

FARMINGTON PLANNING COMMISSION PROCEEDINGS  
City Council Chambers 23600 Liberty Street  
Farmington, Michigan  
Monday, February 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: Babcock, Bowman, Buyers, Chiara, Crutcher, Gronbach, Majoros  
Absent:  
A quorum of the Commission was present.

**OTHER OFFICIALS PRESENT:** Director Christiansen, Building Inspector Koncsol.

**APPROVAL OF AGENDA**

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

**APPROVAL OF ITEMS ON CONSENT AGENDA**

**a. Minutes of Regular Meeting – January 13, 2014**

MOTION by Crutcher, seconded by Buyers, to approve the Consent Agenda.  
Motion carried, all ayes.

**PUBLIC HEARING – PROPOSED ZONING ORDINANCE TEXT AMENDMENT:  
OUTDOOR DISPAY, SALES AND STORAGE**

Bowman indicated this was major topic at the January meeting.

Christiansen welcomed Steve Majoros, newly appointed Planning Commission, former member of ZBA, who was appointed by Council to fill vacancy of Scott. He then gave a brief explanation of the zoning text ordinance prepared by LSL and its different iterations.

MOTION by Crutcher, seconded by Buyers, to open the Public Hearing.  
Motion carried, all ayes.

**PUBLIC HEARING**

Mary Bush, 23065 Farmington Road, Farmington inquired about the architect's viewpoint with regard to style and structure on the Grand River/Halstead Plaza Redevelopment.

Christiansen explained the Public Hearing was for the zoning text ordinance only.

Motion by Chiara, seconded by Crutcher, to close the Public Hearing.

Motion carried, all ayes.

(PUBLIC HEARING CLOSED)

Bowman expressed appreciation to Hood for the work involved on this agenda item. She indicated the action requested is to make a recommendation to support the amendment and forward it on to City Council.

Gronbach asked if a business is not located in a shopping center and 10,000 square feet or more or in the Central Business District, would the only alternative be to go to the ZBA.

Christiansen stated that is partially correct, it must be in a shopping center, 10,000 square feet or in the CBD, and the only other provision would be an approved special events temporary special activity with a maximum 10 day period. He stated there is some flexibility at the Planning Commission, and there can be discretionary approval on a case by case basis.

Gronbach clarified that the text ordinance amendment addressed outdoor display storage and not seating and Christiansen responded affirmatively.

Motion by Buyers, seconded by Chiara, to approve the zoning ordinance text amendment and forward it the City Council.

Motion carried, all ayes.

**PRE-APPLICATION CONFERENCE WITH PLANNING COMMISSION ON PUD  
PLANNED UNIT DEVELOPMENT CONCEPT PLAN – GRAND RIVER/HALSTEAD  
PLAZA REDEVELOPMENT**

Bowman introduced the agenda item and turned it over to Christiansen.

Christiansen stated that this item is a pre-application conference on a PUD concept plan for the Grand River/Halstead Plaza Redevelopment. A power point presentation was played.

Todd Firestone of Farran Realty Partners introduced himself and gave a history of his company. A handout was presented to the Commission.

Marty Smith, an architect with Siegal Toumaa Associates, went over the details of the prospective project with the Commission, consisting of a combination of retail and apartments.

Bowman thanked them for the presentation and opened the floor for questions.

Gronbach inquired if there were any marketing studies done in the area on apartments versus condos.

Firestone responded there is a rise in rentership due to the fact it is tougher to get mortgages. He stated there has been no new product built in 35 years.

Crutcher inquired if there would be a connection to Drakeshire and neighbors to the south and Smith responded there would be pedestrian and bicycle paths.

Further discussion was held concerning neighboring parks and accessing same and Crutcher stated he would like to see a draw point that would tie it into rest of neighborhood or community and connect to public transportation.

Chiara inquired if the whole property was owned by one entity and Christiansen responded in the affirmative with Dan Blugerman of Thomas Duke and Associates confirming same.

Further discussion was held on the economic development tools available for a commercial rehab district under state statute.

Chiara commented that the rendering of the apartments didn't look like Farmington and Firestone responded that it's a fresher look.

Potential tenants of the retail portion of the plaza were discussed.

Bowman opens the floor for audience questions.

Mary Bush stated it would be nice to see something more among the charm of Farmington and it would be interesting to see other iterations.

Blugerman indicated the tile shop has an existing lease with several more years on it.

Christiansen stated the site has an opportunity to be a clean sheet of paper and be repurposed to meet the needs of the community. He stated the purpose of this evening's presentation was for conceptual review, it being an optional step and gives the applicant an opportunity to get feedback. The formal application would be the next step where the applicant would come in with preliminary plans accompanied by a draft

agreement that deals with all aspects of development and they would appear before the Planning Commission again with their agreement, a public hearing would be scheduled and the Planning Commission would recommend and forward it to City Council. It would then come back to the Planning Commission for site plan approval. Further discussion was held.

Bowman indicated there was no action required on this agenda item.

Smith thanked the Commission for their input and questions.

**MSU COOPERATIVE EXTENSION CITIZEN PLANNER PROGRAM PRESENTATION  
– ANNETTE KNOWLES, ASSISTANT TO THE CITY MANAGER**

A presentation was given by Annette Knowles on the 7 week course she attended through MSU to become a master citizen planner. Handouts were provided.

Bowman thanked her for her presentation.

**APPOINTMENT OF PLANNING COMMISSION MEMBER/LIAISON TO THE BOARD  
OF ZONING APPEALS**

Christiansen explained that by statute, one member of the Planning Commission is to serve as liaison to ZBA and that the Commission needs to fill that spot due to Jeff Scott going to City Council.

Crutcher volunteers for position but asks for scheduled date

Motion by Chiara, seconded by Buyers to appoint Ken Crutcher to be liaison to the Zoning Board of Appeals.  
Motion carried, all ayes.

**2014 PLANNING COMMISSION MEMBERSHIP LIST**

An updated roster was distributed to the Planning Commission members.

**PUBLIC COMMENT**

None heard.

**PLANNING COMMISSION COMMENT**

Bowman gave an additional welcome to Majoros.

Gronbach asked about Grand Bakery and Café.

Chiara inquired if Tubby's closed.

Discussion was held about skating rental or vendors coming in and Knowles responded there is not enough manpower for same but they are looking into ice skate rental truck.

Crutcher inquired when Biggby's would be opening.

Chiara indicated he won't be here next month.

**ADJOURNMENT**

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

The meeting was adjourned at 8:45 p.m.

Respectfully submitted,

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Secretary