

FARMINGTON PLANNING COMMISSION PROCEEDINGS  
23600 Liberty Street  
Farmington, Michigan  
February 8, 2021

Chairperson Majoros called the Meeting to order via Zoom remote technology at 7:03 p.m. on Monday, February 8, 2021.

**ROLL CALL**

Present: Crutcher, Kmetzo, Majoros, Perrot, Waun, Westendorf  
Absent: Mantey  
A quorum of the Commission was present.

**OTHER OFFICIALS PRESENT:** Director Christiansen, Recording Secretary Murphy, Brian Golden, Director of Media Services.

**APPROVAL OF AGENDA**

MOTION by Crutcher, supported by Perrot, to approve the Agenda.  
Motion carried, all ayes.

**APPROVAL OF ITEMS ON CONSENT AGENDA**

**A. January 11, 2021 Minutes**

Vice Chairperson Perrot asked if it was possible when the minutes get published to get them in a PDF format, non-scanned, so they're searchable.

Christiansen replied they are available on the website in that format but that he will check and see if that's possible but they are posted on the City website and the Commission gets them as a PDF as a complete package, or you get them as a link, that he doesn't know if they can provide something that way and he'll find that out and further discussion was held.

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

**DISCUSSION OF 2022-2027 CAPITAL IMPROVEMENT PROGRAM**

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

Director Christiansen stated this item is a discussion and review of the Draft 2022-2027 Capital Improvement Program and the request to schedule the required Public Hearing, so that is the purpose of this agenda item tonight. As I think you are aware, you, Planning Commission, have considered the six-year Capital Improvement Program for 2022-2027 at your previous two meetings. Back in December you reviewed the schedule, you also

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appointed a representative to the Steering Committee. The Steering Committee then engaged and convened for three meetings in January and in February; two in January, one in February, with respect to taking your work that you did in December and the work that you did in January when you referred your interests and your changes to the Capital Improvement Program from the 2021-2026 six-year program. And then I'll move forward to the Steering Committee. The Steering Committee has met three times and now has developed the Draft 2022-2027 Capital Improvement Program. Which is, I think you're all aware, requires your review and consideration. And then this evening, as requested, scheduling of the required Public Hearing, that Public Hearing then, if you are so inclined, would look to be scheduled for and held at your next meeting in March. So, with that, if you can move on to the program from the Agenda here, we scroll through here, and we'll go past the minutes, and it may have to be reoriented because it's in landscape. You can see the Draft here on the front cover of the 2022/2027 Capital Improvement Program. Again, the six-year program for the Fiscal Year 2022/2027. And we've been through this over the years with the preceding CIPs. As you move through this document, there is a Table of Contents, and then there is the Steering Committee and the Planning Commission members that are referenced as is in each document that we have considered to date in the past. The Planning Commission resolution which is in draft which is what you'll be asked to consider at your meeting where you consider the draft which is the Public Hearing. Moving forward from this, this is the transmittal letter draft typically in this document that moves this from the Planning Commission to the City Council and to others for consideration. The introduction of the plan, we've been through this before, what is the Capital Improvement Program, knowing that the Capital Improvement Program is required under the State of Michigan Planning Enabling Act, it's part of the Master Plan, the Planning Commission is responsible. Again, the items in the CIP, capital purchases, equipment, projects, are those projects, purchases that are \$10,000 or more with an expected service life of more than one year, a nonrecurring expenditure or the study that leads to such purchases. The CIP versus City Budget; the CIP is not a budget, it's an identification of projects, and we've been through this before as well. If we move on, again, why create the CIP? It's required under the Michigan Planning Enabling Act, Act 33 of 2008. The benefits of the CIP as you all are aware, again calling attention to community deficiencies and providing a way to correct them, identifying a long term and short term expenditure which greatly improves the budgeting process and efficiency and enhancing the ability to get grants reducing the taxpayer burden, increasing the likelihood of departmental, intergovernmental cooperation, improving continuity and reducing costs and encouraging efficient governance. There is a summary that is a very important page here in this document because what it shows in this pie chart is the break down of the funding on a six-year basis, in this case 2022/2027, and where the projects in this Capital Improvement Program document are focused from, what they're part of. And you can see that a large part as we've talked before, of the CIP program projects and expenditures are with respect to infrastructure, water and sewer, sidewalks, streetscapes, roads, parking lots, drains, those types of items. Also, vehicles

