

FARMINGTON PLANNING COMMISSION PROCEEDINGS
23600 Liberty Street
Farmington, Michigan
February 12, 2024

Chairperson Perrot called the meeting to order in Council Chambers, 23600 Liberty Street, Farmington, Michigan, at 7:00 p.m. on Monday, February 12, 2024.

ROLL CALL

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

OTHER OFFICIALS PRESENT: Director Kevin Christiansen; Recording Secretary Bonnie Murphy; Brian Belesky, Director of Media Specialist, Brian Golden, Media Specialist.

APPROVAL OF AGENDA

MOTION by Crutcher, seconded by Westendorf, to approve the agenda.
Motion carried, all ayes.

APPROVAL OF ITEMS ON CONSENT AGENDA

A. January 8, 2024 Minutes

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

SITE PLAN REVIEW – PROPOSED OUTDOOR STORAGE AREA, 22054 FARMINGTON ROAD, FARMINGTON CROSSROADS SHOPPING CENTER

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

Director Christiansen stated the Applicant/Petitioner has submitted plans for an outdoor storage enclosure to be located along the rear of the existing commercial building at 22054 Farmington Road at the Farmington Crossroads Shopping Center. The existing shopping center is zoned C-2, Community Commercial, outdoor display or storage that is permanent or is utilized for more than eight months during a calendar year, such as a garden center, is permitted in the C-2 district subject to site plan review in accordance with the requirements of Section 35-102 Table of Uses, special provisions, Subsection (a) of the Zoning Ordinance, a copy of which is attached with your staff packet. No changes regarding the existing commercial building or other site improvements are proposed. The submitted plans show a 21.5 x 47 foot x 6-foot high chain link fence enclosure with a gate on a concrete pad proposed to be located along the rear of the existing commercial building. A privacy screen for the fence is intended to be provided.

This would be the second outdoor storage enclosure along the rear of the Farmington Crossroads Shopping Center. An existing enclosure for Alexander's True Value Hardware was approved for the shopping center in 2013. A copy of the minutes from that approval, that site plan approval are attached with your staff packet. The requested action this evening of the Commission is to review the submitted outdoor sales display storage application and site plan for Farmington Crossroads Shopping Center. Paging down, this is the aerial photo for the Farmington Crossroads Shopping Center on the southeast corner of Nine Mile and Farmington Road. You'll note that there is the parking field that is out front of the L-shaped building and you can see the buildings and the units and the parking area again in front of the buildings and then to the rear, to the east and to the south, is the service area, that is the loading/unloading access to the rear of the units. You'll note, if you look at the east side, and this is adjacent to the rear of Alexander True Value Hardware, also, too, the rear of Ollie's, although it's not their enclosure but it's on their corner and then to the rear of Alexander True Value Hardware and that is the outdoor storage area that was approved in 2013 and you can see that here. What is proposed is a second outdoor storage area to the south of Alexander True Value Hardware so on its southeast corner behind the units that are there to the south and there's a site plan that we'll look at shortly here that shows that. Scrolling down, these are the minutes, site plan review for Alexander's True Value Hardware back in 2013 for the outdoor storage area that currently exists. This is Section 35-102 Table of Uses from the Zoning Ordinance, Article VII which are the commercial district regulations, so CBD, C-2 and C-3, you can see those headings at the top, retail, commercial, retail business and shopping centers, 50,000 square feet of floor area or less or the next one, 50,000 square feet of floor area, exceeding that are permitted uses and Special Land Uses but this is an existing shopping center. Paging down, Special Provisions, so this section here is the portion of the ordinance that refers to conducting business within a completely enclosed building and then it goes on to talk about outdoor sales storage areas. Businesses located within a shopping center as defined in this section, may be considered, so the shopping center exists, businesses located within a building that exceeds 10,000 feet, this is located in the CBD, etc. Items sold shall relate to the building or to the storage relate to the business itself. That is the intention here. Then they've got some details regarding standards for outdoor storage, outdoor display and how that is all achieved. What is being proposed is an enclosure, chain link 6-feet high to the rear of the building with the screening type material that is within the fence and that all meets ordinance requirements. What you're charged with is to review the site plan and then to consider that site plan and act on that plan.

