



**Regular Planning Commission Meeting  
7:00 PM, MONDAY, OCTOBER 13, 2014  
Farmington Community Library  
23500 Liberty  
Farmington, MI 48335**

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**REGULAR MEETING AGENDA**

**I. CALL TO ORDER**

**Roll Call**

**II. PUBLIC COMMENT**

**III. APPROVAL OF AGENDA**

**IV. APPROVAL OF ITEMS ON THE CONSENT AGENDA**

**1. September 8, 2014 Minutes**

**V. SITE PLAN REVIEW**

**1. Exxon Mobil Service Station, 32410 Grand Rive Avenue**

**VI. PUBLIC HEARING**

**1. Public Hearing and Preliminary PUD Planned Unit Development Plan Review - Rivewalk II**

**VII. PLANNING COMMISSION COMMENT**

**VIII. ADJOURNMENT**

**Farmington City Council  
Staff Report****Council Meeting Date:**  
October 13, 2014**Reference  
Number  
(ID # 1692)****Submitted by:** Vincent Pastue, City Manager**Description:** September 8, 2014 Minutes**Requested Action:****Background:****Agenda Review****Review:**

Vincent Pastue	Pending
City Manager	Pending
Planning Commission	Pending

FARMINGTON PLANNING COMMISSION PROCEEDINGS  
Farmington Public Library, 23500 Liberty Street  
Farmington, Michigan  
September 8, 2014

Chairperson Bowman called the meeting to order at 7:08 p.m. in the Farmington Public Library, 23500 Liberty Street, Farmington, Michigan.

**ROLL CALL**

Present: Bowman, Buyers, Chiara, Crutcher, Gronbach

Absent: Babcock, Majoros

A quorum of the Commission was present.

**OTHER OFFICIALS PRESENT:** City Manager Pastue, Director Christiansen, Building Inspector Koncsol, Councilpersons Cowley, McShane, Schneemann, Scott and Mayor Galvin.

**APPROVAL OF AGENDA**

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

**APPROVAL OF ITEMS ON CONSENT AGENDA**

**a. Minutes of Regular Meeting – August 11, 2014**

MOTION by Buyers, seconded by Crutcher, to approve the Consent Agenda as submitted.

Motion carried, all ayes.

**MICHIGAN ECONOMIC DEVELOPMENT CORPORATION (MEDC) PRESENTATION  
REDEVELOPMENT READY COMMUNITIES (RRC) PROGRAM**

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

Director Christiansen stated that there will be a presentation by the Michigan Economic Development Corporation (MEDC) regarding Redevelopment Ready Communities (RRC) at tonight's Planning Commission meeting. He stated that attached with the staff report there was a memorandum from the City Manager and additional materials to describe the RRC program. He indicated the City is pursuing the RRC designation from the MEDC and the meeting and presentation tonight is part of the evaluation process. He noted that representatives of all the City's Boards and Commissions were present at the meeting. He introduced Jennifer Rigterink and Stacy Esbrook from the MEDC who would facilitate the presentation.

City of Farmington Planning Commission

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Jennifer Rigterink, who oversees the statewide program, made a power point presentation on the RRC program which is a certification program looking at a community's planning and zoning activities, plans, policies. She went through the handout provided to the Commission indicating it would give an overview of what the RRC is as well as the history of the program. The various steps were reviewed in the process resulting in the culmination of the signing of a memorandum of understanding.

Stacy Esbrook then went over the Best Practices policy of the program indicating the steps involved being signing a memorandum of understanding, adopting a resolution of support by a governmental body, providing pre-evaluation information, reviewing best practices and engaging in a best practice training series. She then welcomed questions from the audience and the Commissioners.

McShane inquired if there was a logo used in marketing cities and Rigterink responded that there is a certification logo that the community will have a licensing agreement enabling them to use it on letterhead or website similar to the "Pure Michigan" branding.

Mayor Galvin asked how the formal structure that is in this program is perceived by developers and the like and further discussion was held.

Rigterink touched on the development feasibility studies that had been performed.

Cowley asked for specific examples of cities that had participated in the program and their success in completing same.

Rigterink cited Roseville as one whose city manager states that going through the process has made their different boards and commissions more cohesive. She also named Muskegon, Allegan and Boyne City as places where development feasibility studies were done. She invited all to Roseville on the coming Wednesday at 9:00 a.m. where their certification event will take place. She also said as a result of their participation in this program, an economic development director position was created in Roseville and it was that individual who facilitated the completion of the program and its success.

Scott inquired if MDOT and other reviewing bodies were asked for input in the program and Rigterink responded in the affirmative and discussion followed.

Christiansen thanked them for their presentation as well as Chairperson Bowman.

**OUTDOOR SEATING SITE PLAN REVIEW – FARMINGTON BREWING COMPANY,  
33336 GRAND RIVER AVENUE**

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

City of Farmington Planning Commission

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Christiansen stated they had received an application and site plan submitted by the Farmington Brewing Company for outdoor seating at 33336 Grand River Avenue, that being in the Central Business District, the application must be reviewed by both the Downtown Development Authority and Planning Commission for approval.

Jason Schlaff, 35249 Caryn, Farmington Hills, one of the owners of the Brewery, was present to address the layout and pictures provided to the Planning Commission and to answer any questions. He stated they wanted to continue on with the front fascia and theme from Cowley's Irish Pub, using the same wrought iron gate system.

Christiansen provided an aerial photo showing the intersection of Grand River and Farmington Road. He stated the 33336 address was repurposed a number of years ago with a façade renovation and interior modifications and reconstruction inside for the Mentobe Café. The Brewery is the new tenant and they are in the process of finishing some interior modifications and want to take advantage of the streetscape and have outdoor seating area like Cowley's and the Basement Burger Bar. Christiansen indicated that Mentobe had outdoor seating but change of use requires coming back before the Planning Commission for approval.

A powerpoint presentation was shown depicting the proposed layout of chairs and tables. The same wrought iron tables and chairs used for the prior tenant will be utilized at the Brewery.

The floor was opened up for questions from the Commissioners.

Bowman inquired if there would be wait service outside and the Petitioner responded in the affirmative.

Gronbach sought clarification from the Petitioner that the fence would be in line with Cowley's with the five foot sidewalk and that matching materials would be utilized and he indicated it would. He then inquired if there would be outside trash receptacles outside and the Petitioner stated he didn't expect large trash generation from the outdoor seating.

Crutcher inquired on the width of the opening and the Petitioner responded it was a double door and wheelchair accessible.

Buyers asked about the height of the fence and the petitioner stated it is approximately 38 inches, with the goal to match it exactly with Cowley's.

Chairperson Bowman thanked the Petitioner for the information and entertained a motion from the Commission.

MOTION by Gronbach, seconded by Buyers, to approve outdoor seating for the Farmington Brewing Company, 33336 Grand River Avenue, with the provision that the

City of Farmington Planning Commission

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**SITE PLAN REVIEW – EXXON MOBIL SERVICE STATION, 32410 GRAND RIVER AVENUE**

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

Christiansen indicated that the property owner for former site of the BP Gas Station is proposing several changes and improvements as well as upgrades to the existing service station site which will be an Exxon Mobil Station. They will included interior modifications to the existing service station building and exterior changes to the existing building façade and service station site. The exterior changes include façade improvements and parking lot upgrades as well. The applicant has submitted a site plan for the proposed changes and improvements for review by the Planning Commission.

Christiansen put up an aerial photo of the site at Grand River and Power. He stated the existing service station was built in 1957 and has a series of bays as well as a small vestibule area. The Petitioner submitted plans to improve the existing building, expand the interior to create a convenience store, which will be expanded from the existing vestibule into two of the bays. The third service bay area will be repurposed and opened up.

Chairperson Bowman invited the Petitioner to come forward.

Ziad El-Baba, Engineer for the project, Walled Lake, Michigan stated the service station in order to compete wants to expand into the two bays to put in a convenience store. They are proposing a walk-in cooler, new sales counters, and an enhancement of the façade of the building. They are not adding any square footage at this time. He said the building now is old fashioned and they are proposing a more modern approach in order to be more appealing and to compete as a retail store and not just a gas station.

Chairperson Bowman thanked Mr. El-Baba and opened the floor up for questions from the Commission.

Crutcher inquired as to the number of parking space provisions and Mr. El-Baba responded there are eighteen, where eleven is required. Crutcher then asked him to delineate where they are and discussion followed.

Christiansen stated that staff questioned the operation and indicated that being that the stations is expanding into a convenience store and will maintain a repair bay, they need additional parking for cars that are in service.

Gronbach inquired of Inspector Koncsol if the issue of vehicles being stored on premise could be addressed with Code Enforcement and Koncsol responded that it could and that if a violation occurred it could be addressed in court as well.

City of Farmington Planning Commission

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Mr. El-Baba replied by stating that after investing all of the money into the improvement of the façade that they certainly would not want to make it look like a used car lot. He also stated they are more focused on the convenience store aspect of the station rather than the mechanic side.

Further discussion was held on the issue of parking of vehicles on the property and other parking concerns.

Crutcher inquired if there was a landscape plan and Christiansen responded they had not received one yet.

Gronbach stated that there is usually a sample board of materials with colors with site plan approval and there is not one with this application.

Further discussion was held about the missing elements of the site plan.

Christiansen suggested that in light of the concerns expressed about the lack of landscape plans and samples of building materials that perhaps this agenda item should be tabled until the next meeting so they can be supplied to the Commission.

MOTION by Buyers, seconded by Crutcher, to table Petitioner's request for Site Plan Review for Exxon Mobile Service Station, 32410 Grand River Avenue, until the regularly scheduled October Planning Commission meeting or the next scheduled meeting in two weeks, depending on when the applicant provides the missing materials required by the Commission.

Motion carried, all ayes.

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

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

Pastue introduced Lonnie Zimmerman to talk about the project.

Zimmerman indicated the 14.04 acre old K-Mart Center on Grand River and Freedom Road has had a lot split conditionally approved and that the developers of the site felt it could benefit from the PUD process. He introduced the key persons present at the meeting that will be involved in developing the site.

A power point presentation was shown depicting the proposed plans for the four parcels involved detailing the landscaping plans, office building façade, primary access to the site, parking, and other elements of the project.

Based on time constraints, there was brief questioning by the Commissioners.

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Bowman raised the question of the phrase “new car prep” that was described in the area proposed for the Suburban Collection and it was explained that is where new vehicles are brought to prepare them for the showrooms.

Crutcher asked why the location was not on the west side of Freedom Road as opposed to where they propose it and the response was that a traffic study was done and the location would allow the site to flow efficiently based on where the initial car hauling trucks come in. Crutcher then commented on the impact of the noise on the residential areas close by. The Petitioner responded the area could be relocated to another part of the site if that posed a problem.

Chairperson Bowman thanked the Petitioners for their brief overview and indicated that the matter is set for a Public Hearing at the September 22<sup>nd</sup>, 2014 Planning Commission Meeting.