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and equipment, you'll see a large portion for recreation and culture as well. And then there are some smaller areas with respect to land acquisition and redevelopment, buildings and grounds, parking lots I think I mentioned before as an infrastructure kind of item. But this shows that breakdown. The quick view shows by year for the six years in this draft, a total of 117 projects at a total value of \$28 million dollars. That's the quick overview.

The Executive Summary continues, there's a little histogram here which shows again projects that are added, projects that have been completed. I think it's very important with this page, too, to note the projects that have been added. And let's look at this real quick. In this document, different from 2021/2026 six-year program which we are currently under, it shows the Maxfield Training Center demolition and clean-up and a cost for that. Caddell Drain Improvement, the acquisition of a pumper truck, Smithfield Street repair, Oakland Street road and water main, Grand River to Gill Road, and Farmington Road repair. Those are all new projects identified in this draft through your contributions, contributions from other Boards and Commissions, and the work of the Steering Committee. What it also shows here are projects that have been completed within the last program year. The purchase of Maxfield Training Center, part of Shiawassee Park, Freedom Road project, Mayfield Road improvements and water main, Bel Aire sewer lining, the Caddell Drain Improvements, it was kind of like in a beginning phase, Department of Public Works van and Public Safety vehicles. So these are all completed projects. So very important here to make sure we have an accountancy of all of that and that's shown here.

The Program Summary, as we talked about, a lot of the work that you as Commissioners have done over the years, goes into this CIP from other work that you've already done and that includes the Farmington Master Plan, Recreation Master Plan, the Farmington Vision Plan, the Downtown Area Plan, the Grand River Corridor Vision Plan, Orchard Lake and Ten Mile Road Intersection Redesign Analysis, Rouge River Trail Project and the Downtown Master Plan. Those documents are all used to help identify projects and to generate this Capital Improvement Program.

Funding Sources are identified and that's in the document itself. And if we move on, this page here, the project prioritization, the Capital Improvement Program, what's important here is that budgets are prioritized. So if you look at a particular category and there are nine categories in the City of Farmington Capital Improvement Program: Buildings and grounds, drains systems, land acquisition and redevelopment, parking lots, recreation and culture, roads, sidewalks and streetscapes, vehicles and equipment, water and sewer systems. Those nine categories, within those categories the projects are listed. And they are listed in terms of the type of project, the project itself, the priority for that project, the overall cost of that project estimated, and the timing, the year, or the timeline for implementation of that project and that's in the document. So if we go to the nine

categories, these are overviews, quick views within these categories. So this is just a line item by line item detail with just a quick overview, significant projects. Buildings and grounds: repair City Hall and DPW buildings, relocation of City Hall, still identified in here, again, general. Buildings and grounds including equipment, in this case HVAC replacement at Public Works and City Hall. They are actually, that equipment, forty-three and twenty-three years old respectively. The replacement or upgrades of those facilities are necessary and it's in this plan. City Hall entrances, barrier-free access, that's identified in this document as well, something that needs to be addressed in light of the deficiency at City Hall. Drain system, significant drain system projects include the Caddell Drain System, the network of drains then located at Nine Mile and Drake, and other drain projects in the City. This is the primary, though, the Caddell Drain System Project. Again, part of that work has already been done previously. As we move through here, you'll see discussion on County drains and their need to be maintained, identified in the program.

The next category, Land Acquisition and Redevelopment, listed as significant in this category is Maxfield Training Center, and part of Shiawassee Park, the redevelopment portion, the acquisition has already happened, now we're going to the redevelopment portion in this CIP. And then you'll see other land acquisition and redevelopment. What's shown here is a project area within the Grand River Corridor Improvement Authority Vision Plan, and also the Downtown Area Plan. It's also in the Downtown Master Plan and the City Master Plan, portions of them, the western end is in the downtown but the majority here is within the Grand River Corridor Improvement Authority area, in any event, in the CIP.

