



PLANNING COMMISSION MEETING
Monday, December 9, 2019 – 7:00 p.m.
City Council Chambers
23600 Liberty Street
Farmington, MI 48335

AGENDA

- 1. Roll Call**
- 2. Approval of Agenda**
- 3. Approval of Items on the Consent Agenda**
 - A. November 11, 2019 Minutes**
- 4. Request for Site Plan Amendment – Clark Gas Station, 22145 Farmington Road**
- 5. Discussion of 2021/2026 Capital Improvement Program**
- 6. 2020 Schedule of Planning Commission Meetings**
- 7. Public Comment**
- 8. Planning Commission Comment**
- 9. Adjournment**

FARMINGTON PLANNING COMMISSION PROCEEDINGS
City Council Chambers, 23600 Liberty Street
Farmington, Michigan
November 11, 2019

Chairperson Crutcher called the Meeting to order at 7:00 p.m. at City Council Chambers, 23600 Liberty Street, Farmington, Michigan, on Monday, November 11, 2019.

ROLL CALL

Present: Chiara, Crutcher, Kmetzo, Perrot, Waun, Westendorf

Absent: Majoros

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Director Christiansen, Recording Secretary Murphy

APPROVAL OF AGENDA

MOTION by Chiara, seconded by Waun, to approve the Agenda.

Motion carried, all ayes.

APPROVAL OF ITEMS ON CONSENT AGENDA

A. October 14, 2019 Minutes

MOTION by Kmetzo, seconded by Perrot, to approve the items on the Consent Agenda.

Motion carried, all ayes.

PUBLIC HEARING – CITY OF FARMINGTON DRAFT MASTER PLAN UPDATE 2018-2019

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

Director Christiansen thanked everyone for coming out tonight during the early snowfall that arrived today.

He stated it was Commissioner Majoros' intention to be at the meeting this evening but he is stuck at an airport due to the weather.

He indicated this item is a Public Hearing on the Draft City of Farmington Master Plan Update 2018/2019. This is actually a second Pubic Hearing for the Draft Plan as prepared and presented. As the Planning Commission is aware, City Administration, City consultants and the Master Plan Update Committee have been working diligently on the Update and have moved it forward to the Planning Commission for their consideration. The City has actually been engaged as well as the Planning Commission in various roles with this update for the last year. If you recall, at the May 13th,2019 meeting the Commission discussed and reviewed the Draft Master Plan Update and scheduled the

City of Farmington Planning Commission
November 11, 2019
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required Public Hearing for August 12, 2019. And a copy of the minutes from that meeting are attached with your staff packet.

At their June 3, 2019 Regular Meeting the City Council approved the Draft City of Farmington Master Plan Update 2018/2019 for distribution and that's in accordance with State statute. A copy of the minutes from that meeting are attached with the staff packet as well.

At the August 12, 2019 Planning Commission meeting, you discussed and reviewed the Draft Master Plan and held the required Public Hearing in accordance with State statute. No action was taken on the Draft at that meeting and after discussion with respect to procedure, adherence with State requirements, making sure we were following all statutory processes, a decision was made to make sure everybody was involved and all the i's were dotted and t's were crossed, to hold a second Public Hearing. So a second Public Hearing then was identified needing to be held and there was another 63-day notification period that took place. That second Public Hearing then was scheduled and has been noticed for this evening in accordance with the requirements of the Michigan Planning Enabling Act.

Attached with your staff packet this evening then, is the Draft City of Farmington Master Plan Update 2018/2019 and the Notice of Public Hearing for this evening.

Just a quick recap, you may recall as well that the City actually had been engaged in updating the Master Plan starting in July of last year when OHM Advisors was selected as the consultant in conjunction with CIB Planning to prepare the Draft Master Plan Update. A Steering Committee was created, that Steering Committee met initially last October and then through the fall period and through the early winter period and produced the Draft Plan, the Draft Plan then moved forward and moved forward to the Planning Commission for your consideration, scheduled a Public Hearing, the Public Hearing that was held in August was originally scheduled in May of last year, Council in the interim in their June meeting as I indicated had a chance to approve the distribution as was required and then as indicated in the staff report here we are at the second Public Hearing for your consideration this evening.

With that, Mr. Chair, again the purpose this evening is to hold the Public Hearing as scheduled, so to open the Public Hearing for those who want to participate and then complete the Public Hearing and then the Planning Commission is in a position to take action on the Draft Plan as presented.

Chairperson Crutcher asked Director Christiansen if the bad weather should play a part in holding the Public Hearing and Christiansen replied that is up to the Commission's

discretion, this is a scheduled Public Hearing and he had dialogue with the City Attorney today and in fact the discussion was in part to that, that this is a scheduled hearing. He went on to state that he does have a sample motion that the attorney had discussed earlier today to distribute to the Commission. The action of the Planning Commission can be a number of things, you can take action, it's up to you, but there is a sample motion prepared by the City Attorney for distribution if you should choose to take action.

Chairperson Crutcher asked if they should proceed with the Public Hearing when there is not much public present and Christiansen replied that this is the second Public Hearing, there's been a 63-day notification period, and there's been no response from anybody on the second Public Hearing. We did this after discussing with the City Attorney, making sure we got our i's dotted and t's crossed to give people ample opportunity, published the Public Notice again, sent letters to fourteen different agencies asking for everybody's comments and we did not get any additional comments. I might also say if we look back at the minutes, you have them in your packet, from the August meeting, I don't know that attendance at that meeting was significantly heavy in terms of notice of interest, but we've had nobody else who was in attendance at that meeting follow up with any suggestions, make any recommended changes, any alterations, any questions about the plan and we're this now again for a second time.

Chairperson Crutcher stated then they'll proceed with the process and called for a motion to open the Public Hearing.

MOTION by Chiara, seconded by Perrot, to open the Public Hearing.
Motion carried, all ayes.

(Public Hearing opened at 7:09 p.m.)

PUBLIC HEARING

Hearing and seeing no one coming forward to speak at the Public Hearing, on a MOTION by Kmetzo, seconded by Chiara, to close the Public Hearing.
Motion carried, all ayes.

(Public Hearing closed at 7:10 p.m.)

Director Christiansen stated if anyone has any questions, representatives of OHM Advisors are present this evening and are certainly available to take any questions the Commission may have. OHM Advisors in partnership with CIB Planning, worked with the City, the Steering Committee, over a period of six to eight months of preparation of the Draft Plan before it got to you. That Committee actually was made up of various

individuals, volunteers here in the Community, Chairperson Crutcher participated in that work as well. But OHM Advisors are certainly here to answer any questions that you might have.

Again, what's up on screen right now is the Notice of tonight's meeting. And what you do have with your packet then is the minutes from all of those meetings that I mentioned, a lot of background, a lot of leg work that's been done, a lot of public engagement that's been done, this has been out to the public many times. This has been before the public, these meetings have all been calendared, the Public Hearings have been noticed, your meetings have certainly had agendas posted, City Council meetings, agendas posted, there's been certainly media recap on what's transpired and also, too, you might recall in our discussions there's been two Open Houses that have been held for this Master Plan Update as well. So there's been a lot of public engagement through this process.

I will then take you to the Master Plan draft, which is a fairly lengthy document and again, if you have any questions, OHM Advisors, Mr. Matt Parks, Ms. Marguerite Novak are here as well as myself to answer any questions you might have.

Chairperson Crutcher opened the floor for questions from the Commissioners.

MOTION by Chiara, seconded by Waun , to approve the City of Farmington Draft Master Plan Update 2018-2019 as presented subject to a resolution prepared by the City's Economic and Community Development Director in accordance with all applicable State and City Regulations and Ordinances related to the Master Plan.

A roll call vote was taken on the foregoing resolution with the following result:

AYES: Chiara, Crutcher, Kmetzo, Perrot, Waun and Westendorf

NAYS: None

Motion carried, all ayes.

Christiansen thanked everyone in helping to prepare and move forward with the Master Plan Update.