Chairperson Perrot thanked Christiansen and called the Applicant to the podium.

Jason Nessler, Brixmor Properties came to the podium. He stated that he is the property manager of Farmington Crossroads Shopping Center. He then stated that he wants to

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replicate the former storage area and clean up the back alley area. He then stated that Brixmor will retain the rights and maintain the fence and indicated a need to house things for summer.

Christiansen added this is a circumstance where items were getting beyond storage area with pallets, fertilizer, and there was not enough room in the enclosure.

Perrot asked if there have been any issues with the current storage area and Christiansen replied that there were no problems, just that the level of business necessitated extra storage.

Commissioner Majoros asked if this new addition would remove any parking spots and Nessler replied they will be losing two parking spaces but will move them down to a different location. Majoros asked if there were any traffic concerns and Nessler replied no.

Westendorf inquired about the dumpsters and Nessler replied there are two dumpsters that will be relocated.

Commissioner Gray asked if there was any intention to update existing wire fence or update privacy fence and Christiansen replied that the fence for the enclosure is in good shape and the new storage enclosure will be identical as far as materials.

MOTION by Majoros, supported by Kmetzo, to approve the site plan review for the Proposed Outdoor Storage Area located at 22054 Farmington Road, Farmington Crossroads Shopping Center.

Motion carried all ayes.

Perrot thanked the Petitioner.

DISCUSSION OF 2025-2030 CAPITAL IMPROVEMENT PROGRAM AND REQUEST TO SCHEDULE PUBLIC HEARING

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

Director Christiansen stated that this item is a request of the Planning Commission to schedule the required public hearing for the fiscal year 2025-2030 City of Farmington Capital Improvement Program. As you know this is an annual activity of the City of Farmington and certainly the Planning Commission is required by State Statute, the Planning Zoning Enabling Act of the State of Michigan requires that the City adopt a Master Plan and update that Master Plan periodically and along with that Master Plan is the implementation tool that is the Capital Improvement Program that outlines the desired

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capital expenditures, improvements, facilities, equipment, etc. over a six-year period. And so the City updates the Capital Improvement Program annually as you are aware, there are a series of activities, the Planning Commission is charged by statute of the Michigan Planning Enabling Act with being responsible for the Capital Improvement Program, there is a Capital Improvement Program Steering Committee, there are then stakeholders, City boards, commissions, including City Council as well as the Planning Commission that weighs in on the Capital Improvement Program. The Steering Committee takes all of the interests, the inquiries, the recommendations and then puts together a draft plan. That draft plan is in process right now as you are aware and that plan will be before you in order to be considered by you at the required public hearing. If we look at the calendar we can see that the Planning Commission is green in color here, so November 13th the Planning Commission had some discussion, we've had some discussions since the fall time which is typical and we move back into the later fall, the Planning Commission formalizes items as will other boards, commissions make their input, too, the department heads then of the City also formalize their items and all of that is submitted to the Steering Committee. The Steering Committee holds three meetings and then puts together the draft plan. Where we are at right now is we are at February 12th and February 12th requires us to bring this item to you and for you to consider then and schedule the required public hearing. So, the request this evening is for you then to consider scheduling the required public hearing for the March 11th meeting for the 2025-2030 City of Farmington Capital Improvement Program.

Perrot opened the floor for questions or concerns about this item.

Majoros stated that historically we have used the same philosophy of how we've done it in the past, are these projects necessary for core infrastructure, is it for safety and resident protection, are there match grant opportunities, is it consistent with Master Plans, so keeping that as the philosophy I think, at least I do, that the subject matter experts know best, they know their department, they know the things that matter the most, and again as staff records like these are sort of broader aspirational and then the actual budget will be prioritized and then we'll look for resources based on the project. So, I think it was a good summary of some additions, it demonstrates the progress of things that happened and sets priorities as we move forward and so it's a pretty robust process, good team work, good representation and again, trust the experts that live this every day.