Parking lots, the City owns twenty-three parking lots, owns and maintains them. The maintenance responsibilities are significant, they are shown here. You can see the parking lots throughout the community, here primarily in the downtown. And again, there are specific projects that are identified in the body of the plan. The most important for these parking lots listed at the top right now is the repurpose of the Downtown Farmington Center Parking Lot. Moving through this, you can see the Downtown Farmington Parking Study and the Downtown Farmington Center Parking Lot. The Downtown Farmington Parking Study really is what it is, it talks about parking specifically.

Chairperson Majoros stated that it's incumbent on each of the Commissioners to have gone through this, they've seen it a number of times, and that the critical thing for the Planning Commission is the feedback that was given last time as far as prioritization has been incorporated. We provide feedback on things like requesting more money for sidewalk repair, there were a few other things that were integrated, and that he would just ask if there's anything in the last meeting of which I assume you were in attendance, that would be of critical nature for us to know, if not, I can make the assumption we've all been through this and then we'll open up for any comments. So, we'll start with you, Mr.

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Christiansen, if there's anything in the last meeting that would be a significant piece of new news that we should know; if not, we'll open it up to the Commissioners for their comments and we'll move on.

Christiansen replied we'll get to the Sidewalks right here which I think is important as you mentioned. And again, Recreation and Culture, Roads, that's where this was coming to, here is Sidewalks and Streetscapes, and what was very important in here is the Farmington Road Streetscape and its implementation and the timing for that is now coming up in 2022. What's important is that there's a portion of this project that identifies a sidewalk access that links the Farmington Road Streetscape back through the Downtown Farmington Center Parking Lot to Riley Park/Sundquist Pavilion, that's new, and that's in here. So that's why I was scrolling here really quick. Let's get past it to the line items and identify it from there. So this is the overview and it may be a little bit tough to see but now those were the nine categories. This has been the appendix overview of the major projects. And you'll see in here, and I'll go back to your comment, Mr. Chair, some of the sidewalk improvements are the ones that really are the additions in this overview are significant. And that's on that sheet above there and as you scroll down, you'll see again the overview, the Appendix A, it then groups these into the categories. And then after this page, now you go into the specific individual categories of the nine. So what's really new are the projects that, if you go back to the Executive Summary, the second page, the ones that are being added. Those, Mr. Chair, those are the new items in this 2022/2027 CIP as has been identified. So, significant projects added.

Chairperson Majoros said so the one question was, in the last correspondence he had with Chris Weber, was while not a specifically noted Sidewalk Area A, Area B, etc., it was just a general feeling that with the greater need for more walkability, greater need for we talked about more and more people working from home, etc., so I think he said that he would add that as a consideration and do you know if that was specifically addressed?

Christiansen replied that the Committee went through that whole sidewalk portion, and in fact, and you may be aware or not, but if you're not aware, City Council has just created as requested at the City Council level and created the Pathways Committee and now has sought members of that Committee and has now appointed members of that Committee and is looking to convene the first meeting of the Pathways Committee this Wednesday. Their standard meeting is going to be the second Wednesday in the evening. So like we have a Parking Committee, we now have a Pathways Committee and specifically they're going to start looking in detail at the City's connectivity and pathways. So that's part of this, too, in response.

Chairperson Majoros opened the floor for comments from the Commissioners.

Commissioner Waun stated she has one comment regarding the sidewalks and to clarify that. She said she thinks the City has done a great job and people need to understand that the sidewalks are a situation, especially when you're in Michigan where we have extensive freeze/thaw, a sidewalk that's in great condition by the time we get spring it looks like no one touched it or there's a problem. So, keeping that in mind and between that and as the roots from the trees heaving the sidewalk.

Commissioner Kmetzo said she has a question, Mr. Chair, on the Executive Summary, the project costs. So there's a project cost for 2021/2026 CIP, and there's a project cost for 2022/2027 CIP and all the numbers in between. So how do we get to the costs for 2022/2027, incorporating the in between costs like the projects added, I see projects completed and I assuming that's deducted from project costs, and then there's an increase of project estimate but there's also a decrease in the estimate and I don't understand the relationship in between the first bar to the last bar.

