



Special City Council Meeting
7:00 PM, MONDAY, SEPTEMBER 28, 2015
City Council Chambers
23600 Liberty Street
Farmington, MI 48335

FINAL

SPECIAL MEETING MINUTES

A Special meeting of the Farmington City Council was held on Monday, September 28, 2015, in City Council Chambers, 23600 Liberty Street, Farmington, MI. Notice of the meeting was posted in compliance with Public Act 267-1976.

The meeting was called to order at 7:00 p.m. by Mayor William Galvin.

1. ROLL CALL

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

City Administration Present

- Director Christiansen
- City Manager Murphy
- Attorney Tom Schultz (arrived 7:45 p.m.)
- Recording Secretary Preuss
- Assistant to the City Manager Knowles

2. APPROVAL OF AGENDA

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

3. PUBLIC COMMENT

No public comment was heard.

4. CONSIDERATION TO APPROVE REDEVELOPMENT LIQUOR LICENSE FOR CHIVE KITCHEN

Minutes Acceptance: Minutes of Sep 28, 2015 7:00 PM (Council Meeting Minutes)

A. Consideration to Adopt Resolution Authorizing Submittal of Documentation for Redevelopment Liquor License for Sweet-Ludres, LLC, d/b/a Chive Kitchen, 33043 Grand River Avenue

Knowles advised the City has been approached by Susie Sylvestri regarding a Redevelopment Liquor License available under PA 501 of 2006. Ms. Sylvestri is the owner of Sweet Ludres, LLC, d/b/a Chive Kitchen Restaurant to be located in the Groves Retail Center within the Downtown Development Authority District. She discussed the steps that need to be taken to receive said license.

Ms. Sylvestri was present to discuss her request and her plans for Chive Kitchen in the Groves Center. She stated she lives in Farmington Hills, but fell in love with Downtown Farmington and pursued bringing her business there.

McShane inquired how long it would take to acquire the liquor license.

Patrick Howe, Attorney for Ms. Sylvestri, responded that it is usually a three to four month process once a resolution has been approved. He stated this is the same type of license as carried by Los Tres Amigos.

Responding to a question from Scott, Ms. Sylvestri stated the approximate size of the restaurant would be 1,500 square feet, servicing 44 seats including 12 at the bar, with plans to have outdoor seating in the warmer months.

Move to authorize submittal of documentation for a Redevelopment Liquor License for Sweet-Ludres, LLC, d/b/a Chive Kitchen, 33043 Grand River Avenue, as presented.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Joanne McShane, Councilmember
SECONDER:	Jeff Scott, Councilmember
AYES:	Galvin, McShane, Schneeman, Scott, Cowley

B. Consideration to Adopt Resolution Recommending Approval of Liquor License for Sweet-Ludres, LLC, d/b/a/ Chive Kitchen

Knowles stated this agenda item is the next step in the process associated with a liquor license for Chive Kitchen restaurant.

Motion by Scott, supported by Cowley to Move to Approve Resolution Authorizing a new Class C Redevelopment Liquor License for Sweet-Ludres, LLC, d/b/a Chive Kitchen to be located at 33043 Grand River Avenue. [SEE ATTACHED RESOLUTION].

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RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jeff Scott, Councilmember
SECONDER:	Greg Cowley, Councilmember
AYES:	Galvin, McShane, Schneeman, Scott, Cowley

5. REVIEW PROPOSED PURCHASE AGREEMENTS FOR OLD COURTHOUSE PROPERTY

A. Review of Proposal and Purchase Agreement for Old Courthouse Property

Present: Dan Blugerman, Thomas A. Duke Company

Schneemann recused himself from discussion on this Agenda Item.

Christiansen advised currently there are two interested parties in the courthouse property. He discussed a draft purchase agreement that includes demolition of the courthouse and preparation of the site for a new single family detached residential redevelopment.

Blugerman advised the asking price in the agreement is \$425,000 with a \$20,000 down payment. He stated the proposed development would include nineteen units with a central courtyard in a price range of \$220,000 - \$240,000.

Discussion followed regarding the design of the proposed development.

Scott raised concerns regarding groundwater problems and questioned whether research had been done to address the issue. He requested tax information regarding the proposed development.

Cowley asked regarding the target demographic for the property. Christiansen responded younger professionals with no children or beginning a young family.

Discussion followed regarding a common mailbox kiosk and issues of mail delivery.

