

FARMINGTON PLANNING COMMISSION PROCEEDINGS
City Council Chambers, 23600 Liberty Street
Farmington, Michigan
September 10, 2018

Chairperson Crutcher called the Meeting to order at 7:00 p.m. at City Council Chambers, 23600 Liberty Street, Farmington, Michigan, on Monday, September 10, 2018.

ROLL CALL

Present: Chiara, Crutcher, Gronbach, Kmetzo, Majoros, Perrot
Absent: Waun

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Director Christiansen, Recording Secretary Murphy

APPROVAL OF AGENDA

MOTION by Chiara, seconded by Majoros, to approve the Agenda.
Motion carried, all ayes.

APPROVAL OF ITEMS ON CONSENT AGENDA

A. August 13, 2018 Minutes

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

REQUEST TO SCHEDULE PUBLIC HEARING FOR SPECIAL LAND USE AND SITE PLAN REVIEW FOR PROPOSED OUTLOT BUILDING – WORLD WIDE CENTER, LLC, 34701-34801 GRAND RIVER AVENUE

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

Director Christiansen stated the Applicant of this request has submitted a Special Land Use Application and plans to construct a 1,700 square foot one-story outlot building with a drive-thru on the east end of the existing parking lot of the World Wide Center located at 34701-34801 Grand River Avenue. The Applicant appeared before the Planning Commission at the June 11, 2018 meeting with the preliminary site plan that was proposed at that time and the minutes of that meeting are attached. It was an informational meeting, kind of a work session item, it was a preliminary plan and it was being presented to indicate what was of interest and intended by the owner of World Wide Center.

The proposed project would result in a reduction of the center's existing parking spaces by an additional 37 spaces as well as a reduction as proposed to the number of stacking spaces that are required from ten to seven.

Those variances were approved by the Zoning Board of Appeals as requested at their July 11, 2018 meeting and a copy of the minutes from that Zoning Board meeting are attached as well.

The existing commercial property is zoned C-2, General Commercial, drive-thru establishments are a Special Land Use in the C-2 General Commercial District. A Public Hearing and site plan review and approval are required for the drive-thru with the proposed 1,700 square foot addition in accordance with the City of Farmington's zoning requirements for drive-thru's in the C-2 Commercial District.

The purpose of this item this evening is to schedule the required Public Hearing for the proposed 1,700 square foot addition with the drive-thru at World Wide Center for the October 8th, 2018 Planning Commission meeting.

Crutcher clarified action needed by the Planning Commission.

Christiansen responded the action is to schedule a Public Hearing on this item for the October 8, 2018 Planning Commission meeting.

MOTION by Chiara, seconded by Perrot, to schedule the Public Hearing for special land use and site plan review for proposed outlot building – World Wide Center, LLC, 34701-34801 Grand River Avenue for the October 8, 2018 Planning Commission Meeting.
Motion carried, all ayes.

SITE PLAN REVIEW FOR REAR RESIDENTIAL BUILDING ADDITION – PAUL BUCHANAN, 33315 SHIAWASSEE ROAD

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

Director Christiansen stated this is a site plan review, consideration to approve a rear building addition at 33315 Shiawassee Road. Article 13 of the Zoning Ordinance, site plan review Section 35-162, uses subject to review, specifies uses subject to site plan review and approval, construction, renovation and expansion of buildings and structures within the City of Farmington Historic District are subject to site plan review by the Planning Commission. The Zoning Ordinance further states that prior to the submittal of a site plan to the Planning Commission, a site plan shall be submitted to the City's Historical Commission for their review and comment.

The City received an application from Paul Buchanan of 33315 Shiawassee Road to construct a 128.63 square foot addition to the rear of their existing two-story single family residence located in the City of Farmington's Historic District. The proposed addition is a screened-in porch to be built on the rear of the existing home. The existing porch and steps will be removed and then will be replaced with the addition as proposed and the desired location of the addition is shown on the information submitted by the Applicant.

The Historical Commission reviewed the plans and approved the proposed project at a previous meeting. The responsibility of the Planning Commission is to review the site plan for the proposed addition. The Building Department has reviewed the dimensional aspects of the plan and has indicated that it meets the requirements of the City of Farmington's Zoning Board.

He stated that there is an overview, an aerial photograph that was attached with the packet showing the subject property, 33315 Shiawassee Road. The application is also attached. And the addition as proposed is also in the materials that have been provided.

The Applicant is here this evening in order to present his request and answer any questions that you may have.

Chairperson Crutcher called the Applicant to the podium.

Paul Buchanan, 33315 Shiawassee, came to the podium.

He indicated that he agrees with everything Mr. Christiansen said, they've applied for a permit, they went before the Historical Commission who approved their project, and now they are here before the Planning Commission asking for their approval so they can put this addition on the back of the house.

Chairperson Crutcher confirmed that it is going on the back of the house and Buchanan replied in the affirmative. He then asked where the site plan is, and Christiansen replied that if you look in the sectional site plan that he put on the screen, he pointed out the existing porch up in the right hand corner, the demolition plan, remove the existing trellis.