### **PUBLIC COMMENT**

Paul Bertin asked the developers of the Grand River – Halstead Plaza to consider something softer, stating their architecture is somewhat dated.

### **PLANNING COMMISSION COMMENTS**

None heard.

### **STAFF COMMENTS**

None heard.

### **ADJOURNMENT**

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

The meeting was adjourned at 8:55 p.m.

Respectfully submitted,

\_\_\_\_\_  
Secretary



**Farmington City Council  
Staff Report**
**Council Meeting Date:**  
October 13, 2014

**Reference  
Number  
(ID # 1693)**
**Submitted by:** Kevin Christiansen, Economic Community Development Director

**Description:** Exxon Mobil Service Station, 32410 Grand River Avenue

**Requested Action:**
**Background:**

At the September 8, 2014 Planning Commission meeting, the Commission reviewed a site plan proposing several changes/improvements and upgrades to the existing building and service station site located at 32410 Grand River Avenue (former BP Service Station) for a new service station, Exxon Mobil. The proposed changes included interior modifications to the existing service station building and exterior changes to the existing building façade and service station site. These exterior changes included façade improvements and parking lot upgrades/improvements, and requires the review and approval of the Planning Commission. No changes regarding building dimensions or other site improvements were proposed. After presentation by the applicant/petitioner, and review of the submitted site plan by the Planning Commission, the Commission tabled the petitioner's request for site plan review until the regularly scheduled October Planning Commission meeting in order for the applicant to provide additional/missing materials requested by the Commission (see attached copy of meeting minutes).

The applicant/petitioner has submitted a revised site plan for the proposed changes and improvements, including proposed exterior building elevations and a site plan showing proposed parking lot and landscape improvements, proposed exterior façade materials for the existing building and for the existing canopy, and proposed site signage. Also attached is a copy of the September 8, 2014 Staff Report. The applicant/petitioner intends to bring colored renderings of the proposed building façade improvements to the October 13, 2014 meeting

Attachments

**Agenda Review**
**Review:**

<b>Kevin Christiansen</b>	<b>Pending</b>
<b>City Manager</b>	<b>Pending</b>
<b>Planning Commission</b>	<b>Pending</b>

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**SITE PLAN REVIEW – EXXON MOBIL SERVICE STATION, 32410 GRAND RIVER AVENUE**

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

Christiansen indicated that the property owner for former site of the BP Gas Station is proposing several changes and improvements as well as upgrades to the existing service station site which will be an Exxon Mobil Station. They will included interior modifications to the existing service station building and exterior changes to the existing building façade and service station site. The exterior changes include façade improvements and parking lot upgrades as well. The applicant has submitted a site plan for the proposed changes and improvements for review by the Planning Commission.

Christiansen put up an aerial photo of the site at Grand River and Power. He stated the existing service station was built in 1957 and has a series of bays as well as a small vestibule area. The Petitioner submitted plans to improve the existing building, expand the interior to create a convenience store, which will be expanded from the existing vestibule into two of the bays. The third service bay area will be repurposed and opened up.

Chairperson Bowman invited the Petitioner to come forward.

Ziad El-Baba, Engineer for the project, Walled Lake, Michigan stated the service station in order to compete wants to expand into the two bays to put in a convenience store. They are proposing a walk-in cooler, new sales counters, and an enhancement of the façade of the building. They are not adding any square footage at this time. He said the building now is old fashioned and they are proposing a more modern approach in order to be more appealing and to compete as a retail store and not just a gas station.

Chairperson Bowman thanked Mr. El-Baba and opened the floor up for questions from the Commission.

Crutcher inquired as to the number of parking space provisions and Mr. El-Baba responded there are eighteen, where eleven is required. Crutcher then asked him to delineate where they are and discussion followed.

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MOTION by Buyers, seconded by Crutcher, to table Petitioner's request for Site Plan Review for Exxon Mobile Service Station, 32410 Grand River Avenue, until the regularly scheduled October Planning Commission meeting or the next scheduled meeting in two weeks, depending on when the applicant provides the missing materials required by the Commission.

Motion carried, all ayes.

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

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

Pastue introduced Lonnie Zimmerman to talk about the project.

Zimmerman indicated the 14.04 acre old K-Mart Center on Grand River and Freedom Road has had a lot split conditionally approved and that the developers of the site felt it could benefit from the PUD process. He introduced the key persons present at the meeting that will be involved in developing the site.

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Based on time constraints, there was brief questioning by the Commissioners.

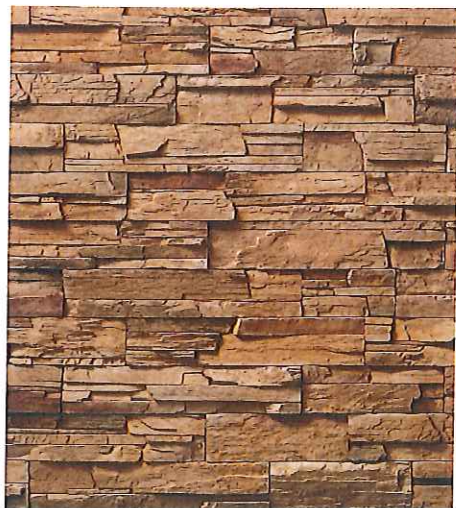






Southwest Blend Pro-Fit® Ledgestone

PRO-FIT® LEDGESTONE



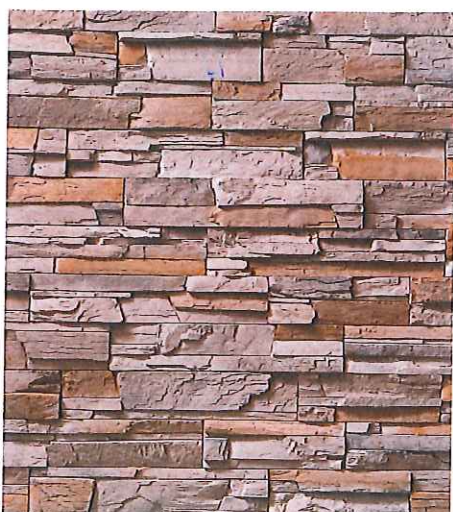
Autumn Pro-Fit® Ledgestone



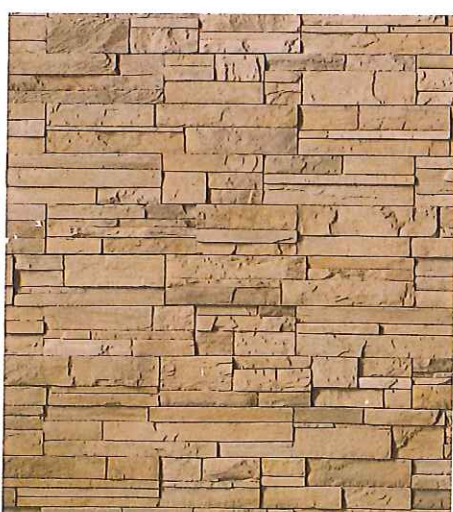
Gray Pro-Fit® Ledgestone



Mojave Pro-Fit® Ledgestone



Platinum Pro-Fit® Ledgestone



Shale Pro-Fit® Ledgestone



Southwest Blend Pro-Fit® Ledgestone



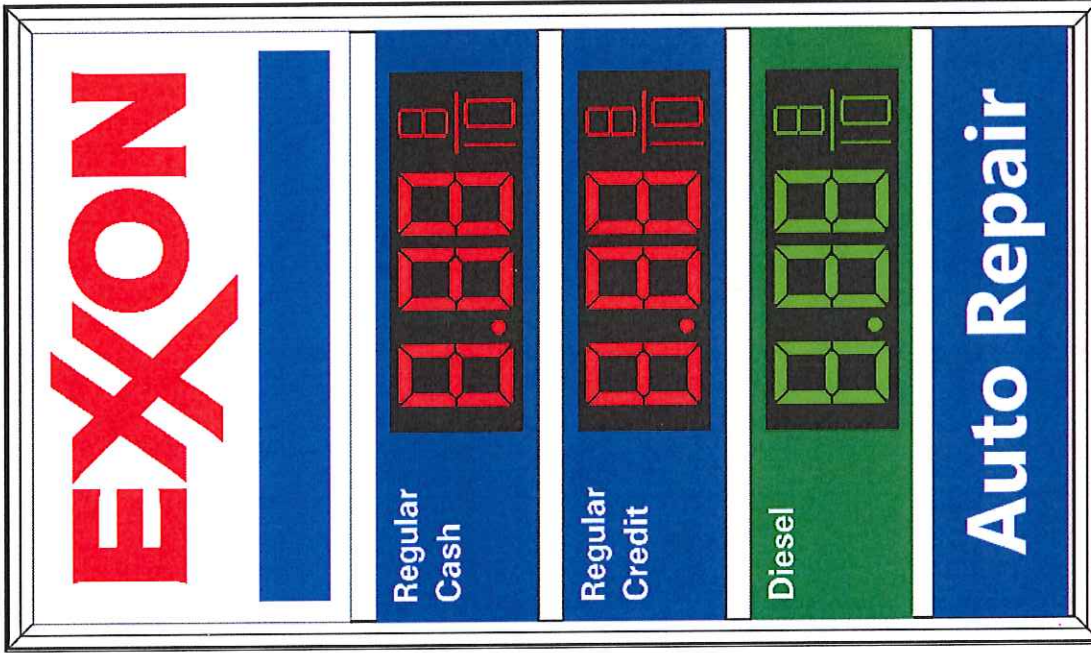












Notes:

Detailed Information:

Chassis Size: 85" H X 50" W  
 Number of Ballasts: 2  
 Amperage: 3.9  
 No. Of Circuits: 1  
 Door Frame Size: 84.625"H X 49.625"W

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 Detail 1, Logo Face

Exxon, Flat Embossed Face  
 VC: 24.542"H X 45.625"W

-----  
 Detail 2, LED Digit

LED Window 1 : Red 8"  
 Digit Panel: 12.5137"H X 45.625"W  
 LED Window 2 : Red 8"  
 Digit Panel: 12.5137"H X 45.625"W

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 LED Window 3 : Green 8"

Digit Panel: 12.5137"H X 45.625"W

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 Detail 3, Imprint

Custom, Flat Face  
 Window: 10.542"H X 45.625"W

Attachment: Exxon Mobile attachments (1693 : Exxon Mobil Service Station)



DISCLAIMER: Renderings are for graphic purposes only and not intended for actual construction dimensions. For window requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings. These drawings and designs are the exclusive property of Everbrite LLC Use of, or duplication in any manner without express written permission of Everbrite LLC is prohibited.