PUBLIC COMMENT

None heard.

PLANNING COMMISSION COMMENTS

Chiara asked Director Christiansen to autograph his copy of Michigan Planning News as Christiansen is referenced in the publication.

Director Christiansen asked to update the Planning Commission as they may recall at their October meeting a Public Hearing was to be scheduled for tonight's meeting regarding a PUD at the 22100 Hawthorne property and indicated that the Applicant needed additional time in preparing for the PUD. He stated the PUD process is fairly straightforward, it is a five-step process, but there's information and level of information required to move forward in those steps. The initial pre-application conference does not require that, an engagement. The next meeting is a general broad concept and request for a Public Hearing which the Planning Commission did at the last meeting. The third step is the Public Hearing. It's required to be noticed, scheduled and noticed and a plan has to accompany that. That plan has a level of information that is required and if that information is to be provided in a professionally prepared plan in order for it to move forward for a Public Hearing as scheduled and noticed, then we don't do that. We work with the Applicant until that happens in accordance with what the requirements are and certainly their application.

So, at the request of the Applicants, they asked for some additional time and they asked to move it to the December Planning Commission meeting and we said we would do that so we've tentatively placed them on that meeting for the scheduled Public Hearing instead of tonight for them to have additional time in order to prepare and complete a compliant plan for your review and consideration.

He went on to state there are a number of other things going on right now throughout the community, certainly still a busy time, although it may look like some things have stopped, there is still quite a bit of activity going on throughout the community, a number of development related items. The Hawthorne Street opportunity is one, you know we had a meeting about the redevelopment of the property along the south side of Grand River, that goes down to Brookdale and The Winery. Mr. Soave has not come back to the table, and in order to provide him time to modify his plans, we're still working with him, but he is not back to this meeting, we anticipate he may be back at the December meeting as well so currently we have those two items on the Agenda as well.

And we have a couple more interests in the Community as well for your information. We had a meeting last week with new interests in the Nine Mile/Farmington Road gas station property, the old Clark/Citgo property that you may recall back in 2017 you had approved a site plan amendment and that was moving forward and building permits were issued

and that work commenced and then got to the point where it sat right now and the owner stopped.

In light of that, the property has continued to be marketed and there is a new interest, there is a purchase agreement in place right now and they're working with the new applicant to come in and redevelop that site.

Chiara asked who the owner is, and Christiansen responded Carroll Knight. He went on to state Mr. Knight owned a number of gas stations in the area, the two Citgo's that are in Farmington that have been transformed to Sunoco's, and he sold those, the one on 8 Mile in Farmington and the one on Grand River, those were Mr. Knight's as well but he sold those two, now he's looking to sell this one here. He also does own the Sunoco in Farmington Hills that is on the south side of Nine Mile Road at Farmington, that's in Farmington Hills so it appears that he's moving forward with those properties to new owners.

Chairperson Crutcher then asked about the activity at the World Wide Center and Panera.

Christiansen replied that the Commission may have noticed that activity at the World Wide Center and site plan approval for the Tropical Smoothie which included a fairly significant number of conditions for the existing building and the existing site in conjunction with the new Tropical Smoothie which were site related items and building related items including façade modifications and improvements. They've redone the roof, modified a significant portion of it and blended it in with what was still viable with new roofing, so that now has been done in accordance with the approved site plan. And now other upgrades to the building including new façade and that has been ongoing now for a period of time and obviously you can see that right now. And the new Tropical Smoothie which is the new building in the parking lot, its construction and building plans submitted have undergone a second review now by both our building plan reviewers and by OHM Advisors with respect to site elements and site engineering and they are looking to wrap up the final review and issuance of permits, precon, very, very shortly, they are moving forward to prepping from the initial site work to accommodate the new building, and that's going on right now.

You mentioned the Panera, Panera plans, construction engineering plans, building plans have been in now and are currently under review. I think their first review is complete, there might be a few items there, but they're looking to move forward with the drive-thru and the existing building on the existing site. One of the challenges right now, there's a legal issue as you may recall with respect to the use of the alley that exists between the four-unit strip that exists and Panera, it's a City alley, the City Attorney is right now working with the City Administration, Staff, with Economic Community Development Department

and the owner of the property to determine what the best alternative is to move that forward so we can accommodate the drive-thru there. So that's a work in progress as well.

There are a lot of good improvements going on as well, we have a pretty solid current tenancy with a lot of it non-residential throughout the community, particularly in the downtown, that's a very good thing. Our single-family housing stock has had a lot of investments this year, it's been a lot more than a fresh coat of paint, it's been a lot of interior modifications, and additions and changes and you may note that the courthouse property which is Boji Development, Inc., Ten Mile Development, LLC, they, the courthouse property has been torn down, the courthouse and the accessory building and we are right at the finish line with respect to the PUD Agreement and elements that have to be finalized, easements, sureties, and then provided for the pre-con to be held to kick off site development for the fourteen new single-family homes.

So, it's a pretty exciting time. And a lot of kudos go to the Commission for the hard work you've done and certainly our consultants, OHM Advisors, and our City Attorney, but we're going to keep moving forward and this Master Plan allows us to keep a focus on direction that the City has been going in and the direction the City wants to continue to go in and a lot of input was put into that plan as far as the focus for the Community over the next five years plus that this plan serves.

So, we have a pretty good roadmap and we've been following it and a lot of the goals and objectives laid out in our previous plans, our current plans and our new plans, has continued to be followed in bringing the success that we're having right now.

Commissioner Chiara asked Christiansen why the World Wide Center removed all the trees, and Christiansen replied there is new shrubbery and new greenery and that's in accordance with the approved site plan with both the Zoning Board granted variance, and the Planning Commission, plus the trees that were there served a purpose during the time but had gotten to a point to that the age and the style and the condition that there needed to be some adjustment to them and so that's part of the whole site plan package that you've approved and that was for new landscaping for the site as well as new signage, too, and other site elements as well as the new building and new façade. So the City is really looking forward to the breath of fresh air that the site plan modifications and the new Tropical Smoothie is going to bring to that center.

ADJOURNMENT

MOTION by Chiara, supported by Waun, to adjourn the meeting.
Motion carried, all ayes.

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November 11, 2019
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The meeting was adjourned at 7:26 p.m. .

Respectfully submitted,

Secretary

Farmington Planning Commission Staff Report	Planning Commission Date: December 9, 2019	Reference Number 4
Submitted by: Kevin Christiansen, Economic and Community Development Director		
Description Request for Site Plan Amendment – Clark Gas Station, 22145 Farmington Road		
<p><u>Background</u></p> <p>The new tenant of the former (vacant) Clark Gas Station is proposing several new changes/improvements and upgrades to the existing building, existing canopy, and service station site for the existing (vacant) gas station. The proposed changes include a new service station building, exterior changes to the existing canopy and pump islands, and changes to the existing service station site. These exterior changes include improvements to the existing canopy, parking lot upgrades/improvements, new landscaping, a new dumpster enclosure, and new site signage, and requires the review and approval the Planning Commission. The existing commercial property is zoned C-3, General Commercial. Gas Stations are a Special Land Use in the C-3, General Commercial District. A site plan amendment review and approval is required. The Zoning Board of Appeals at their December 4, 2019 meeting approved requested variances in the required north side yard and the required rear yard (west) setbacks for the new building as proposed. No changes regarding other existing site conditions are proposed.</p> <p>The Planning Commission at their July 10, 2017 meeting approved several proposed changes/improvements and upgrades to the existing building, existing canopy, and service station site for the existing (vacant) gas station (see attached copy of minutes and approved site plan). A building permit was applied for and was issued for the approved changes. However, although the work was started in accordance with the approved site plan and building permit, to date it has not been completed.</p> <p>The applicant/petitioner (new tenant – SLR Investments) has submitted a site plan for several new changes and improvements, including the proposed new building, proposed building and canopy elevations modifications, and proposed service station site improvements, including new landscaping and a new dumpster enclosure. An aerial photo of the site is also attached.</p> <p>The applicant will be at the December 9, 2019 meeting to present the site plan to the Commission.</p> <p>Attachments</p>		



CITY OF FARMINGTON

For office use only

Date Filed: _____

Fee Paid: _____

Site Plan Application

1. Project Name SLR INVESTMENTS

2. Location of Property

Address 22145 Farmington Road

Cross Streets Farmington Road and Nine Mile

Tax ID Number _____

3. Identification

Applicant SLR INVESTMENTS - JAMIE ROBINSON

Address 1710 Hilton Rd

City/State/Zip Ferndale MI 48220

Phone 248-398-1520 Fax 248-398-3771

Interest in the Property (e.g. fee simple, land option, etc.)

