



**Regular Planning Commission Meeting
7:00 PM, MONDAY, AUGUST 10, 2015
City Council Chambers
23600 Liberty Street
Farmington, MI 48335**

REGULAR MEETING AGENDA

I. ROLL CALL

II. APPROVAL OF AGENDA

III. APPROVAL OF ITEMS ON THE CONSENT AGENDA

A. July 13, 2015 Minutes

1. Approval of July 13, 2015 Minutes

IV. PRE-APPLICATION CONFERENCE

**1. Pre-Application Conference with Planning Commission on PUD
Planned Unit Development Concept Plan - Orchards Phase II,
33300 Slocum**

V. REQUEST FOR SITE PLAN AMENDMENT APPROVAL

1. Site Plan Amendment - Exxon Mobil, 32410 Grand River

VI. PUBLIC COMMENT

VII. PLANNING COMMISSION COMMENT

VIII. ADJOURNMENT

**Farmington City Council
Staff Report**

Council Meeting Date:
August 10, 2015

**Reference
Number
(ID # 1961)**

Submitted by: Kevin Christiansen, Economic Community Development Director

Description: Approval of July 13, 2015 Minutes

Requested Action:

Approve

Background:

Agenda Review

Review:

Kevin Christiansen Pending

City Manager Pending

Planning Commission Pending 08/10/2015 7:00 PM

FARMINGTON PLANNING COMMISSION PROCEEDINGS
 City Council Chambers, 23600 Liberty Street
 Farmington, Michigan
 July 13, 2015

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: Bowman, Buyers, Chiara, Crutcher, Gronbach, Majoros

Absent: Babcock

A quorum of the Commission was present.

Chairperson Bowman wished happy birthday to Commissioner Majoros.

OTHER OFFICIALS PRESENT: Director Christiansen, Building Inspector Koncsol, City Manager Murphy

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. June 8, 2015 Minutes

MOTION by Chiara, seconded by Crutcher, to approve the Consent Agenda as presented.

Motion carried, all ayes.

**REQUEST FOR SITE PLAN AMENDMENT – CHATHAM HILLS APARTMENTS,
 36001-36691 GRAND RIVER**

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

Christiansen stated that the Applicant, Burton Carol Management, LLC, had submitted plans to remove the existing community building and indoor swimming pool at the Chatham Hills Apartments and to construct a new community building and outdoor swimming pool for the existing apartment complex. He stated Chatham Hills Apartments is located at 36135 Grand River Avenue and is zoned R-3, multiple family residential zoning district. Community buildings with swimming pools are considered accessory buildings and structures and are permitted in the R-3 District in accordance with Section 35-83, Residential Lot and Yard Requirements, and Section 35-43, accessory buildings and structures of the Zoning Ordinance. Both the community building, clubhouse, leasing center and the swimming pool are subject to site plan review in accordance with the requirements of Article 13, Site Plan Review of the

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Zoning Ordinance. The project includes the demolition of the existing community building and indoor swimming pool and construction of a new 3,099 square foot one-story community building and a new 20 X 40 outdoor swimming pool. A new five-foot wide concrete sidewalk and new swimming pool fence enclosure are also proposed.

The new community building as proposed meets the lot and yard requirements of Section 35-83 of the Zoning Ordinance for the R-3 multiple family residential district including building heights.

He indicated the requested action of the Planning Commission is to review the submitted site plan for Chatham Hills Apartments. Aerial photos were included with the Commissioners' packets as well as copies of the applicable Zoning Ordinance sections and a copy of the site plan application submitted by the Petitioner.

Director Christiansen went over the site plan submitted by the Petitioner. He indicated the Petitioner was present to present his petition to the Commission and answer any questions they may have.

Chairperson Bowman thanked Christiansen for his presentation and invited the Petitioner to the podium.

Ghassan Abdelnour from GAV Associates Architects, 24001 Orchard Lake Road, Suite 180, Farmington thanked the Commissioners for having them here tonight and thanked the City for their help, particularly Kevin, in going through the process. He stated they are very excited to do this project and the building they are proposing is going to be a totally new building with the materials presented. He indicated the building will have a lot of stone veneer and a shingled roof and will make a huge difference for the property.

He described the new building which will include a gathering place, a fitness center, a leasing area with a storage area, simple but attractive in design. The pool area will be bigger than the former indoor one. He also described the handicap access for the pool area. He then invited questions from the Commissioners.

Chiara inquired about the depth of the pool and the Petitioner responded 5 feet maximum.

Gronbach asked if the colors depicted on the renderings are accurate and the Petitioner responded that they are actually lighter than what appears in the pictures. He then asked if the roof will be shingled and the Petitioner responded in the affirmative.