Customer: Exxon

Project No: 315037B

Date: 7/17/2014 6:42:14 AM

Location & Site No:

Description:

30 SF EXX3PIMP

Scale: N/A

Drawn By: Judy Miller

Revised:

Revised:

Please read carefully, check appropriate box and fax back to Everbrite:

Sketch OK as is  
 New Sketch Required

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

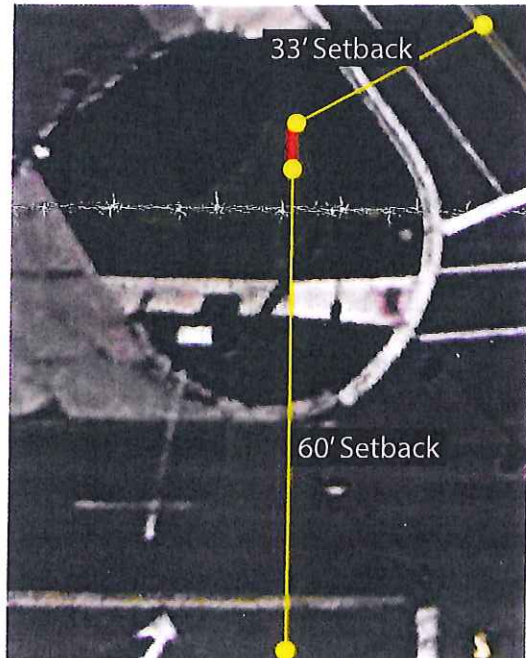
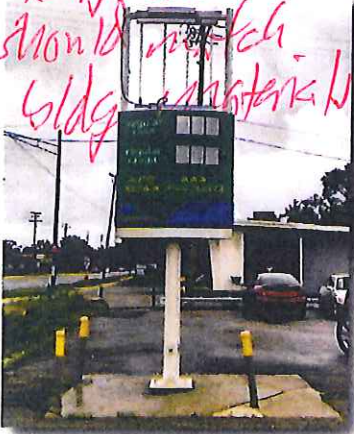
Proposed Sign:  
73" x 50" MID Sign  
Real or Simulated Base  
8'-0" OAH  
25.34sqft.

BUILDING PL... APPROVED  
SUBJECT TO F...  
*K. Koral 8/8/14*  
PLAN REVIEWER

*\* Landscaping required at base of sign.*

Existing Sign:  
134" x 64" MID Sign  
18'-2" OAH  
59.55 sqft.

*\* sign base should match bldg materials*



<b>Farmington Planning Commission Staff Report</b>	<b>Planning Commission Date:</b> September 8, 2014	<b>Reference Number</b>
<b>Submitted by:</b> Kevin Christiansen, Economic and Community Development Director		
<b>Description</b> Site Plan Review – Exxon Mobil Service Station, 32410 Grand River Avenue		
<p><b><u>Background</u></b></p> <p>The new property owner of the former BP Service Station is proposing several changes/improvements and upgrades to the existing building and service station site for his new service station, Exxon Mobil. The proposed changes include interior modifications to the existing service station building and exterior changes to the existing building façade and service station site. These exterior changes include façade improvements and parking lot upgrades/improvements, and requires the review and approval the Planning Commission. No changes regarding building dimensions or other site improvements are proposed.</p> <p>The applicant/petitioner has submitted a site plan for the proposed changes and improvements, including proposed exterior building elevations and a site plan showing proposed parking lot improvements.</p> <p>Attachments</p>		



# CITY OF FARMINGTON

For office use only	
Date Filed:	_____
Fee Paid:	_____

## Site Plan Application

1. Project Name EXXON MOBIL

2. Location of Property

Address 32410 GRAND RIVER AVE

Cross Streets Power

Tax ID Number 20-23-27-326-015

3. Identification

Applicant HASSAN ELZEIN

Address 981 Sherburne DR.

City/State/Zip Deerborn Heights MI. 48336

Phone (313) 408-8188 Fax \_\_\_\_\_

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

9 Property Owner 9 Other (Specify) \_\_\_\_\_

Property Owner GRAND RIVER Rental & development LLC.

Address \_\_\_\_\_

City/State/Zip Same

Phone \_\_\_\_\_ Fax \_\_\_\_\_

Preparer of Site Plan ZIAD EL-BABA ENGINEERING

Address 674 GAUTHIER

City/State/Zip TECUMSEH ONTARIO N8N3P8 Canada

Phone ~~519-929-9229~~ Fax ~~519-929-9229~~

(313) 938-8767

4. Property Information

Total Acres \_\_\_\_\_

Lot Width \_\_\_\_\_ Lot Depth \_\_\_\_\_

Zoning District \_\_\_\_\_

Zoning District of Adjacent Properties to the

North \_\_\_\_\_ South \_\_\_\_\_ East \_\_\_\_\_ West \_\_\_\_\_

5. Use

Current Use of Property Commercial / Gas station

Proposed Use

G Residential Number of Units \_\_\_\_\_

G Office Gross Floor Area \_\_\_\_\_

G Commercial Gross Floor Area \_\_\_\_\_

G Industrial Gross Floor Area \_\_\_\_\_

G Institutional Gross Floor Area \_\_\_\_\_

G Other \_\_\_\_\_ Gross Floor Area \_\_\_\_\_

Proposed Number of Employees \_\_\_\_\_

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

I, \_\_\_\_\_ (applicant), do hereby swear that the above statements are true.

HASSAN ELZEIN 9/4/14  
Signature of Applicant Date

\_\_\_\_\_  
Signature of Property Owner Date

I, \_\_\_\_\_ (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
- PROPOSED
- COMM\_INDUST BLDGS
- RAPHAEL STREET(POLY)2
- RAPHAEL STREET(POLY)
- PARCELS
- ROADS OUTSIDE FARMINGTON
- RIGHTOFWAY
- MULTITENANTPAVING
- ROW/ EXTEND
- LOT HISTORY
- OPEN WATER (FEATURETYPE)
  - DetentionPond
  - Stream/River
  - Lake/Pond
  - Channel
  - Swamp/Marsh
- 2010 AERIAL PHOTOS (Image)



Map Scale: 1 inch = 43 feet

Map Date: 9/05/2014

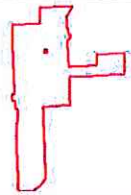
Data Date: August 29, 2014

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

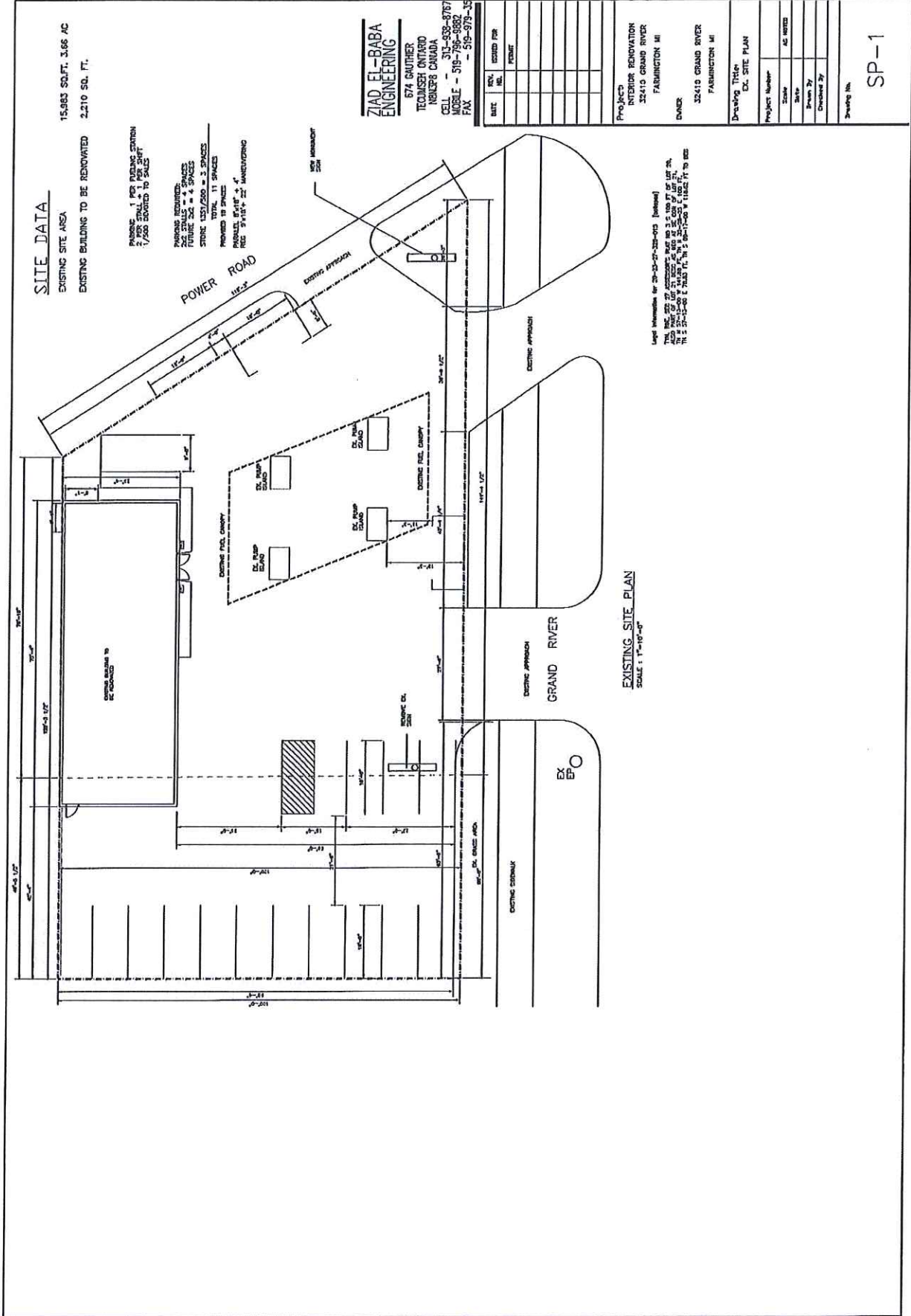
Disclaimer:  
Note: The information provided by this program has been compiled from recorded deeds, plats, taxmaps, surveys, and other public records and is not intended to be used as such. Users of this data should be advised that the information sources mentioned above should be consulted for verification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



Reference Map







**ZIAD EL-BABA ENGINEERING**  
 674 SAUTHER  
 TROY, MI 48063  
 TEL: 313-386-9787  
 MOBILE: 519-224-0888  
 FAX: 313-386-9788

DATE	REV.	REVISION FOR
	01	PERMIT

**PROJECT**  
 INTERIOR RENOVATION  
 32410 GRAND RIVER  
 FARMINGTON MI  
 OWNER  
 32410 GRAND RIVER  
 FARMINGTON MI

Project Number	Scale	AS NOTED
Drawn By	Checked By	Shading By

SP-1

EX  
 PO







**Farmington City Council  
Staff Report**
**Council Meeting Date:**  
October 13, 2014

**Reference  
Number  
(ID # 1694)**
**Submitted by:** Kevin Christiansen, Economic Community Development Director

**Description:** Public Hearing and Preliminary PUD Planned Unit Development Plan Review - Rivewalk II

**Requested Action:**
**Background:**

This item is a scheduled Public Hearing and Preliminary PUD Planned Unit Development Plan review with the Planning Commission on a proposed PUD Planned Unit Development Plan for the redevelopment of the vacant former Flanders Elementary School Site. At the June 9, 2014 Planning Commission Meeting, the Commission held a pre-application conference (discussion and review) with the applicant on a proposed PUD planned unit development concept plan for the redevelopment of the Flanders School Site. The Planning Commission scheduled the required PUD Public Hearing for the July 14, 2014 meeting as requested.