Property Owner Other (Specify) _____

Property Owner CLIK PROPERTIES NINE L.L.C.

Address 4770S WEST Rd Suite B-102

City/State/Zip Wixom MI 48393

Phone 248-308-3970 Fax 248-924-2416

Preparer of Site Plan Jeffery A. Scott Architects, P.C.

Address 32316 Grand River Ave., Suite 200

City/State/Zip Farmington, MI 48336

Phone (248) 476-8800 Fax (248) 476-8833

4. Property Information

Total Acres .52 acres

Lot Width 149.3' Lot Depth 152'

Zoning District C3

Zoning District of Adjacent Properties to the

North C3 South B-3 East C2 West C3

(Farmington

5. Use (Hills)

Current Use of Property Gas Station

Proposed Use

Residential Number of Units _____

Office Gross Floor Area _____

Commercial Gross Floor Area 3,770 sq. ft.

Industrial Gross Floor Area _____

Institutional Gross Floor Area _____

Other _____ Gross Floor Area _____

Proposed Number of Employees 2

A copy of the complete legal description of the property and proof of property ownership should accompany this application.

I, JAMIE ROBINSON (applicant), do hereby swear that the above statements are true.

[Signature] 11/27/19
Signature of Applicant Date

[Signature] 11/27/19
Signature of Property Owner Date

I, CARROLL L. KNIGHT (property owner), hereby give permission for City of Farmington officials, staff, and consultants to go on the property for which the above referenced site plan is proposed for purposes of verifying information provided on the submitted application.

<u>City Action</u>
Approved/Denied: _____
Date: _____
By: _____
Conditions of Approval: _____



City of Farmington
CivicSight Map

MAP LEGEND:

- CITY BOUNDARY
- RIVERS-STREAMS
- MULTITENANTBUILDING (Type)**
 - BUILT**
 - COMM_INDUST BLDGS
 - RAPHAEL STREET(POLY)2
 - RAPHAEL STREET(POLY)
 - PARCELS
 - PROPOSED**
 - ROADS OUTSIDE FARMINGTON
 - RIGHTORWAY
 - MULTITENANTPAVING**
 - ROW/ EXTEND
 - LOT HISTORY
- OPEN WATER (FEATURETYP)**
 - DetentionPond
 - StreamRiver
 - LakePond
 - Channel
 - SwampMarsh
- 2010 AERIAL PHOTOS (Image)

Map Scale: 1 inch = 41 feet

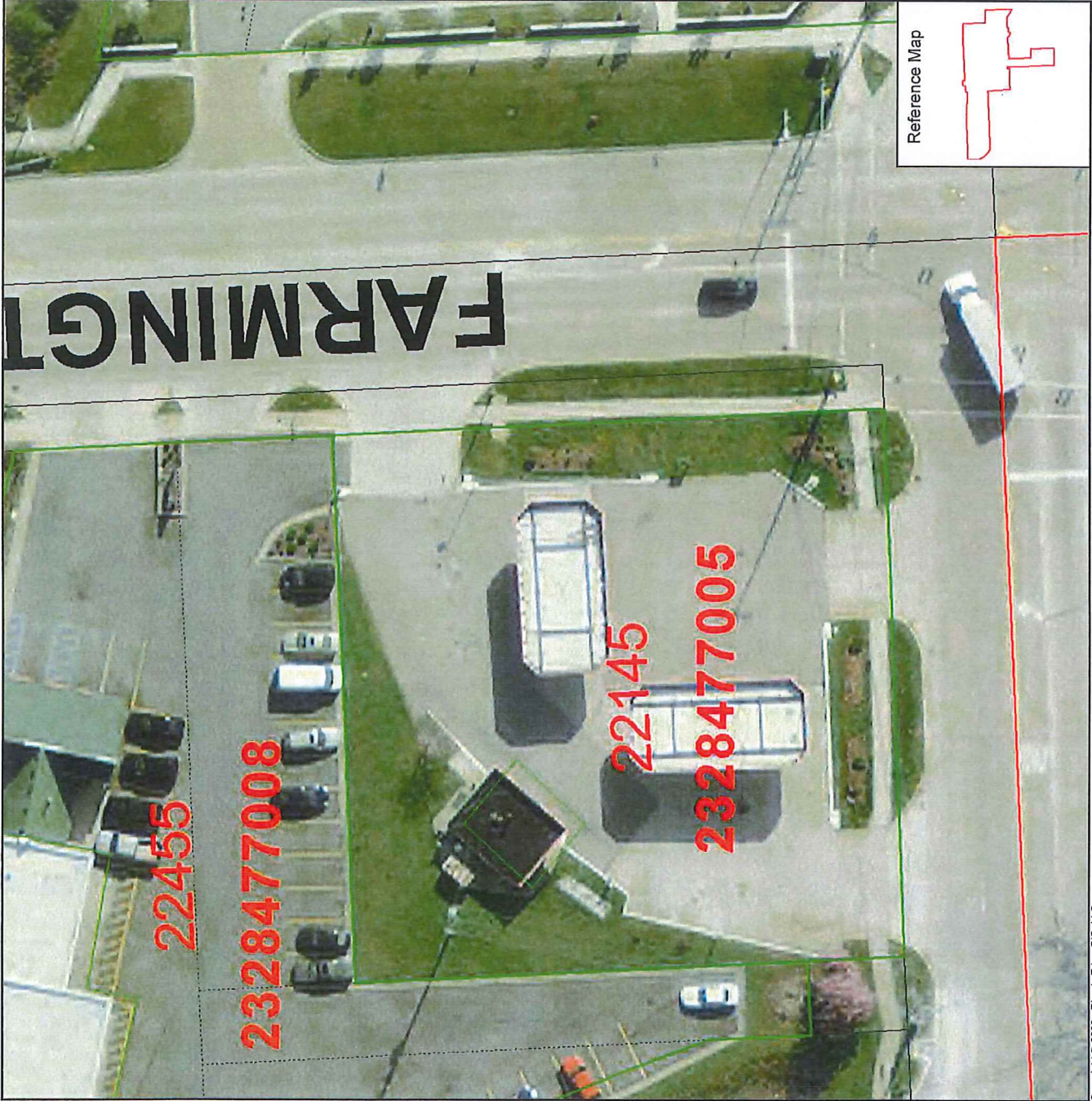
Map Date: 7/10/2017

Data Date: June 9, 2017

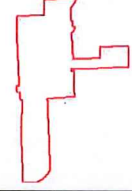
Sources: City of Farmington, Oakland County GIS Utility, River's Edge GIS, LLC.



Disclaimer:
Note: The information provided by this program has been compiled from recorded deeds, plats, taxmaps, surveys, and other public records and is not intended to be used as a legal description. Users of this data are hereby notified that the information sources mentioned above should be consulted for verification of the information. Once again, USE AT YOUR OWN RISK !!!