Director Christiansen asked Kmetzo if she was referring to the pie chart page and she said the waterfall chart. Christiansen said in the project cost area, again, these are project costs on a histogram presentation and these are areas of the CIP. So, the first one shows the total \$28,332,937 and that is the cost from 2021/2026. That was the total project costs in that document. Then it shows the project costs that were added as a result of the work of the Boards, Commissions, yourself included in your recommendations and the work of the Steering Committee, and that's the \$4,486,500; then you see the projects completed, which is the \$4,795,000, those two are listed below. They increased the project estimate then is shown, so you have an additional \$1,119,609 estimated cost is shown here and the decrease then because some of these have already been expended and some of them still remain. In any event, based upon what's in the plan, what has been done, what has been added, there's actually a slight reduction from the last six-year program. If you went line item by line item and you added all of these up and now in the 2022/2027, different than the last six-year program, based upon what's been done and what's new to be added, you now have a revised number of \$28,042,135.

Chairperson Majoros said graphically we have an orange and a grey and a yellow and a blue, if the projects added was green and the increase to project estimate was in green and projects completed was red and decrease was red, right, you'd have a simple plus/minus, those numbers tie to what goes below and essentially it's almost a 4 million wash to projects added to completed, and about \$1,101,000 wash of increase to existing estimates and decreases and that's why they almost carry over between the two years.

Christiansen replied that's correct and asked if the Commissioners would rather have it represented maybe in a more discernable color scheme and Majoros replied that wouldn't be bad, that a true waterfall gives you a base level and usually greens are above and reds are below. That's an important point, how those numbers tie, because you can

almost put, you can subtotal the significant projects added and significant ones completed and then that way people aren't doing mental math, they can see that the 4,795,000 is nothing more than the seven projects in the box below.

Kmetzo stated she tried to manipulate, she wanted to see the relationship of how they started to increase and decrease and the projects completed as such. So, if this were to be shown to the public, I think a better presentation of how these numbers come up, if might help them to understand.

Commissioner Crutcher said maybe by putting a plus or minus in front of those numbers, and then adding the color, the color would make it clear, too, but plus or minus makes it explicit.

Christiansen stated he will make note of that, those are all good comments. He then said he wanted to comment on Commissioner Waun's comments about the sidewalks and the four-season climate here and said there is an annual maintenance program for sidewalks, the Sidewalk Maintenance Program. So the City does go ahead and does general repair as necessary. What we're really looking at here again with sidewalk projects in this document are capital projects, are large scale replacements or missing portions or things like that so that we're clear. Maintenance is ongoing and is pretty significant annually.

MOTION by Waun, supported by Perrot, to schedule a Public Hearing for the Draft 2022/2027 Capital Improvement Program for the March 8, 2021 Planning Commission Meeting.

Motion carried, all ayes.

### **UPDATE – CURRENT DEVELOPMENT PROJECTS**

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

Director Christiansen stated this item has been added to the Agenda and it was added as you recall at the last meeting and the reason that it was added to the Agenda as reflected in the minutes, Commissioners expressed their interest in having project updates provided so that you were kept abreast and aware of the status of development projects in the City, particularly and specifically ones that you as a Planning Commission have been involved in. So, going back to the minutes, and based upon that discussion and you may recall that the decision was made based upon our discussion to add this item to your monthly agenda. So in light of that we were doing it sort of ad hoc during Planning Commission Comments on a monthly basis, this gives it a definitive line item on the Agenda. So in light of that you know that all of your efforts are always certainly not only reflected on but are in motion to a certain extent. I mean the work of the Planning Commission is ever ongoing, whether it relates to development and development

projects, or the planning tools that you are working on or put in motion and put in place. Whatever the implementation of things that you then have moved forward with to see it realized, so it's continuous. So, on a monthly basis, tonight is the first update of current development projects. And if it's okay, Mr. Chair, I just have a couple that I can reflect on real quick. There are graphics on the screen to use as a reference tool and there is also as Mr. Golden indicated, there is a video created and then is made available to anybody who wishes to come back and see the video of the meeting whenever that might be. So this is part of your meeting record.

