



**Special City Council Meeting
7:00 PM, MONDAY, JUNE 23, 2014
Conference Room A
Farmington City Hall
23600 Liberty St
Farmington, MI 48335**

FINAL

SPECIAL MEETING MINUTES

A Special meeting of the Farmington City Council was held on June 23, 2014, in Conference Room A, Farmington City Hall, Farmington, MI. Notice of the meeting was posted in compliance with Public Act 267-1976.

The meeting was called to order at 7:00 PM by Mayor William Galvin.

1. ROLL CALL

Attendee Name	Title	Status	Arrived
Greg Cowley	Councilmember	Present	
William Galvin	Mayor	Present	
JoAnne McShane	Councilmember	Present	
Steve Schneemann	Mayor Pro Tem	Present	
Jeff Scott	Councilmember	Present	

City Administration Present

Director Christiansen
City Clerk Halberstadt
Attorney Kudla
City Manager Pastue

2. APPROVAL OF AGENDA

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Greg Cowley, Councilmember
SECONDER:	Jeff Scott, Councilmember
AYES:	Cowley, Galvin, McShane, Schneemann, Scott

3. PUBLIC COMMENT

No public comment was heard.

4. CONSIDERATION TO RATIFY TWO-YEAR COLLECTIVE BARGAINING AGREEMENT WITH FARMINGTON TPOAM PUBLIC WORKS UNIT

Motion to ratify a two-year collective bargaining agreement with Farmington TPOAM Public Works Unit.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	JoAnne McShane, Councilmember
SECONDER:	Greg Cowley, Councilmember
AYES:	Cowley, Galvin, McShane, Schneemann, Scott

Pastue indicated the Public Works employees ratified their collective bargaining agreement with three changes from the previously presented document: 1) wages for first year laborers lowered from \$18.00 to \$16.00/hour; 2) establishing a maximum amount of out-of-pocket expenses for health coverage; and 3) third dealing with the Retiree Health Savings Plan.

Motion to ratify a two-year (July 1, 2014 thru June 30, 2016) collective bargaining agreement with the TPOAM Public Works Unit. [SEE ATTACHED AGREEMENT]

The votes were taken in the following order: Galvin, McShane, Schneemann, Scott, Cowley.

Galvin qualified his vote by indicating despite his dissatisfaction with the insurance component, the value for moving forward for the Union and the City outweighed it and therefore he voted in approval.

5. DISCUSSION - GRAND RIVER-HALSTEAD SHOPPING PLAZA, PROPOSED LOT SPLIT AND PLANNED UNIT DEVELOPMENT ALTERNATIVES

Pastue discussed the Commercial Rehabilitation District Policy adopted last year which is pertinent to the discussion on this proposed lot split.

Christiansen indicated City Administration received an application from the property owners of the Grand River-Halstead Plaza to split the existing developed commercial parcel into four separate sites. The property is Zoned C-3, and the applicant is Lonnie Zimmerman on behalf of Tom Duke. Christiansen went over the details of the proposed lot split with a Power Point presentation. He stated the applicant is in the process of trying to acquire the abandoned Shell Gas Station site and make it part of this project.

Pastue advised Suburban Collection may be interested in the back eight acres of the property.

Christiansen discussed his concerns with some of the potential uses for the site, including car carriers dropping off cars, the feasibility of turning into the property, and residential properties at the rear being affected by the increased usage.

Pastue advised the proposed lot split meets statutory requirements.

Schneemann pointed out nonconformance is being created if the buildings on the site remain given the proposed property line goes through a building.

Christiansen advised those buildings will eventually be torn down. He indicated that

could be a condition for approval of the proposed lot split.

McShane stated her concerns regarding the proposed lot split and its impact on neighboring properties, egress and ingress into the property, and the future success or failure of businesses.

Cowley addressed traffic conditions and the problems that may be created with the lot split.

Christiansen indicated that conditions could be applied to the approval, such as razing of the structures thereby not creating a deficiency in setback, etc.

Christiansen expounded on the benefits of the lot split and stated that the property owner is requesting this split for the purpose of selling and developing this property.

Pastue indicated that this could be a Planned Unit Development (PUD) which allows Council to clearly identify everything necessary for site development.

Christiansen pointed out the lot split is currently the only request on the table.

Discussion followed regarding the future of the tile shop and adequacy of parking.

Pastue stated if the development becomes a PUD, a site plan will be provided, and access issues clearly shown.

Christiansen indicated the 14-acre parcel currently has one owner and the tile shop is utilizing parking for the whole center.

Christiansen advised the City does not currently have a land division ordinance, therefore they must abide by Michigan statute. He reviewed items that would be addressed under a PUD.