Buchanan stated the trellis has already been removed.

Christiansen then put the floor plan and partial site plan, and the new addition as proposed on the graphics, the foundation plan, electrical plan, footings, roof plan, framing for the floor and roof as well. He put the front, left and right elevations on the screen and then put the finished porch addition graphic on the screen, foundation, decorative stone, framing, the screen and the gable roof.

Crutcher asked for the aerial photo of the site to be put back on the screen and stated that is what he was looking for to see where the porch will be in relation to the house and Buchanan stated that it will follow the current roof line.

Crutcher then asked if all setback requirements were met and Christiansen responded in the affirmative. He then opened the floor to questions from the Commissioners.

MOTION by Majoros, supported by Gronbach, to approve the site plan review for the rear residential building addition from Paul Buchanan as presented, at 33315 Shiawassee Road.

Motion carried, all ayes

PUBLIC COMMENT

None heard

PLANNING COMMISSION COMMENTS

Majoros asked his fellow Commissioners if they had all received a letter from the Farmington Residents for Responsible Development dated September 6, 2018 and Crutcher stated he did not. He distributed copies of the letter to Crutcher and Christiansen and Recording Secretary Murphy and asked Christiansen to pass it on to City Administration. He stated it is in regard to the redevelopment of the Maxfield Training Center and reiterates a lot of the public comments heard at the Public Hearings held regarding the property and would like it recognized accordingly.

Further discussion was held on the letter and the issue of the Maxfield Training Center and information the Planning Commission would like to know before it is on a future meeting agenda.

Christiansen thanked Majoros for the copy of the letter, the City had not received it and he has not seen it until just now, and stated he will share it with City Management and Administration. He indicated the developer had asked for the item to be removed from tonight's agenda to further address some issues.

Majoros indicated that he would like to be proactive on this item to enable the Commissioners to be able to address questions and concerns brought up by the residents as well as the legal responsibilities of the Planning Commission and that he would also like to see a parallel plan from the developer.

Chiara indicated that he was in agreement with Majoros' requests.

Christiansen stated that conversation had been held on several occasions about the requirements of the PUD and the issue of a parallel plan has come up previously and that the developer has the responsibility to follow the City's processes, but they also have the options available to them to make choices with respect to the plan and what it contains and flexibility within it. It has been discussed that if the developer decides to move forward with the plans and not provide a parallel plan, request a waiver of that, that is up to them but that would have to be a part of the PUD Agreement and the PUD Agreement is up for review and approval by the City Council and it would have to be part of the PUD Agreement and approved by Council and it would also have to be something that would be in a motion that would support any plan proposed by the Planning Commission and none of that has been done to date. He stated he appreciated the Commissioners' comments and will make note of them and also thanked him for providing the letter.

Christiansen then stated he had one more issue to address and indicated that Matt Parks from OHM Advisors is in attendance at tonight's meeting and Christiansen stated they are ready to kick off the City of Farmington Master Plan Update 2018. He stated there was a lot of dialogue, the proposals were received and reviewed by the Master Plan Review Committee, and that was forwarded to City Council, the City Council approved the proposal as submitted by OHM Advisors, and there have been several meetings putting together a schedule in accordance with the proposal that was submitted and approved by the City and are ready to kick off the City of Farmington Master Plan Update 2018. One of the things that's being done as part of the process is that a steering committee has been put together consisting of stakeholders in the community, residents and business owners, and it's primarily those that don't serve currently on boards or commissions or committees, getting some new eyes, getting people who have expressed an interest in serving and now have an opportunity through this committee. So, the steering committee which was stewarded by City Management, City Administration, with input from the City Council, as well from the Mayor, is going to be moving forward with their first meeting. The originally had their first meeting scheduled for tomorrow, right now they have four meetings scheduled over the eight, nine month period, could be more if necessary, however, there is a conflict with tomorrow as it is Patriots Day and in the City of Farmington, there is a very special ceremony and recognition of patriots annually as has been done for the past sixteen years. So, the Steering Committee meeting was postponed and may be set up for the following Tuesday.

He stated he wanted to make the Commission aware that from the Steering Committee, their work moves on as we work together with the Planning Commission, so we're all going to be engaged in this and it's going to eventually be a tool and update of the existing Master Plan that represents the City as a whole with guidance from anyone interested because it's a public document anyone who is interested is encouraged to attend and be

part of the process with the Steering Committee, Planning Commission and the City Council.

Chiara reminded Christiansen that the first Tuesday of November is voting day and Christiansen stated they will be mindful of that as that is a very important election and that there is a lot of information on that for the citizens and residents and he hopes they take the time to understand the issues on the ballot because it's probably one of the most important elections based upon what's on the ballot which includes a request for a millage increase for the City of Farmington.

ADJOURNMENT

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

The meeting was adjourned at 7:25 p.m.

Respectfully submitted,

Secretary