



PLANNING COMMISSION MEETING
Monday, April 12, 2021 – 7:00 p.m.
Zoom Meeting
Meeting ID: 853 0967 6799
Password: 019367

AGENDA

- 1. Roll Call**
- 2. Approval of Agenda**
- 3. Approval of Items on the Consent Agenda**
 - A. March 8, 2021 Minutes**
- 4. Site Plan Review – Proposed Outdoor Seating Area Enclosure, Los Tres Amigos Restaurant, 33200 Grand River Avenue**
- 5. Proposed Building Façade Modification – John Cowley & Sons Pub, 33338 Grand River Avenue**
- 6. Update - Current Development Projects**
- 7. Public Comment**
- 8. Planning Commission Comment**
- 9. Adjournment**

FARMINGTON PLANNING COMMISSION PROCEEDINGS
23600 Liberty Street
Farmington, Michigan
March 8, 2021

Chairperson Majoros called the Meeting to order via Zoom remote technology at 7:00 p.m. on Monday, March 8, 2021.

ROLL CALL

Present: Crutcher, Kmetzo, Majoros, Mantey, Perrot, Waun, Westendorf

Absent: None

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. February 8, 2021 Minutes

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

PUBLIC HEARING – 2022-2027 CAPITAL IMPROVEMENT PROGRAM

Chairperson Majoros introduced this item and stated that I think we've all had a chance to go through what's been a pretty rigorous and well-communicated process. Kevin, you've been great on this; Chris Weber does a phenomenal job as does the balance of the subject matter experts, etc., and asked Christiansen to give a quick summary of where we stand. I know one question that probably many of us have is, you know cycle over cycle, the last time we saw this to where we stand today, I don't recall that there were any further meetings, but I guess the first item would just be a question, Kevin, what we're asking public comment on and from what we have seen and read and distributed in a mail out, is there anything of significance, material changes, things we should be aware of and maybe the public from kind of what's been out there.

Director Christiansen replied that there have no substantive changes and no additional meetings since the Planning Commission looked at the Draft CIP 2022/2027 last, that was at your last meeting in February where you scheduled this evening's public hearing.

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Chairperson Majoros said I think the action that we'll be taking today is not only a Public Hearing if we have any comments, we'll make sure before we close it out that we ask one more time, but I believe also is a specific action item after we close the Public Hearing to formally move the Capital Improvement Program and forward and form the resolution as noted.

Christiansen replied that is correct, Mr. Chair, and what might be really helpful I think just really quickly if you might be to have Mr. Golden bring the agenda back up and then after the minutes that you just considered under Consent and approved, is the staff report for this item, real short and sweet and to the point, and then the CIP Draft 2022/2027, if Mr. Golden might be able to screen share that real quick, that one item to reference if we could move through this. Again, just an overview, the purpose of the item, Mr. Chair, is to hold the required Public Hearing, and that's by State statute under the Michigan Planning Enabling Act. You're doing that then this evening as scheduled. You'll note that you set that Public Hearing at the February 8th meeting for this evening. I can tell you that public notice was published and the Draft 2022/2027 Capital Improvement Program is attached. The next sheet is the public notice that was published in the paper and it was also placed on the City's website. So, as required, public notice has been published and has been placed on the City's website so that complies with your requirements to do that. The next page is the Draft. If we go a couple pages in to this, the action is right here, and that's what you're considering this evening, that is the Draft as you've worked on for the past several months. And now before you for Public Hearing tonight, and if the Planning Commission is so inclined the requested action is to approve the 2022/2027 Draft Capital Improvement Program for the City of Farmington in accordance with this resolution.

Majoros asked Director of Media Services Golden if there were any meeting participants other than the Commission present in the Zoom meeting and Golden replied there was none. He then called for a motion to open the Public Hearing.

MOTION by Crutcher, supported by Waun, to open the Public Hearing for the 2022/2027 Capital Improvement Program.

Motion carried, all ayes.

(Public Hearing opened at 7:10 p.m.)

PUBLIC HEARING

Chairperson Majoros asked if there were any participants in attendance wishing to comment and asked Director of Media Services Golden if anyone had joined the meeting since his last inquiry and Golden replied none had.

Hearing none, Chairperson Majoros called for a motion to close the Public Hearing.

MOTION by Crutcher, supported by Perrot, to close the Public Hearing for the 2022/2027 Capital Improvement Program
Motion carried, all ayes.

(Public Hearing closed at 7:11 p.m.)

Chairperson Majoros then called for a motion from the Commissioners to approve and adopt the City of Farmington 2022/2027 Capital Improvement Program, as presented, and to forward it to City Council for their review and consideration in accordance with the resolution in the Plan.

MOTION by Crutcher, supported by Perrot, to approve and adopt the City of Farmington 2022/2027 Capital Improvement Program, as presented, and forward to City Council for their review and consideration in accordance with the resolution as outlined in the Plan.
Motion carried, all ayes.

UPDATE – CURRENT DEVELOPMENT PROJECTS

Chairperson Majoros introduced this item and stated this item has probably four areas he feels would be prudent to discuss and of course at any time for each of these four, I'll stop and ask for Commissioner comments or questions or what have you. The first category is what I call "projects currently underway", so the items that have either been through us already that we know are underway like the gas station at Nine and Farmington, the Tropical Smoothie for those of us who travel down Grand River, I've seen tremendous progress there; Blue Hat Coffee, a lot of the initiatives that we have as a team have seen and moving forward that are underway. So I think the first probably area of update for staff would be for those projects that are currently underway that we're seeing visible results on, I guess I would ask Mr. Christiansen for any fundamental what I call cycle over cycle changes. So are there any pieces of news that we as a body should know about or Category 1, which I call our current body of projects underway. So, with that, I'll ask Mr. Christiansen for a comment there and then we'll open it up to the Commissioners for any comments on current projects and then we'll move on to my next category.

Director Christiansen stated as of today current status of the projects that we actually were discussing at the February meeting; they are continuing to move forward. So, other than progress which you have noted you can see in your travels, there's nothing new specific to those projects that we discussed at the February meeting, they all continue to move forward.

Chairperson Majoros opened the floor for questions from the Commissioners.

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Commissioner Crutcher stated he had a question regarding the coffee shop at the Masonic Lodge. How are they proceeding, there was some construction but he hasn't seen any activity over there lately.

Christiansen replied yes, they continue to progress and that's even as of last week, current status interior work, there's been some additional inspections that the City's building official has conducted. And you may note that the exterior improvements, the ramp that was approved and is to be on the north side of the building, continues its implementation. Progress is still being made and we're hopeful that as the weather breaks, more of the exterior work will commence and will be able to be completed along with what's going on the inside right now. Dialogue with the owner, he's really trying to work to get open sometime this mid Spring.

Commissioner Perrot commented with Tropical Smoothie Café and that's been in our rear view mirror for quite some time from an approval process, and then we asked them to come around and help out their tenants and get the building all squared away before the City signed off on them breaking ground on the out building now. And we went from a fenced in lot, to one wall up, to two, three weeks of extremely cold weather and no work, and now they're going like gangbusters so it's really good to see and it will be nice to see that in the win column soon. He said the progress, the work that the staff did on that whole plaza, the beautification, the enhancements, it's really strong, it's a beautiful looking place now, so kudos, good work.

Commissioner Kmetzo said she has a follow-up on the Tropical Smoothie. Has there been any feedback from the tenants or the occupants of the facility behind them, have they said anything about how their structure is being obstructed or any negative feedback from the erection of that building? I think on paper it looked fine, but now that the building is up, I'm just curious if there was any concern from like the China Merchandise or the Indian Grocer, and Tweeny's, has there been any comments about the structure itself?

Christiansen replied that's a great question and said no, they've heard nothing negative, in fact, they've heard positive comments, they're very excited about the work being done. They're very pleased with what's going on with their building that they're tenants in, but in fact, they're really excited because new signs are going up. You might note that new wall signs for those businesses are going up right now. I think there's two new ones, an O'Reilly sign has gone back up, there's a new House of Lee sign that's been installed, I know they're working on the Tweeny's sign right now and they're going to be working on the others, so they're all pretty excited from those that I've talked to.

Chairperson Majoros then asked Christiansen if he could provide any feedback in the area, is there anything on the horizon, a lot of times you give us a heads-up on what might be brewing; any new developments, any areas that you think may be hitting our radar

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screen here at some point that would be of interest to know. So that's just an open ended question to you, Kevin, we'll start there and go to Commissioners after.

Christiansen replied that he's very pleased to share with the Commission and to let you know with all of the work that you have done previously and have been involved with on the 47th District Courthouse property, Liberty Hill Condominiums, that they commenced site development yesterday. And I'd like to share with you that we received from the developer, a quit little snippet, if Mr. Golden is able to play it, it's not very long, it's just the current status of the property, a little aerial overview via drone photography, and also it just kind of shows the equipment delivered, some piping delivered, a little bit of overview. We had the preconstruction meeting and they've commenced construction as of today. Again, this site development will be then work according to the approved PUD plan, and the engineering construction plans and permit development related to the fourteen approved detached single-family homes and the site as a whole. And we're really excited that this is moving forward now and look forward to seeing this development.

(Video played)

Christiansen stated as you can see the site, you can see the equipment that's been delivered, the materials, the pipe. So, that was the site status as of last week and they wanted to share this with you this evening in our update. And as I indicated the preconstruction meeting having been held, site development commenced today.

Chairperson Majoros asked if all goes well, what is the potential finish date, is this a year, if you can just roughly if you can.

Christiansen replied I can relate it back if you can recall to the Flander's School site redevelopment and you may recall that development, that is the Riverwalk of Farmington, that's 33 detached single-family homes on that 10-acre site with the dedication it was about 7.75 acres. But from the time that they broke ground and moved forward, they sold out that development in nine months and that was 33 homes and they completed that development up through not only site development but dedication of everything within one plus, going on two-year period. It was really quite expeditious and they moved forward pretty quickly. They were actually able to do production, which is the building of the homes, concurrent with site development. So that's really what the goal of the developer here is, is to be developing the site, grading the site, cutting in the roads, installing the infrastructure, putting in the base course and the road, and at the same time as staging provides for during the first production. Their intent per my discussion with them is to build a model, but I'm going to tell you that my experience and with everything else, the timing in all this and with the existing market as I'm aware of it and as I currently am seeing with the issue with demand for housing, in particular in Farmington, I'm going to believe in speculation that they're going to have sales and may even sell out before

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site development is either progressing or complete at a minimum such that production can move along as they're able to do it without having to have a model, they're certainly not going to need a sales trailer on site for something like of this scale anyways. And I would say to you that I would project that it's very possible spring of 2021 that they may be able to complete this site development and even some of the production of this year and then complete then the remaining portion in 2022. So it may be a one and a half year, two-year build cycle if all goes well.

Perrot stated he seems to recall the developer, Boji, being really motivated and he was really willing to work with the City on getting all the approvals so he could build right away.

Perrot then asked if there was any updated information on the Panera site and Christiansen replied there is a broker that is marketing the property, there's been several phone calls and dialogue with interest, but nothing more than that, nothing specific to any sort of discussion regarding a particular use or intended plan, so there's an opportunity there. One of the things I can tell you is Panera is just one of several sites within the community as a whole that we are focused on in paying close attention to in terms of marketability and re-tenanting the building. We have several in downtown, we have several in other areas of the City and you can speculate as to why that may or may not be the case. Some of that is due to the existing economic environment right now, some of that due to the pandemic, to the Covid pandemic, to the Covid crisis.

Perrot then stated that our approval to add a drive-thru then at that location, even though it's no longer a Panera, that still would carry over to the tenant so I think that would make it a more desirable location.

Christiansen replied that the broker's sign, the real estate sign on the property indicates that drive-thru opportunity exists on the site.

Chairperson Majoros said the third item is very timely, a lot of news what made this week with City Council's meeting and the Maxfield redevelopment and one of the purposes for this part of every meeting is for we as Commissioners have the lay of the land and can speak with a consistent and accurate voice when we're engaging with community members and with that, we've probably all read some articles or whatever but there's just some logical questions that may come out and logical next steps, so I thought it would be appropriate to ask you, Kevin, to just kind of give us if we were bumping into somebody on the street, what do we say in an instance like this so that we're being fair to the process, where we stand, what's next and those sorts of things. So maybe we'll ask for your take on that, that would be great.