Pastue stated that any development on this parcel is subject to Special Land Use and a Public Hearing process. He also indicated that that intersection will always be challenged until the bridge is widened.

Galvin stated that a few years ago a Commercial Rehabilitation District was created on that property which provided the opportunity to freeze property taxes up to ten years. He wondered if anyone is seeking property tax relief on that parcel.

Pastue gave an overview of the night's discussion on this topic, the conditions that may be imposed, easements that must be in place, and moving this process to a PUD.

Christiansen advised a review of this proposal should include: a traffic study, impact on the surrounding neighborhood, and parking issues.

Pastue stated he would like this item to come back before Council after Planning Commission approval and further discussion was held.

Galvin noted a significant amount of time was spent on this agenda item, but was warranted given it is one of the largest redevelopment projects the city has seen in the last couple of decades.

6. DISCUSSION - FLANDERS RESIDENTIAL PLANNED UNIT DEVELOPMENT PROPOSALS

Pastue stated this agenda item had a preliminary review and is scheduled for a Public Hearing on July 14, 2014. He would like to have a consensus on the site plan as well as a review of the PUD.

Christiansen reviewed the proposed plans with Council. He advised The Windmill Group has been awarded the development of the site and is moving forward with development plans. He indicated they have had a pre-application conference with the Planning Commission. The next step will be a public hearing, preliminary plan and PUD Agreement. He stated the redevelopment of the 10-acre property includes residential, single family detached homes and a neighborhood park.

He stated the developers are seeking to maintain the existing vegetation along the rear lot lines. He also indicated they will be utilizing the playground equipment currently on the site. He detailed the walkway intended for the park area and stated the developers are going to dedicate the site to the City.

Schneemann expressed support for the plan, but inquired if there are other landlocked parks exclusive to neighborhoods that are maintained by the City. Pastue responded no and further discussion was held.

Galvin inquired regarding the ownership of the deed to the park property. Kudla responded it would be deeded to the City upon completion of the project.

Kudla briefly described the PUD Agreement for Council.

Schneemann raised the topic of the front yard setbacks of the homes and discussion followed.

Galvin commented that this is probably the largest single family project in the past 30 years in Farmington. He asked about the timeline of the project. He requested City Administration caution the crews on the project about the respectful use of Flanders Street during construction.

7. DISCUSSION - OLD COURTHOUSE PLANNED UNIT DEVELOPMENT PROPOSALS

Pastue requested Christiansen review the site plan elevation and floor plan for the proposed development.

Christiansen stated they have been working with Balfour Senior Housing on developing this property as an assisted living and memory care facility. He indicated Phase I and II environmental studies were done. A pre-application review with the Planning Commission has been completed and a public hearing has been scheduled on July 14th.

Scott questioned the location of the two-story part of the building near adjoining residential properties.

Cowley questioned whether the parking was adequate. Christiansen responded the developer assured him the number of parking spaces to employee ratio was typical for their senior housing units.

Pastue noted a back-up generator will be required for the facility.

Cowley asked regarding patient/staff ratio and whether skilled professionals would be on site for each shift.

Schneemann commented on the proposed road on the west side of the facility and possible impact on nearby residential properties.

Pastue stated City Planners, Langworthy, Strader, Leblanc, Assoc., will be doing the analysis for the Planning Commission.

Scott addressed landscape issues and the walkability for residents.

Cowley talked about the activity of vehicles/ambulances/transportation coming and going on site.

Scott also raised the possibility of making the road on the west side of the project a one-way street.

Pastue stated this proposed development will be on the July 14th Planning Commission agenda which will also include a public hearing.

8. DISCUSSION - FARMINGTON ROAD DESIGN

Pastue provided an update to Council on the Farmington Road project which is scheduled to begin in 2015. He stated MDOT will be doing the project, but the design work will be done by the City.

Schneemann stated this project is a continuation of the streetscape work completed on Grand River. One of the goals is to make Farmington Road pedestrian friendly. He provided further detail on the Farmington Road project.

Further discussion was held on the budget for this agenda item.

Scott stated he would like to see MDOT's timeline for this project.

9. COUNCIL COMMENT

Scott stated the Flanders project looks promising and was very pleased with its concept. He noted how this project will benefit the City.

Christiansen stated appreciation for the opportunity to present these projects to Council at the meeting tonight.

Cowley expressed concern regarding the proposed memory care facility and the added burden to the Public Safety Department.

10.ADJOURNMENT

1. Motion to adjourn the meeting.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	JoAnne McShane, Councilmember
SECONDER:	Greg Cowley, Councilmember
AYES:	Cowley, Galvin, McShane, Schneemann, Scott

The meeting adjourned at 9:55 PM.

William E. Galvin, Mayor

Susan K. Halberstadt, City Clerk

Approval Date: _____