Reference Map



PROPOSED PROJECT: GAS STATION - CONVENIENCE STORE

22145 FARMINGTON ROAD - FARMINGTON, MICHIGAN

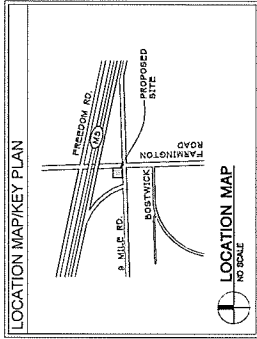
PARCEL NUMBER: 20-23-28-477-005

ARCHITECT:
jsa
jeffery a. scott
architects p.c.
32316 grand river ave.
farmington, mi 48338
248-478-8800
JSCOTTARCHITECTS.COM
ESTABLISHED 1978

LIST OF CONTACTS

ARCHITECT-ENGINEER:
jeffery a. scott architects p.c.
32316 grand river ave. suite 200
farmington, michigan 48338-3291
(248) 478-8800 jscottarchitects.com

OWNER:
SLR INVESTMENTS
1710 HILTON RD.
FERDALE, MI 48220



SITE DATA

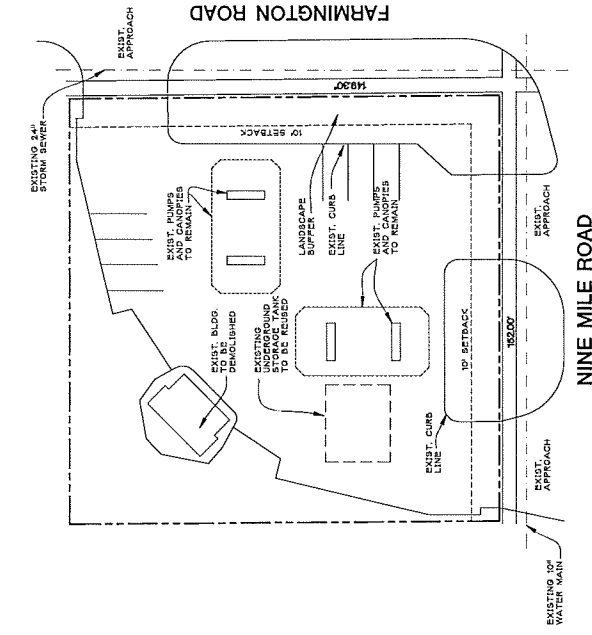
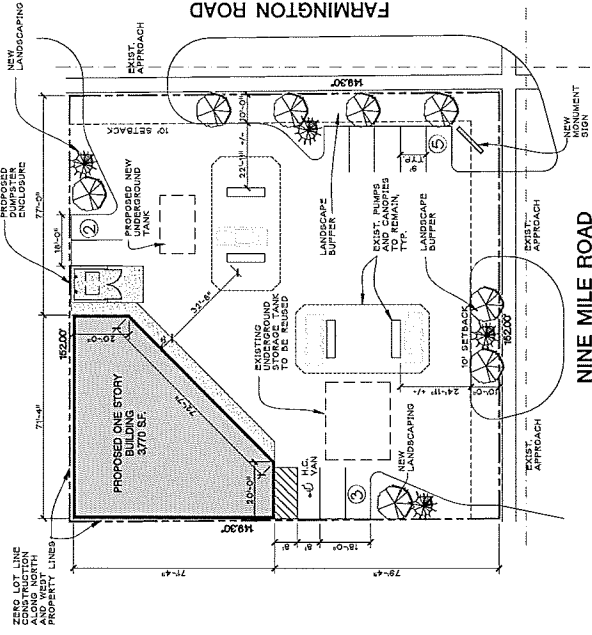
CURRENT ZONING:	C-3 (GEN. COMM)
SIZE:	22787 SF. = 52 AC.
SETBACKS:	
FRONT:	REQUIRED: 25'-0"
	PROVIDED: 77'-0" & 79'-4"
SIDE:	REQUIRED: 10' MIN.
	PROVIDED: 20' TOTAL
REAR:	REQUIRED: 20'-0"
	PROVIDED: 0'
PARKING:	
REQUIRED:	1 PER EMPLOYEE + 1 PER 600 SF. (GROSS)
EMPLOYEES	= 2
3770/600	= 6
TOTAL	= 10
PROVIDED:	STANDARD = 9
	HANDICAP = 1
	TOTAL = 10

BUILDING DATA

USE GROUP:	B - BUSINESS
CONSTRUCTION TYPE:	BB
FIRE PROTECTION:	NON SPRINKLED
SIZE (GROSS):	3770 SF.
ALLOWED (TABLE 603):	9000 SF.
SIZE (NET):	1702 SF.
SALES/DISPLAY COOLERS/STOCK TOTAL:	1787 SF. / 3468 SF.
MAXIMUM FLOOR AREA/OCCUPANT:	1700 (GROSS) / 15 PEOPLE MAX.
DESIGN OCCUPANT LOAD:	1 DOOR
EXITS PROVIDED:	2 DOORS

PROJECT:
PROPOSED GAS STATION
22145 FARMINGTON RD.
FARMINGTON, MI 48338
DATE: 11/14/2018
DRAWN BY: JSA
SCALE: 1" = 20'-0"

19149
SHEET NO.:
SP100
PORTABLE TEXAS



ARCHITECT:
ja
jeffery a. scott
architects p.c.
 22145 Farmington Rd.
 Suite 200
 Farmington, MI 48338
 248-476-8800
 JS@SCOTTARCHITECTS.COM
 © 2019

SHEET TITLE

FLOOR PLAN

PROJECT:

PROPOSED GAS
STATION

22145 FARMINGTON RD.
 FARMINGTON, MI

ISSUED FOR: 10-1-2019
 DATE: 10-1-2019
 DATE PLAN APP. 10-27-2019



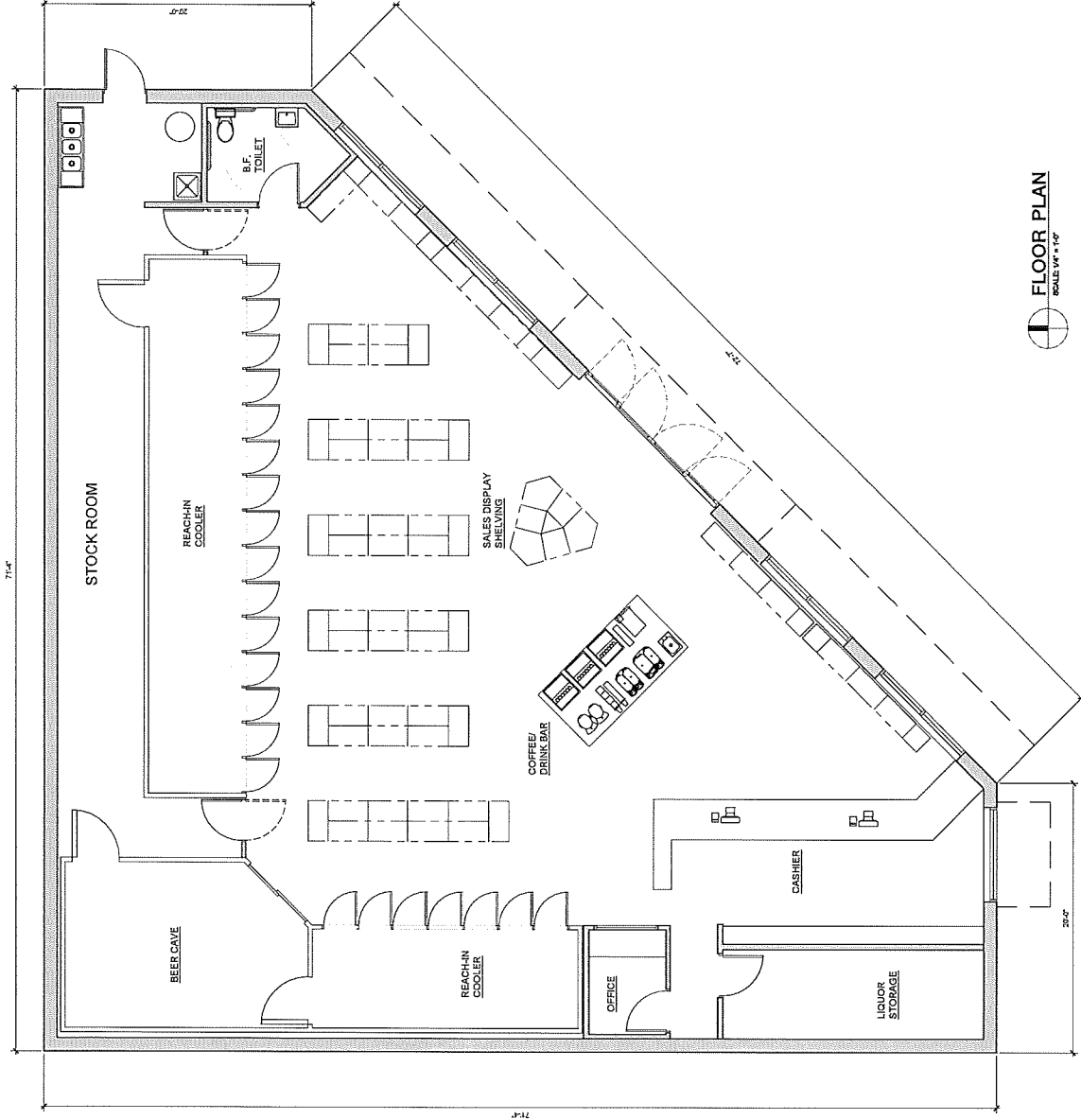
DO NOT SCALE FROM THIS DRAWING
 USE DIMENSIONS ONLY
 100% IN.

