



**Special City Council Meeting
6:00 PM, MONDAY, OCTOBER 20, 2014
Maxfield Education Center
32789 Ten Mile Rd
Farmington, MI 48336**

FINAL

SPECIAL MEETING MINUTES

A Special meeting of the Farmington City Council was held on October 20, 2014, in Maxfield Education Center, 32789 Ten Mile Rd, Farmington, MI. Notice of the meeting was posted in compliance with Public Act 267-1976.

The meeting was called to order at 6:03 PM by Mayor William Galvin.

1. ROLL CALL

Attendee Name	Title	Status	Arrived
Greg Cowley	Councilmember	Present	
William Galvin	Mayor	Present	
JoAnne McShane	Councilmember	Present	
Steve Schneemann	Mayor Pro Tem	Present	
Jeff Scott	Councilmember	Present	

City Administration Present

Director Christiansen
City Clerk Halberstadt
City Manager Pastue
Attorney Schultz

2. APPROVAL OF AGENDA

RESULT:	APPROVED [UNANIMOUS]
MOVER:	JoAnne McShane, Councilmember
SECONDER:	Greg Cowley, Councilmember
AYES:	Cowley, Galvin, McShane, Schneemann, Scott

3. PUBLIC COMMENT

No public comment was heard.

4. REVIEW

A. Review of Grand River-Freedom Road Agreement

Present: Lonny Zimmerman, Architect; Dinesh Potluri, Owner of Digital Terrain;
Rob Goldstone, Suburban Collection Representative; Tom Duke, Developer

Zimmerman discussed proposed plans for a building on Grand River (Parcel 2) as part of the Grand River and Freedom Road Planned Unit Development (PUD).

Discussion followed regarding the proposed façade and landscape of the structure.

Responding to a question from Cowley, Potluri discussed the success of his business and the need to expand into a larger facility as the one proposed.

Discussion followed regarding the truck circulation of both the Suburban Collection and the Tile Shop.

Responding to a question from McShane, Potluri stated his company will have regular business hours.

Discussion followed regarding security measures that will be in place for the Suburban Collection property.

Discussion continued regarding landscape plans for the property including trees on the perimeter.

Galvin requested an 8 foot wall at the southern perimeter of the Suburban Collection site, noting that it abuts residential property. He requested confirmation that the lighting would be directional.

Goldstone responded the illumination of the property would be primarily motion lighting.

Galvin asked if the PUD agreement included any significant changes.

Schultz advised that at an earlier study session, Council discussed including a provision in the PUD agreement that would ensure Parcel 2 located on Grand River is developed in order to provide a visual barrier to the Suburban Collection property. He stated discussion was held at that meeting regarding the inclusion of some type of trigger or time frame in the PUD agreement for development of the Parcel 2 site. He advised there was reluctance by the developer to include this type of provision in the agreement.

Schultz stated the developer offered an alternative to the development of Parcel 2 in a specified time frame. He advised the agreement would include site improvements providing a visual barrier that would occur prior to the occupancy of the Suburban Collection site. The improvements would include landscaping along the frontage of Grand River; landscaping along the boundary between Parcel 1 and Parcels 2 and 3 as shown on the Concept Landscape Plan; and three cross-access drives plus the internal circulation required for use by Parcel 1 and Parcel 3. In essence, the developer agreed to do everything but the actual building.

Schneemann requested a more detailed site plan that shows exactly what is planned for the site. He suggested prepping Parcel 2 site for a building.

Christiansen discussed the issues related to prepping the site without plans or a time frame for a structure to be built.

Responding to a question from Galvin, Potluri stated he is ready right now to develop the property on Parcel 2.

Duke discussed the time line for the demolition of the K-Mart building and the new improvements and/or restorations. He stated they project the site will be ready in April 2015.

Schultz clarified the development of Parcel 2 is not included in the agreement. The property would essentially be what it is today with landscaping.

McShane expressed concern that without the building on Parcel 2 the site would become a parking storage area. Schultz advised maintenance of the property pending construction can be addressed in the agreement.

Schultz pointed out that another modification to the PUD agreement included a change to the use description of Parcel 1 that clarified that only prepping and storage of new vehicles is allowed. He stated the agreement also clarifies that its provisions hinge on the lot split. He further stated that in the final draft of the agreement there is some teeth to the obligation of the final site that the four new property owners deal well with each other.

Responding to a question from Galvin, Schultz advised the Council at the regular meeting would be voting on a concept plan and the PUD agreement. He discussed the approval process of the PUD agreement going forward.

Scott expressed his concern regarding the existing storm water management of the property, noting potential issues with the change in use of the site. He sees an opportunity to upgrade with the development of this site.

Christiansen advised the city's planning and engineering consultants will review the plans and make recommendations on what needs to be upgraded and changed, including a pre-treatment type facility.

Discussion followed regarding the need to remove some of the asphalt on the site in order to address storm water management and how the areas where it will be removed will be maintained.

Schneemann clarified Council would be approving a plan that may or may not be built.

Pastue advised another site plan will be brought back to Council that will include how the asphalt will be replaced.

5. REVIEW

Review of Other Items on the Regular Agenda

No review of other items on the regular agenda was necessary.

6. OTHER BUSINESS

No other business was heard.

7. COUNCIL COMMENT

No Council comments were heard.

8. ADJOURNMENT

Motion to adjourn the meeting.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Greg Cowley, Councilmember
SECONDER:	JoAnne McShane, Councilmember
AYES:	Cowley, Galvin, McShane, Schneemann, Scott

The meeting adjourned at 6:56 PM.

William E. Galvin, Mayor

Susan K. Halberstadt, City Clerk

Approval Date: December 15, 2014