What this is, is the Courthouse property. You see Ten Mile, you see the 47<sup>th</sup> District Courthouse vacant in '03, you know that your involvement with this property was approval of fourteen new detached single-family homes from Boji Development, Inc., Ten Mile Development Group, LLC, under a PUD. And this is the approved plan, fourteen homes, single loaded, Ten Mile Road, coming into the school property, the Ten Mile School, the bus garage and the Admin Building. This project moved forward. Engineering plans completed, permits issues. There were two meetings that were required to be held. As requested, the first meeting was with adjacent homeowners on Elizabeth Court. You can see there's a small little connection over to Elizabeth Court to the left, that's the sanitary sewer. That meeting took place in the fall. So the meeting that was still remaining was the pre-con. Right now the developer is in the process of paying his required fees with the City, his escrow fees, and his surety for performance, for the development, implementation and landscape. And we were anticipating that Friday of last week, it didn't come in yet but as soon as it does, we're going to have the pre-con. As soon as the pre-con, the pre-construction meeting itself, then construction can commence. So we're ready for that right now. So what I'm telling you on update is this project is moving forward and we anticipate within the next week or so, that meeting to be held, and weather permitting here, site development can commence. You notice the building has been removed, that was done a little while ago and the fourteen new single-family homes, that site development to provide for that construction is ready to go right now. These are just some graphics that go along with that project, this is just FYI in case anybody wanted to see it. These are all part of the approved project plans by the Planning Commission. That's the first one I wanted to update you on, Liberty Hill.

The second project shown here, this is World Wide Center, Grand River Avenue, Whitaker Street. You see the World Wide Center and the World Wide Center was approved via site plan for building façade modifications, other site improvements, and for the construction of a new Tropical Smoothie. This is just the plans showing where the Tropical Smoothie is at, as we move forward through here, there are some façade modifications. You'll note that the façade modifications approved by the Planning Commission in accordance with the site plan that you reviewed and approved, have been implemented as well as the roof repairs. And they've moved forward or the contractor on behalf of the owner of the property with the additional construction of Tropical



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Smoothie. Foundation is in and the steel is starting to go up and that's the Tropical Smoothie. Again, it's moving forward. This is the finish on the façade improvements, new signage is being applied for, wall signage, eventually you'll see all new wall signage and you'll see new site center signage as well.

The next project is the corner of Farmington and Nine Mile Road, it's the northwest corner. This is the Nine Mile Gas Station Site as it is known and you'll see the former Clark Gas Station, Citgo Gas Station canopies and the site that has remained vacant for a period of time. Based upon your review and approval of the site plan for redevelopment of the site, brand new building, other site modifications, adjustments to the canopies and a new tank, gasoline tank. Here's the site plan showing the existing and proposed. This project is moving forward. That's very apparent because it's all fenced up and there's a lot of work going on. You'll see right now that the new building is being bricked, so there's your brick building and it's under construction right now. You may also know that subsequent to your site plan approval, there was engagement with the Brownfield Redevelopment Authority for support of a Brownfield Plan to help contribute to the demolition and some site remediation and clean up and preparation for the redevelopment that you approved. Ongoing right now. We anticipate that this work is going to be completed in the spring, mid to late spring, early summer and a new gas station site here at this site, redeveloped gas station site which will really be for all practical purposes a new with the new updates and facilities will be open.

Commissioner Crutcher said there was some discussion about because of the back of that building is the gateway into Farmington off the freeway, there was talk, did anything come about doing some kind of mural or signage or some kind of thing on the back of that building?

Christiansen replied we talked about that, but understand right now based on the City's sign ordinance, that would be counted as signage and so the permissiveness of signage relates to your street frontages and your lineal foot frontage, length of building; and based upon what the ordinance provides right now, even though we've had that dialogue with the owner, they are focused on their ground site signage and their wall signage on the front of the building. They are willing to do something else but it would be in addition to and potentially could result in the need for variances but they don't know yet but they're considering it.