19149

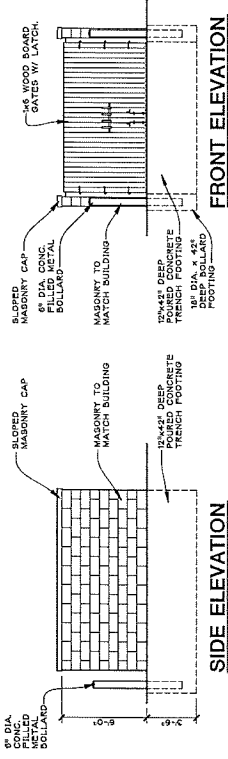
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A100

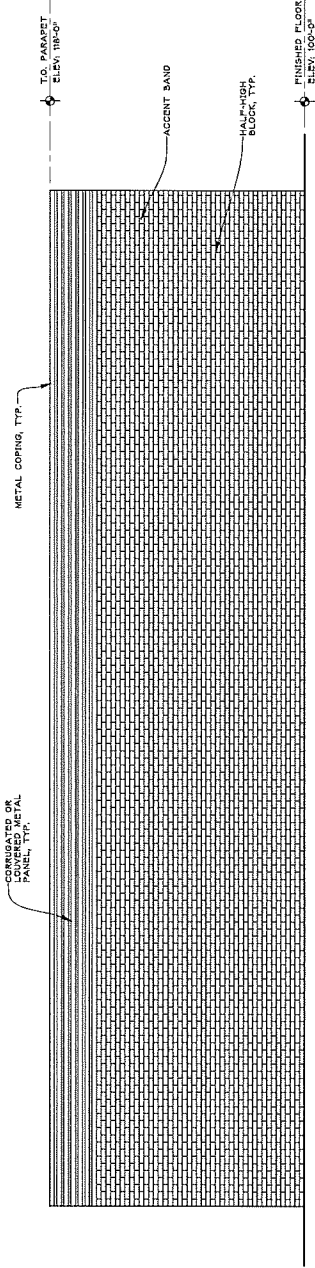
POST DATE: 10/27/19



FLOOR PLAN
 SCALE: 1/4" = 1'-0"

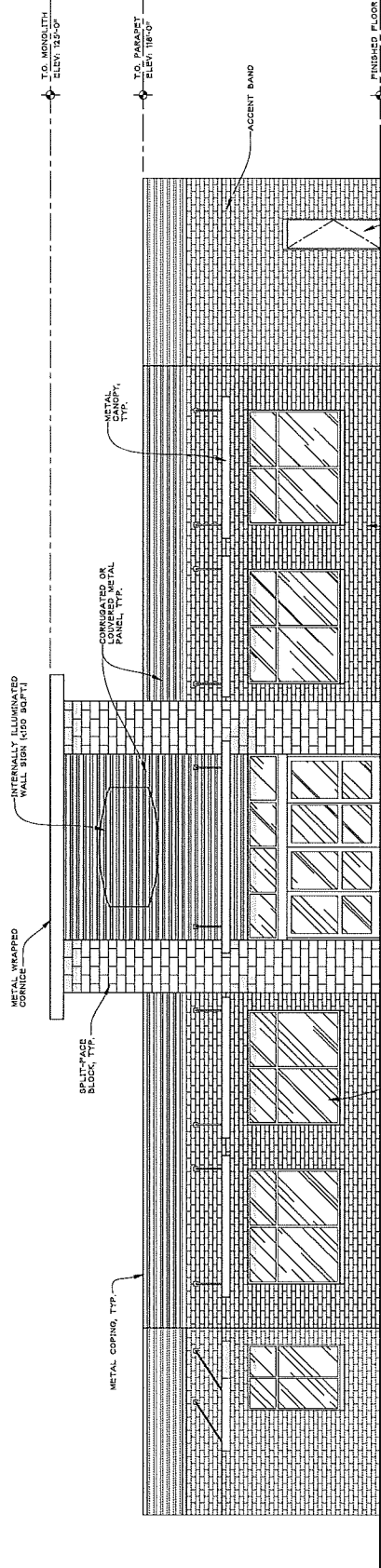


22 DUMPSTER ENCLOSURE DETAILS
 SCALE 1/4" = 1'-0"



23 DUMPSTER ENCLOSURE DETAILS
 SCALE 1/4" = 1'-0"

22 NORTH AND WEST EXTERIOR ELEVATIONS
 SCALE 1/4" = 1'-0"



21 SOUTHEAST EXTERIOR ELEVATION
 SCALE 1/4" = 1'-0"

FARMINGTON PLANNING COMMISSION PROCEEDINGS
City Council Chambers, 23600 Liberty Street
Farmington, Michigan
July 10, 2017

Chairperson Crutcher called the Meeting to order at 7:00 p.m. at City Council Chambers, 23600 Liberty Street, Farmington, Michigan, on Monday, July 10, 2017.

ROLL CALL

Present: Buyers, Chiara, Crutcher, Gronbach, Kmetzo, Waun

Absent: Majoros

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Director Christiansen, Building Inspector Koncsol, Recording Secretary Murphy,

APPROVAL OF AGENDA

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

APPROVAL OF ITEMS ON CONSENT AGENDA

a. Minutes of Regular Meeting – June 12, 2017

Director Christiansen indicated that there had been a request from staff to table the approval of the June 12, 2017 meeting minutes until the August 14th meeting to allow time for several departments to meet and discuss the proper instrument that should be in place regarding a motion that was made during that meeting.

MOTION by Buyers, seconded by Chiara, to table the approval of items on the Consent Agenda as requested by staff to the August 14, 2017 Planning Commission Meeting.
Motion carried, all ayes.

REQUEST FOR SITE PLAN AMENDMENT – CLARK GAS STATION, 22145 FARMINGTON ROAD

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

Director Christiansen stated that included in the packets for tonight's meeting was a request for a site plan amendment for the former Clark Gas Station, located at 22145 Farmington Road. He indicated the current property owner is proposing several changes including improvements and upgrades to the existing building, existing canopy and existing site for the currently vacant service station.

He stated the proposed changes would include modifications to the existing service station building and exterior changes to the exterior building façade, existing canopy and pump islands, and the existing service station site. The exterior changes include façade improvements to the existing building and existing canopy, parking lot upgrades and improvements, new landscaping and new site signage that requires the review and approval of the Planning Commission. He stated that the existing commercial property is zoned C-3, General Commercial, and gas stations are a special land use for that zoning. The site plan amendment review and approval is required by the Planning Commission. No changes regarding dimensions of the building were proposed at this time and that this agenda item was tabled from the June 12th meeting to allow the Petitioner to be present.