Christiansen replied I think that's very appropriate; I appreciate your asking and certainly the Commission and your focus on all aspects of development in the community and

particularly this project. You've had involvement with this through a lot of other avenues with all of your planning efforts. And we talked about at some point in time like you have before, you're going to be involved in the plan review process for the redevelopment of the Maxfield Training Center. And it looks like we're moving along to that point right now. To give you an update as you've asked, current status, what I would say that you should be made aware of as you're asking what may be, what you can convey, is that City Council approved Robertson Brothers Homes RFQ response, their proposal, and they're proposed 59 unit townhouse condominium project for the Maxfield Training Center redevelopment project last Thursday night. Next steps are negotiation of the property acquisition from the City by Robertson Brothers Homes and then the Planned Unit Development, the PUD plan review approval process with the City, that's the next step. This will also include project environmental plans and financing plan to be reviewed and approved by the City. This will likely take the next six to nine months to be completed. Closing on the property acquisition and site development construction will probably not be completed and will not start until next spring, which will be the spring of 2022. So that's really the current status. Council went ahead and selected one of the RFQ developers, Robertson Brothers Homes, the next step is negotiation with respect to the property acquisition and then embarking on the PUD process.

Chairperson Majoros thanked Christiansen for the update and stated this is a good forum to all get aligned and hear from a factual source as to what's on the horizon and what's new.

PLANNING COMMISSION COMMENTS

Chairperson Majoros opened the floor for comments from the Commissioners.

Commissioner Waun stated she would like to express her concern made by the statement made by Councilmember Maria Taylor at the March 4, 2021 Special Meeting about the MTC to the fact that the Planning Commission does not want high density projects. The statement is not necessarily accurate and it implies that the Commission as a whole is biased against particular projects that are allowed by the City Master Plan and Zoning Ordinances. I think that such a statement without explanation or qualification does a disservice to this Commission and could be harmful to future developments, opportunities to our community, if we are perceived as anti-development. I hope that as the project proceeds there will be a clarification or a correction of the statement by the Councilmember.

Commissioner Crutcher commented that coming up in the spring we'll be looking at the re-applications and applications for outdoor seating and if there's any other consideration, we may want to be thinking about post-pandemic how we would approach those outdoor seating arrangements for the eating establishments around town or if there is going to be

any concern. One other thing is one of the things that has come up with my affiliation with the Parking Advisory Committee, is bringing up some ideas about the parking code requirements and also for potential for a carry-out and delivery as a thing, having dedicated parking spaces for those kinds of activities. The ride sharing and also for the meals, pick-up and delivery, and it's not addressed in an ordinance right now, but we may be looking to something like that in the future.

Director Christiansen said that's a great question and what I can tell you is we've been having dialogue with the City Attorney's office regarding outdoor seating, how outdoor seating that's approved is being used, implemented in Farmington. The actions by Council last June, August and December that related to outdoor seating in light of the Covid pandemic crisis and how they approved things temporarily, what the status of that is and what may need to be addressed again either to keep things going as what was approved as we're still within that window right now, within the window of the pandemic crisis as it continues as is and anything else. Just really quickly, Council approved last June a resolution allowing for expansion of approved outdoor seating areas temporarily as a temporary special use in parking lots and the like. We got a dozen applications, had a dozen approvals, everybody from the restaurants on restaurant row in the north parking lot to the parking lot behind City Hall and the Library, a couple uses, and to the main parking lot in the Downtown Parking Center, and that worked out really well, and the DDA was an excellent facilitator of providing for means of identifying those areas, they had bollards, chains, planters, they provided tables and chairs and umbrellas and it worked out really, really great, I think. And I think those that took advantage of that I think had because of that more success than they thought they were going to have in light of the circumstances that came about. In any event, there was a second resolution that allowed that to continue past the October 31st end of season, that was in August, and Council approved that resolution and that extension was to April 14th of this year. A third action of Council was the December approval of the amendment to the entertainment provision of the Community Section of the Code of Ordinances that allowed for enclosures, temporary enclosures, the igloos, the small type of structures, the Farmington Forts as the DDA labeled them, some other elements and that was able to be intertwined with the social district that was approved, too, and so that worked out really, really well. And those are for temporary facilities that didn't require building permit and anything else to be addressed, it was a Council action and an oversight by City staff and administration and has worked out really well. That, approved in December, expires also April 14th. The discussion with the City attorneys have been a potential additional resolution to allow for outdoor seating expansion into the parking lot again for this season; so, April 14th comes along and we're able to continue doing so. Maybe those shelters then tend to phase out a little bit because of season, but we could certainly establish those areas that were approved last year and maybe even additional areas if they come about. So we're working with the City attorney on that to look to see that happen again. The other issue is a direction from Council that was requested by one of the City's food and beverage

restaurant businesses, to consider City ordinance provisions that would permit canopies, awnings, sides of those awnings, zip up, zip off enclosure type structures on a more permanent basis in accordance with a process and an approval structure like is currently the ordinance structure for outdoor seating. So, for example, right now if you are a restaurant business and you want to have outdoor seating then you have to apply for a site plan review of the Planning Commission, and if it's in downtown, it's the DDA review and recommendation and the Planning Commission, and then approval of the Planning Commission in order to establish that outdoor seating area. Once approved via site plan it can continue annually as long as you are compliant, you had no issues, and anything that's needed in terms of insurance and everything else is provided. And that's pretty typical under our current ordinance structure but there is a request presented to Council considering an ordinance amendment or however it's going to be facilitated to allow for structures in outdoor seating areas on a more permanent basis, so more than tables and chairs. So that's also in the hands of the City attorney's right now; a resolution to continue to extend for this next year during regular season of the expanded area again, and then an ordinance to address permissiveness through a process for structures within outdoor seating areas. So that's a great question, Mr. Crutcher, and that's the current status of that.

Crutcher asked if there had been discussion on extending the outdoor seating season as well, as the pandemic has shown us, we can sit outside and Christiansen stated that is part of the discussion.

ADJOURNMENT

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

The meeting was adjourned at 7:48 p.m.

Respectfully submitted,

Secretary

**Farmington Planning Commission
Staff Report**

**Planning Commission
Date:** April 12, 2021

**Reference
Number
4**

Submitted by: Kevin Christiansen, Economic and Community Development Director

Description Site Plan Review – Proposed Outdoor Seating Area Enclosure, Los Tres Amigos Restaurant, 33200 Grand River Avenue

Background

This item is a review of a proposed Outdoor Seating Area Enclosure for the existing Los Tres Amigos Restaurant. The proposed enclosure is a building addition intended to enclose the existing outdoor seating area of the existing restaurant. At their April 8, 2021 meeting, the Downtown Development Authority (DDA) Design Committee reviewed and recommended the proposed Outdoor Seating Area Enclosure for Los Tres Amigos to the Planning Commission in accordance with the submitted plans (see attached meeting minutes). No changes regarding building dimensions or to the exterior of the existing restaurant building, or other site improvements are proposed.

The applicant has submitted plans for the proposed Outdoor Seating Area Enclosure, including a layout of the existing and a floor plan for the proposed enclosed outdoor seating area, proposed new/replacement exterior building site landscaping, and existing and proposed building elevations. Also included are plans for modification of the existing restrooms.

The applicant will be at the April 12, 2021 meeting to review the proposed Outdoor Seating Area Enclosure with the Commission.

Attachments



CITY OF FARMINGTON

For office use only

Date Filed: _____
Fee Paid: _____

Site Plan Application

1. Project Name LOS TRES AMIGOS FARMINGTON

2. Location of Property

Address 3320 GRAND RIVER AVE

Cross Streets WARNER ST

Tax ID Number 20-23-27-153-026

3. Identification

Applicant LOS TRES AMIGOS - FARMINGTON LLC

Address 2420 E GRAND RIVER RD

City/State/Zip WILLIAMSTON MI 48895-9501

Phone 517 908 0072 Fax 517 908 0073

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

9 Property Owner 9 Other (Specify) PROPERTY OWNER

Property Owner _____

Address _____

City/State/Zip _____

Phone _____ Fax _____

Preparer of Site Plan MARK FINEOUT

Address 4612 OKEMOS RD

City/State/Zip OKEMOS MI 48864

Phone 517 575 5050 Fax _____

4. Property Information

Total Acres .156
Lot Width 85' Lot Depth 43'
Zoning District CBD
Zoning District of Adjacent Properties to the
North CBD South CBD East CBD West CBD

5. Use

Current Use of Property LOS TRES AMIGOS RESTAURANT
Proposed Use

| | | |
|-----------------|------------------|-------------|
| G Residential | Number of Units | _____ |
| G Office | Gross Floor Area | _____ |
| G Commercial | Gross Floor Area | <u>4454</u> |
| G Industrial | Gross Floor Area | _____ |
| G Institutional | Gross Floor Area | _____ |
| G Other _____ | Gross Floor Area | _____ |

Proposed Number of Employees 20

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

X I, Arnulfo Ramirez (applicant), do hereby swear that the above statements are true.

X [Signature] 4/8/21
Signature of Applicant Date

X [Signature] 4/8/21
Signature of Property Owner Date

X I, Arnulfo Ramirez (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.

City Action

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 | NA | ✓ |
| 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

NO CHANGE

✓

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

NO CHANGE

✓

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)

✓

NO PHOTOMETRIC

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

✓

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

EXISTING

✓

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

✓

Extent of any outdoor sales or display area

✓

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 | <u>✓</u> | |
| Driveways and intersections within 250 feet of site | <u>✓</u> | |
| Cross section details of existing and proposed roads, driveways, parking lots, sidewalks and pathways illustrating materials, width and thickness | <u>NA</u> | <u>✓</u> |
| Dimensions of acceleration, deceleration and passing lanes | <u>NA</u> | <u>✓</u> |
| Dimensions of parking spaces, islands, circulation aisles and loading zones | <u>EXISTING</u> | <u>✓</u> |
| Radii for driveways and parking lot islands | <u>EXISTING</u> | <u>✓</u> |

| | | |
|--|-----------------|-------|
| Calculations for required number of parking and loading spaces | <u>EXISTING</u> | _____ |
| Designation of fire lanes | <u>"</u> | _____ |
| Traffic regulatory signs and pavement markings | <u>"</u> | _____ |
| Shared parking or access easements, where applicable | <u>"</u> | _____ |

| | | |
|---|-----------------|---------------------|
| 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 | _____ | <u>✓</u> |
| Limits of grading and description of methods to preserve existing landscaping | _____ | <u>✓</u> |
| The location of proposed lawns and landscaped areas | <u>✓</u> | _____ |
| Landscape plan, including location, of all proposed shrubs, trees and other plant material | _____ | <u>✓</u> |
| Planting list for proposed landscape materials with caliper size or height of material, spacing of species, botanical and common names, and quantity | _____ | <u>✓</u> |
| Calculations for required greenbelts, buffer zones, parking lot trees, detention ponds and interior landscaping | _____ | <u>✓</u> |
| Method of installation and proposed dates of plant installation | _____ | <u>✓</u> |
| Landscape maintenance program | _____ | <u>✓</u> |

| | | |
|--|-----------------|---------------------|
| e. Building and Structure Details | Provided | Not Provided |
|--|-----------------|---------------------|

| | | |
|--|-------------------------|-------------------------|
| Location, height, and outside dimensions of all proposed buildings or structures | <u>✓</u> | _____ |
| Building floor plans and total floor area | <u>✓</u> | _____ |
| Details on accessory structures and any screening | <u>EXISTING</u> | <u>✓</u> |
| Building facade elevations for all sides, drawn at an appropriate scale | <u>SOUTH & EAST</u> | <u>NORTH & WEST</u> |
| Method of screening for all ground-, building- and roof-mounted equipment | <u>EXISTING</u> | <u>✓</u> |

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

EXISTING ✓

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

Mailbox 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 of employees, etc

EXISTING ✓

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

NA ✓

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



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



REGULAR AGENDA

1. Roll Call

Present: Claire Perko, Brian Golden, Steve Schneemann, Ken Crutcher, Miguel Williams, Kate Knight, Kevin Christiansen, Todd Craft, Jess Westendorf, Mark Fineout (Los Tres Amigos architect)

2. Approve March 25, 2020 Meeting Notes

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Los Tres Amigos, 33200 Grand River Avenue ([Packet Attachment](#))

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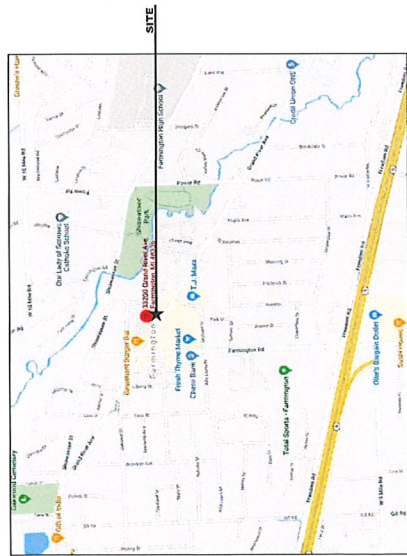
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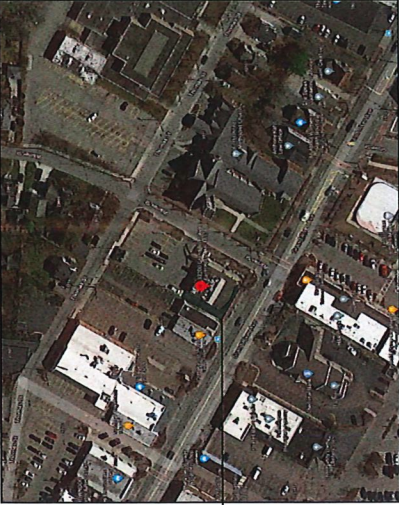
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- Include consideration for murals in sign ordinance discussion.