Crutcher asked if they have considered artwork, not signage, does that make a difference?

Christiansen replied all the murals in downtown Farmington were all approved through the Zoning Board of Appeals variances because they are considered signs.

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Crutcher then asked if the bakery had to get a variance to put the mural on the side of their building and Christiansen replied as did The Vines, as did the CVS, and the one on the Civic Theater. Christiansen then said in order to encourage it, that there may be an opportunity to modify the Zoning Board to allow that or something different with it?

Christiansen stated that modifications to the Sign Ordinance are probably going to be forthcoming based upon our concern for the City Attorneys regarding changes at the Federal level with respect to signage, new case law, so that could happen, Commissioner Crutcher.

The next update is on Grand River, this is the former Samurai Sushi, Samurai Steakhouse, PUD that was approved here, the repurpose of what was The Grand Cleaners, to Samurai Sushi, and the approval of the site plan of the second building on the former Ginger's Café, Mrs. Lovell's Tea Room property, which will be Samurai Steakhouse. And you know after working with the Planning Commission, the PUD, the consideration for timing in light of the Covid pandemic, and some decisions that the owner made to make some changes for the short term, was made by the owner to hold off doing the second building and to look at expanding the Samurai Sushi which is now the Krazy Krab, into the area that is to be outdoor seating, taking about half that area which is about 1,000 square feet and expanding the dining room of the Krazy Krab. You approved a site plan for this last year as you moved forward, these graphics show that, you can see the green space here that is shown, that little park area, that's a private park on site that public can access and that's kind of a holding space up until the approved Samurai Steakhouse building would look to move forward with its construction. Right now they're getting ready to submit their construction plans, they have not done that yet. So the status of this project is site plan approval and holding with their plan of moving forward, getting ready to get plans submitted. They have not done that yet and they have not gone through the review and approval of construction plans and permits yet but we anticipate that happening shortly.

The next update is the Farmington State Savings Bank/Village Mall at the southeast corner of Grand River and Farmington and the redevelopment here which was approved by the Planning Commission of the exterior façade improvements, bringing the Farmington State Savings Bank Building back to what really is its original luster. The interior modifications including the gutting of the interior, that is done, and they are getting ready now, moving forward with their construction plans which have been reviewed and permitted to start at the beginning of March with the interior modifications and improvements that have been approved in accordance with the construction permit submitted and permits now issued. The staging for all of that will be the back of the building. The requirements then to access to get into this building to do this work, is to bring in equipment, bring in materials. We are right now working with the owner of the property, GLP Financial, and with their contractor, and coordinating with the Michigan

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Department of Transportation, MDOT and the Road Commission for Oakland County because the scheduling which has been submitted for this work, interior, and now what you're seeing the exterior façade work to be done, all of this is looking to start beginning of March and last for six or seven months, through this whole spring and summer, and it's going to necessitate staging which is going to include potential closure of portions of Grand River and Farmington Road during that time. So this is something that City Administration and staff, along with the Department of Public Works and Public Safety altogether and the developer and contractor and MDOT and the Road Commission are working on right now. Quite a challenge. This is at the heart of the downtown, this is at the crossroads, we have to find a way to facilitate this. This is where they're at right now, so we have to work together to make this possible.

