

FARMINGTON PLANNING COMMISSION PROCEEDINGS
23600 Liberty Street
Farmington, Michigan
May 8, 2023

Chairperson Majoros called the meeting to order in Council Chambers, 23600 Liberty Street, Farmington, Michigan, at 7:00 p.m. on Monday, May 8, 2023

ROLL CALL

Present: Crutcher, Kmetzo, Majoros, Mantey, Perrot, Westendorf, Waun
Absent: None

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Director Kevin Christiansen; Recording Secretary Bonnie Murphy, Brian Belesky, Director of Media Specialist, Beth Saarela, City Attorney

APPROVAL OF AGENDA

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

APPROVAL OF ITEMS ON CONSENT AGENDA

A. April 10, 2023 Minutes

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

OUTDOOR SEATING SITE PLAN REVIEW – CANNELLE FARMINGTON, 33304 GRAND RIVER

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

Director Christiansen stated the City has received a site plan application for proposed outdoor seating for the new Cannelle Farmington located at 33304 Grand River Avenue, the former Kickstart Farmington within the downtown. The subject property is currently zoned CBD, Central Business District, outdoor seating within the CBD requires review and recommendation approval by the Downtown Development Authority, DDA Design Committee and the Planning Commission. The DDA Design Committee reviewed and recommended approval of the submitted outdoor seating site plan at their April 18, 2023 meeting. A copy of the minutes of that meeting are attached with your staff packets. NO changes regarding building dimensions or other site improvements are proposed. Attached for your review and consideration is a copy of the site plan application and a proposed site plan submitted by the Applicant. Proposed modifications include an outdoor seating area and related upgrades and enhancements. The Applicant is in

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attendance this evening to present these to the Commission. Your packet does contain quite a bit of information, I'll scroll down really quick. There is an aerial photo and we can take a look at this really quickly here. This is the overview, the property, and it's hard to see on this one, it's bounded in red, is on the north side of Grand River and it is part of the corridor downtown, it's adjacent to the north lot as it is known, the north parking lot. To the east is the former Sunflour Bakehouse. Again, this property most recently was Kickstart Farmington and before that it was the Grace Insurance Building. Clothes Encounters, retail clothier, is directly adjacent to the west. We can go down a little bit more, this is a better view, you can see now bounded in red here the property in question. The outdoor seating area is proposed on the east side of the existing building and that's adjacent to the ingress/egress access, and it's actually only an ingress, it's only a one-way here, for the north lot that's between the properties to the east and then this property and then into the north lot. You can see where the cars are parked at an angle in this photo with head-in, are adjacent to where the outdoor seating area is proposed. That area is public right of way, it's City of Farmington public right of way, again, it's the access into the north lot. So, any action by the Planning Commission with respect to the site plan subsequent to that if you're supportive of the site plan proposed and would approve the outdoor seating, there are agreements that will be necessary between the owners, the operators, and the City of Farmington because this outdoor seating area is in the public right of way. And that's not dissimilar to other outdoor seatings throughout the community. You might note that the outdoor seating along Grand River to the west adjacent to this property out in front of the Farmington Brewing Company and Cowley's, Brown Dog and Basement Burger Bar, those outdoor seating areas are all within the right of way for Grand River so they require their own consideration by MDOT in this case because they have jurisdiction. So that's the circumstance, it goes back to location on the sidewalk area on the east side of the building. If you scroll down these are the minutes and again, for the record the Downtown Development Authority, the Design Committee, will transfer responsibility of reviewing and providing their comments with respect to site plans in the downtown. They did have an opportunity at their April 18th meeting, you can see here, Item No. 3, Review of Outdoor Seating Plan for Cannelle, and their review then resulted in these items they wanted identified and provided to the Applicant which they did. They also talk about a couple elements that relate to the plan with respect to some coloring of the concrete, tree, there's a kiosk, they talked about a bike rack, those are elements in the downtown more than anything eels and the DDA has responsibility for it. So, again, this is for your information, this is read into the record if you so choose as a matter of the DDA Design Committee and their recommendation for the outdoor seating forwarding that to you. We scroll down, this is the Application, we don't need to go through that and then we'll move to the site plan for the outdoor seating area. What you'll see here is Cannelle Farmington and their building and outside of that is the proposed outdoor seating area and it's layout. There is a key that is down in the right hand corner which identifies all the elements in the outdoor seating area. You'll also then see the herringbone pattern to the brick pavers that are out in the Grand River right of way, so that area is within the MDOT

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right of way, any changes, any elements out there will require again working with the City, working with the Downtown Development Authority, working with the instruments necessary to make sure the jurisdiction is responsible for these areas have given their approval. So, I don't want to steal the thunder of the Applicant who will go through this with you this evening. Again, there's a lot more materials in here. If we just flip down real quick this next page here is the material board for the outdoor seating area so what this shows is the tables and chairs, a little more detail with the table, the planting pots, ferns, that are shown, you'll see the umbrella that's proposed, and then the fencing and the fencing here is intended to be consistent with the fencing throughout the downtown, it's that black aluminum picket type fence which is consistent with what exists in downtown Farmington. So, with that, Mr. Chairman, I will go ahead and scroll back up to the site plan and I will turn it back over to you, and again, the Petitioner is here this evening to make presentation for the outdoor seating to the Commission.