7. **Adjourn**



**PATIO ENLARGEMENT AND ENCLOSURE
LOS TRES AMIGOS
33200 GRAND RIVER AVE
FARMINGTON MICHIGAN**

AREA OF WORK



4700 North Road
Farmington, Michigan 48334
Phone: (517) 393-0502
www.thepeabody.com

Copyright 2018 the peabody group



LOCATION MAP TO SCALE

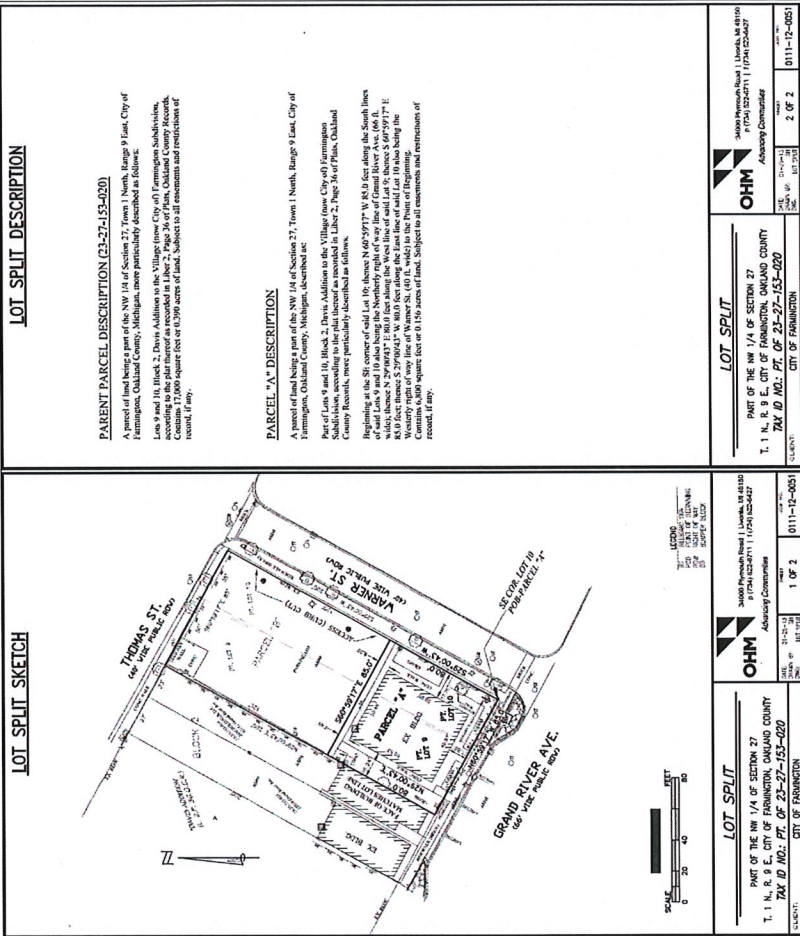


ZONING MAP TO SCALE

Zoning District Legend

| | |
|------|---------------------------|
| OS | General Business District |
| RI-P | Single Family Parking |
| R3 | Single Family Residential |

LOT SPLIT SKETCH



LOT SPLIT DESCRIPTION

PARENT PARCEL DESCRIPTION (23-27-153-020)
A parcel of land being a part of the NW 1/4 of Section 27, Town 1 North, Range 9 East, City of Farmington, Oakland County, Michigan, more particularly described as follows:
Lots 9 and 10, Block 2, Drive Addition to the Village (now City of) Farmington Subdivision, according to the plat thereof as recorded in Liber 2, Page 36 of Plans, Oakland County Records, and to square feet of 0.79 acres of land, subject to all easements and restrictions of record if any.

PARCEL "A" DESCRIPTION

A parcel of land being a part of the NW 1/4 of Section 27, Town 1 North, Range 9 East, City of Farmington, Oakland County, Michigan, described as:
Part of Lots 9 and 10, Block 2, Drive Addition to the Village (now City of) Farmington, according to the plat thereof as recorded in Liber 2, Page 36 of Plans, Oakland County Records, more particularly described as follows:
Beginning at the SE corner of said Lot 10, thence N 69° 57' 17" W, R3.0 feet along the South line of said Lot 9 and 10 also being the westerly right of way line of Grand River Ave, 666 ft., thence S 89° 52' 13" W, 80.0 feet along the East line of said Lot 10 also being the westerly right of way line of Warner St, 600 ft., which to the Point of Beginning, thence South square feet of 0.156 acres of land, Subject to all easements and restrictions of record if any.

SITE AERIAL TO SCALE

SCOPE OF WORK:
INCREASE SIZE OF PATIO AND ENCLOSURE TO ENCLOSE A GARAGE DOORING WHILE MAINTAINING OUTDOOR STEEL HEATER AND HOT SINK. ALL NEW WORK TO BE CODE COMPLIANT.
NOTE: SCOPE OF WORK HAS BEEN REVIEWED TO ADDRESS CONCERNS FROM CITY ENGINEER REGARDING THE PROPOSED EXTERIOR FINISH MATERIALS AROUND THE VISIBLE PARTS OF THE FRONT FACADE AT THE SOUTH END OF THE ADDITION. STONE FINISH PIECES BEING REMOVED TO BE REPLACED TO BE USED ON NEW CONSTRUCTION.
REPAIR AND REFINISH ANY EXISTING STONE PIECES FROM LEAVING. REPAIRS TO BE BY VANTILE OR EQUAL IN BROWN TO MATCH EXISTING FINISH.
PROVIDE APPROPRIATE REGISTRATION TO LANDSCAPED AREAS NEARBY EXISTING LANDSCAPING AS NECESSARY. PROVIDE NEW LANDSCAPING TO THE EXISTING, INSIDE CONCRETE PATIO AREAS TO BE REFINISHED.
NEW LIGHT FIXTURES TO BE SIMILAR TO AEDS AND GRANTS STYLE. SCHEDULES TO BE 6-8-06S VULCANITE.

PROJECT MANAGER: JAM
DRAWN BY: JAM
DATE: 1/24/2021



COMPILED THE PEABODY GROUP 2021
PROJECT NUMBER: 205-001
ARCHITECT OF RECORD: RUSSELL L. PEABODY, NCARB
PROJECT MANAGER: JAM
DATE: 1/24/2021
DRAWN BY: JAM
DATE: 1/24/2021
THE DOCUMENTS WITHIN THESE DOCUMENTS ARE THE PROPERTY OF THE PEABODY GROUP AND SHALL NOT BE USED WITHOUT THEIR EXPRESS WRITTEN PERMISSION.
NOTE: ALL WORK ON THIS PROJECT IS TO BE COMPLETED IN ACCORDANCE WITH THE LOCAL ORDINANCES WITH WHICH THE PROJECT IS RELATED. THE LATEST EDITIONS ADOPTED BY THE BUILDING AUTHORITY.

SHEET INDEX

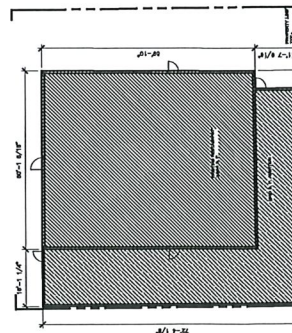
| | |
|----------------------------------|-----------|
| SHEET DESCRIPTION | DATE |
| 1. AERIAL / SITE / SCOPE OF WORK | 1-24-2021 |
| 2. PLANS | 1-24-2021 |
| 3. ELEVATIONS | 1-24-2021 |

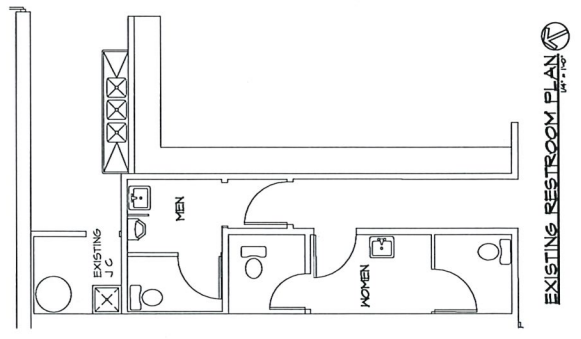
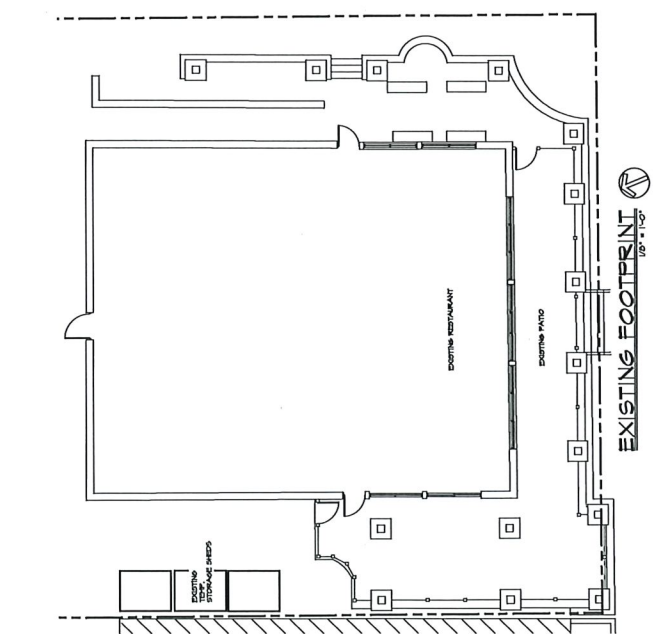
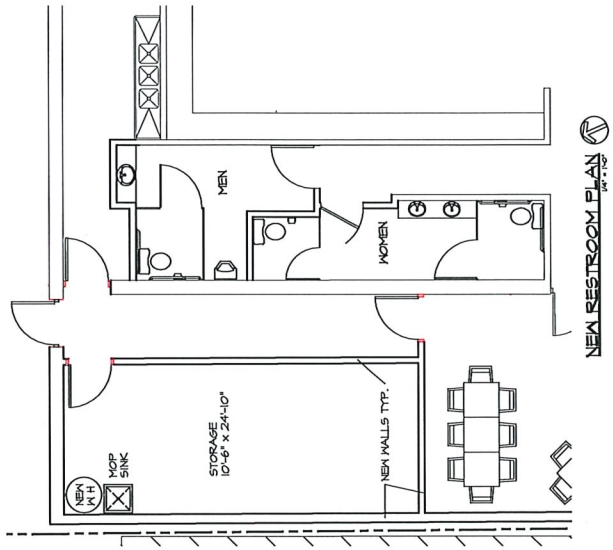
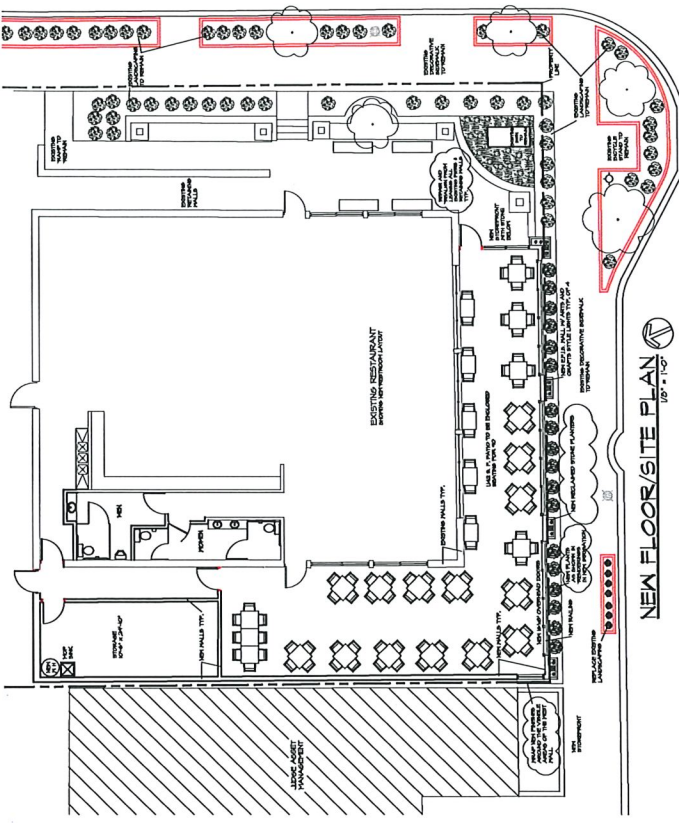
PREVIOUS LOT SPLIT & PROPERTY DESCRIPTION