The Maxfield Training Center, as I think you're aware, the Maxfield Training Center, the RFQ that went out in October, responses back in November, four responses. City Council selected two of the four responding developers to move forward to the next step of the process, they're there right now. There is a 59-unit townhouse condominium project that has been submitted, proposed by Robertson Brothers Homes. There is a 124-unit for least loft style apartment project that has been proposed by River Caddis Development, and both those projects are currently being evaluated in more detail and information is being provided as requested by Council for their consideration and final determination and selection of developer and project for the redevelopment of the Maxfield Training Center site. There are a set of graphics that are available online that are here for you tonight just showing the different proposals. This one here is the River Caddis Development, three buildings, 124 units, surface parking, connectivity, landscaping, connections to the Shiawassee Park and some other elements, public benefits. This is another representation of a pocket park, a trail, again, off site improvements as well as the site redevelopment plan. This is a concept plan submitted by Robertson Brothers Homes, one of two, there's an A and a B, 59 attached townhouse condominium units, three-story, rear loading garage, three levels above grade. Here is the A, and the reason there is a B is because it shows improvements to the two homes that are owned by the City, it's called a Woonerf, it's a European design, it's a living street, originally implemented in the Netherlands. There is a whole purpose here, it has shared space, parking space, traffic calming, low speed limits. This is intended to provide the connectivity from Grand River and from the park, from Sundquist Pavilion/Riley Park to the Maxfield Training site. So this is Concept B and it shows that here. So these are the two concepts, they're moving forward, additional elements. There's a hill hiker's tram that's part of this at the side of the stairs to Shiawassee Park and back up to the site. This is part of Robertson Brothers proposals, this graphic, again, the status of this project, the City owns the property, the City investigation is completed, the RFQ out, responded to, four respondents, two were selected by Council to move forward and it's moving forward. Anticipate a selection by Council potentially this month and negotiating the deal with the selected respondent developer.

Commissioner Waun asked if there is some clarification on who's paying for the tram and who's paying for the improvements that are not part of the building and Christiansen replied that is all to be negotiated, all those elements, everything is to be considered but there's quite a bit of detail to be addressed with respect to the property, the environmental circumstances, there's Brownfield conditions, there's interest in using community support in terms of utilizing the TIF. There's these offsite improvements, the properties that are part of the offsite improvements, the elements of the offsite improvements, whether it is the connectivity or the streetscape improvement on Thomas and School Street and down, so all of those are items to be negotiated.

Christiansen then said this is the status of the Farmington Road Streetscape Concept, it's been modified to a more current detail but this is the one that we've been utilizing that shows the Streetscape improvements on Farmington Road. The reason this is here, it's an update for you because it's a 2022 project that's coming up quite quick and it's in the CIP and so I thought it was important to share this with you.

And so the next slide here just shows some of the elements, some detail in here which is part of the materials. One thing you will note is that the Village Mall, the Farmington State Savings Bank, that redevelopment now has to be incorporated into the Streetscape, that's FYI to you, too. So part of your work on the Village Mall gets incorporated, Commissioners, you've acted and approved the façade modifications and some of those elements have to absolutely make sure they're incorporated into that Streetscape enhancement project.

And then also here, this is kind of an FYI, here we are in the throes of the middle of the winter season, and as I look at my phone right now and I take a look at Farmington, it's 16 degrees right now and snow showers out and with a 3-mile an hour wind it's 10 degrees but it's time now for everybody to get out and take advantage of the syndicate. So part of your work, too, as part of your redevelopment, has facilitated those locations that are able to participate and are chosen to participate in the syndicate. So take advantage of the syndicate, the rules of engagement, everything is available, a lot going on right now and we will keep you updated.

Chairperson Majoros thanked Christiansen for the thoroughness of his update and stated that moving forward this is a good way to keep engaged, I think we would do cycle over cycle is significant moves, property or development by development.

## **PUBLIC COMMENT**

None heard.

**PLANNING COMMISSION COMMENTS**

Chairperson Majoros opened the floor for comments from the Planning Commissioners.

Commissioner Crutcher asked if the Pathways Committee, are they going to have an opportunity to interface with the Parking Committee at some time and Christiansen replied it's a goal for all committees to interface and work as necessary closely together.

Commissioner Perrot thanked Christiansen for the update, especially on the Farmington Savings Bank, and the history of the building and getting someone in there and work across all the different commissions and Council and City staff in getting that place back in action and looks for a really great opportunity for us to really shine as a City all together and would like to lobby our friends in the media to promote and publicize the significance of this project.

Christiansen replied that the City is always looking to champion the many positive things happening in the community and make them known. He said there is a Communications Director in place to publicize those projects and put together newsletters, press releases, etc. in their attempt to keep the community informed.

Director Christiansen reminded Commissioners if there is interest that training is available and there is monies budgeted to afford the Commissioners the opportunity to attend such training.

**ADJOURNMENT**

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

The meeting was adjourned at 8:06 p.m.

Respectfully submitted,

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Secretary