

JOINT PLANNING COMMISSION MEETING
FARMINGTON PLANNING COMMISSION
FARMINGTON HILLS PLANNING COMMISSION
City Council Chambers 23600 Liberty Street
Farmington, Michigan
Wednesday, December 12, 2012

Vice Chairperson Crutcher called the meeting to order at 6:30 p.m. in the Farmington City Council Chambers, 23600 Liberty Street, Farmington, Michigan.

FARMINGTON PLANNING COMMISSION ROLL CALL

Present: Babcock, Chiara, Crutcher, Gronbach, Scott
Absent: Bowman

OTHER OFFICIALS PRESENT: City Manager Pastue, Director Christiansen, Attorney Schultz.

FARMINGTON HILLS PLANNING COMMISSION ROLL CALL

Present: McRae, Topper, Blizman, Fleschhacker, Mantey, Orr, Rae-O'Donnell, Schwartz
Absent: Brams

OTHER OFFICIALS PRESENT: City Manager Brock, Assistant City Manager Geinzer, Director Gardiner.

APPROVAL OF AGENDA

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

Farmington Hills:
MOTION by Orr, seconded by Blizman, to approve the agenda as submitted.
Motion carried, all ayes.

REGULAR MEETING

A. Receive Staff Presentation and Discuss CIA History and Fundamentals.

Nate Greinzer, Assistant City Manager for Farmington Hills, started the meeting by having everyone in the room introduce themselves. There was a power point presentation detailing the history of the Corridor Improvement Authority (CIA), which gave a timeline of events that went into its creation and present status. He defined the CIA today as two seven member boards whose role is the revitalization of the Grand River Corridor only which were defined as one of making plans, getting and providing

feedback, updating Master Plan with amendments that will be incorporated into next Master Plan update, preparing a draft review in March of Code recommendations.

B. Receive Consultant Presentation and Discuss CIA Visioning/Code Project Scope, Process, Results to Date and Next Steps.

Aaron Domini and Jim Houk of OHM, gave a project overview, detailing the vision plan, code audit, existing conditions, and land use detail of the three districts, north, middle and southern.

C. Visioning Exercise.

Sherrin Hood, LSL Planning, stressed the project as being in an idea generating stage to think about options for strengthening adjoining neighborhoods, and other key themes such as enhanced connections, more gathering places, entertainment, walkability and promote growth.

The results of the Mapping Exercise were presented as follows:

- Preserve

What should be preserved?

Uses and businesses that contribute to the corridor.

Use as a model for the future.

- Enhance

What should be enhanced?

Generally stable areas.

Target for reinvestment and renovations.

- Transform

Opportunities for new uses.

Target for redevelopment, major changes.

D. Roundtable Discussion and Plan Outcomes

The question was posed “What can we do to improve the Corridor to make it the best that it can be in the future?” A roundtable discussion generated the following answers:

- Wayfinding
- Reduce visual impact of pavement
- Enhance pedestrian safety
- Develop Master Plan both cities can use to coordinate development
- Improve signage
- Walkability areas
- Linear parks/park space
- Foster medical in cluster format

- Promote/protect Green River Corridor
- Integrate natural areas
- Senior housing
- Provide crime and safety resources at specific sites
- Integrate historic preservation
- Create centers of energy
- Decrease auto related retail and service

Christiansen described other components that would be involved in the process such as revenue generators, public improvements, motorized and nonmotorized, a design component vision that would be evolving, esthetics, communication, identification of the corridor itself, theme, character, circulation and economic development plan and design plan.

Houk then defined the next steps in the process as being the launching of the public website in the coming week, and the first public meeting on the project which will be held in January 2013, working on code amendments and recommendations in the interim.

Geinzer indicated he hoped a draft TIF and development plan would be available in the spring/summer of 2013, that there would be a public outreach and a presentation to an Oakland County Ad Hoc Committee in the summer/fall of 2013, and hopefully a TIF Development Plan Approval in October/November of 2013.

Christiansen thanked the attendees for their input and presence at the meeting.

ADJOURNMENT

Farmington:

MOTION by Scott, seconded by Gronbach, to adjourn the meeting.

MOTION carried, all ayes.

Farmington Hills:

MOTION by Orr, seconded by Blizman, to adjourn the meeting.

MOTION carried, all ayes.

The meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Secretary