| | | | | | |
|--|-----|------------------|---------------------|---------------|----------------------|
| LOT SPLIT | OHM | DATE: 01/24/2021 | SCALE: 1/8" = 1'-0" | SHEET: 2 OF 2 | PROJECT: 0111-12-001 |
| PART OF THE NW 1/4 OF SECTION 27 T. 1 N., R. 9 E., CITY OF FARMINGTON, OAKLAND COUNTY TAX ID NO.: PT. OF 23-27-153-020 | | | | | |
| CLIENT: CITY OF FARMINGTON | | | | | |

| | | | | | |
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| CLIENT: CITY OF FARMINGTON | | | | | |

EXISTING BUILDING & ADDITION





4740 Kish Road
 Orem, Michigan 48864
 Phone: (517) 343-0202
 www.ygarch.com



PROJECT MANAGER:
 DRAWN BY:
 DATE:

LOS TRES AMIGOS FARMINGTON
 PATIO ENCLOSURE

2020 City of Farmington Michigan 48335
 PLANNING COMMISSION
 20F.001
 A-1.2

FINE OUT DESIGN GROUP LLC
 MARK@FINEOUTDESIGNGROUP.COM
 517.515.1000



12/20/20
 02/20/21
 03/20/21

4720 North Road
 Chicago, IL 60630
 Phone: (312) 319-6922
 www.peabodygroup.com



THE PEABODY GROUP
 ARCHITECTS & DESIGNERS
 PROJECT MANAGER: WAF
 DRAWN BY: WAF
 DATE: 10/20/21

PATIO ENCLOSURE
 2020 N. 11th
 Farmington, Maryland 21038
 LOS TRES AMIGOS FARMINGTON

20F-001
 PLANNING COMMISSION

A-1.3

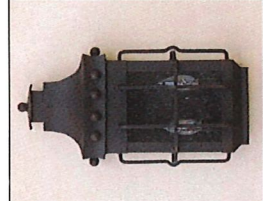
FINEROUT
 DESIGN GROUP LLC
 MARK@FINEROUTDESIGNGROUP.COM
 317.575.5050

PROPOSED ROOFING
 IN DESIGN

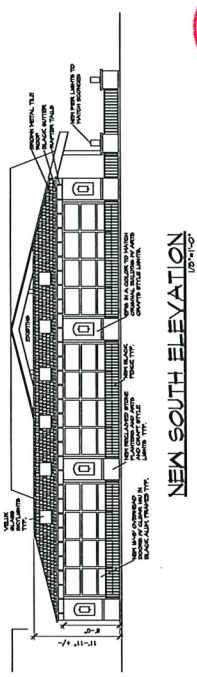
CLADDING
 Slate
 Dark Grey
 Light Grey

FINISHES
 Slate
 Dark Grey
 Light Grey

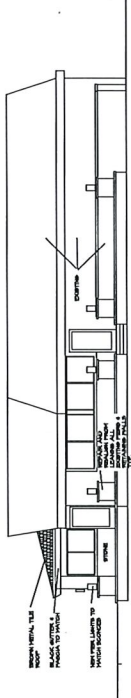
NOTES
 1. All materials to be approved by the Planning Commission.
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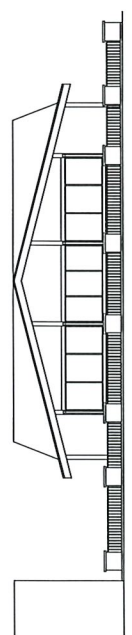
PROPOSED SCENCE



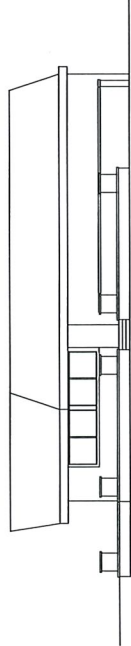
NEW SOUTH ELEVATION
 10'-0" x 10'-0"



NEW EAST ELEVATION
 10'-0" x 10'-0"



EXISTING SOUTH ELEVATION
 10'-0" x 10'-0"



EXISTING EAST ELEVATION
 10'-0" x 10'-0"



NEW EAST VIEW
 NO SCALE



NEW SOUTH VIEW
 NO SCALE

**Farmington Planning Commission
Staff Report**

**Planning Commission
Date:** April 12, 2021

**Reference
Number
5**

Submitted by: Kevin Christiansen, Economic and Community Development Director

Description Proposed Building Façade Modification – John Cowley & Sons, 33338 Grand River Avenue

Background

This item is a review of a proposed Building Façade Modification to the existing John Cowley & Sons Pub. The proposed modifications include new awnings for the front of the existing restaurant building. At their April 8, 2021 meeting, the Downtown Development Authority (DDA) Design Committee reviewed and recommended the proposed Building Façade Modification (awnings) to the existing Cowley’s Pub building to the Planning Commission in accordance with the submitted plans (see attached meeting minutes). Sections 35-104 A. 2. (a). and C. 4. of the Zoning Ordinance, Central Business District (CBD) – Nonresidential and Mixed-Use Development Requirements, permits 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.

The applicants, Greg and Mike Cowley, have submitted plans for the proposed Building Façade Modification (awnings). Submitted plans include a proposed front building elevation, project details/specifications, and an awning information package.

The applicants will be at the April 12, 2021 meeting to review the proposed Building Façade Modification (awnings) with the Commission.

Attachments



DDA Design Committee Meeting
7:30 AM, Thursday, Apr 8, 2021
Zoom Meeting ID: 857 8866 7223
Passcode: 032307
Farmington, MI 48335

REGULAR AGENDA

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Present: Claire Perko, Brian Golden, Steve Schneemann, Ken Crutcher, Miguel Williams, Kate Knight, Kevin Christiansen, Todd Craft, Jess Westendorf, Mark Fineout (Los Tres Amigos architect)

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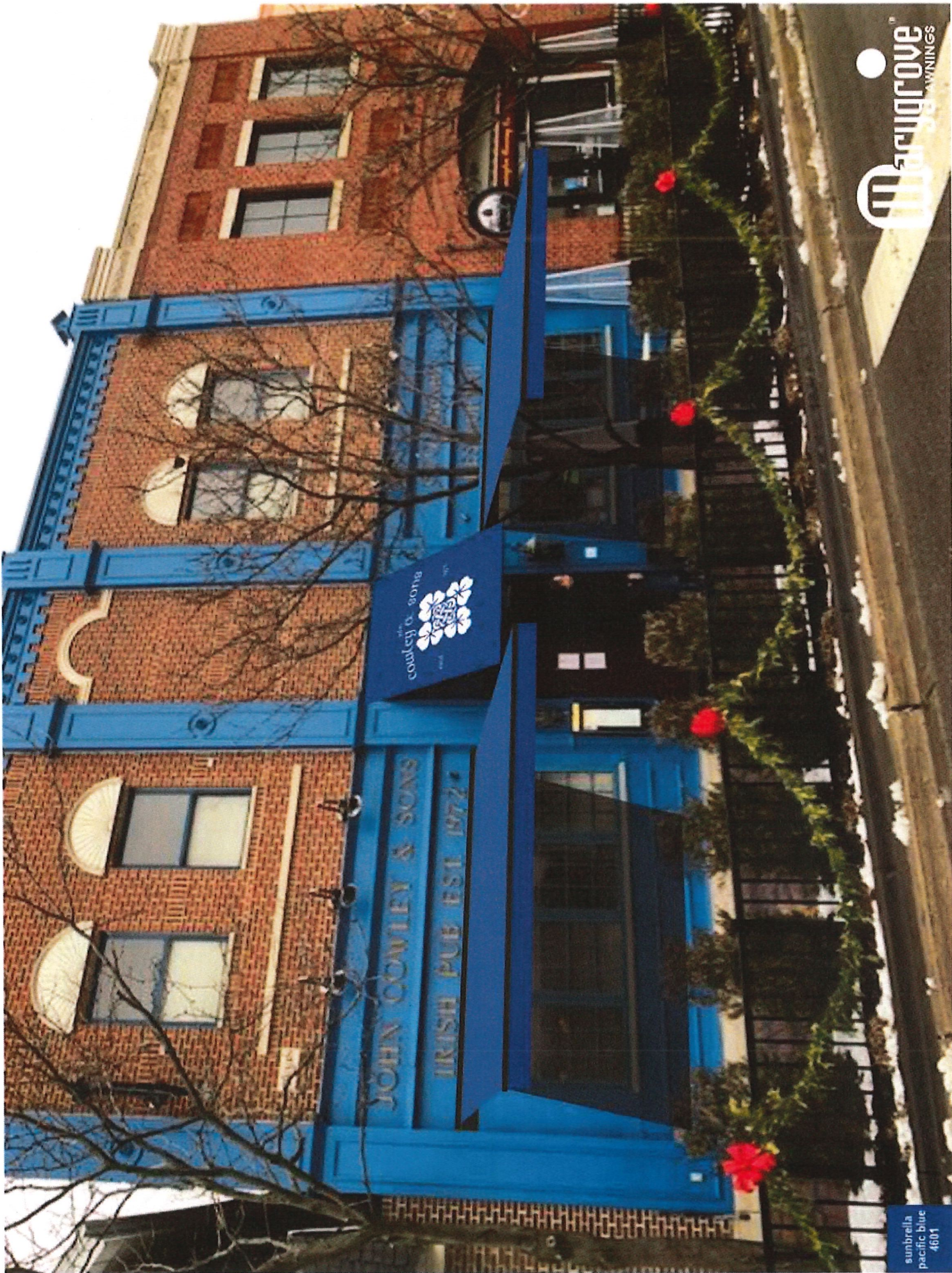
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7. **Adjourn**



Macysgrove
DRAPINGS

JOHN COWLEY & SONS
IRISH PUB EST. 1972

coulell & sons
EST. 1972

sumbrella
pacific blue
4601

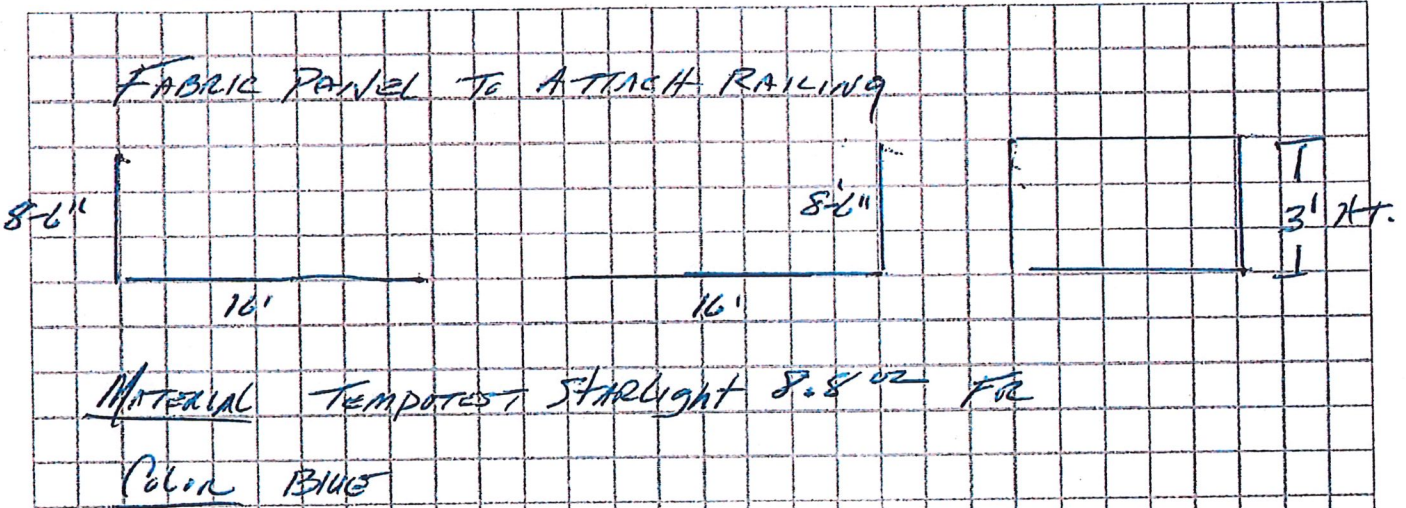
ROYAL OAK & BIRMINGHAM AWNING L.L.C.