At the July 14, 2014 Planning Commission Meeting, the Commission postponed the scheduled public hearing as requested by the applicant Windmill Homes, LLC of Farmington Hills, MI (see attached copy of meeting minutes). The applicant has now submitted a Preliminary PUD Plan for the redevelopment of the Flanders School Site. A new notice has been published and sent for the rescheduled public hearing as required (see attached copy of public notice). The preliminary plan includes a proposed layout/site plan, a utility plan, a parallel site plan, a boundary/topographic survey of the site, a landscape planting plan, and landscape notes and details. Also attached is an aerial photo of the site. The following additional information is attached:

- A PUD site plan review letter from LSL Planning dated 10/7/14.
- A PUD site plan review letter from OHM Advisors dated 10/7/14.
- A draft PUD agreement prepared by the applicant.

The applicant will be at the October 13, 2014 meeting to present the Preliminary PUD Plan to the Commission.

Attachments

**Agenda Review**
**Review:**

<b>Kevin Christiansen</b>	<b>Pending</b>
<b>City Manager</b>	<b>Pending</b>
<b>Planning Commission</b>	<b>Pending</b>

FARMINGTON PLANNING COMMISSION PROCEEDINGS  
City Council Chambers 23600 Liberty Street  
Farmington, Michigan  
Monday, July 14, 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, Chiara, Crutcher, Gronbach, Majoros

Absent: Buyers

A quorum of the Commission was present.

**OTHER OFFICIALS PRESENT:** Director Christiansen, Building Inspector Koncsol, City Manager Pastue, City Attorney Schultz

**APPROVAL OF AGENDA**

MOTION by Gronbach, seconded by Crutcher, to approve the agenda as submitted.

Motion carried, all ayes.

**APPROVAL OF ITEMS ON CONSENT AGENDA**

**a. Minutes of Regular Meeting – June 9, 2014**

MOTION by Crutcher, seconded by Majoros, to approve the Consent Agenda as submitted.

Motion carried, all ayes.

**PUBLIC HEARING – PUD PLANNED UNIT DEVELOPMENT PRELIMINARY PLAN AND PUD AGREEMENT – RIVERWALK II (Requested to be Postponed)**

Chairperson Bowman introduced this agenda item and indicated that the Petitioner had requested a postponement of the Public Hearing. She stated that letters had been sent out initially to property owners within 300 feet informing them of the Public Hearing and when it was postponed, those property owners were sent letters indicating same. She then turned it over to staff.

Christiansen thanked everyone for coming to the meeting at the alternative venue which was needed so there would be enough space to accommodate people for the two Public Hearings that were originally scheduled.



City of Farmington Planning Commission  
Minutes of July 14, 2014  
Page 2

Christiansen stated that the Riverwalk II PUD had a preliminary review and discussion at the June 9<sup>th</sup> Planning Commission Meeting. The Public Hearing was then scheduled as required, and a copy of the Public Notice was sent to property owners within 300 feet of the Flanders site and an ad ran in the Farmington Observer. When the Petitioner requested a postponement, a letter was then sent to the property owners advising them of the cancellation.

Bowman indicated that if anyone were present in the audience and wished to speak on the matter, that they would be allowed to as a courtesy to them.

George Wright, 21492 Birchwood, stated he had found out about the cancellation earlier that day. He indicated he lives in Farmington Oaks, just north of where the site is. He said he called City Hall and talked to Kevin at length who provided a great amount of information which he was grateful for. He cautioned the Commission that when Windmill comes back with changes, that they should ensure the original plan for the 1.62 acre playground space will be honored and if they have to reconfigure the street or housing plan that they would try to avert placing houses where there's moving water.

MOTION by Gronbach, seconded by Crutcher, to grant request of Petitioner to postpone the Public Hearing for the Riverwalk II PUD.  
Motion carried, all ayes

**PUBLIC HEARING: PUD PLANNED UNIT DEVELOPMENT PRELIMINARY PLAN AND PUD AGREEMENT – BALFOUR SENIOR LIVING**

Chairperson Bowman introduced this agenda item and indicated it had been reviewed and approved at a prior meeting. The Public Hearing was then scheduled for this evening and Notice sent to property owners within 300 feet. She turned the agenda item over to staff.

Christiansen stated that there was a pre-application conference on the proposed PUD for the Old 47<sup>th</sup> District Courthouse Property held on June 9<sup>th</sup> and the Public Hearing was then scheduled for this evening. Notice was given to property owners within 300 feet of the site. He indicated Balfour Senior Living of Louisville, Colorado had submitted a preliminary PUD plan for the redevelopment of this site and the preliminary plan includes a conceptual plan of the existing conditions, survey of the site, preliminary site plan, landscaping/planting plan, proposed floor plans, proposed building elevations and an aerial photo was also included of the site.

New material for the meeting included a PUD site plan review letter from LSL Planning, a PUD site plan review letter from city engineer consultant OHM, and a draft PUD agreement prepared by City Attorney.

Bowman welcomed consultant Brad Strader from LSL Planning to the podium.

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE FARMINGTON PLANNING COMMISSION WILL HOLD A PUBLIC HEARING AT THE FARMINGTON COMMUNITY LIBRARY – FARMINGTON BRANCH, 23500 LIBERTY STREET, FARMINGTON, MICHIGAN 48335 ON MONDAY, OCTOBER 13, 2014 AT 7:00 P.M.; ALL PROPERTY OWNERS WITHIN 300 FEET OF THE SITE IN QUESTION ARE NOTIFIED.

LOCATION: 32600 Flanders Street, Farmington, Michigan 48336

PARCEL NO.: 23-34-326-015

REVIEW: Consideration of a planned unit development proposal to construct 33 residential units on the vacant former elementary school site and to dedicate 2.26 acres of the property as a neighborhood public park.

APPLICANT: Windmill Homes LLC

Kevin P. Christiansen, AICP, PCP, Economic and Community Development Director

Publish: September 28, 2014 in the Farmington Observer

Mail: September 26, 2014



# City of Farmington CivicSight Map



### MAP LEGEND:

- CITY BOUNDARY
- RIVERS-STREAMS

### MULTITENANTBUILDING (Type)

- BUILT**
- PROPOSED
- COMM\_INDUST BLDGS
- RAPHAEL STREET(POLY2)
- RAPHAEL STREET(POLY1)
- PARCELS
- ROADS OUTSIDE FARMINGTON
- RIGHTORWAY

### MULTITENANTPAVING

- ROW\_EXTEND
- LOT HISTORY

### OPEN WATER (FEATUERTYPE)

- DetentionPond
- StreamRiver
- LakePond
- Channel
- SwampMarch

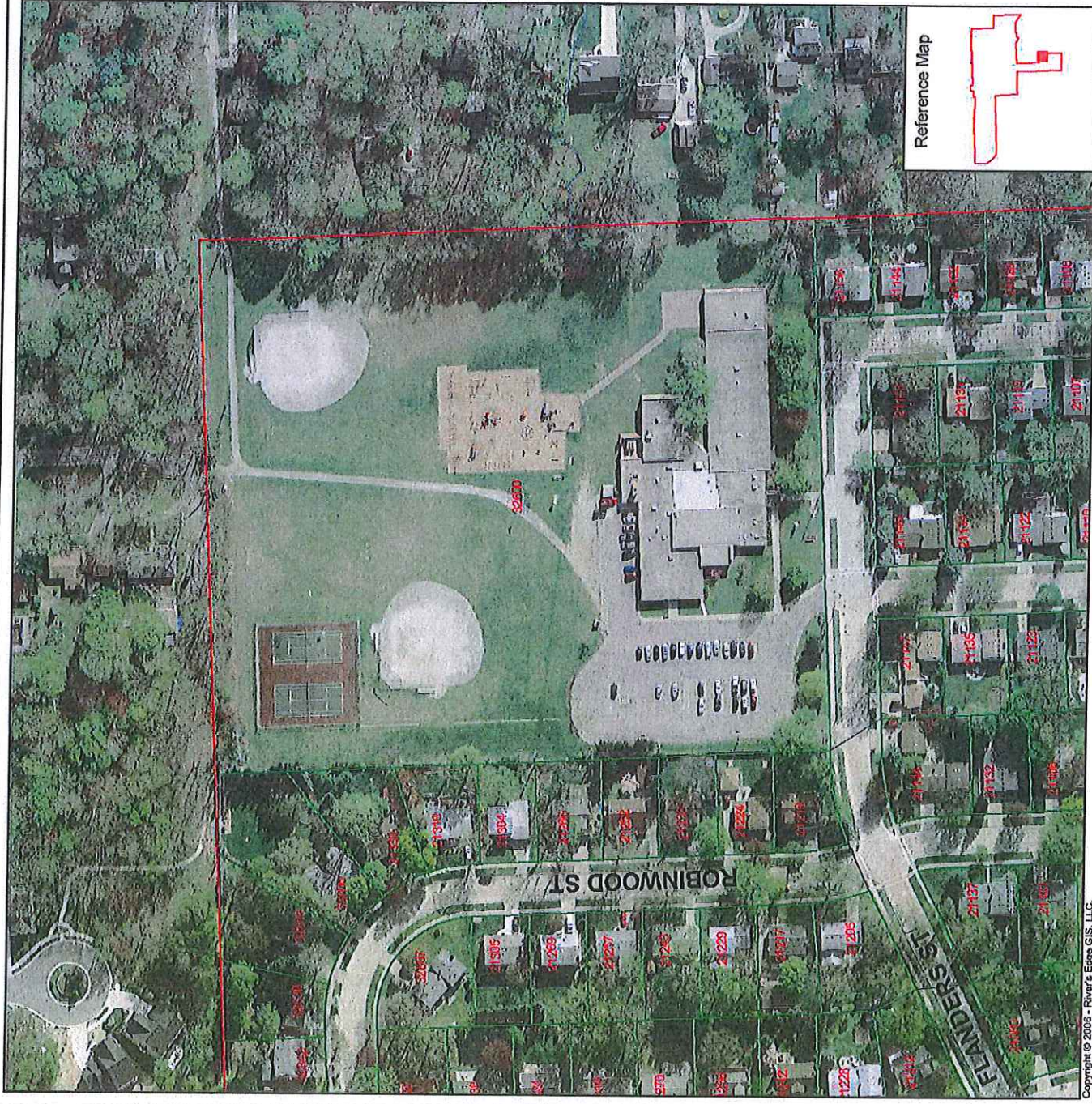
### 2010 AERIAL PHOTOS (Image)

Map Scale: 1 inch = 171 feet  
 Map Date: 6/07/2014  
 Data Date: May 30, 2014



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 various sources, including aerial photos, maps, surveys, and other public records and is not intended to be used as a legal document. The information is provided for informational purposes only. The information is not intended to be used for any purpose other than the information provided. Use of this data may require verification of the information. Once again, USE AT YOUR OWN RISK !!!





