

FARMINGTON PLANNING COMMISSION PROCEEDINGS
City Council Chambers, 23600 Liberty Street
Farmington, Michigan
November 10, 2014

Chairperson Bowman called the Meeting to order at 7:00 p.m. in the Farmington City Council Chambers, 23600 Liberty Street, Farmington, Michigan.

ROLL CALL

Present: Bowman, Buyers, Chiara, Crutcher, Gronbach, Majoros

Absent: Babcock

A quorum of the Commission was present.

Chairperson Bowman informed everyone on Commissioner Babcock's progress and her return to the Planning Commission meetings.

Director Christiansen echoed Bowman's comments on Babcock indicating he had spoken to her and she expressed her anxiousness at getting back in active mode on the Planning Commission

OTHER OFFICIALS PRESENT: Director Christiansen, Building Inspector Koncsol

APPROVAL OF AGENDA

MOTION by Chiara, seconded by Crutcher, to approve the agenda as submitted.
Motion carried, all ayes.

APPROVAL OF ITEMS ON CONSENT AGENDA

**a. Minutes of Regular Meeting – September 22, 2014
October 13, 2014**

MOTION by Gronbach, seconded by Crutcher, to approve the Consent Agenda as presented.
Motion carried, all ayes.

FINAL SITE PLAN REVIEW – PUD PLANNED UNIT DEVELOPMENT: BALFOUR SENIOR LIVING

Chairperson Bowman introduced this agenda item and turned it over to staff.

Christiansen stated this is the third time this agenda item has come before the Commission. He indicated that this is the final site plan approval for a project that involves the redevelopment of the old Courthouse property and came before the Planning Commission on June 9th, 2014 for a pre-application conference for discussion and review of the concept plan for the redevelopment of the site. The Public Hearing

was then held on July 14th where the Planning Commission recommended approval to the City Council and at the September 15th, 2014 City Council Meeting this project was approved by Council. He stated the Applicant has submitted a final PUD site plan for the redevelopment of the old Courthouse property which includes a conceptual plan, a conditional survey of the site, landscape plan, proposed floor plan and proposed building elevation. There was also an aerial photo of the site included in the Commissioners packets, a final site plan PUD review letter from LSL Planning dated 11-6-14 as well as a site plan PUD letter from OHM dated 11-5-14 and a color rendering of a final site plan, floor plan, building elevations and landscape plans submitted by the Applicant.

Christiansen stated the Applicant, Balfour Senior Living, has provided final detailed landscape plans for the site which they modified after consulting with the Planning Commission and meeting on site with neighboring property owners and which was approved by Public Safety. He detailed the changes made after being reviewed by all bodies, indicating there will be a series of grass pavers along the west side of Ten Mile Road that will not be intended as a thruway but will allow Public Safety access. He stated there will be a dense vegetative screen placed along the western edge of the property consisting of arborvitae of all heights. The common access between the school property and the Courthouse property will be vacated and abandoned, and there will be an easement agreement as part of the final agreement. The issue of parking was addressed in the way of an easement with the school that will allow for parking on their property during peak periods and Holidays. He went over the updated renderings provided by the Applicant

Caitlin Malloy-Marcon with LSL Planning was present for questions.

Victor Saroki, architect, Michael Dul, landscape engineer, and Pat Williams of Milliken Fraus were present on behalf of Balfour.

The floor was opened up to the Commissioners for questions.

Chiara inquired about the interior floor plan of the facility and Christiansen responded that it had been reviewed by staff and it met Code requirements and also mandated State requirements and was very much consistent with industry standards.

Crutcher asked about a general comment made in the engineering report regarding the existing site and Christiansen responded the existing site will be totally repurposed, the existing Courthouse, vacant for eleven years, will be taken down and the site will be repurposed for the Balfour Senior Living Facility.

Buyers stated it was indicated the grass fire lane was passed by Public Safety and given the thumbs up, and inquired if the Fire Chief also approved the project and Christiansen responded in the affirmative. Buyers then asked for a definition of a mountable curb and Christiansen replied in order to stabilize the pavers a mountable curb is able to be paved onto and allow the pavers to become flesh with it.

Buyers inquired if the issue of salt or plowing would impair the grass fire lane and Christiansen responded it would require typical maintenance patterns for same and detailed the handling of it and indicated it was part of the Development Agreement.

Majoros inquired of Christiansen if the Applicants had any qualms about trucks going in and backing out of the facility and Christiansen responded they are comfortable with the arrangement and further discussion was held.

Chairperson Bowman invited the Applicants to the podium.

Victor Saroki, architect, Michael Dul, landscape engineer, and Pat Williams, civil engineer with Milliken Fraus, were present on behalf of Balfour.

Saroki thanked the City and Kevin in particular for shepherding them through the process. He stated that Christiansen had done a good job in describing the plan to the Commission and indicated the biggest changes were on the west end of the project and that after meeting with neighbors on site they had come to a good solution and compromise. He indicated Balfour has agreed to eliminate the horseshoe drive and they are providing a much nicer green buffer. He provided stone samples for the project and described the building materials in detail.

Chiara expressed his appreciation to the Applicants for their work with the School Board in addressing the parking issue. Further discussion was held on the requirements of parking for residents of the facility.

Saroki indicated that there is the same number of parking spaces in the final site plan but they have included four handicapped spaces, two at the front of the facility and two in the rear.

MOTION by Gronbach, seconded by Chiara, to approve the Final Site Plan for the PUD Planned Unit Development: Balfour Senior Living as submitted with the provision that the final site plan be in compliance with the specifications and recommendations of the LSL Planning letter dated 11-6-14 and the OHM Memorandum dated 11-5-14 and that the approval be contingent upon final review with the School Board for the easement agreements regarding parking

Motion carried, all ayes.

Chairperson Bowman thanked the Applicants for addressing the concerns of the neighbors on adjoining properties.

Christiansen thanked everyone for the time and effort devoted in working together on this project. He stated the importance and impact the project will have on the community by taking a property that has been vacant for eleven years and repurposing it.

Koncsol stated he is looking forward to seeing the plans come in and working together on the project.

PUBLIC COMMENT

None heard

PLANNING COMMISSION COMMENTS

Chairperson Bowman announced the opening of the Farmington Brewery set for November 15th @ 2:00 p.m.

Majoros inquired as to the repurposing of Farmington Glen.

Buyers asked about the timeline for the World Wide Center and Gronbach cautioned not to let them remove trees from the site.

STAFF COMMENTS

Christiansen once again thanked the Commission for their hard work on this project as well as the other projects on the horizon. He detailed for the Commission what to expect at the upcoming meetings, such as the redevelopment of the Grand River/Halstead site, the Flanders site, and the Downtown Kimco site and many other projects. He stated this is the most activity the City has seen in 40 or 50 years.

He also reminded the Commissioners to RSVP for the Holiday Party to Cheryl.

ADJOURNMENT

MOTION by Crutcher, seconded by Buyers, to adjourn the meeting.
Motion carried, all ayes.

The meeting was adjourned at 7:46 p.m.

Respectfully submitted,

Secretary