RESIDENTIAL AND COMMERCIAL AWNINGS
 2625 W. 14 MILE RD. • ROYAL OAK, MICHIGAN 48073
 Phone: 248-542-5552-3 • Fax: 248-549-7860
 www.royaloakandbirminghamawning.com

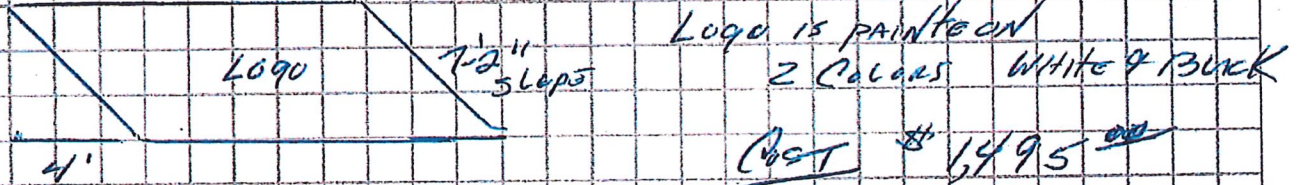
ESTIMATE

Date 3-17-21

MIKE
 Customer JOHN POWLEY AND SONS Price _____
 Address 33338 GRAND RIVER Tax _____
 City FARMINGTON Zip _____ Paint _____
 Telephone _____ Total \$ 2042.00



RECOVER FRONT ENTRANCE AWNING W/ LOGO



DEPOSIT 1/2 TERMS COD DELIVERY 4-6 WKS REMEASURE YES

Special Notes

PERMIT FEE IS AN ADDITIONAL COST, IF REQUIRED

X Mark Friedman
 Salesman



Price subject to change after 30 days.
 "A satisfied customer is our best advertisement"



ROYAL OAK & BIRMINGHAM AWNING L.L.C.

RESIDENTIAL AND COMMERCIAL AWNINGS
 2625 W. 14 MILE RD. • ROYAL OAK, MICHIGAN 48073
 Phone: 248-542-5552-3 • Fax: 248-549-7860
 www.royaloakandbirminghamawning.com

ESTIMATE

Date 3-12-21

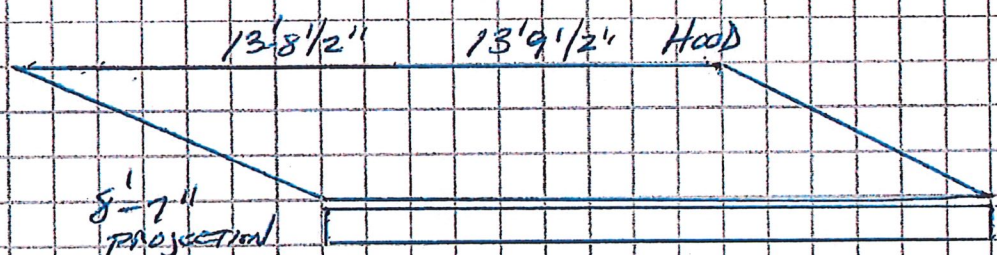
Mike

Customer JOHN COWLEY AND SONS Price _____
 Address 33338 GRAND RIVER Tax _____
 City FARMINGTON Zip 48336 Paint _____
 Telephone 734-216-2538 Total \$10,724.00

SEE BELOW

"SUNAIR" RETRACTABLE AWNINGS 15 yr warranty

Quantity "2" 1-13'8 1/2" X 8'7" 1-13'9 1/2" X 8'7"



Unit Color BLACK MATERIAL TEMPOTEST STRAIGHT FR

Motor CMD PLUG-IN W/WINDSENSOR AND REMOTE CONTROL
 motor can be on EITHER SIDE
 GFI outlet is CUSTOMERS RESPONSIBILITY

AWNING COLOR BLUE T.B.D.

DEPOSIT 1/2 TERMS POD DELIVERY 4-6 WKS REMEASURE YES

Special Notes
 • PERMIT FEE IS AN ADDITIONAL COST, IF REQUIRED
 • SEALED DRAWINGS IF REQUIRED IS AN ADDITIONAL \$275.00
 • WOOD BLOCKING IS DONE BY CUSTOMER

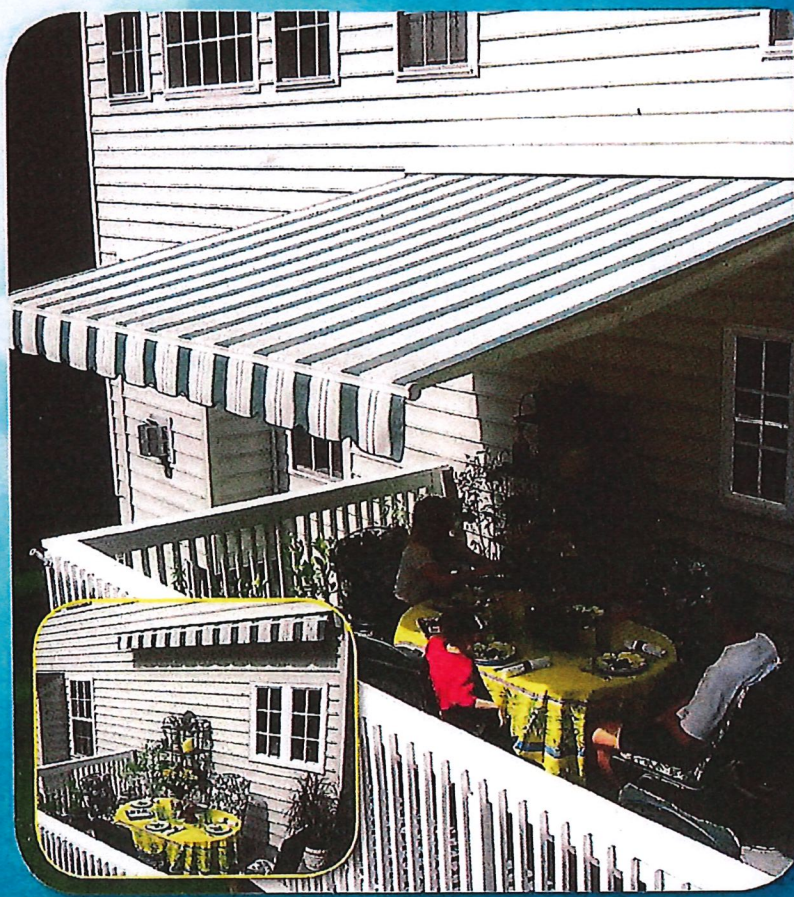
X Mark Friedman
 Salesman



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 "A satisfied customer is our best advertisement"



SUNAIR® HAS THE RIGHT RETRACTABLE AWNING SYSTEM FOR YOU!




SUNAIR®
AWNINGS & SOLAR SCREENS

www.SunairAwnings.com

EXPAND YOUR OUTDOOR LIVING SPACE and more...

A Sunair® retractable lateral arm awning is the ideal shading solution for decks and patios. They can be conveniently mounted on the wall, soffit or roof for additional headroom. With a simple hand crank or the convenience of an optional motor, your awning will instantly protect you and your family from the elements. On cloudy days or when not in use, your Sunair® awning is completely self-storing. It eliminates the need for seasonal removal and storage. With over 30 years of experience, SUNAIR® is the innovator in the industry. We have engineered the most durable arm systems, using the strongest materials and the most sophisticated arm design.

ADD VALUE TO YOUR HOME:

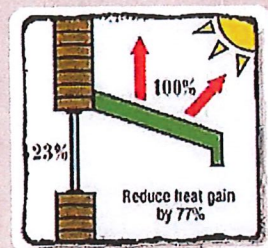
A SUNAIR® Lateral Arm Awning offers the ideal solution for creating a comfortable outdoor environment the whole family can enjoy. Imagine staying cool on your deck and protecting your family from the sun's harmful rays. Finally you can enjoy cookouts and entertaining the way it is meant to be with a Sunair® Retractable Awning.

ENERGY SAVINGS:

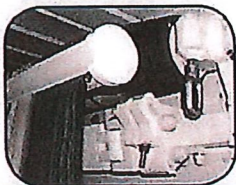
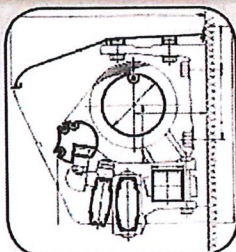
You can reduce sunlight and glare through your windows by up to 94% and reduce heat gain by as much as 77%. Awnings can reduce cooling energy by as much as 17% in moderate climates. You can also reduce your utility bills.

SUN PROTECTION:

A SUNAIR® awning provides you and your family with 99% UV protection, while also protecting furniture and carpeting from fading. Now you can enjoy the outdoors without worry.



Sunstar®



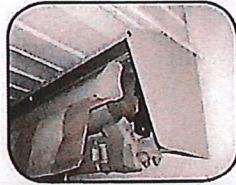
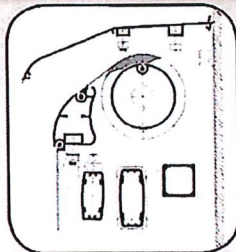
- Robust lateral arm awning
- Double cable arm design
- Forged elbow, shoulder and arm components
- 7:1 worm gear with stop
- Aluminum support and roller tube
- Motorized or manual
- 8yr year limited frame warranty
- Optional aluminum hood system
- Stainless steel cable standard
- Frame colors: white, mocha, and ivory

Max Size:

24 ft. Wide

11' 6" Projection

Sunair®



- Highest quality lateral arm awning
- Forged elbow, shoulder and arm components
- Double cable arm design components
- 4:1 / 8:1 bevel gear with stop for most efficient operation
- Aluminum support and roller tube
- Motorized or manual
- 15yr year limited frame warranty
- Optional aluminum hood system
- PVC coated Stainless steel cable
- standard

*available in all (9) frame colors and custom RAL Colors as well

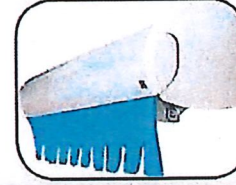
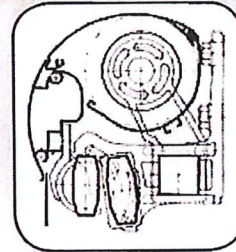
(Inquire with Sunair)

Max Size: 35 ft. Wide

14' Projection

(special order wider units)

Suntube®



- Highest quality lateral arm awning
- Double cable arm design
- Forged elbow, shoulder and arm components
- 4:1 / 8:1 bevel gear with stop for most efficient operation
- Aluminum support and roller tube
- Motorized or manual
- 15yr year limited frame warranty
- Semi-cassette enclosure
- Stainless steel cable standard
- *available in all (9) frame colors and custom RAL Colors as well

(Inquire with Sunair)

Max Size:







20 ft. Wide

13' Projection

Here is why the SUNAIR® awning is the best on the market

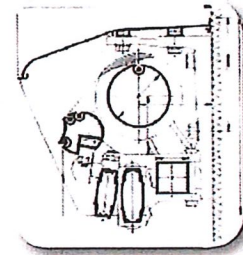
SUNAIR® FEATURES

SUNAIR® BENEFITS

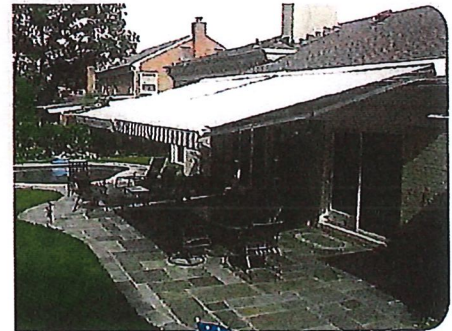
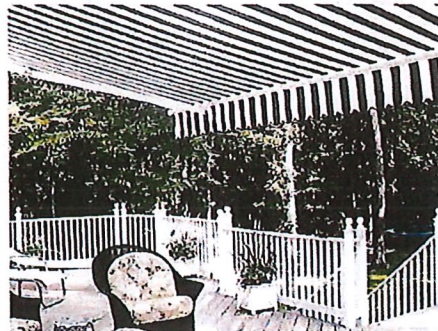
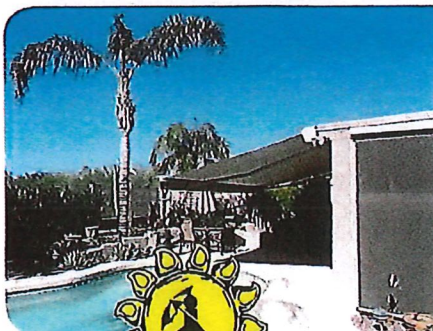
| | | | |
|------------------|--|---|--|
| ARMS |  | All arm parts under stress are made of forged aluminum, including the shoulder, elbow, and arm components. All arms 8' 7" and above use three heavy duty steel springs. | Forged aluminum arm components are stronger than all die castings or extrusions, resulting in a stronger awning against the elements. Three heavy duty steel springs provide better arm tension and longer arm life. |
| FLEXIBILITY |  | Sunair® uses only the strongest materials, yet is engineered for flexibility with a unique two way movable front arm attachment. | Our unique two way movable front arm attachment relieves strain and increases flexibility and strength in the arm, which reduces wind damage. |
| ELBOW |  | The Sunair® uses twin, stainless, high quality aircraft cable. The hinge is triple angled with an elliptical cable radius. | Twin cables are far superior to a single cable, because cable wear is reduced, allowing better arm and fabric tension. The elliptical cable radius increases tension as the awning extends. These angles help keep the fabric from dragging on the arms. |
| PROFILES & PAINT |  | All extrusions and components are exclusively made of the highest quality aluminum. The parts are electro statically powder coated. | Aluminum extrusions are strong, yet will not corrode over time like steel. This equates to a longer lasting awning. |
| GEARS |  | Manually operated Sunair® units use a heavy duty 4:1 ratio bevel gear with a stop. A 8:1 gear is used on larger widths. | The 4:1 gear is the most efficient gear made. This gear minimizes the time and effort needed in operating a manual awning. The stop eliminates fabric damage due to over rolling. |
| THREAD |  | All fabrics are sewn with Tenara® thread. This thread is manufactured from GORE-Tex and is clear, making it nearly invisible. | Tenara® thread is made of Teflon and will not deteriorate from exposure to the elements. The clear thread is nearly invisible on most fabric colors. |

FABRICS

Choose from our exclusive PARA Tempotest® fabric collection. Hundreds of premium grade solid and striped 100% acrylic fabric colors are available to choose from. You will find a fabric to suit your needs and taste. Acrylic fabric is more attractive and breathes better than other fabrics. Acrylic fabric is also resistant to fading and mildew, and has a water repellent Teflon coating. Other fabrics are also available.



Standard Hood



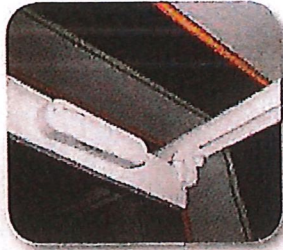
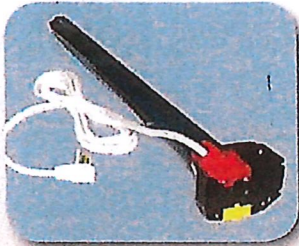
SUNAIR®

AWNINGS & SOLAR SCREENS

SUNPROOFING AMERICA!™

MOTORS

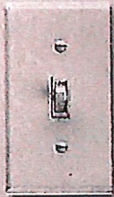
By motorizing your Sunair® awning you can extend and retract your awning effortlessly. In fact, motorizing your awning will increase your usage of the product and overall satisfaction. The motors also do not require any maintenance. With a flick of a switch or remote, the awning will extend or retract automatically. A standard wall switch or RTS remote control is available with the optional SOMFY Plug-In motors, eliminating the need for an electrician.



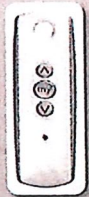
Ondeis Sun & rain sensor



SOMFY MOTORS feature an integrated radio receiver that allows you to operate the awning by remote. With the optional ONDEIS sun sensor and EOLIS wire free motion/wind sensor the awning automatically extends and retracts with the sun's intensity and exposure to excessive wind.



Standard Switch



Remote Control

VALANCE PLUS

Is an optional roll down valance. This valance is great for extra shade on western exposures when the sun is low on the horizon. Acrylic or mesh fabrics are available for the Valance Plus, as well as manual or motorized control.



FRAME COLORS



Frame colors may vary due to the printing process.

CUSTOM COLORS ARE AVAILABLE



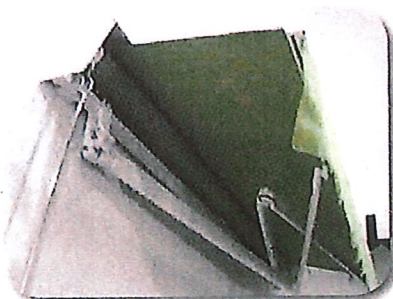
SUNPROOFING AMERICA!™

SOLTIS'86
SOLAR PROTECTION

OPTIONS

SUNAIR® XP CROSSOVER ARMS

Sometimes the area on the wall to mount the awning is very narrow, yet a larger projection is desired. The Sunair® XP offers the ability to overlap the arms in order to fit larger projection arms onto a narrow frame. This cross-arm version is available when the desired projection exceeds the width.



Call Us for a **FREE** in-home estimate!



AUTHORIZED DEALER:

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TENT & AWNING CO.
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ROYAL OAK, MICHIGAN 48073
(248) 542-5552

www.SunairAwnings.com

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Sunair® Awnings, 7785 Rt. 175 Jessup, MD 20794

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Jessup, MD 410.799.1145 Phoenix, AZ

Sec. 35-39. - Projections into Yards.

- A. Architectural elements attached to the building such as sills, belt courses, cornices, eaves, gutters, chimneys, pilasters and similar features shall be permitted to encroach into the minimum setback requirements of this chapter, not more than fourteen (14) inches.
- B. Unenclosed steps, fire escapes, balconies which are open and unenclosed, and marquees, may project not more than five (5) feet into any required yard.

(Ord. No. C-746-2010, § 1, 4-19-10)



Sec. 35-40. - Awnings and Canopies.

- A. Awnings and canopies projecting from the facade of a building are permitted to occupy any required setback area provided the awning or canopy is retractable or can be readily disassembled without damage to the building.
- B. For nonresidential developments subject to site plan review, awnings and canopies shall be shown on a site plan.
- C. Permanent canopies such as those covering gasoline pump islands and other drive-through facilities may not extend into any required setback.
- D. Signs on awnings and canopies shall be subject to the requirements of Chapter 25, Signs, of the Farmington City Code.
- E. All lighting for awnings and canopies shall be shielded so that the light source does not adversely affect driver or pedestrian visibility or affect adjacent property and shall otherwise comply with section 35-48, exterior lighting, in this article.

(Ord. No. C-746-2010, § 1, 4-19-10)



Sec. 35-104. - Central Business District—Nonresidential and Mixed-Use Development Requirements.

The following regulations shall apply to all nonresidential buildings and "mixed use" buildings, which are those that contain nonresidential uses on the first floor and residential above the first floor. Any development or modification to a building in the CBD that requires planning commission approval under Article 13, Site Plan Review, shall be first reviewed by the DDA design committee prior to being placed on the agenda for final site plan approval by the planning commission. The DDA design committee shall review the site plan and building architecture for compliance with the requirements of this section and provide a recommendation to the planning commission.



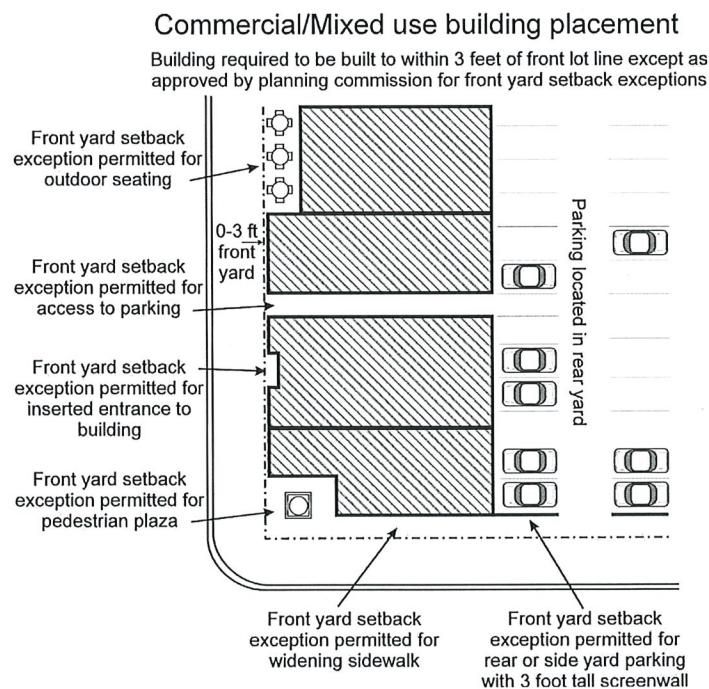
A. *Area and Bulk Requirements.*

1. *Lot Area and Width.* There is no required minimum lot area or width.
2. *Setback Requirements.* The required nonresidential and mixed-use building setbacks are intended to promote streetscapes that are consistent with the desired character of the CBD and reinforce a pedestrian orientation and built-up streetscape. The setback requirements for areas that abut residential zones are intended to promote development that will maintain light, air, and the potential for privacy for adjacent residential zones.

| | Setback |
|--------------------------------------|--|
| Front (a) | The building shall be built to within 3 feet of the front lot line and cannot be set back a greater distance except as provided for in subsection 3., below. |
| Side | There shall not be a minimum side yard setback required; provided a side wall of a building that is not a fire rated wall or contains windows shall be set back a minimum of 10 feet from the side lot line. |
| Rear | There shall be no minimum rear yard setback. |
| Lot line abutting a residential zone | Where the side or rear lot line adjoins a lot that is zoned single-family residential, two-family residential or multiple-family residential, a minimum 30-foot setback shall be provided. |

- a. Projections into setbacks permitted under section 35-39, projections into yards, including cornices, eaves, sills, balconies, bay windows, awnings, signs and other architectural elements, shall also be permitted to project over the public sidewalk with planning commission approval; provided, there shall be a minimum eight-foot vertical clearance between the sidewalk grade and the architectural element that is overhanging the sidewalk.

3. *Front Yard Building Setback Exceptions.* One hundred (100) percent of the length of the ground level street-facing facade of the building must be built to within three (3) feet of the front lot line. The building height along the frontage shall be a minimum of twenty-four (24) feet. Exceptions may be granted by the planning commission when the front yard area, or forecourt, is used for the following purposes listed below.



- a. Widening the sidewalk along the frontage of the building.
- b. Providing a public gathering area or plaza that offers seating, landscape enhancements, public information and displays, fountains, or other pedestrian amenities.
- c. Accommodating an inset entranceway to the building.
- d. Providing outdoor seating for the proposed use.
- e. Where necessary to avoid utilities.