October 7, 2014

Planning Commission  
 Attn: Kevin Christiansen, Community and Economic Development Director  
 City of Farmington  
 23600 Liberty Street  
 Farmington, Michigan 48335

**Subject:** Riverwalk II PUD Review  
**Date of Site Plan:** 9/8/14  
**Location:** Old Flanders School Site located north of Flanders, between Robinwood and Whitlock

Dear Mr. Christiansen:

At your request, we have completed a review of the Riverwalk II PUD site plan. This site contains the former Flanders Elementary School which has been demolished, and is now vacant. The developers plan to demolish the school building and divide the property into 33 single-family lots and a 2.26 acre park. We participated in a pre-application meeting with the applicants on July 8, 2014. Our review is based on discussions at that meeting, conversations with city staff, and a review of both the zoning and subdivision ordinances. This project is proposed as a PUD, so some flexibility may be granted if the project provides recognizable benefits. The PUD option allows the applicant to provide some open space in exchange for slightly smaller lots.

#### PUD REVIEW

Article 10 of the zoning ordinance provides the standards and requirements that must be met in order to receive approval.

1. **Unified Control.** The site consists of one parcel of land in single ownership.
2. **Recognizable Benefits.** From the plans provided two of the listed benefits (see right). One other benefit is needed to qualify. We suggest the project could provide the Pedestrian-Oriented Design, High Quality Architecture or Extensive Landscaping benefits if one or more of the following is provided:
  - a. Extensive pathways both within the site and along street frontages. Off-site pedestrian amenities could also qualify.
  - b. Architectural renderings that show buildings will include high-quality building design and/or materials.
  - c.
3. **Compatibility with Surroundings.** The site is surrounded by single-family neighborhoods. This project will blend into that existing context.

#### RECOGNIZABLE BENEFITS (*The project must provide at least three of the following*)

- Mixed use
- Redevelopment of brownfield or greyfield site
- Pedestrian/transit-oriented design
- High quality architectural design
- Extensive landscaping
- Preservation of natural resources
- Preservation of historic resources
- Provision of open space
- Consolidation of parcels
- Transition between non-residential and residential uses
- Shared vehicular access
- Mitigation of impacts
- Use of sustainable building and site design

City of Farmington  
 Riverwalk II PUD Review  
 October 6, 2014

4. **Public Utilities.** We defer comment on the adequacy of public utilities to the City Engineer. Review of the site showed that there is a high water table, and possibly an old drain that has been filled in. These items should be reviewed by the engineer.
5. **Master Plan.** This project is consistent with the Farmington Master Plan.

## SITE PLAN REVIEW

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This site is zoned R-1, Single-Family Residential, and surrounding properties are developed as residential neighborhoods. The proposed site plan shows 33 proposed lots, and if developed under the R1 dimensional requirements (see below), the site could yield up to 38 sites without a park. The following summarizes the current R1 district requirements and the dimensional requirements proposed for this PUD.

	R1	Proposed
Minimum Lot Area (square feet)	8,500	7,200
Minimum Lot Width (feet)	70	60
Minimum Front Yard Setback (feet) (b)	25	25
Minimum Side Yard Setback - least one (feet)	6	5
Minimum Side Yard Setback - total (feet) (c)	16	15
Minimum Rear Yard Setback (feet)	30	30

Our review of this site plan generally consists of verifying lot sizes and other dimensional requirements in the zoning ordinance and the Subdivision Ordinance. Because this site is a PUD, the dimensions proposed (as summarized above) may be approved by the City if the development provides other benefits that justify such flexibility.

Other comments we have regarding the site plan include:

1. **Subdivision Ordinance.** The proposed development complies with the street layout requirements in the Subdivision Ordinance. All requirements listed in that ordinance for items such as utilities, curbs, etc. should be required for this project, even if it will not be a platted subdivision. Compliance with most of those requirements takes place after the site is completely engineered. However, the following items should be shown on the site plan:
  - a. Concrete sidewalks along both sides of all streets.
  - b. One (1) street tree per lot, spaced no more than sixty (60) feet apart. The size and type of trees to be approved by the city.
2. **Clark Street Right-of-Way.** This project is adjacent to and incorporates the southern half of the Clark Street right-of-way. The City should verify this right-of-way has been formally vacated.
3. **Walkway Connection.** Off-site paths are present in the developments to the west and northwest. The applicant is proposing a walkway connection between lots 11 and 12 and lots 27 and 28. We strongly support the idea of this walkway extension, but suggest it should extend from the proposed park north to where Mayfield Street stubs into the site (between lots 14 and 15 and lots 22 and 23). There is a visibly worn path in that location, which suggests there is already significant pedestrian traffic using that route. We understand this would likely require some manipulation of the site plan for the lots on the south side of Meadowwood. We suggest that lots 17 through 20 be shortened to accommodate the additional connection between lots 22 and 23.

City of Farmington  
Riverwalk II PUD Review  
October 6, 2014

4. **Front Yard Setback.** Consistent with recent discussions at the joint City Council and Planning Commission meeting, the City could consider relaxing the front setback requirements to provide more meaningful rear yards. That discussion supported a 15 to 20 foot front setback as adequate.
5. **Park Logistics.** Details regarding ownership and maintenance of the proposed park will need to be addressed in the Development Agreement. We suggest the following be considered:
  - a. If the park is to be dedicated to the City, then a timing requirement should be included. We suggest the park be dedicated to the City before the first certificate of occupancy is issued for the first home.
  - b. If the park is to be maintained by the residents of this development, then draft restrictive covenants must be provided for review that explains the plans to maintain the park. In addition, to meet the PUD standards for "public benefit" the Development Agreement should specify that this park is provided for use by the entire public, not just residents of the development.
6. **Elevation Concepts.** Because this site is proposed as a Planned Unit Development, the City may require the developer to provide facade drawings to show how the design of homes will blend into the surrounding neighborhoods. This is especially needed if the developer wants to use the High Quality Architecture as their third Recognized Benefit.
7. **Condominium Documents.** As part of the Development Agreement process, the City Attorney should review draft condominium documents for the project to ensure they reiterate salient conditions of approval.
8. **Development Agreement.** We just received a copy of the draft Development Agreement and have a variety of comments. Those will be noted in a future report, but are summarized below:
  - a. The park is to be dedicated to and maintained by the City, not the homeowners association.
  - b. The references to specific lots must be updated to reflect current numbering.
  - c. The agreement states entrance signage is to be located on lots 1 and 31 (noted as 27 in the agreement). The site plan shows a sign easement only over lot 1. Details of proposed signage must be submitted to the city for approval.
  - d. The agreement indicates a 20 foot front setback is provided but the site plan states it will be 25 feet. As noted earlier, the front yard setbacks should be agreed upon.
  - e. The agreement lists a number of incentives that will be provided by the City, mostly relating to fees. These need to be verified by the City to ensure they are accurate.

## SUMMARY

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The proposed project will be a benefit to Farmington by redeveloping the vacant institutional site as a residential neighborhood infill rather than another conflicting land use. With the minor changes suggested in this report, we believe it will provide an even greater benefit to adjacent neighborhood residents.

We look forward to discussing this with you at an upcoming meeting.

Sincerely,  
LSL Planning, a SAFEbuilt Company



Bradley K. Strader, AICP,PTP  
Planning Division Manager



Sherrin S. Hood, AICP  
Senior Planner



ARCHITECTS. ENGINEERS. PLANNERS.

## memorandum

**Date:** October 7, 2014

**To:** Kevin Christiansen, Economic and Community Development Director  
City of Farmington

**cc:** City of Farmington Planning Commission

**From:** Matthew Parks, P.E.  
OHM Advisors

**Regarding:** Riverwalk II, PUD Review (Flanders School Site)

The applicant is proposing to construct a 33 lot subdivision and public park on the Flanders School site. The site will be serviced by public water and sanitary sewer. A private stormwater collection system with two separate outlet locations will be installed onsite.

We recommend the Conceptual Site Plan for Preliminary PUD Approval, contingent on the following comments being addressed during the Final Site Plan (Detailed Engineering) drawing submittal:

### SITE PLAN COMMENTS

#### Site Utilities

- ▶ Proposed pipe sizes and basis of design calculations should be provided on the plan set for both water main and sanitary sewer. We recommend with the long dead end that a minimum of 8 inch water main be used. During the build out period the City DPW will need to flush the dead end hydrant until homes are built and using water at the dead end.
- ▶ The proposed water main alignment is acceptable; however, street trees should not be proposed on top of the water main. It is recommended that the water main have a minimum of 10' separation from the proposed trees.
- ▶ The water service leads for Lots 32 and 33 shall be tied into the water main along the south side of Flanders Street. Road repairs for Flanders Street shall be shown on the plans and be the responsibility of the applicant.
- ▶ The proposed hydrant at the end of the cul-de-sac should be stretched around the cul-de-sac with the hydrant placed between Lots 20 and 21 to reduce the amount of leads under the road way. The main should terminate with a valve prior to the hydrant.
- ▶ It is recommended that a removal plan be included in the detailed engineering plan set to better delineate what is being proposed and what is being removed. In addition, the existing sanitary manholes in Lot 32 and in the proposed park area need to be shown as full removal with proper backfill.

#### Stormwater Management

- ▶ Proposed pipe sizes and calculations should be provided on the plans. Each outlet will require a certificate of outlet (assessment that the existing storm sewer downstream has capacity to handle the runoff).
- ▶ Clarification is needed for the existing catch basin in Lot 27 and if this is to be abandoned or removed.

#### OHM Advisors

34000 PLYMOUTH ROAD  
LIVONIA, MICHIGAN 48150

T 734.522.6711  
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OHM-Advisors.com

Riverwalk II (Flanders School site) – PUD Plan Review  
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- ▶ Clarification along Clark Street is needed for the storm manholes and whether or not they are existing or proposed.
- ▶ The applicant should consider a vegetative bioswale or other Best Management Practices (BMPs) for the proposed rear yard storm along the park's edge for storm water quality purposes. This could help in providing infiltration and help achieve certification of the outlet to the east.
- ▶ The existing storm sewer layout at the proposed approach (Laurelwood St) should be reconfigured and provide catch basins in the curb radii.