Bowman asked the comparison in size to the new and old building and Marty Berand of Burton Carrol Management, the property manager of the apartments, stated they are almost equal in size but the facility will add a community area and a fitness center with the installation of the pool being outdoors.

Buyers asked for clarification from staff as to the building meeting height requirements and the like and Christiansen responded that the height requirements are measured

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from peak to the midpoint between the peak and the eve, so therefore it meets the requirement.

Crutcher inquired about the ramp down the west side of the building and the stairs going down the east requiring someone in the pool area that needs to utilize the ramp having to go all around the building to do so and further discussion was held.

Majoros asked if the pool had increased in size and the Petitioner responded it has been reduced. He then asked if the outdoor location of the pool would have an impact noise-wise on the closest neighborhoods and Christiansen responded that there is a good separation distance-wise as well as a grade difference that would prevent that from happening. Bertrand also responded that facility use will be reduced as the outdoor pool is open only from May to September and not past 9:00 p.m and that the area between the building and the housing is a good 300 yards.

Majoros complimented the plans and wanted to assure it would not be a nuisance to neighboring properties.

Buyers asked if the hours of operation would be the same and Bertrand responded in the affirmative.

Bowman thanked the Petitioners for their presentation and brought it back to the Commissioners for discuss and a motion.

MOTION by Gronbach, supported by Chiara, that the request for site plan approval for the Chatham Hills Apartments, located at 36001 Grand River, be approved.

Motion carried, all ayes.

REQUEST FOR OUTDOOR DISPLAY AND SALES APPROVAL – UPTOWN PLAZA; OVERSTOCK OUTLET, 31550 GRAND RIVER

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

Christiansen stated that the Applicant has submitted plans for outdoor displays and sales to be located at the front entrance of the existing commercial building located at 31550 Grand River Avenue, Overstock Outlet, at the Farmington Plaza. He stated the existing commercial property is zoned C-3, General Commercial. Season commercial outdoor display and sales is permitted in the C-3 zoning district, subject to site plan review. He also went over the changes that had been made in the Zoning Ordinance last year regarding Outdoor Displays and Sales and stated the applicant met those requirements.

He stated the submitted plans provided in the Commissioners' packets show an outdoor merchandise display area consisting of two 4 x 5 foot wide by 50 foot long sections located along the front, the entrance of the existing commercial building under the existing overhang for the unit and along the 12 foot wide sidewalk that fronts the entire Farmington Plaza building. He indicated the requested action of the Planning

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Commission is to review the submitted site display and sales application and the site plan for Overstock Outlet. A copy of the aerial photograph was displayed on the screen showing the Plaza which is approximately 6 plus acres with the building itself being a little over 70,000 square feet. He pointed out the two areas of display proposed on either side of the entryway, 4.5 feet wide by 50 feet long, and indicated former tenants ACO and Big Lots had also utilized outdoor displays.

Bowman thanked Christiansen for the introduction and invited the Petitioner to the podium.

Skip Fehse of Overstock Outlet, 31550 Grand River, came to the podium. He stated that Kevin had done an excellent job of presenting his application.

Bowman then turned the floor over to the Commissioners for questions and comments.

Chiara inquired in light of the building having 500 feet of frontage, why was he limiting the outdoor displays and sales to two 50 foot sections and the Petitioner stated he felt that was sufficient for his displays and it would be easier to monitor it.

Gronbach asked if he was proposing it to be year round and the Petitioner responded in the affirmative. He then asked staff if outdoor permits were limited seasonally and not year round and Christiansen responded that in locations such as this shopping center with an overhang that the outdoor displays can be year round as long as they are compliant.

Gronbach then stated he thought the intent of the ordinance was that the product displayed outside would be seasonal and should not be sold inside the store and he asked the Petitioner what his intentions were. The Petitioner stated he wanted to display items that would draw attention to the store and not necessarily seasonal and further discussion was held.

Gronbach stated he felt the items should be defined somewhat and would not want to see racks of clothing and furniture in front of the store for display.

Bowman stated that furniture is banned per ordinance.

Buyers stated that he sees a problem with Petitioner's request in comparing it with the language of the ordinance.

Bowman asked the Petitioner isn't the nature of his business and his "overstock" inventory changing constantly and difficult to define and he responded in the affirmative.

Further discussion was held about the pictures of the displayed items provided to the Commission.

Bowman stated the ordinance does not read that outdoor displayed items can not be sold inside the store, just not customarily.

Christiansen stated there is specificity contained in the language of the ordinance that would address some of the concerns expressed by the Commission but assured them that Code Enforcement monitors the displays on a routine basis.