Majoros thanked Christiansen and invited the Petitioner to the podium.

Bert Koseck came to the podium and provided a handout to the Commission. He stated we were here back in January and we've cleaned it up a little bit and we worked with the DDA and tweaked it up a little bit. He went through the packet of pictures with the Commission, detailing the changes they are proposing, stating the brick pavers will remain the same but the concrete will be replaced. He stated they are looking to reconfigure the raised planter area into a simple rectangle and any tree that comes down will replace with a new tree. The plantings, the directory will remain, the bike rack is proposed to shift to along Grand River. They are proposing an outdoor dining zone with a guard rail consistent with other establishments in the downtown, there will be tables, an umbrella, pedestrian light fixture that will remain.

Majoros confirmed that the rendering they're currently reviewing is the most up to date and the Applicant confirmed that.

Koseck stated up against the building they show two-tops placed between the windows and they are proposing large plantar pots in lieu of bollards which will create more of a pedestrian zone and will keep cars from jumping the curb. He pointed out the location of the trash receptacles and pictures of the proposed tables and chairs which are black and look like bamboo.

Majoros thanked the Applicant and opened the floor for questions for the Commission and/or staff. Majoros then asked Christiansen about drinking and The Syndicate zone and he responded that this establishment will not be selling alcohol so does not have to meet the requirements of those that do but that people will probably sit at the tables with their drinks like they do when they bring them to the park. Majoros then commented on how to contain trash and the area may require more than the two depicted. Christiansen

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replied there are really three entities that are involved with the day to day, night to night constant use of downtown. One, is we depend upon business owners the police themselves, that's very important, and the DDA has close relationships with all these businesses in the downtown that have food and beverage and work with them daily with respect to trash that is generated. The second entity aside from the business owner is public works. Public works has responsibility for the trash pick-up and helping to maintain the public right of way but that's also in conjunction with the DDA and the DDA staff that are involved. The DDA has actually engaged support with respect to porters that they have maintained to come around and then there are dumpsters so the business owners need to be mindful and use those dumpsters and then the collection of it. Majoros commented on the type of dumpsters proposed and then opened the floor for comments and questions from the Commissioners.

Commissioner Westendorf commented on the sidewalk area and asked about the changes that are being proposed . He then inquired about the directory board and its location within the walkway and the Applicant replied that it is actually located in the planter and not on the pedestrian sidewalk.

Perrot asked about the outdoor furniture and its ownership and Christiansen replied the DDA has authority to choose the design, material, etc., but that the establishment is the responsibility of the business owner. Perrot clarified if the planters are bollards and the Petitioner replied they are planters that are bolted down.

Majoros opened the floor for a motion.

MOTION by Waun, supported by Crutcher, to approve the outdoor seating site plan for Cannelle Farmington located at 33304 Grand River Avenue, as submitted.

Motion carried, all ayes.

LEGION SQUARE – PRELIMINARY PUD REVIEW AND REQUEST TO SCHEDULE PUBLIC HEARING: CERVI CONSTRUCTION, AMERICAN LEGION HALL, 31775 GRAND RIVER AVENUE

Major introduced and turned it over to staff.

Commissioner Waun recused herself from this agenda item and left the dais.

Director Christiansen stated this item is a PUD planned unit development plan review and a request to schedule the required public hearing with the Planning Commission for the redevelopment of the former American Legion Hall. At the February 13, 2023 Planning Commission meeting the Commission held a pre-application conference to discuss and