Galvin thanked Christiansen and Blugerman for their presentation. He then invited the next applicants to the table for discussion.

Joe Capozzoli, Paladin Advisors LLC, presented a proposal, Hillcrest Village, that would include 24 ranch style condominiums, ranging from 1,400 to 1,680 square feet, targeted to empty nesters.

Scott requested clarification on ranch versus non-ranch models. Capozzoli directed him to the website www.Hillcrestvillage-farmington.com to review floorplans and further discussion was held.

Cowley stated Phase I posed no problem to him but asked what was proposed for Phase II and III and discussion followed. He then inquired about the headcount for the project. Capozzoli responded the ranch condominiums would bring in about 100 residents and the townhomes approximately 125.

Cowley expressed concern that an additional 200 to 250 people living in that area may pose traffic problems.

Capozzoli then gave his vision of what the property could potentially be and discussion followed.

Cowley then stated he would like to see family density for this project that would increase the school population.

Responding to a question from McShane, Capozzoli stated the price range for the units would be \$275,000 to \$300,000. He described the targeted demographic that provided a basis for the price range.

Discussion followed regarding green space and different phases of the proposed development.

Galvin thanked Capozzoli for his presentation.

Kevin asked Council for further comments.

Scott said he was concerned with the price point differences.

Cowley stated he would lean towards a development that targeted a younger demographic.

McShane stated she liked both concept plans and that the condos might attract young people who aren't ready to buy. She agreed with Cowley's point of planning for density in that area.

Galvin noted a formal RFP has not been sent out and perhaps that should be done and a deadline set.

Scott stated both plans have their merits, but would like to see more detail provided. He is anxious to keep this redevelopment moving forward. He believes the duplex concept is a higher quality development. He would like to see a deadline established.

Galvin stated he doesn't feel the necessity for a deadline, but he had more of a sense of urgency on the project and further discussion was held.

Christiansen defined the area known as "Development Area D" and what some of the challenges might be in its development.

Galvin asked Council to review the proposed plans along with the Vision Plan and Master Plan and determine the direction of the redevelopment.

(Schneemann returned to Council Chambers at 8:50 p.m.)

6. CONSIDERATION TO ACCEPT DOWNTOWN AREA PLAN

Christiansen advised the Downtown Area Plan was introduced at the June 15, 2015 Planning Commission meeting and adopted at their July 13, 2015 meeting. The next step is for City Council's review and consideration of the plan. He reminded Council they had reviewed the Draft Plan at their August 24, 2015 Meeting.

Motion to accept Downtown Area Plan and instruct City Administration to Work with Farmington Public School and the Planning Commission to implement recommendations contained in the plan. [SEE ATTACHED PLAN].

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

7. ECONOMIC AND COMMUNITY DEVELOPMENT PROJECT STATUS

Christiansen provided an update on the ongoing redevelopment projects.

Responding to a question from McShane, Christiansen discussed the redevelopment of the Grand River/Halstead property. He advised the city has not yet received a site plan from Suburban Collection. He noted Code Enforcement will be sending out a letter by the end of the week addressing the condition of the property.

Scott inquired about the Dolphin Center on Grand River. Christiansen responded that the proponent is experiencing financial issues and had to curtail some of his plans.

Scott commented there are a number of property owners along Grand River that over promise and under deliver. He noted properties that need to be brought up to code.

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8. CLOSED SESSION - PROPERTY ACQUISITION

Motion to enter closed session to discuss property acquisition.

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

(Schneemann recused himself at 9:13 p.m.)

(Council entered closed session at 9:14 p.m.)

Motion to leave closed session.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Joanne McShane, Councilmember
SECONDER:	Jeff Scott, Councilmember
AYES:	Scott, Cowley, Galvin, McShane

(Council exited closed session at 10:08 p.m.)

9. ADJOURNMENT

1. Motion to adjourn the meeting.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Joanne McShane, Councilmember
SECONDER:	Jeff Scott, Councilmember
AYES:	Cowley, Galvin, McShane, Scott

The meeting was adjourned at 10:09 p.m.

William E. Galvin, Mayor

Susan K. Halberstadt, City Clerk

Minutes Acceptance: Minutes of Sep 28, 2015 7:00 PM (Council Meeting Minutes)

Approval Date: November 16, 2015

Minutes Acceptance: Minutes of Sep 28, 2015 7:00 PM (Council Meeting Minutes)