He stated the Applicant has submitted a site plan for the proposed changes and improvements including a proposed interior building modification plan, proposed building and canopy elevation and a site plan showing proposed service station improvements including new landscaping. He indicated an aerial photograph of the site was included in the staff packet.

He indicated the Applicant and his development group is present at tonight's meeting.

Director Christiansen then presented aerial photographs on the screen showing the existing gas station site located at the intersection of Farmington and Nine Mile Road on the northwest corner. He stated the gas station existed and was operational on the site until about 2011 so it has been an existing facility and site and has remained the same since its closure in 2011. He indicated the owner of the property has been attempting to sell the property for some period of time and that meetings were held with the City and the property owner regarding the existing conditions and compliance with zoning ordinance requirements, code enforcement and the maintenance of the site. Several meetings were held with the Petitioner and staff and subsequent to those meetings the owner of the property indicated it was his intention to repurpose the site and reopen it as a service station again. He stated that since this is a C-3 commercial site, service stations are a special use but since this was already in place what it requires is a site plan review and approval and amendment to the existing site plan for what is being proposed now.

He stated all the site elements remain in place, the intention is to rejuvenate them, repurpose them, through this site plan and then through the construction plans if approved in the redevelopment of the property. He stated included in the staff packets were existing elevations and existing floor plans. He detailed the changes included in the proposed site plan.

Chairperson Crutcher called the Petitioner to the podium.

Haidar Badreddine, from Bazo Construction, and John Denton, Vice President of Knight Enterprises, Inc. came to the podium.

Badreddine stated the only addition is the cleaning up of the site to Code, so it can be opened. He presented the proposed Citgo image that will go on the building along with the canopy image. He stated that Christiansen had basically covered all of the other details.

The floor was opened for questions from the Commissioners.

Buyers inquired about the timeframe of the project if it should be passed and Denton responded that work would be started within 30 to 60 days.

Chiara inquired if the changes in the restroom would be ADA compliant and Christiansen responded that he had consulted with Building Inspector Koncsol and that it would be compliant with a facility of that size.

Chiara also inquired about the tanks and if they needed to be checked out and Denton responded that everything must be certified by the State of Michigan prior to opening.

Chiara also inquired about the number of tanks and Denton replied there are two tanks, one being premium.

Gronbach asked the Petitioner if the request was approved if they would definitely be opening a gas station at this location and explained his reasoning for the inquiry and Denton replied their intention would be to open as a gas station.

Gronbach then inquired if the actions requested were to correct deficiencies and Denton responded that they intend to have a tenant in as soon as it's completed.

Gronbach asked if it would be a Citgo and Denton answered in the affirmative.

Buyers inquired of staff, does the plan as proposed meet all city regulations by way of everything, inclusive of anything that any 47th District Court Judge has mandated or conditions attached, any enforcement issues that were addressed previously, does it comply.

Christiansen responded that the existing site and the existing conditions, the facilities and structures where they're located, the ingress/egress points, the landscaping, all the site aspects will remain unchanged. They are existing conditions and all are compliant.

He stated the landscape areas on the plan will remain and be enhanced. He stated that everything being proposed is code compliant. He stated that setback requirements and number of driveway codes have changed over time but those are existing conditions and will continue and everything shown complies as proposed.

Buyers asked staff if this would be a brand new development would the requirements change and Christiansen responded that if there was not a gas station existing here it would require a special land use and a public hearing would have to be held but that is not required because this is an existing facility.

Buyers then stated with the history of noncompliance and code enforcement issues, he is hoping that the Petitioner follows through and that a Citgo station will be opening in a couple months and then inquired what tools does the City have to ensure compliance.

Christiansen responded that the City has had issues with the property and citations were issued as well as court mandated directives to bring the property into compliance and stated if the Commissioners were not to support the repurposing of the site that the City would go back and work with the Petitioner to bring the site in compliance.

Chiara asked if the owner of the property was present and Carroll Knight indicated he was.

Crutcher then asked Knight if the property is still for sale and he responded that everything he owns is for sale if the price is right with the exception of his wife and children.

Gronbach then inquired of Knight if he is going forward and opening a Citgo station at the location and he responded in the affirmative and detailed his history as being the first Citgo distributor in the State of Michigan.

Gronbach then asked staff if there was something that could be done to enhance the corner where the gas station is as the other two properties on the east side of the intersection which is a gateway to the City did so when they were making upgrades to their properties and that he would hate to see an opportunity missed with this site as well.

Christiansen responded by saying he had dialogue with the property owner and what he intends to do and what is permitted under zoning and codes and ordinances that ranged from demolishing the site to be sold or selling the site to a developer/investor to repurpose it. He stated those were the alternatives available and the Petitioner has decided to move forward with the existing site and facility via the proposed site plan which would meet code regulations. As far as any enhancements on the site that can be discussed but there are no plans in place for that.

Gronbach then asked if the proposed repurposing of the site as far as landscape meets Code.

Buyers then suggested to the Petitioner to perhaps have the entryway door moved to a left hand location to allow a more natural flow for ingress and egress and Badreddine said they could accommodate that change.

Buyers then inquired about the photographs that were provided to the Commissioners at the meeting and noted a difference at the bottom of the glass and asked what the finished product would be on the front of the building lower façade and Badreddine replied that it will not be all glass but will match the red above the building.

Crutcher stated he would like to see a better illustration of what is actually going to be done with the building with more clarity and Badreddine replied that the pictures provided are the same footprint as the building and further discussion was held as to the canopy, glass and landscaping elements of the proposed site plan.

Gronbach inquired of Building Inspector Koncsol about the boat that is sitting on a trailer behind the building and Koncsol stated that it is on the adjacent property and that it is on the ordinance department's radar.

Kmetzo addressed the issue of handicap accessibility on the site.

MOTION by Gronbach, supported by Chiara, to approve the Site Plan Amendment for the Clark Gas Station located at 22145 Farmington Road, with the provision that the landscaping be brought up to Code and that the Petitioner work with the City on specifically upgrading the landscaping on the southeast end of the property in consideration that this intersection is the southern gateway to the City of Farmington and that it would be consistent with the eastern properties.

Buyers then suggested a friendly amendment to the motion with the condition that the Petitioner work with staff on the orientation of the front door and location of the office as well.

Christiansen then suggested a friendly amendment also be added to include reference to the plans themselves so that the approval is for the proposed building renovation and the site renovations in the plan submitted by the Petitioner originally dated March 26, 2017 and revised June 5th, 2017 and also to add to the motion to grant approval in accordance with the items listed as improvements to the site in the construction quote provided to the Planning Commission from Bazo Construction dated March 30, 2017, including the

pictures submitted by the Petitioner for the elevation enhancement to the existing building and canopy as shown in pictures included with the quote #37051 dated March 30, 2017.

Gronbach accepted the friendly amendments made to the motion and supported by Chiara for the motion to read as follows:

MOTION by Gronbach, supported by Chiara, to approve the Site Plan Amendment for the Clark Gas Station located at 22145 Farmington Road, with the provision that the landscaping be brought up to Code and that the Petitioner work with the City on specifically upgrading the landscaping on the southeast end of the property in consideration that this intersection is the southern gateway to the City of Farmington and that it be consistent with the eastern properties, and with the condition that the Petitioner work with staff on the orientation of the front door and location of the office as well, and that the approval is for the proposed building renovation and the site renovations in the plan submitted by the Petitioner originally dated March 26, 2017 and revised June 5, 2017 and also to grant approval in accordance with the items listed as improvements to the site in the construction quote provided to the Planning Commission from Bazo Construction dated March 30, 2017, including the pictures submitted by the Petitioner for the elevation enhancement to the existing building and canopy as shown in pictures included with Quote #37051 dated March 30, 2017.

Motion carried, all ayes.

PUBLIC COMMENT

None heard.

