

FARMINGTON PLANNING COMMISSION PROCEEDINGS  
City Council Chambers 23600 Liberty Street  
Farmington, Michigan  
Monday, November 12, 2012

Vice 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, Scott  
Absent:

A quorum of the Commission was present.

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

**OTHERS PRESENT:** Sherrin Hood, LSL Planning.

**APPROVAL OF AGENDA**

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

Vice Chairperson Bowman turned the meeting over to City Manager Pastue to explain the change of guard.

Pastue indicated that City Council decided to move forward with economic development for the City and with the retirement of Kevin Gushman a reallocation of resources allowed funds to be put towards the hiring of an Economic Development Director, that being Kevin Christiansen. Pastue detailed Christiansen's qualifications and skill base.

Bowman congratulated Christiansen.

Scott stated the Planning Commission will miss him but that it was a great move with lots of opportunity for the City.

Christiansen indicated the City is at a crossroads and the economic cycle that it's been through and things slowly but surely coming back, that now is opportunity to take advantage of that and reinvest and redevelop. He stated he is excited about the opportunity and is looking forward to working with the Commission on the implementation of things that are going to happen with the business community.

**APPROVAL OF ITEMS ON CONSENT AGENDA**

**A. Minutes of Regular Meeting – October 8, 2012**

MOTION by Scott, seconded by Gronbach, to approve the items on consent agenda.  
Motion carried, all ayes.

### **CONSIDERATION TO AMEND ZONING ORDINANCE REGARDING HOUSING OF HORSES**

Christiansen indicated the Commissioners received a staff report regarding the Zoning Text Amendment dealing with the keeping of horses. Two action items were requested: a, to hold a Public Hearing regarding same; and b, consideration to recommend approval of Draft Ordinance Regarding Keeping of Horses to City Council.

He stated the Planning Commission reviewed a draft ordinance dealing with same along with a matrix prepared by LSL Planning as to how other communities addressed the same issue and scheduled a Public Hearing for tonight's meeting. Hand-outs highlighting parcels that could accommodate horses were given to the Commission, that being a 2-acre minimum for two horses and one additional acre for each additional horse and a memorandum with an updated matrix and do care obligation requiring proof of capability of owner to keep horses in a healthy fashion.

Christiansen stated there are four parcels in City that are zoned "Residential" that would under current ordinance meet the requirements.

Further discussion was held on the parcels.

Hood prepared a memorandum that provided additional research and corral guidelines, setback requirements of structures from stables.

MOTION by Chiara, seconded by Crutcher, to open Public Hearing.  
Motion carried, all ayes.

### **PUBLIC HEARING**

Patrick Thomas, 22432 Brookdale, spoke specifically to ordinance on table, quantity of lots capable of supporting horses and setback requirements.

Discussion was held clarifying setback and structure and language in text amendment.

Christiansen stated that language in Section 35-60, (5) b is specific to residential dwellings on adjacent properties and referenced matrix to show where number was derived from.

Gronbach indicated that qualifying parcels in City may not be able to meet that requirement due to their lot shape.

Christiansen stated a variance could be applied for in those situations if need be.

Hood pointed out language in the amendment that clarified same.

(Public Hearing closed)

**b. Recommendation of Draft Ordinance**

Vice Chairperson Bowman asked Commissioners for any discussion on the proposed draft ordinance before moving it along to City Council for review and approval.

Scott stated in putting ordinance together there were a few issues that popped up, i.e. manure management, water pollution potential and storage of food causing rodent issues and inquired if enforcement felt comfortable with provisions in other codes that will protect and Koncsol responded there are ordinances presently in place that he can work with as far as enforcement of property maintenance.

Further discussion was held on these issues.

Hood added the text was written in more general terms to allow Koncsol ability to address issues if and when they arose.

MOTION by Chiara, seconded by Crutcher, to recommend approval of proposed ordinance dealing with the keeping of horses in residentially zoned districts to the City Council.

**ROLL CALL:**

Ayes: Bowman, Chiara, Crutcher, Gronbach, Scott.

