

FARMINGTON CITY COUNCIL  
SPECIAL MEETING

A special meeting of the Farmington City Council was held on Monday, December 5, 2005, in Council Chambers, 23600 Liberty Street, Farmington, Michigan. Notice of the meeting was posted in compliance with Public Act 267-1976.

The meeting was called to order at 6:30 p.m. by Mayor McShane.

**COUNCIL MEMBERS PRESENT:** Buck, Knol, McShane, Sutherland, Wiggins.

**COUNCIL MEMBERS ABSENT:** None.

**CITY ADMINISTRATION:** Clerk/Treasurer Cantrell, Director Gushman (arrived 7:20 p.m.), City Manager Pastue, Assistant City Manager Richards.

**DISCUSSION REGARDING 2006 CITY COUNCIL CALENDAR**

City Manager Pastue discussed a proposed 2006 City Council meeting schedule including regular, special and study sessions. He further discussed changing to a "consent agenda" format.

Responding to a question, he confirmed that special meetings scheduled prior to the regular meetings would begin at 7:00 p.m.

Council expressed their support for the proposed meeting changes.

Mayor McShane discussed the format and timing of prior Council retreats and asked for comments regarding future retreats.

Council concurred to hold the next retreat at the Farmington Training Center on Saturday, January 7, 2006, 8:00 a.m. to 3:00 p.m., with Assistant City Manager Richards as facilitator.

Council concurred to hold a special meeting to conduct a tour of major projects and discuss issues and concerns of the City on December 12, 2005 at 3:30 p.m.

Mayor McShane requested that Council receive an early copy of "The World is Flat", scheduled for discussion at the next joint meeting with the School Board and Farmington Hills.

McShane requested that Councilmembers receive agendas of Farmington Hills Council meetings.

**LSL PLANNING, INC. – PRESENTATION OF PROPOSED ZONING TEXT CHANGES**

Brad Strader, Partner, LSL Planning, Inc.

City Manager Pastue introduced Brad Strader, Partner with LSL Planning, Inc., and asked him to review proposed Zoning text changes.

## **DOWNTOWN DESIGN STANDARDS**

Strader reviewed the proposed Zoning Code text changes to Article 2, *General Provisions*, Article 14, *Off-Street Parking and Loading*, and Article 7, *Commercial Districts*, concerning Downtown Development Standards.

McShane asked about parking trends in other cities. Strader responded that the trend is for either no required parking or no required parking except for certain uses.

Councilmember Buck confirmed with Administration that the Orchard Condominiums meets the proposed standards.

McShane questioned how other cities have addressed taller buildings abutting residential areas. Strader responded that some cities allowing four-story buildings will permit a maximum of three-stories when adjacent to single family residents or a discretionary design standard is added to consider the impact on an adjacent home.

City Manager Pastue noted that the proposed ordinance does allow for additional consideration of buildings adjacent to residential.

Discussion followed regarding the impact of four-story buildings in the Downtown.

Councilmember Sutherland expressed concern regarding the impact of four-story buildings on Public Safety in terms of additional equipment requirements. Strader noted that at certain story levels automatic sprinkler systems are required.

Discussion followed regarding additional building code provisions required for taller buildings.

Buck noted that waste receptacles currently located in the Downtown do not meet screening requirements. Strader responded that some receptacles were grandfathered at the time the Code was amended.

## **RESIDENTIAL IN-FILL DEVELOPMENT STANDARDS**

Strader briefly reviewed the proposed Zoning Code text changes to Article 2, *General Provisions*, and Article 13, *Site Plan Review*, concerning Residential In-Fill Development Standards.

Pastue discussed the need to amend the Zoning Code to provide more flexibility than the current 135% requirement for residential additions. He advised that the Planning Commission reached a consensus to establish 200% floor coverage allowing a resident to add a second story. Strader noted that one of the goals of residential development is to encourage residents to stay and reinvest in the City.

## **OUTDOOR SALES AND DISPLAY STANDARDS**

Strader briefly reviewed the proposed Zoning Code text changes to Article 2, *General Provisions*, Article 7, *Commercial Districts*, and Article 12, *Special Land Uses* concerning Outdoor sales and Displays.

Buck asked about the process for extending the character and design of the Central Business District (CBD) to outlying locations such as gateway properties.

Strader responded that there are some general regulations already in place regarding architectural design for uses outside of the CBD. Pastue noted that those standards applied to the Flagstar Bank at Grand River and Orchard Lake and will apply to the proposed TCF Bank at Nine Mile and Farmington Roads.

Knol suggested consideration of a gateway overlay district that would serve as a transitional district. Strader noted that this was recommended in the Downtown Plan. McShane suggested identifying those properties that would qualify as gateway overlays.

Knol suggested compiling a sample booklet of signs allowed in the Downtown. Strader noted that LSL, Inc. has images of signs that could be used.

Pastue stated that he has discussed with DDA Director Knowles her role as liaison to new businesses in regard to communicating the permit process and design requirements in the CBD.

Knol advised that the City should be proactive in ensuring businesses are aware of the provisions of the sign ordinance.

Sutherland asked about standards for parking decks. Strader responded that there are parking standards for decks associated with buildings.

McShane noted that the Downtown Master Plan has design standards that include parking locations.

Pastue noted that prior studies have shown that currently there is sufficient parking in the Downtown area, but noted that in-fill development would require additional parking and the possible need for developing a capital financing plan. He suggested that new developers could receive a special assessment for a future parking structure or site.

Strader asked Council for their comments regarding who should have final approval on outdoor seating.

Council expressed support for Planning Commission final approval.

Discussion followed regarding setback requirements for corner properties.

McShane noted that some cities require developers or redevelopers to plan for green space and may also require a special assessment for future parking.

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Buck stated that he would like a visual rendering of how a four-story building would look like in the Downtown. Pastue responded that as a requirement of a site plan, the developer must show the relationship of the proposed development to surrounding buildings.

**DISCUSS SPECIAL MEETING DATE TO REVIEW CITY FINANCES AND CAPITAL PROJECTS**

Council concurred to place this item on the regular meeting agenda.

**ADJOURNMENT**

The meeting adjourned at 7:55 p.m.

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JoAnne M. McShane, Mayor

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Patsy K. Cantrell, City Clerk/Treasurer

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Susan K. Halberstadt, Recording Secretary

APPROVED: December 19, 2005