PLANNING COMMISSION COMMENTS

Buyers announced that there is a new CPA team that will be coming in as a tenant for his building at 32716 Grand River and felt they will be a welcome addition to the business community.

Gronbach asked for an update on the Maxfield Training Center and Christiansen responded.

Christiansen also gave an update on the Flanders redevelopment and the Grand River Halstead Plaza.

He also stated that the former Moy's Café is undergoing redevelopment and a new restaurant is coming in.

He said that City Council is considering two new proposals for the Courthouse property on their meeting on the 17th.

He also stated that the City will be moving forward to put out an RFP to update the City's Master Plan and that the Planning Commission will have a major role in that project.

Buyers then inquired about the pathway running north of the Riverwalk Community and connection to its park and further discussion was held.

ADJOURNMENT

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

The meeting was adjourned at 8:05 p.m.

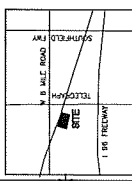
Respectfully submitted,

Secretary

SITE DATA

TOTAL SITE PLAN 22787 SQ FT .52 AC

EXISTING BUILDING FLOOR 408 SQ. FT.



ZIAD EL-BABA ENGINEERING

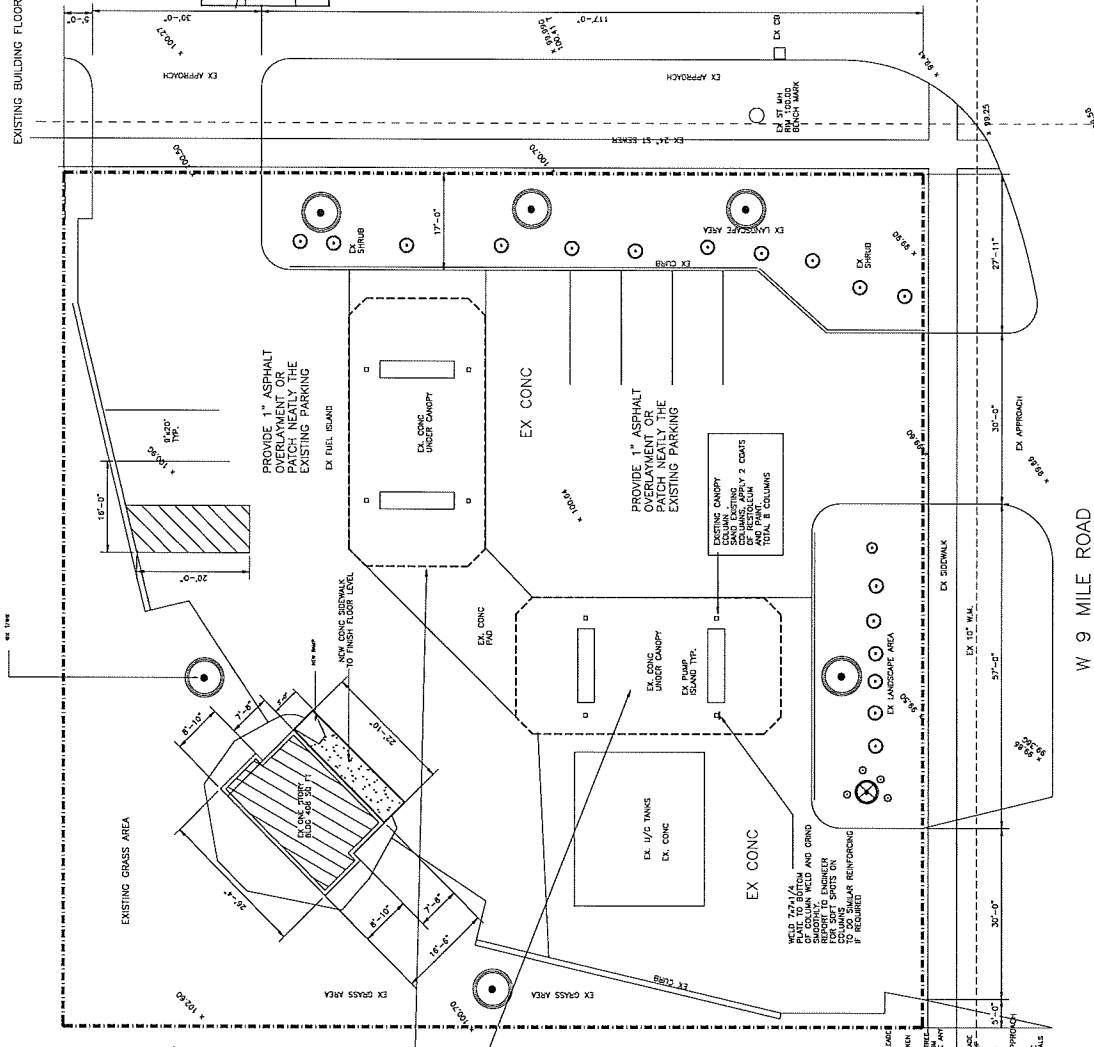
674 GAUTHIER
TECUMSEH ONTARIO
N9M3P8 CANADA
CELL - 313-938-8767
MOBILE - 519-796-9882
FAX - 519-799-35

DATE	REV.	ISSUED FOR
MAR 26/17	NO.	REVIEW
JUN 15/17	1	SITE PLAN

Project: BUILDING RENOVATION
22145 FARMINGTON
FARMINGTON MI
OWNER
22145 FARMINGTON
FARMINGTON MI

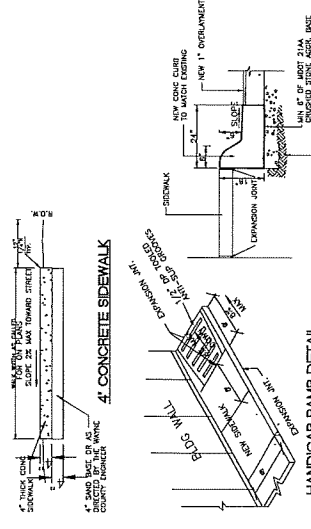
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22145 FARMINGTON	1"=20'-0"	
Date	Drawn By	Checked By
Drawing Title	Project Number	Scale
MODIFIED SITE PLAN	22145 FARMINGTON	1"=20'-0"

Drawing No. SP-2

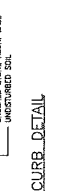


EXISTING SITE PLAN

SCALE: 1"=20'-0"



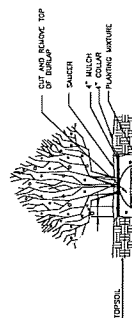
CURB DETAIL



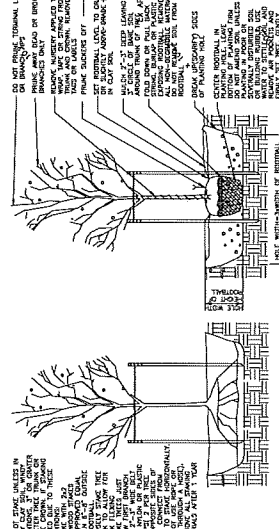
FOR EXISTING CANopies
REMOVE EX. PANELS
INSTALL NEW PVC PANELS ON THE CANOPY

NEW LANDSCAPING TABLE

QUANTITY	DESCRIPTION	SIZE
14+	SPIREA SHRUB	3\"/>
5	DECIDUOUS ACER SACCHARINA	BAG ROOT 2\"/>



Shrub Planting



Deciduous Tree Planting Detail

NO. 4\"/>

EXISTING BUILDING FLOOR 408 SQ. FT.
 CONSTRUCTION TYPE III B
 USE GROUP B OFFICE



ZIAD EL-BABA
 ENGINEERING

674 GAUTHIER
 TECUMSEH ONTARIO
 M9W 5P8 CANADA
 CELL - 313-936-8767
 MOBILE - 519-796-9862
 FAX - 519-979-3535

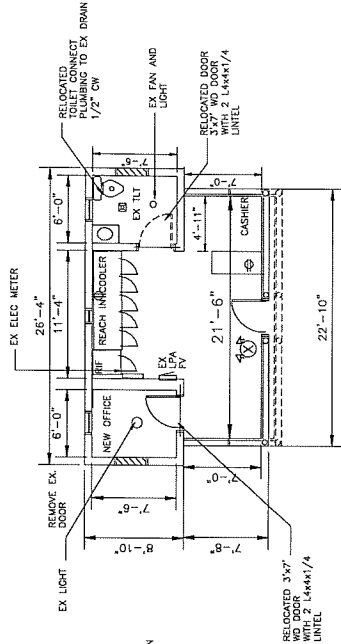
DATE	REV. NO.	ISSUED FOR
MAR.26.17		REVIEW
MAY.22.17		PERMIT

Project:
 BUILDING RENOVATION
 22145 FARMINGTON
 FARMINGTON MI
 OWNER
 22145 FARMINGTON
 FARMINGTON MI

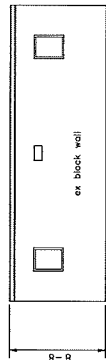
Drawing Title:
 PLANS & ELEVATIONS

Project Number	AS NOTED
Scale	
Date	
Drawn By	
Checked By	
Drawing No.	