#### General

- ▶ Plans should include ADA improvements at the intersections of Meadowlark Street and Laurelwood Street, both crossing Flanders Street to promote pedestrian access to the common open space area.
- ▶ Because of Lots 32 and 33, the access to the public park seems limited; therefore, sidewalk should be improved along Flanders Street, Laurelwood Street, and Meadowlark Street to improve access to the park.
- ▶ The driveways for Lots 32 and 33 should be shown on the plans. Its recommended that the drive for lot 33 be pushed to the west side.
- ▶ It is recommended that an additional ingress/egress pathway be added between Lots 22 and 23 to promote access to the park from within the development.
- ▶ The plans shall outline what the intended pathway or use for the access easement out to Clark street will look like (paved path, woodchip, fence, etc.)
- ▶ Plans should show, in plan view, the proposed 5-ft concrete sidewalk that is indicated in the typical section throughout the development.
- ▶ Clarification is needed to the typical road cross section as it calls for 7-in of concrete on 6-in of aggregate base but also indicates a "3-in crown in asphalt" note. In addition, the 6-inch aggregate base should be updated to 21AA aggregate base limestone.

#### PERMITS

The following permits/approvals are expected to be required prior to construction commencing on the site:

- ▶ A Michigan Department of Environmental Quality (MDEQ) Act 399 Permit will be required prior to construction for the proposed water main through the site.
- ▶ A Michigan Department of Environmental Quality (MDEQ) Part 41 Permit will be required prior to construction for the proposed sanitary sewer.
- ▶ A Soil Erosion and Sedimentation Control (SESC) permit will be required from the Oakland County Water Resources Commissioner (WRC) prior to construction.
- ▶ Approval from the City of Farmington will be required for the construction of the curb cuts and water service leads on Flanders Street.
- ▶ A certificate of outlet and review and approval of the storm water discharge to any Farmington Hills Storm sewer will be required prior to final approval.

It shall be noted that additional comments may be generated from information presented in future submittals. If you have any questions, please feel free to contact me by phone at (734) 522-6711 or by email at [matt.parks@ohm-advisors.com](mailto:matt.parks@ohm-advisors.com).

Sincerely,  
**OHM Advisors**

Matthew D. Parks, P.E.

Riverwalk II (Flanders School site) – PUD Plan Review  
Page 3 of 3

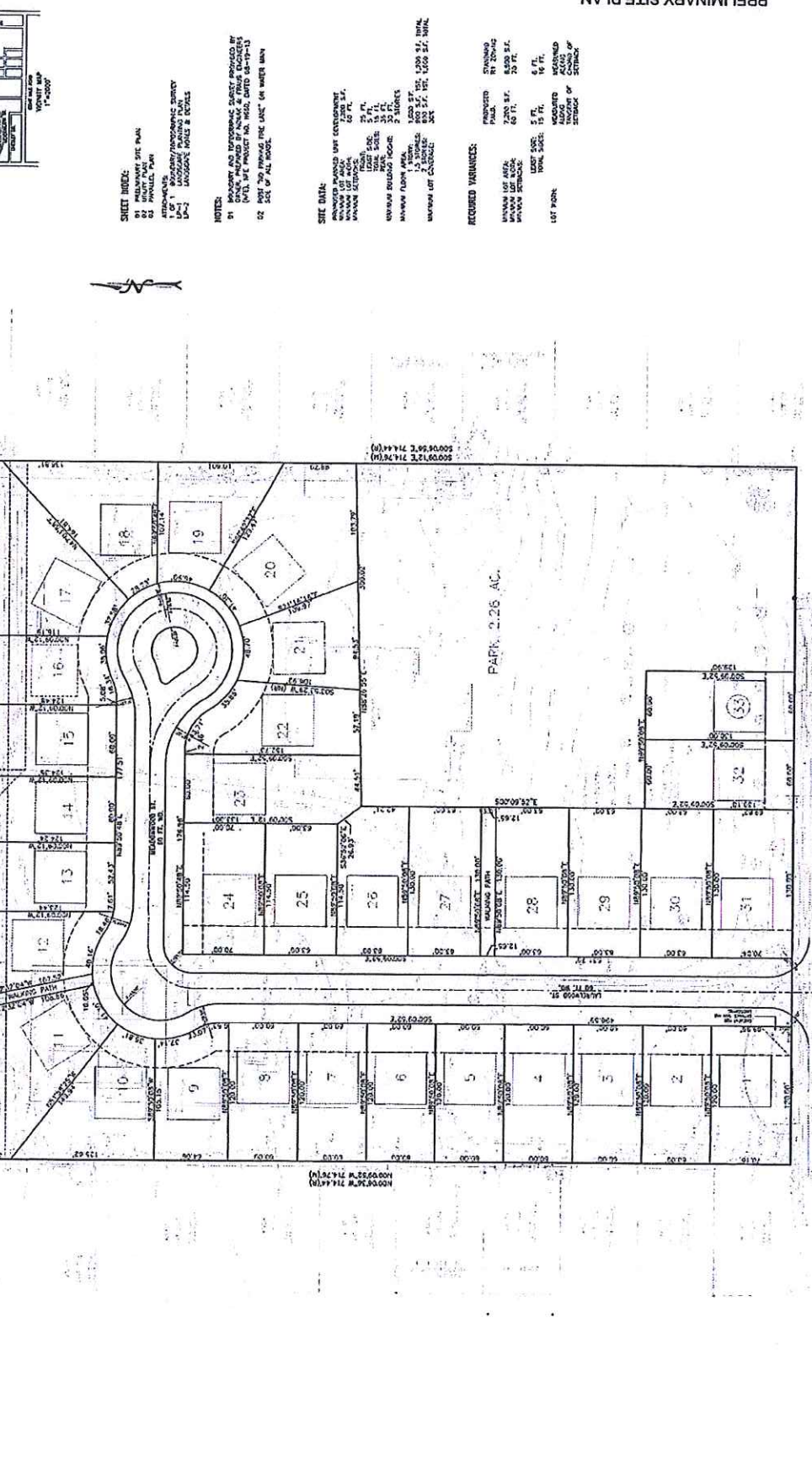


MDP/jlh

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**RIVERWALK II**  
 SOUTHWEST 1/4 OF SECTION 34, TOWN 1 NORTH, RANGE 9 EAST  
 CITY OF FARMINGTON, OAKLAND COUNTY, MICHIGAN

PRELIMINARY SITE PLAN  
 SHEET 10 OF 10  
 SCALE: ONE INCH = 40 FEET  
 DATE: 08-29-2014  
 PREPARED FOR: [REDACTED]  
 DRAWN BY: [REDACTED]  
 CHECKED BY: [REDACTED]  
 PROJECT NO.: 1133 W. 13 1/2 E. ROAD  
 SHEET NO.: 10  
 DATE: 08-29-2014



**NOT TO BE USED AS CONSTRUCTION DRAWINGS**

REPARATIVE LINES (DRAWN)  
 DATE: 08-29-2014  
 SCALE: ONE INCH = 40 FEET

**NOTES:**  
 01. MEASURED AND TRANSFERRED SURVEY PROVIDED BY [REDACTED] ON 08-14-13.  
 02. THIS PLAN SHOWS THE LOTS ON WATER MAIN  
 SIDE OF ALL LOTS.

**REQUIREMENTS:**  
 1. ALL LOTS TO BE 30' WIDE.  
 2. ALL LOTS TO BE 100' DEEP.  
 3. ALL LOTS TO BE 100' WIDE.

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PREPARED FOR: [REDACTED]  
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**MLP**  
 Michael L. Priest & Associates, Inc.  
 4055 Knaprock Road, Center, MI 48817  
 Phone: (734) 458-6542  
 Fax: (734) 458-2088

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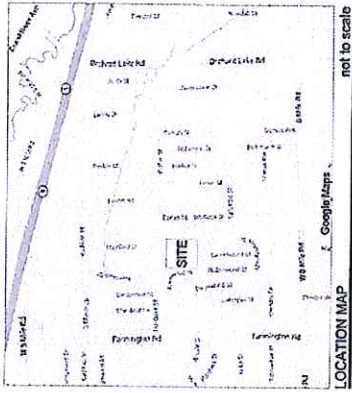
**REVIEW SET**  
 DATE: 08-29-20











**TREE INVENTORY LIST**

NO.	SIZE	BOTANICAL NAME	COMMON NAME	CONDITION	PROPOSED
1	12"	Acropetalocarpus	Honey Suckle	Good	Remove
2	12"	Acropetalocarpus	Honey Suckle	Good	Remove
3	17"	Acropetalocarpus	Honey Suckle	Good	Remove
4	4"	Calluna vulgaris	Calluna Pear	Fair / Poor	Remove
5	4"	Calluna vulgaris	Calluna Pear	Good	Remove
6	18"	Acropetalocarpus	Honey Suckle	Good	Remove
7	18"	Acropetalocarpus	Honey Suckle	Good	Remove
8	21"	Acropetalocarpus	Honey Suckle	Fair	Remove
9	21"	Acropetalocarpus	Honey Suckle	Fair	Remove
10	21"	Acropetalocarpus	Honey Suckle	Fair	Remove
11	18"	Acropetalocarpus	Honey Suckle	Fair	Remove
12	18"	Acropetalocarpus	Honey Suckle	Fair	Remove
13	18"	Acropetalocarpus	Honey Suckle	Fair	Remove
14	18"	Acropetalocarpus	Honey Suckle	Fair	Remove
15	18"	Acropetalocarpus	Honey Suckle	Fair	Remove
16	18"	Acropetalocarpus	Honey Suckle	Fair	Remove
17	18"	Acropetalocarpus	Honey Suckle	Fair	Remove
18	18"	Acropetalocarpus	Honey Suckle	Fair	Remove
19	18"	Acropetalocarpus	Honey Suckle	Fair	Remove
20	18"	Acropetalocarpus	Honey Suckle	Fair	Remove
21	18"	Acropetalocarpus	Honey Suckle	Fair	Remove
22	18"	Acropetalocarpus	Honey Suckle	Fair	Remove
23	18"	Acropetalocarpus	Honey Suckle	Fair	Remove
24	18"	Acropetalocarpus	Honey Suckle	Fair	Remove
25	18"	Acropetalocarpus	Honey Suckle	Fair	Remove
26	18"	Acropetalocarpus	Honey Suckle	Fair	Remove
27	18"	Acropetalocarpus	Honey Suckle	Fair	Remove
28	18"	Acropetalocarpus	Honey Suckle	Fair	Remove
29	18"	Acropetalocarpus	Honey Suckle	Fair	Remove
30	18"	Acropetalocarpus	Honey Suckle	Fair	Remove
31	18"	Acropetalocarpus	Honey Suckle	Fair	Remove
32	18"	Acropetalocarpus	Honey Suckle	Fair	Remove
33	18"	Acropetalocarpus	Honey Suckle	Fair	Remove
34	18"	Acropetalocarpus	Honey Suckle	Fair	Remove
35	18"	Acropetalocarpus	Honey Suckle	Fair	Remove
36	18"	Acropetalocarpus	Honey Suckle	Fair	Remove
37	18"	Acropetalocarpus	Honey Suckle	Fair	Remove
38	18"	Acropetalocarpus	Honey Suckle	Fair	Remove
39	18"	Acropetalocarpus	Honey Suckle	Fair	Remove
40	18"	Acropetalocarpus	Honey Suckle	Fair	Remove
41	18"	Acropetalocarpus	Honey Suckle	Fair	Remove
42	18"	Acropetalocarpus	Honey Suckle	Fair	Remove
43	18"	Acropetalocarpus	Honey Suckle	Fair	Remove
44	18"	Acropetalocarpus	Honey Suckle	Fair	Remove
45	18"	Acropetalocarpus	Honey Suckle	Fair	Remove
46	18"	Acropetalocarpus	Honey Suckle	Fair	Remove
47	18"	Acropetalocarpus	Honey Suckle	Fair	Remove
48	18"	Acropetalocarpus	Honey Suckle	Fair	Remove
49	18"	Acropetalocarpus	Honey Suckle	Fair	Remove
50	18"	Acropetalocarpus	Honey Suckle	Fair	Remove

