47th District Courthouse property, which was reviewed at the November 13, 2017 Planning Commission meeting. The applicant now requests that the Planning Commission schedule a public hearing to be held at the January 8, 2018 meeting along with review of the preliminary PUD plan.

**2018 PLANNING COMMISSION
MEETING SCHEDULE
MONDAY**

Monday, January 8, 2018	7:00 p.m.
Monday, February 12, 2018	7:00 p.m.
Monday, March 12, 2018	7:00 p.m.
Monday, April 9, 2018	7:00 p.m.
Monday, May 14, 2018	7:00 p.m.
Monday, June 11, 2018	7:00 p.m.
Monday, July 9, 2018	7:00 p.m.
Monday, August 13, 2018	7:00 p.m.
Monday, September 10, 2018	7:00 p.m.
Monday, October 8, 2018	7:00 p.m.
Monday, November 12, 2018	7:00 p.m.
Monday, December 10, 2018	7:00 p.m.