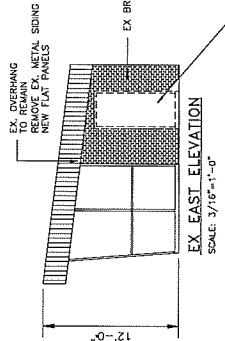
A-1



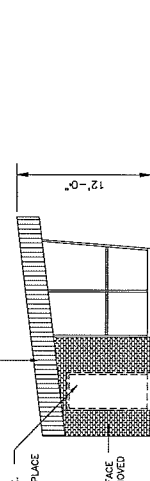
EX FLOOR PLAN
 SCALE: 3/16"=1'-0"



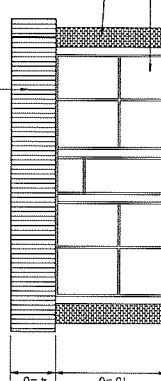
EX NORTH ELEVATION
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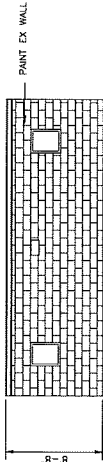
EX EAST ELEVATION
 SCALE: 3/16"=1'-0"



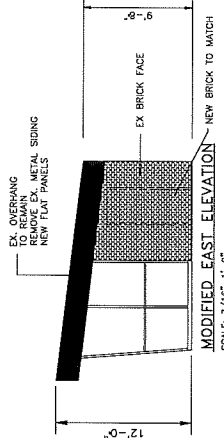
EX WEST ELEVATION
 SCALE: 3/16"=1'-0"



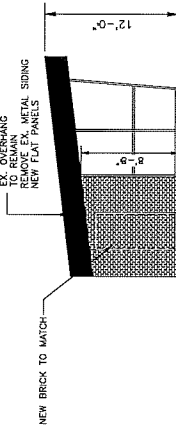
EX SOUTH ELEVATION
 SCALE: 3/16"=1'-0"



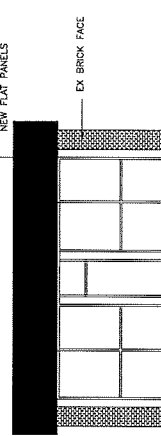
MODIFIED NORTH ELEVATION
 SCALE: 3/16"=1'-0"



MODIFIED EAST ELEVATION
 SCALE: 3/16"=1'-0"



MODIFIED WEST ELEVATION
 SCALE: 3/16"=1'-0"



MODIFIED SOUTH ELEVATION
 SCALE: 3/16"=1'-0"

CODE COMPLIANCE
 ALL WORK MUST CONFORM TO
 2012 MICHIGAN BUILDING CODE
 2014 INTERNATIONAL FIRE CODE
 2012 MICHIGAN MECHANICAL CODE
 2012 MICHIGAN PLUMBING CODE
 2012 NATIONAL ELECTRIC CODE
 ANSI 117.1-2007 (. ACCESSIBILITY)
 ASHRAE 90.1 - 2007

FOR EMERGENCY LIGHTS AND EXIT LIGHTS SEE ALSO DWG E-1
 EMERGENCY LIGHTING UNIT WITH SEALED BATTERY
 "EM" TEST SWITCH AND READY LIGHT 120VAC OPERATION
 SHOWN ON ALL LUMINAIR OR APPROVED EQUIVALENT
 SHOWN FOR LESS THAN 6" IN THE EVENT OF POWER LOSS
 *
 EXIT LIGHTS SHALL BE SEALED BATTERY 6" HIGH RED
 LITHIUM DATE ESR-ELEC OR APPROVED EQUAL
 SHOWN FOR LESS THAN 6" IN THE EVENT OF POWER LOSS

Calendar for Fiscal Year 2021-26 Capital Improvement Program Process

October	Planning Meeting to discuss calendar Kevin, David, Chris
November	Planning Meeting to discuss possible revisions to CIP Kevin, David, Chris
November 20	Department Heads meet to discuss CIP Program at Department Head Meeting.
December 2	City Council meets to discuss CIP Program and to appoint representative to CIP Steering Committee. Items must be submitted by January 6.
December 4	DDA Meeting to discuss CIP and appoint Kate or a Board member to Steering Committee. Items must be submitted by January 8.
December 9	Planning Commission meets to discuss CIP Program and appoint a member to serve on the committee. Items must be submitted by January 13.
December 12	CIA Meeting to discuss CIP Program and appoint representative to CIP Steering Committee. Items must be submitted by January 9.
December 16	City Manager's Office to schedule 3 meetings in January/February for CIP Steering Committee.
January 6	Council to formalize items for submission to CIP Steering Committee.
January 8	DDA to formalize items for submission to CIP Steering Committee.
January 9	CIA to formalize items for submission to CIP Steering Committee.
January 13	Planning Commission to formalize items for submission to CIP Steering Committee
January 13	Department Heads to formalize items for submission to CIP Steering Committee

January 13	All Submittals in
January 17	Draft Schedule of Capital Improvements circulated to CIP Steering Committee.
Jan 17 – Feb 7	CIP Steering Committee meets to create CIP.
Feb 10	Planning Commission schedules public hearing for March 9.
Feb 10 – Feb 21	Draft CIP created.
Feb 23	E&CD advertises Public Hearing for FY 2021-26 CIP on February 23 and posts plan on website on February 21.
March 9	Planning Commission meets to hold public hearing regarding CIP and possibly approve plan.
April 13	Planning Commission meets to approve CIP if not already approved on March 11.
April 20	City Manager submits CIP along with proposed budget to City Council.
April 27	City Council Budget Review Session & Review of DDA Budget.
April 28 - May 18	City Council reviews and adjusts proposed budgets.
May 18	City Council schedules budget and millage public hearing for June 18.
June 1	City Clerk advertises Public Hearing for FY 2018-19 Budget.
June 15	City Council holds Public Hearing regarding FY 2017-18 Budget and Millage Rate, and considers adoption.
June 17	City Clerk publishes summary of adopted budget.

Planning Commission
 Department Heads
 DDA
 City Council
 CIA

**2020 PLANNING COMMISSION
MEETING SCHEDULE
2ND MONDAY**

Monday, January 13, 2020	7:00 p.m.
Monday, February 10, 2020	7:00 p.m.
Monday, March 9, 2020	7:00 p.m.
Monday, April 13, 2020	7:00 p.m.
Monday, May 11, 2020	7:00 p.m.
Monday, June 8, 2020	7:00 p.m.
Monday, July 13, 2020	7:00 p.m.
Monday, August 10, 2020	7:00 p.m.
Monday, September 14, 2020	7:00 p.m.
Monday, October 12, 2020	7:00 p.m.
Monday, November 9, 2020	7:00 p.m.
Monday, December 14, 2020	7:00 p.m.