Nays: Babcock.

Motion carried.

**PRESENTATION AND DISCUSSION – GRAND RIVER CORRIDOR PLANNING STUDY**

Christiansen indicated Commission was provided a copy of the Grand River Corridor Vision Plan. Christiansen stated the cities of Farmington and Farmington Hills established a joint Corridor Improvement Authority (CIA) in 2011, recognizing the need to encourage redevelopment along the Corridor in a unified manner. The goal is to combine public input and visioning with long range land use, planning, urban design, code development and create a holistic plan that balances same. He stated the CIA is a very active entity, and recited the upcoming meeting schedule involving the public and stakeholders, and indicated Commissioner Scott serves on the Authority as well.

Hood gave a Power Point Presentation on the CIA showing the areas it covered as well as the vision plan, development principles, focus area concepts and accountability plan or implementation. Hood explained the Planning Commission will play a very active role in this project and that they are trying to tap into the youth and millenials for their input

as well. Land use and traffic issues will be looked at as well as a Code Audit, looking at and analyzing Zoning Ordinance for both cities and what changes might be needed in both communities. She stated the study area was looking at breaking down commercial land uses to better benefit each other and as a whole. They also looked at under utilized areas and what common thread is for same. She indicated the Vision Plan is really to set the stage for the CIA which has the ability to acquire, improve land, invest in public infrastructure, develop construction projects and capture tax increment revenues.

Hood stated this was a broad overview of project and potential possibilities that exist.

Christiansen stated the purpose for tonight's presentation was to provide an introduction to the plan and the authorities created. The role of the Commission will be in working with the plan and make it part of the overall planning and incorporating it into our long range plan for the City and helping move forward the implementation of the plan.

He stated that circulation is key in making this a success, both vehicle and pedestrian, and there could be significant changes to challenging areas to help redevelop through enhancement and create a corridor that has flow.

Scott encouraged Commission to get engaged in changes, that the idea of the CIA is not to circumvent the Planning Commission or the Master Plan, but to focus on the plan and good things will result.

Hood said there may be changes as far as plan review and she encouraged strong implementation to make City an enticing place to come as far as developers and the like.

Pastue indicated the sense of opportunity is exciting for the City.

Gronbach asked for clarification if Livonia was involved as the south side of Eight Mile was included in the map and Christiansen stated he had had discussion with their planning people and of their desire to participate, although level of same has not been established as of yet.

Further discussion was held on the topic.

### **SELECTION OF OFFICERS**

Vice Chairperson Bowman indicated due to changing circumstances the Planning Commission now has a vacancy. She turned chair over to staff to handle nominations.

Christiansen stated his vacancy has left an open Chairperson seat as well as a commissioner and possible secretary position.

The floor opened for nominations for Chairperson.

MOTION by Babcock, seconded by Chiara, to nominate Bowman as Chairperson.  
MOTION carried, all ayes.

The floor opened for nominations for Vice Chairperson.

MOTION by Gronbach, seconded by Scott, to nominate Crutcher as Vice Chairperson.  
MOTION carried, all ayes.

The floor opened for nominations for Secretary.

MOTION by Gronbach, seconded by Crutcher, to nominate Scott as Secretary.  
MOTION carried, all ayes.

### **PUBLIC COMMENT**

Joanne Malishewski, new editor for Observer, stated she was looking forward to her new position and that it would be fun.

### **PLANNING COMMISSION COMMENTS AND ANNOUNCEMENTS**

Babcock asked if there were any curb cut potentials in the works for the Corridor stating there are none behind the establishments along Grand River and Pastue indicated it is being evaluated with each new project.

Bowman inquired about opening day for Chili Bowl.

Christiansen thanked everyone for the privilege of serving on the Commission, stating it was a great experience and that residents of Farmington care about where they live and work. He indicated he is excited about his new opportunity to serve the community.

Bowman thanked him for his time and service.

### **ADJOURNMENT**

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

The meeting was adjourned at 8:25 p.m.

Respectfully submitted,

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Secretary