- f. The building is used for public or quasi-public/institutional purposes with a plaza or open space area provided in the front yard.
 - g. Driveway or pedestrian access to parking at the rear of the building.
 - h. Side yard parking along no more than forty (40) percent of the frontage, with a three-foot tall screenwall between the parking and public sidewalk, set back three (3) feet from the front lot line and subject to the requirements of subsection D., below.
 - i. Where older residential structures have been converted to a nonresidential or mixed-use and are to be retained.
 - j. Sandwich board signs (or A-frame signs), marquee signs and wall signs as permitted in the sign ordinance are the only business signs permitted within the forecourt area.
4. *Building Height.* The height limits are intended to control the overall scale of buildings and to discourage buildings that visually dominate adjacent residential areas.

| Building Height Requirement | |
|-----------------------------|-----------------------|
| Minimum | 24 feet and 1 story |
| Maximum | 45 feet and 4 stories |

- a. For buildings with more than two (2) stories adjacent to a single-family residential zone, the floors above the second story of the building shall be tiered back such that the highest point of the building is set back a distance at least equal to twice the height of the building from the adjacent single family residential lot.
- b. If a development is proposed as a planned unit development (PUD), the planning commission may approve an increase in the maximum building height and number of stories, if the proposed development is for a mixed-use building with retail, or service business on the first floor and residential, or office on the upper floors. The planning commission may require a greater setback from any

adjoining single-family residential district in order to minimize the impact of building mass on views and sunlight in the residential district. In determining the amount of additional required setback, the planning commission shall take into account the area and configuration of the adjoining residential parcel or parcels, the size, height, and location of existing residential structures on the adjoining residential parcel or parcels, and any other relevant characteristics of the adjoining residential parcel or parcels.

- c. If a parking structure is proposed as part of the building the planning commission may approve additional total building height and stories to achieve additional usable building floor area equal to the area occupied by the parking deck, subject to the regulations of subsection D., below.
- d. Buildings located at the corner of two (2) intersecting streets may be increased in height to fifty (50) feet.
- e. Refer to section 35-42, exceptions to height limit, for allowable building height projections.

B. *Pedestrian-Oriented Design Requirements.* All sites shall be designed to promote safe and effective pedestrian and transit-oriented circulation on-site, between sites, and between parking and streets. Sites shall comply with pedestrian-oriented design requirements of section 35-45, pedestrian walkways, and Chapter 28, Streets, Sidewalks and Other Public Places, of the City of Farmington Code.



C. *Building Design.*

1. *Purpose.* The following building design standards ensure that new construction in the CBD reflect a high level of building quality that will endure over time and will incorporate timeless design details. The requirements also ensure that all new construction is consistent because the character of the CBD is not reflected in just one (1) structure, but in all the buildings combined. The regulations herein are intended to ensure proper building form, relationship to the street and compatibility with other buildings. The regulations are not intended to dictate a particular style of architecture, rather to encourage innovative design that is consistent and complementary to the existing built environment.

2.

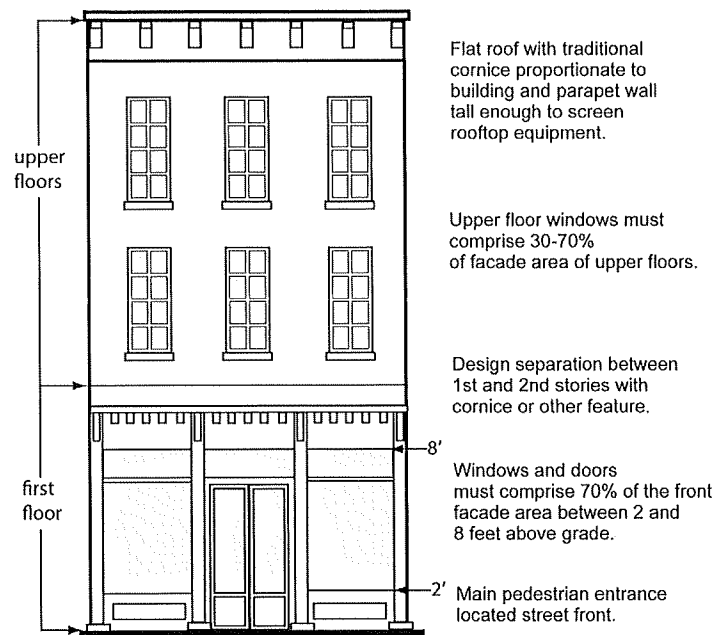
Main Entrance. All buildings shall have a main entrance that is located on at least one (1) streetfront. Main entrances shall have design details that enhance the appearance and prominence of the entrance so that it is recognizable from the street and parking areas. The front entranceway shall be inset a minimum of three (3) feet from the front building wall to minimize encroachment on the sidewalk.

3. *Roofs.* Roofs shall be required to meet the following:

- a. Unless otherwise approved by the planning commission, buildings should have flat roof appearance from the street with a cornice that is designed proportionate to the size of the building and length of the wall.
- b. The planning commission may permit a pitched roof if the design of the roof and building are consistent with the character of the CBD and adjacent buildings. Pitched and mansard roofs shall not be permitted with eaves below a height of twenty-four (24) feet. All roof edges shall be accentuated in a manner proportionate to the size of the building and length of the wall.
- c. Flat roofs shall be enclosed by parapets.
- d. All rooftop-mounted equipment shall be screened from view on all sides of the building.
- e. Parapets and other screening treatment shall use high-quality building materials and shall blend with the design of the building in terms of color, materials, scale and height.



4. *Awnings.* Awnings in the CBD may project over the public sidewalk; provided they shall be:
 - a. Positioned immediately above the ground floor window area of the facade.
 - b. Provide a minimum eight-foot clearance from the sidewalk.
 - c. Constructed of a durable, weather-proof material such as canvas or steel.
 - d. Have a straight shed that projects from the building at a straight angle with open sides.
 - e. Signage is in conformance with the city sign code.
5. *Required Window Area and Exterior Finishes.* While creativity in building design is encouraged, buildings in the CBD must adhere to the following:



The above drawing is intended to illustrate the application of the design standards in this ordinance, but not require a specific architectural style.

a. *Windows.*

- (1) Facades facing a public street or sidewalk shall include windows that equal seventy (70) percent of the wall area measured between two (2) feet and eight (8) feet above grade. The bottom of any window may not be more than four (4) feet above grade.
- (2) Required window areas shall consist of clear glass windows, clear glass doors and clear glass panels, and may not be covered or blocked with the back of shelving units.
- (3) Required window areas shall be either windows that allow views into retail space, working areas or lobbies, pedestrian entrances, or display windows set into the wall.
- (4) Windows and doors above the first floor shall comprise between thirty (30) percent and seventy (70) percent of the total wall area of all upper floors.
- (5) The number, shape, size, and spacing of the windows shall be compatible with the established rhythm of adjoining or nearby buildings in the downtown.

b. *Exterior Finish Materials.* The building wall (exclusive of any windows or doors) of any facade visible from public view shall consist of the following:

- (1)

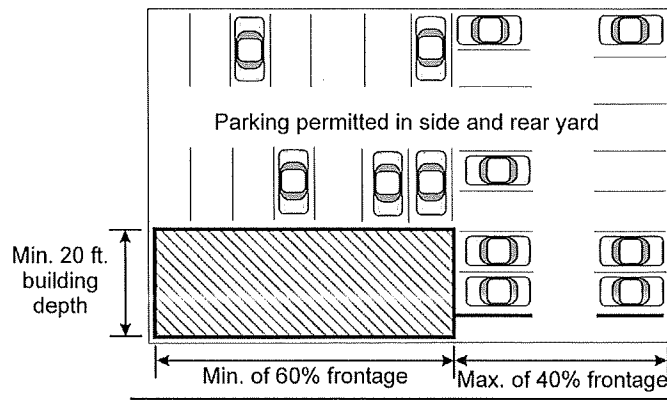
The wall shall be constructed of at least seventy-five (75) percent modular brick or stone. Panel brick and tilt-up brick textured paneling shall not be permitted on the front facade.

- (2) Up to twenty-five (25) percent of the remaining wall area may include wood siding, fiber cement siding, exterior insulation finish systems (EFIS), stucco (cementitious finish), precast masonry, metal or molded polyurethane trim.
 - (3) Exterior walls that may be concealed by future building development on adjacent sites may be constructed of lower-cost materials that are consistent with the building facade, including modular brick or stone, panel brick, tilt-up brick textured paneling, wood siding, fiber cement siding, exterior insulation finish systems (EFIS), stucco (cementitious finish), precast masonry, metal or molded polyurethane trim.
 - (4) The planning commission may permit other high-quality exterior finish materials comparable to those required above. The planning commission shall consider the standards of subsection 35-104.C.10., Modifications, and a recommendation of the DDA design committee that the amount, design, and type of materials proposed are consistent with the intended character of the CBD.
 - (5) Buildings that have upper stories shall be designed to create a distinct and separated ground floor area through the use of accents such as a cornice, change in material or textures, or an awning or canopy between the first and second stories.
6. *Corner Buildings.* Buildings situated at a corner shall possess a level of architectural design that incorporates accents and details that accentuate its prominent location. This can be accomplished through height projections incorporated into a design feature such as additional height, a building peak, tower, or similar accent with the highest point located at the intersecting corner. Alternatively, a pedestrian plaza may be provided at the corner of the intersecting streets. A main entrance must be on a street-facing wall and either at the corner or within twenty-five (25) feet of the corner.

7.

Overhead Doors. Overhead doors are not encouraged in the CBD. When necessary for loading, unloading, and other service needs they shall be located where it will receive the least visibility to the public or neighboring residential uses, and have the least impact on traffic operations. Overhead doors for loading areas shall be closed when not in use for loading operations.

8. *Converted Dwellings.* Where buildings that were originally constructed for single-family residential purposes have been converted to nonresidential uses, the building design requirements of this subsection may be modified by the city where consistent with the historic character of the building. Such modifications may include allowing the use of siding in lieu of masonry materials and residential fenestration (windows) in lieu of the requirement for storefront windows on the first floor.
9. *Modifications.* The planning commission may approve deviations to the building design standards of this subsection 35-104.C., following the recommendation of the DDA design review committee, in order to achieve the objectives of this subsection through the use of creativity and flexibility in development and design. Each deviation shall require a finding that the design standard sought to be deviated from would, if no deviation was permitted, prohibit an enhancement that would be in the public interest. A front elevation drawing of the proposed building shall be provided superimposed on a color drawing or photograph of the entire block showing the relation of the proposed building design to other buildings along the block, which shall be utilized to evaluate the proposed building design based upon all of the following criteria:
 - a. Innovations in architectural design may be permitted, provided the building design shall be in keeping with the desired character of the CBD, as articulated in the city Master Plan and the Downtown Plan, and the proposed building fits within the context of adjacent buildings along the block.



Side yard parking permitted with 3 foot tall screenwall setback 3 feet from front lot line

- b. The building shall be oriented towards the front sidewalk and maintain or enhance the continuity of the pedestrian oriented environment.
- c. The roof design shall not be out of character with other buildings along the block and shall be within the minimum and maximum height requirements of the district.
- d. The exterior finish materials shall be of equal or better quality and durability as those permitted above, with the intent to allow for new technologies in building material while maintaining the desired character of the CBD.
- e. Ground floor windows shall be provided along the front sidewalk to maintain the pedestrian orientation of the streetscape and upper story windows shall not be incompatible with the rhythm and proportions of windows on other buildings along the block.

D. *Parking.* Parking lots shall meet the following requirements:

- 1. Parking is permitted only in side and rear yards. When parking is located in a side yard (behind the front building line) and has frontage on a public right-of-way, no more than forty (40) percent of the total site's frontage shall be occupied by parking. Parking in the side yard shall be screened by a three-foot tall brick screening wall between the sidewalk and the parking lot. The screening wall shall be set back a minimum of three (3) feet and designed and located to ensure a safe, clear vision zone is provided for vehicles and pedestrians.
- 2.

Where off-street parking is proposed, at least sixty (60) percent of the site's frontage shall be occupied by usable building space to a depth of at least twenty (20) feet. Where a parking structure is provided, usable building space shall occupy at least sixty (60) percent of the site's frontage on the first level to a depth of at least twenty (20) feet.