Perrot opened the floor for a motion from the Commissioners.

MOTION by Kmetzo, supported by Crutcher, to schedule the required public hearing for the 2025-2030 Capital Improvement Project for the March 11, 2024 Planning Commission Meeting.

Motion carried, all ayes.

UPDATE – CURRENT DEVELOPMENT PROJECTS

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

Director Christiansen stated things are moving full speed ahead as we enter 2024, there's quite a few projects you have been involved in and that the City is moving forward. The Maxfield Training Center project is nearing its final approvals, agreements that are necessary to be finalized in order for the developer/builder Robertson Brothers Homes to acquire the property as they have a purchase agreement to do so with the City so we anticipate that will happen shortly. Those agreements require action on behalf of the City with respect to finalize some of the approved elements and that should be done shortly and then Robertson Brothers should close on the acquisition of the property. That being the case, we can look to the project moving forward with engineering plans that have been submitted, receiving their final approval, permits that are required all being issued by the various entities that need to issue permits for the redevelopment and then once the property is acquired by Robertson Brothers, all the permits are in hand, the preconstruction meeting that is required being held and moving forward, so we anticipate that this spring. I can tell you last week I did have an opportunity to go into the Maxfield Training Center with the demolition company that is being retained by Robertson Brothers Homes for them to do an evaluation and assessment of the building in preparation for development of a proposal for demolition of the building and site elements that will be the first steps in moving forward with the project's redevelopment, there are some environmental issues to be dealt, there is some site issues as well as issues with the existing building, remediation has to take place but as that moves forward and once that is done and the demolition takes place and clean-up is done before redevelopment then we hopefully will see development of the project taking place in spring, beginning of the summer. So that's pretty exciting after all the time and effort of everyone involved, the interest of the stakeholders, it's a long time coming but certainly there's been quite a bit of coordination with everyone that needed to be involved so we're looking forward to that. The American Legion Hall, Legion Square, is moving forward. Their Brownfield plan went to the Brownfield Redevelopment Authority a week or so ago and was recommended for approval by the Authority to City Council, City Council is scheduled to consider the Brownfield Plan for the Legion Hall building, there's some remediation and environmental issues and then demolition of the building, similar to Maxfield Training Center in terms of it's an older building and some of the elements that have to be addressed for redevelopment. And that Brownfield Plan is on the agenda of the City Council for their meeting on February 20th and Public Notice has been published, so that is moving forward and once that takes place there will be agreements that are necessary to be put in place and once that happens then acquisition by the developer, Cervi Construction of Livonia, Michigan of the American Legion Hall property and they'll move forward with their site

remediation and also demolition in preparation for development, kind of a similar timeline, they anticipate a two-year cycle for this project and that project should start this spring as well. So, again, very excited about those two residential projects bringing new housing to Farmington which is something certainly much needed and certainly something that the City is focused on. We've got a number of other smaller projects, some new businesses that have come about in the City at different locations repurposing of existing buildings, units, such as My Suites Salon in the Downtown Farmington Center continues to progress in their build out and some new tenants in the shopping center there. You'll see some new business that has come about on Grand River as well in the Grand River Corridor and so there's quite a bit that continues to move forward with repurposing and occupancy as well. It's a very active time, quite a lot going on, and I'm looking forward to getting through the wintertime and having quite a bit going on come this spring.

PUBLIC COMMENT

None heard.

PLANNING COMMISSION COMMENT

Chairperson Perrot introduced this item and opened it up for comments.

Director Christiansen discussed training programs available for board and commission members.

ADJOURNMENT

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

The meeting was adjourned at 7:40 p.m.

Respectfully submitted,

Secretary