**PLANT LIST**

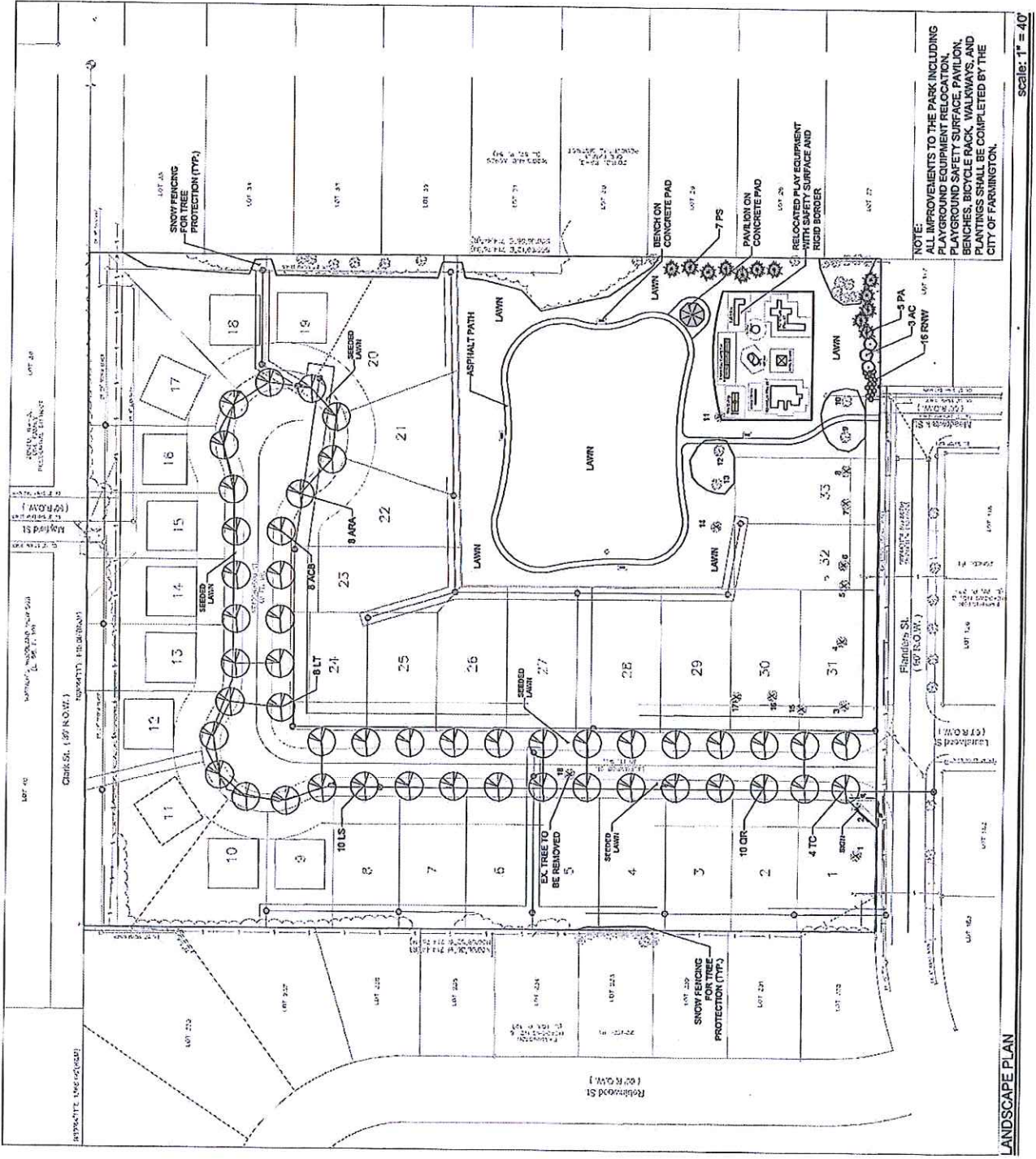
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
OP	1	Open Space Planting	Open Space Planting	2" cal. B&B
PA	2	Planting Area	Planting Area	5" N. B&B
PS	3	Planting Area	Planting Area	24" N. 3 cal. B&B
PRV	15	Planting Area	Planting Area	24" N. 3 cal. B&B
ACB	8	Planting Area	Planting Area	24" N. 3 cal. B&B
ARA	8	Planting Area	Planting Area	24" N. 3 cal. B&B
13	1	Planting Area	Planting Area	24" N. 3 cal. B&B
14	1	Planting Area	Planting Area	24" N. 3 cal. B&B
15	1	Planting Area	Planting Area	24" N. 3 cal. B&B
16	1	Planting Area	Planting Area	24" N. 3 cal. B&B
17	1	Planting Area	Planting Area	24" N. 3 cal. B&B
18	1	Planting Area	Planting Area	24" N. 3 cal. B&B
19	1	Planting Area	Planting Area	24" N. 3 cal. B&B
20	1	Planting Area	Planting Area	24" N. 3 cal. B&B
21	1	Planting Area	Planting Area	24" N. 3 cal. B&B
22	1	Planting Area	Planting Area	24" N. 3 cal. B&B
23	1	Planting Area	Planting Area	24" N. 3 cal. B&B
24	1	Planting Area	Planting Area	24" N. 3 cal. B&B
25	1	Planting Area	Planting Area	24" N. 3 cal. B&B
26	1	Planting Area	Planting Area	24" N. 3 cal. B&B
27	1	Planting Area	Planting Area	24" N. 3 cal. B&B
28	1	Planting Area	Planting Area	24" N. 3 cal. B&B
29	1	Planting Area	Planting Area	24" N. 3 cal. B&B
30	1	Planting Area	Planting Area	24" N. 3 cal. B&B
31	1	Planting Area	Planting Area	24" N. 3 cal. B&B
32	1	Planting Area	Planting Area	24" N. 3 cal. B&B
33	1	Planting Area	Planting Area	24" N. 3 cal. B&B
34	1	Planting Area	Planting Area	24" N. 3 cal. B&B
35	1	Planting Area	Planting Area	24" N. 3 cal. B&B
36	1	Planting Area	Planting Area	24" N. 3 cal. B&B
37	1	Planting Area	Planting Area	24" N. 3 cal. B&B
38	1	Planting Area	Planting Area	24" N. 3 cal. B&B
39	1	Planting Area	Planting Area	24" N. 3 cal. B&B
40	1	Planting Area	Planting Area	24" N. 3 cal. B&B
41	1	Planting Area	Planting Area	24" N. 3 cal. B&B
42	1	Planting Area	Planting Area	24" N. 3 cal. B&B
43	1	Planting Area	Planting Area	24" N. 3 cal. B&B
44	1	Planting Area	Planting Area	24" N. 3 cal. B&B
45	1	Planting Area	Planting Area	24" N. 3 cal. B&B
46	1	Planting Area	Planting Area	24" N. 3 cal. B&B
47	1	Planting Area	Planting Area	24" N. 3 cal. B&B
48	1	Planting Area	Planting Area	24" N. 3 cal. B&B
49	1	Planting Area	Planting Area	24" N. 3 cal. B&B
50	1	Planting Area	Planting Area	24" N. 3 cal. B&B

**NOTE:**  
 - All plants are to be installed by the contractor.  
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**LANDSCAPE PLAN FOR:**  
 Riverwalk II Subdivision  
 Flinders School Site  
 Flinders Road  
 Farmington, Michigan

**LANDSCAPE PLAN BY:**  
 Nigby & Associates  
 7540 South Channel Drive  
 Farmington, Michigan 48308  
 (616) 512-4004

**LP - 1: LANDSCAPE PLANTING PLAN**  
 \* Base data provided by: Michael L. Priest & Associates, Inc.



**NOTE:**  
 ALL IMPROVEMENTS TO THE PARK INCLUDING PLAYGROUND EQUIPMENT RELOCATION, BENCHES, CYCLE RACK, WALKWAYS, AND PLANTINGS ARE TO BE COMPLETED BY THE CITY OF FARMINGTON.

**LANDSCAPE PLAN**  
 scale: 1" = 40'



**CITY OF FARMINGTON**  
**AGREEMENT FOR PLANNED UNIT DEVELOPMENT (“PUD”)**  
**RIVERWALK II**

THIS AGREEMENT FOR PLANNED UNIT DEVELOPMENT (referred to herein as the “Agreement”) made effective the \_\_\_\_ day of November, 2014, by and between the CITY OF FARMINGTON, Oakland County, Michigan, herein called the “City”, 23600 Liberty Street, Farmington, Michigan, 48336, and WINDMILL HOMES, L.L.C., a Michigan limited liability company, 31333 West Thirteen Mile Road, Suite 200, Farmington Hills, Michigan 48334, and its successors and assigns, herein called the “Developer”.

W I T N E S S E T H:

WHEREAS, the Developer is the owner of land located in the City of Farmington, County of Oakland, State of Michigan, more particularly described on Exhibit A, which is attached to this Agreement and incorporated herein by this reference (hereinafter sometimes referred to as the “Development” or the “Property”); and

WHEREAS, a survey of the Property is attached to this Agreement as Exhibit B and is incorporated herein by this reference; and

WHEREAS, Article 10, being Sections 35-131 through 138, of the City of Farmington Zoning Ordinance relating to Planned Unit Developments, (the “PUD Ordinance”) provides an optional method for residential development; and

WHEREAS, the Developer wishes to develop the Property under the provisions of the PUD Ordinance; and

WHEREAS, the Developer applied for approval of the Development under the PUD Ordinance, and submitted to the City the PUD Concept Plan required by the PUD Ordinance, a copy of which is attached hereto as Exhibit C and incorporated herein by this reference, and after a hearing thereon, approval thereof was granted by the City Council of the City of Farmington subject to all City requirements and the execution of this Agreement; and

WHEREAS, the Developer wishes to develop the Property as a condominium under Public Act 59, P.A. 1978, as amended, to be known as "Riverwalk II"; and

WHEREAS, the Developer and the City desire to enter into a binding contract setting forth the details of the agreement between the Developer and City relating to the Development.