review with the Applicant, this project. The Applicant, Cervi Construction of Livonia, has submitted preliminary PUD plan for the redevelopment of the former American Legion Hall which includes a conceptual preliminary site plan, a preliminary proposed building elevation and project support materials. Also attached are aerial photos of the site, the site survey and a copy of the February 13, 2023 Planning Commission pre-application conference staff report and approved meeting minutes. The following additional information is attached with your staff report. A PUD site plan planning conceptual design, preliminary design review letter from OHM Advisors dated May 4th, 2023, and PUD site plan engineering preliminary design review letter from OHM Advisors dated May 5, 2023. The Applicant is here this evening to present the PUD plan and to request the scheduling of the required public hearing. He then went over the materials contained in the packets. He stated there are three residential properties that abut the east property boundary of the American Legion property to their rear yard and structures, and one that has frontage of Sherwood that has its west property boundary along the east property boundary of the American Legion Hall property. Christiansen stated the Applicant provided a supplement, contained in the packets, with design elements of the plan. He stated the packets include the planning review letter from OHM as well as the engineering review letter, with representatives Jennifer Morris and Austin Downey present at the meeting from OHM. He stated there are four buildings, each building containing eight units, associated then access to those units, drives in front, parking area, landscaping in front. On the south end is a hammerhead turnaround, these are three-story units with a single car front loaded garage, they have a living level on the second level, kitchen, great room, and the bedroom is on the upper floor. He cited Cervi's previous project, Brownstones at the Orchard's, apartments, three-story townhouse condominium apartments, and this product is similar to those units that were approved and constructed here in Farmington not too long ago. One of the questions posed by OHM is this property is located on Grand River, high profile, and one of their comments was about the elevation on the Grand River side, as well as the location of air conditioning units at the rear of the units.

Majoros thanked Christiansen and invited the Applicant to the podium.

Fabio Cervi, Cervi Construction, 14219 Stark Road, Livonia, came to the podium. He stated they are excited for this proposed project and are requesting the Public Hearing for July 10th. He stated this will be a 5 million dollar plus investment in the community and we believe a catalyst project for the East Grand River Corridor. They conducted a pre-application meeting with the CIA, the Planning Commission, and they also invited the adjacent property owners on Sherwood and Shaw to an open house to listen to and understand their concerns, We think this plan meets the goals of the Vision Plan, and the Overlay Plan for the CIA District. We believe it will improve the soon to be obsolete property, increase property values in the area and contribute to a significant increase in property taxes to the City. Since our pre-application meeting, we updated the front elevation to include more stone and brick and we intended on the rear and side yards to

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be brick to the first floor and siding above, but again, we're open to recommendations and concerns and we have Jesse and Chad from Green Tech Engineering to help address any concerns OHM may have and thank you for consideration of this project. Majoros asked the Applicant if he wanted to address any of the issues brought up in the review letters and Cervi replied that they intend to have this site be a City trash pick-up site which they can offer recycling and that as far as density, they feel they meet with the PUD requirements but will remain open to comments and concerns.

Majoros invited Jennifer Morris from OHM to the podium who went over the Planning Review letter of May 4, 2023 with the Commission. She cited the two big issues are the front elevation on Grand River, not just the materials of it but that the building is going to be above 10 feet from the sidewalk, so a little variation in the front is suggested. And then the condensing units, the side yards are fairly small, particularly the wet side being smaller than the east, so clustering those condensing units away from the single family residential is one option and they continue to look at.

Majoros asked if there was any comments about density that needed the Commission's attention and Moore replied that the density is in a combined zoning which makes it interesting but is allowable under the PUD but looking at knocking off a few units could be a consideration but overall the density is not out of line.

Christiansen stated that the Grand River Corridor Authority is included in the process and they will have their review this coming Thursday.

Majoros opened the floor for a motion from the Commissioners.

MOTION by Kmetzo, supported by Perrot, to schedule the Public Hearing for Cervi Construction – American Legion Hall, located at 31775 Grand River Avenue, for the July 10th, 2023 Planning Commission meeting.

Motion carried, all ayes.

Commissioner Waun returned to the Diaz.

UPDATE – CURRENT DEVELOPMENT PROJECTS

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

Director Christiansen highlighted the ongoing activity in Farmington including the streetscape with a June completion date as the focus, Jill's Pharmacy, Heights Brewery, Cannelle's. He stated the former Sunflour Bakehouse, now located in the Belaire Shopping Center, will be repurposed with a new business, as well as the former Avalon Building which may house a food and beverage establishment. The new Big Boy coming

on Grand River, Paramount Medical has interest as well as The Winery. The Maxfield Training Center is on the doorstep of City Council at the present time and after that will be back before the Planning Commission for final site plan approval. The Uptown Plaza also has interest. Final tenant has moved in at Freedom Plaza as well as the plans for the complete tear down of the Shell Gas Station and Savvy Sliders about to open soon so it's quite an active time in the City.

Majoros thanked Christiansen for the update.

PUBLIC COMMENT

Marya Davis, Commander of American Legion came to the podium to state that they have been here in Farmington since the mid 1940's and would like to throw their support for the plans being made for Legion Square. When they heard of the possibility of a car was going in on their site, it broke her heart as the Legion is part of the community. She stated Mr. Cervi has been professional and forthcoming and excellent to work and she is thrilled and proud for the potential of the new families and tax base this project will bring.

Majoros thanked her for her comment.

PLANNING COMMISSION COMMENT

None heard.

ADJOURNMENT

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

The meeting was adjourned at 8:03 p.m.

Respectfully submitted,

Secretary