3. Parking lot design shall conform to the requirements of Article 14, Off-Street Parking and Loading Standards and Access Design. Because the regulations of this section are intended to encourage pedestrian/transit friendly design and compact mixed-use development that requires less reliance on automobiles, on-site parking required under Article 14 may be waived under the following conditions:
 - a. The site is located within five hundred (500) feet of other parking facilities intended for public use, such as a municipal parking lot, parking structure or on-street parking that provides adequate parking spaces to serve the proposed use.
 - b. Failure to provide on-site parking shall be deemed to constitute and acknowledgement and acceptance of a benefit (i.e., the relaxation of on-site parking standards) such that, if the city establishes a special assessment district to fund the construction operation and maintenance of public parking that will serve the property, the property owner agrees to become part of such district and further agrees to payment of the assessment in lieu of providing on-site parking. The city may require a written acknowledgement with respect to the benefit provided.
- E. *Landscaping*. For buildings that comply with the front build-to requirements of this section, street trees located within the public sidewalk may be used to satisfy the frontage landscaping requirements of Article 15, Landscaping Standards. Where existing street trees along the frontage are in poor condition, the planning commission may require replacement of the trees. Where there are no street trees along the site frontage, or there is a gap of sixty (60) feet or more between existing trees, the planning commission may require the installation of a new tree, with a tree grate that matches the other tree grates used in the downtown.
- F. *Access Management*. Refer to Article 14, Off-Street Parking and Loading Standards and Access Design, for access management requirements. In addition to current access management standards, a strong emphasis shall be placed in the CBD to limit

driveways on Grand River Avenue and Farmington Road. Whenever possible, existing driveways shall be removed and access provided to the site from rear access or from an intersecting side street.

G. *Lighting*. Refer to section 35-48, exterior lighting, for lighting requirements.

(Ord. No. C-746-2010, § 1, 4-19-10)



Media Release

For Immediate Release

Contact: Kevin Christiansen, Economic and Community Development Director

Email: kchristiansen@farmgov.com

City of Farmington named Five-Star Community by UM-Dearborn's iLabs' eCities research

Farmington, MI (October 26, 2020) – Farmington has been recognized for its successes and efforts in contributing to Michigan's entrepreneurial growth and economic development in the [annual eCities study](#) conducted by researchers at iLabs, University of Michigan-Dearborn's Center for Innovation Research. Farmington was honored as a five-star community along with 110 other communities across the state.

“Even through the COVID 19 pandemic and all the challenges it has brought, the City of Farmington has remained focused on maintaining its quality of life for all of its residents by being prepared for what is necessary to achieve its community goals and objectives,” explains Farmington Economic and Community Development Director Kevin Christiansen. “The city continues to experience significant interest in redevelopment throughout the community.”

The [2020 eCities study](#) analyzed publicly available data from 277 communities from 54 counties in Michigan. Researchers focused on the five-year changes in property values, community assets, and tax rates, which can demonstrate the growth, investments, and cost of doing business within the community. For example, over the five-year period of 2015-2019, these communities increased their capital assets by an average of 2.4 percent per year by investments such as library equipment, building, water, and sewage improvements, and street renovations, while property tax rates increased by less than 1 percent on average per year.

Although accounting for less than 20 percent of the State's cities and townships, the 277 communities analyzed are home to 70 percent of Michigan's population and 87 percent of the state's commercial property. “Each year, the eCities project aims to highlight the successes and continued commitment of cities and townships to grow business and support entrepreneurship within their communities,” said Kari Kowalski, iLabs project manager.



###

About University of Michigan-Dearborn^[1]

Founded in 1959 with a gift of just over 200 acres of land and \$6.5 million from the Ford Motor Company, University of Michigan-Dearborn is a metropolitan university serving southeastern Michigan, committed to excellence rooted in strong academics, innovative research and programming and civic engagement. The university has 9,400 students pursuing more than 100 bachelor's, master's, doctoral and professional degrees in liberal arts and sciences, engineering, business, education and health programs. A top-ranked university with faculty devoted to teaching and students committed to achievement, UM-Dearborn is shaped by its history of partnering with local leaders and communities, and is committed to finding solutions for the challenges that face the region.

LINKS:

eCities homepage:

<https://umdearborn.edu/cob/business-community/ilabs-center-innovation-research/entrepreneurship/ecities>

List of all four-star communities:

<https://umich.box.com/s/7k999ox0ieqwybnou1mhal3jpcpfiepa>

List of all five-star communities:

<https://umich.box.com/s/txq5g6sxxr3pwrsqwxkr0jp8p6ce7ggc>

CONTACTS:

Beth Marmarelli

bethmar@umich.edu/313-593-5542

CITY OF FARMINGTON

PERFORMANCE REPORT



| | DATA POINT | FIVE-YEAR COMMUNITY TREND | FIVE-YEAR COMPARISON TREND |
|----|-------------------------------------|---------------------------|----------------------------|
| A1 | Real Commercial Property | 5.81% | 6.32% |
| A2 | Real Industrial Property | 4.72% | 4.62% |
| A3 | Total Real Property | 6.97% | 5.31% |
| A4 | Personal Commercial Property | 12.79% | 1.83% |
| A5 | Personal Industrial Property | -50.97% | -17.82% |
| A6 | Total Personal Property | 5.57% | -3.06% |
| A7 | Total Overall Property | 6.91% | 4.66% |
| B1 | Non-Depreciated Governmental Assets | 8.24% | 2.70% |
| B2 | Depreciated Governmental Assets | 1.23% | 2.37% |
| B3 | Total Governmental Assets | 1.72% | 2.41% |
| C1 | Non-Homestead Tax Rate | 1.34% | 0.57% |

eCities examines eleven data points relating to community growth and investment metrics. Using the past five years' data (2015-2019), this document reports your community's growth rate ("Five-Year Community Trend" column) for each data point. The equivalent growth rates, ("Five-Year Comparison Trend" column), are displayed for the state of Michigan values for the first seven points, and the last four points for the 277 eCities 2020 participating communities.

A1-A7 are property values within the community as reported by the Michigan Department of Treasury.

B1-B3 are the year-end governmental assets as reported on your annual audited financial reports.

C1 is the tax rate(s) for non-homestead (non-PRE) properties within the community as reported by the Michigan Department of Treasury.

eCities 2020



HONORED COMMUNITY

2020

PARTICIPATING
COMMUNITY



DEARBORN

eCities



CITY OF FARMINGTON

eCITIES 2020 5-STAR COMMUNITIES



Allendale Charter Township
City of Ann Arbor
Antwerp Township
Armada Township
Bedford Township
City of Berkley
City of Birmingham
Brandon Charter Township
Bridgeport Charter Township
City of Brighton
Brownstown Charter Township
Byron Township
Caledonia Charter Township
Cambridge Township
Cascade Charter Township
Chesaning Township
Charter Township of Clinton
Commerce Charter Township
Davison Township
Delhi Charter Township
Delta Charter Township
City of Detroit
DeWitt Township
City of East Grand Rapids
City of East Lansing
City of Eastpointe
Elmwood Charter Township
Emmett Township
City of Farmington
City of Farmington Hills
City of Fenton
Fenton Charter Township
City of Ferndale
City of Flushing
Gaines Township
Garfield Charter Township
Genoa Charter Township

Georgetown Charter Township
City of Gladstone
City of Grand Blanc
Grand Haven Charter Township
City of Grand Ledge
City of Grand Rapids
Green Oak Charter Township
City of Grosse Pointe Farms
City of Grosse Pointe Park
City of Grosse Pointe Woods
Hamburg Township
City of Hamtramck
Harrison Charter Township
Hartland Township
City of Hazel Park
Highland Charter Township
City of Houghton
City of Hudsonville
City of Ironwood
City of Kentwood
City of Laingsburg
City of Lapeer
Leighton Township
Leoni Township
Lyon Charter Township
Macomb Township
City of Madison Heights
Manchester Township
Marine City
City of Marysville
Milford Charter Township
Mount Morris Charter Township
Mundy Charter Township
City of New Baltimore
City of Niles
Northville Charter Township
City of Novi

City of Oak Park
Oakland Charter Township
Oceola Township
Orion Charter Township
Oshtemo Charter Township
City of Owosso
Paradise Township
City of Perry
Plainfield Charter Township
Plymouth Charter Township
Port Huron Charter Township
City of Reading
City of Richmond
City of Rochester Hills
City of Romulus
City of Royal Oak
Shelby Charter Township
Springfield Township
City of St. Clair
City of St. Johns
City of St. Louis
City of Sterling Heights
Superior Charter Township
Texas Charter Township
City of Troy
Tyrone Township
City of Utica
Vassar Township
Vienna Charter Township
City of Walker
Washington Charter Township
Waterford Charter Township
West Bloomfield Charter Township
White Lake Charter Township
City of Wixom
City of Wyoming
Charter Township of Ypsilanti





**MICHIGAN ECONOMIC
DEVELOPMENT CORPORATION**

March 2, 2021

Mayor Sara Bowman
City of Farmington
23600 Liberty Street
Farmington, MI 48335

The Honorable Ms. Bowman:

On behalf of the Michigan Economic Development Corporation (MEDC), I would like to congratulate you and the City of Farmington on your recent recognition as the 49th Certified Redevelopment Ready Community (RRC). This is a milestone accomplishment for the City of Farmington and the Redevelopment Ready Community Program, indicating that your city has met the RRC Best Practices and is proactively planning, zoning, and marketing itself to achieve the community's development vision.

As we work together toward economic recovery following this crisis, Farmington's RRC certification will be more valuable than ever, as it signals to developers that Farmington is open for business, with a streamlined and organized development review process in place. After undergoing the years-long process of achieving certification, Farmington is now officially recognized for its efforts to become the type of attractive place where talent will want to live and work, and businesses will want to invest and grow.

With this certification, your community will now unlock ongoing benefits, including continued technical assistance funding; site-specific pre-development assistance funding, including access to the MEDC's Redevelopment Services Team to help market and promote your redevelopment sites; access to free training opportunities; and more. I encourage you to take advantage of these valuable resources as you continue to support your community's growth moving forward.

Congratulations once again to you, your local leaders, your hard-working municipal staff, and especially Kevin Christiansen for his tireless investments into making your community Redevelopment Ready. We look forward to further strengthening our partnership with your community and its stakeholders as you continue implementing your local vision for success.

Sincerely,

Mark A. Burton
Chief Executive Officer

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MICHIGAN ECONOMIC
DEVELOPMENT CORPORATION

FOR IMMEDIATE RELEASE
APRIL 5, 2021

Contact: Kathleen Achtenberg
517-489-0557
achtenbergk@michigan.org

City of Farmington receives certification as Redevelopment Ready Community

Designation facilitates private investment, improves economic development opportunities

LANSING, Mich. – For its efforts in establishing a solid foundation to attract private investment and further build on municipality assets, the city of Farmington has been awarded the [Redevelopment Ready Communities](#) (RRC) certification, the Michigan Economic Development Corporation MEDC announced today.

MEDC formally recognizes the city of Farmington as a Certified Redevelopment Ready Community in Michigan. Farmington is among 50 Michigan communities in all corners of the state that have qualified as

“thoroughly prepared” when it comes to planning and zoning to remove traditional barriers and promote opportunities for prospective investors. To see the entire list of Redevelopment Ready Communities, [visit here](#).

“Our mission at MEDC is to support Michigan’s strong economic momentum and empower communities to establish a strong planning, zoning and economic development foundation,” said MEDC Senior Vice President of Community Development Michele Wildman. “Farmington is well-positioned to continue to implement its vision for the future and further improve the quality of life for its residents. We look forward to building upon our relationship with the city and supporting local economic development efforts.”

As an RRC participant, the city of Farmington received a comprehensive assessment that measured current community and economic development practices compared to RRC best practice standards. The program evaluates and certifies communities that integrate transparency, predictability and efficiency into economic development practices. Certification status is a compelling indicator that a community has removed development barriers and streamlined processes to be more competitive and attractive to investors.

To reach certification, Farmington worked to improve upon numerous policies and processes. The city’s efforts are highlighted by developing an updated master plan, the creation of a public participation plan, and a capital improvements plan, which aligns capital improvements with essential planning documents. The city’s efforts have produced high-quality documents and processes that will continue to generate value.

“I am extremely proud of the hard work conducted by everyone involved in earning this Redevelopment Ready Certification from the Michigan Economic Development Corporation. The city of Farmington has placed a high priority on identifying areas for renewal and redevelopment and this award is recognition of those efforts,” said Farmington Mayor Sara Bowman. “Kevin Christiansen and his Economic and Community Development team are to be lauded for their efforts in obtaining this certification that has placed Farmington in a great position for continued growth. Farmington is a vibrant city with a lot to offer, we hope this gives potential developers, residents, and investors additional confidence to become part of the community.”

About Michigan Economic Development Corporation (MEDC)

The Michigan Economic Development Corporation is the state’s marketing arm and lead advocate for business development, job awareness and community development with the focus on growing Michigan’s economy. For more information on the MEDC and our initiatives, visit www.MichiganBusiness.org. For Pure Michigan® tourism information, your trip begins at www.michigan.org. Join the conversation on: [Facebook](#), [Instagram](#), [LinkedIn](#), and [Twitter](#).







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