NOW, THEREFORE, in consideration of the approval by the City Council of the City of Farmington of the PUD Concept Plan of Riverwalk II, and the mutual promises contained herein, the parties agree as follows:

1. The Developer shall develop and maintain the Development in accordance with the PUD Concept Plan approved by the City.

2. The Developer will proceed to create a site condominium under Public Act 59, P.A. 1978, as amended, and will obtain approval from the City of the Master Deed of Riverwalk II. The Developer file the Master Deed approved by the City for record with the County of Oakland and deliver a copy of the recorded Master Deed to the City.

3. Before submitting the Master Deed to the City for approval, the Developer will organize and create a Michigan non-profit corporation to administer the affairs of the condominium project in accordance with Act 78, P.A. 1978, as amended, to be known as the Riverwalk II Condominium Association, hereinafter called the "Association". The Association shall be subject to all of the terms of this Agreement.

4. The open space of the Development and/or the common elements of Riverwalk II may be used for the purposes permitted by the Developer in the Master Deed, but no use of property within the Development shall violate any of the statutes of the State of Michigan or the ordinances of the City of Farmington or its successors, or be in conflict with the provisions of this Agreement.

5. After the completion of the development of the site with water mains, sanitary sewers, storm sewers and roads, the Developer shall convey to the City of Farmington the land shown as Park on the PUD Concept Plan, which land is more particularly described on Exhibit D, which is attached to this Agreement and incorporated herein by this reference (the "Park Land"). After title to the Park Land has been conveyed to the City of Farmington and when requested by the Developer in writing, the City of Farmington agrees to grant easements to or for the benefit of the Developer over any portion of the Park Land specified by the City of Farmington or its consulting engineers for the installation, maintenance, repair and replacement of utilities. The City agrees that it will make improvements to the Park Land and install landscaping and playground equipment in the Park Land as shown on the landscape plan prepared by Nagy & Associates, dated May 29, 2014 and modified through September 8, 2014, a copy of which is attached to this Agreement as Exhibit E and incorporated herein by this reference. The City of Farmington will make these improvements and install the landscaping no later than the date which is one year after the Developer has conveyed title to the Park Land to the City of Farmington. The City of Farmington shall remove the playground equipment and park benches from the Property within 30 days after the approval by the City Council of the PUD Site Plan.

6. After the completion of the development of the site with water mains, sanitary sewers, storm sewers and roads, the Developer shall convey to the City of Farmington the land shown as a Walking Path on the PUD Concept Plan between Units 11 and 12 and Units 27 and 28, which land is more particularly described on Exhibit F, which is attached to this Agreement and incorporated herein by this reference. The Developer shall install the walkways within the Walking Paths.

7. The Developer and the City acknowledge that it is the intention of the Developer to dedicate the road right of way which is shown as such on the Master Deed for the Development, including the streets and walks constructed therein.

8. The Developer shall be permitted to install on Units 1 and 27 in the easement areas shown on the PUD Concept Plan permanent entrance signs showing the name of the development.

9. If Developer or the Association, after the Association assumes responsibility for maintenance of the common elements of Riverwalk II, at any time fails to maintain the common elements of Riverwalk II in reasonable order and condition as approved by the City, the City may serve written notice upon the Developer or the Association, as appropriate, setting forth the manner in which the Developer/Association has failed to maintain the common elements in reasonable condition and said notice shall include a demand that deficiencies be cured within a specified reasonable time, and further, shall state the date and place of a hearing thereon before the City Council or such other body or official to whom the City Council shall delegate such responsibility, which shall be held immediately after the time period specified for the curing of deficiencies. At such hearing, the City, other body or official shall review the progress, if any, and may modify the terms of the original notice as to the deficiencies and may give an extension of time within which they shall be cured. If the deficiencies set forth in the original notice or in the modifications thereof shall not be cured within said reasonable time or any extension thereof, the City, in order to preserve the taxable values of the properties within Riverwalk or to provide the required common elements in the development or to prevent the common elements of the Development from becoming a public nuisance, may enter thereon and maintain the same for a reasonable period of time. The development or maintenance of the common elements by the City shall not constitute a taking or condemnation nor vest in the public any right to use the same. Before the expiration of the said time period, the City may upon its own initiative or upon the request of the Developer/Association, call a public hearing upon notice to the Developer/Association at which hearing such Developer/ Association shall show cause why such maintenance by the City shall not, at the election of the City, continue for a succeeding time period. If the City shall determine that the Developer/Association is ready and able to maintain the common elements in reasonable manner and/or condition, the City shall cease to maintain them at the end of said time period. If the City shall determine that the Developer/Association is not ready and able to maintain the common elements in a reasonable condition, the City may in its discretion continue to maintain the common elements during a next succeeding time period, and, subject to a similar hearing and determination, in subsequent time periods thereafter. The cost of maintenance, the cost of notices and hearings by the City, and other reasonable administrative costs and legal fees incurred by the City shall be paid by the Developer or the Association as may be appropriate and may become a lien on the subject premises, including all condominium units thereon once the



Condominium described above is established, on a pro rata basis to be assessed and collected as a special assessment on the next annual City tax at the discretion of the City, or said cost may be billed directly to the Developer or the Association as may be appropriate. If not paid by the Developer or the Association as may be appropriate, the City may sue to collect said costs and fees and if litigation commences, the Developer or the Association, as may be appropriate, shall pay, in addition to said costs, all court costs and attorney fees.

10. The City of Farmington agrees that the front yard setback for all of the Units shall be a minimum of 25 feet to the garage and 20 feet to the front elevation of the house. The front yard setback to the garage for Unit 16 shall be reduced from 25 feet to 22 feet. The rear yard setback for Unit 21 (which backs onto the Park Land) shall be reduced to 25 feet. The side yard setbacks for all corner Units shall be reduced from 25 feet to 20 feet.

10. In the event that the Development is vacated or discontinued for any reason, the approval of the City for planned unit development under the PUD Ordinance shall be revoked automatically. Any further use of the described property for such purposes shall require a new application and review under the provisions of PUD Ordinance or its equivalent section in the then current zoning ordinance applicable to the Property.

10. No change affecting the use of the open space of the subject Property shall become effective until approved by the City Council. Copies of all amendments of the PUD Concept Plan shall be filed with the City.

9. The Developer shall grant an easement and right of way over the streets, walks and common elements of the Development to the City and its assigns or agents. This easement is only for the purpose of permitting the City to enter upon said streets and walks with its municipal vehicles for the purpose of rendering service to the Development and to enter upon, develop and maintain the common elements in accordance with this agreement. Such vehicles shall include, without limitation, police vehicles, fire apparatus, water and sewer vehicles, and other municipally owned motor vehicles. The granting of this easement shall not be construed as a dedication of any of the streets, walks and common elements to the public. However, the preceding sentence shall not preclude dedication of the streets, walks and common elements to the City, if such dedication is contemplated by the approved PUD Concept Plan for the Development.

10. Approval by the City of this Development under the PUD Ordinance is conditioned upon the construction and maintenance of the Development in accordance with the PUD Concept Plan approved by the City Council on \_\_\_\_\_, compliance with all specific conditions of said approval as set forth on the approved PUD Concept Plan, compliance with all specific conditions of said approval as set forth in the minutes of the City Council and Planning Commission of the City, and compliance with all applicable ordinances of the City.

11. The City shall provide the following incentives to the Developer and any builder that builds a home in the Development:

a.) The City shall waive the water and sewer connection and inspection fees which are applicable each time a builder applies for a permit to construct a home in the Development.

b.) The City shall waive the building and mechanical inspection fees relating to the construction of each home in the Development; however, a builder shall still be obligated to secure a permit before commencing the construction of a home in the Development.

c.) The City shall reduce by fifty percent (50%) the electrical and plumbing permit fees relating to the construction of each home in the Development, which are applicable at the time the application for each permit is made.

d.) The City agrees to reduce the fee charged by the City for construction plan reviews and building permits by \$1,900.00.

e.) The City agrees to charge a single review fee of \$\_\_\_\_\_ to cover review fees related to the review of the storm water system, engineering plans and land use plans.

12. After the approval by the City Council of the PUD Concept Plan and within 30 days after the Developer notifies the City in writing that it will begin mass grading of the Development, the City shall remove all playground equipment and benches and related concrete foundations from the portion of the Property which will be included in the Master Deed

13. The City of Farmington agrees that the Developer or any homebuilder to whom the Developer shall sell the Units shall be entitled to erect and maintain a marketing sign on Units 31, 32 or 33.

14. The City of Farmington represents and agrees that the Developer will not be required to install any fore bay, detention or retention facilities as part of the storm water management system for this Development.

14. This Agreement may not be amended or modified except in accordance with any applicable City Ordinances and only by a written agreement signed by the parties. Any amendment or modification of this Agreement shall become effective upon recording.

15. This Agreement shall run with, and shall benefit and burden the land described herein as the Property. This Agreement is binding on the undersigned parties, and their respective successors and assigns, and the Association to be established as described in this Agreement. The signers of this Agreement warrant that they have the authority and capacity to make this contract. This contract shall be recorded with the Oakland County Register of Deeds.

IN WITNESS WHEREOF, the parties have signed this Agreement in Oakland County, Michigan, on the date set forth across from the party's signature.

November \_\_\_\_, 2014

**CITY OF FARMINGTON**

BY: \_\_\_\_\_, City Manager

BY: \_\_\_\_\_, City Clerk

The foregoing instrument was acknowledged before me in Oakland County, Michigan, this \_\_\_\_\_ day of November, 2014, by \_\_\_\_\_, City Manager, and attested to by \_\_\_\_\_, City Clerk, on behalf of the City of Farmington.

\_\_\_\_\_  
, Notary Public  
Oakland County, Michigan  
My Commission Expires: \_\_\_\_\_

November \_\_\_\_, 2014

**WINDMILLHOMES, L.L.C.,**  
a Michigan limited liability company

By: The Windmill Group, Inc.,  
a Michigan corporation  
Its Manager

By: \_\_\_\_\_  
Stuart L. Michaelson,  
President

The foregoing instrument as acknowledged before me in Oakland County, Michigan, on November \_\_\_\_, 2014, by Stuart L. Michaelson, President of The Windmill Group, Inc., a Michigan corporation, which is the Manager of WINDMILL HOMES, L.L.C., a Michigan limited liability company, on behalf of the company.

\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, MI  
Acting in Oakland County  
My Commission Expires: \_\_\_\_\_

Drafted by:

When recorded Return to:

Sidwell Nos.: \_\_\_\_\_

**EXHIBIT A**  
**Legal Description of the Property**

**EXHIBIT B**  
**Survey of the Property**

**EXHIBIT C**  
**PUD Concept Plan**

**EXHIBIT D**  
**Legal Description of the Park**



**EXHIBIT E**

**Legal Description of the Walkway**