Chiara asked if this is a 12-month approval that is renewed yearly and Christiansen responded in the affirmatives, stating that if the Petitioner was not compliant, they could deny the renewal. Chiara asked if the items would be brought in nightly and the Petitioner replied yes.

Bowman thanked the Petitioner for his presentation and brought it back to the Commissioners for discussion.

Chiara commented that they did a great job on the resurfacing of the parking lot at the Plaza.

Gronbach reiterated his concern about having defined guidelines regarding the outdoor displays and Majoros agreed. He also spoke about the denials that had been made by the Planning Commission recently.

Bowman responded that the denials were not under the same conditions and that is why the revisions were made in the ordinance and Crutcher indicated that one of the denials concerned a resale shop with used items.

Chiara asked fellow Commissioners how many had actually been in the Overstock Outlet store.

Further discussion was held concerning the language of the ordinance.

Christiansen stated the Planning Commission could place conditions on the approval if they so deemed necessary.

Majoros clarified if the one-year renewal of the outdoor displays and sales could be done by staff and Christiansen indicated yes. He then referred Majoros to page 3 of the ordinance, Section 12, and read the language into the record.

MOTION by Chiara, seconded by Crutcher, to approve the submitted plans as shown for Overstock Outlet, 31550 Grand River, consisting of two 4.5 x 50 feet long sections located in the front entrance of the commercial building under the existing building 12 foot overhang, for a 12-month period of time, and subject to review after twelve months to determine its compliance with the terms and conditions of approval by the Planning Commission and the ordinance requirements of Section 35-102.

Motion carried, four to two (Gronbach, Buyers).

REQUEST FOR FAÇADE AND SITE IMPROVEMENTS – DOLPHIN CENTER, 31691-31715 GRAND RIVER

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

Christiansen went over the details of the proposed changes and improvements as well as upgrades to the existing building on the Dolphin Center site. He stated exterior changes to the existing building façade and a proposed outdoor seating area for a future tenant. The building is located in the C-3, General Commercial District and requires review and approval by the Planning Commission. No changes regarding building dimensions or other site improvements are proposed. A site plan has been submitted as well as a layout of outdoor seating area. The existing site sign is also intended to be modified and new grass, sod, is intended to be installed in the existing landscaped areas along Grand River. An aerial photograph was included in the Commissioners' packets depicting the Dolphin Center, a four-unit small commercial retail building located along the south side of Grand River just to the west of Orchard Lake Road and is known by the Dolphin Center due to the statue of a dolphin that sits out in front of the building. He then showed the modifications of the existing sign proposed which would make it meet ordinance requirements for shopping centers outside of the downtown. The existing building and entries to the four units were shown and he stated the Petitioner is proposing to reface the existing building and create a new roof line, cultured stone will be utilized as well as new wall sconces installed and a new exterior being proposed along the top of the stone work, glazing being utilized around the new entry doors and new glass along the entire frontage for all four units.

Bowman thanked Christiansen for his introduction and invited the Petitioner to the podium.

Salvatore Pellerito, 1723 Pine Court, Commerce Township, came to the podium. He indicated that Kevin had done a good job in presenting his project and welcomed questions from the Commissioners.

Buyers asked for a missing depiction that was presented on the screen and not in their packets.

Bowman asked for the history of the dolphin statue and what the future had in store for it. Pellerito responded it could remain if the Commission so desired, but he would give it a touch up.

Buyers stated they will not be approving the outdoor seating at tonight's meeting and the Petitioner stated it was his intent to include that for a future tenant, not yet determined. The issue of parking requirements was brought up and Christiansen stated the building would still be in compliance with the utilization of two spaces for the outdoor seating.

Buyers inquired about exterior lighting on the building and the Petitioner responded that he is putting new sconces on. Buyers then inquired if there would be new windows and doors and the Petitioner responded in the affirmative and that double doors would be put in.

Buyers then asked if the side of the proposed building would be higher than the existing and the Petitioner responded that the height is consistent all around. Christiansen responded that there will be a small extension to break up the roof line. Buyers then inquired about the sign and the Petitioner indicated that it is 20 feet tall and he is lowering it to 16 feet to meet current ordinance requirements. The issue of sod being put on the Grand River and east side of the property was discussed and the Petitioner stated that was his intention to re-sod both those areas.

Gronbach asked if there were any color or material samples and the Petitioner stated the stones would be a beige color or taupe, and the crown around would be a limestone color or grayish. Gronbach stated those would have to be submitted as part of his final approval and that his site plan does not include any landscape or sod plans and that would also be required with final approval. The issue of irrigation of the areas was also discussed.

Crutcher asked staff if trees were required and Christiansen responded no, that this is a façade renovation and all else is site improvements the Petitioner has indicated he is willing to do and wants to do. Christiansen indicated detailed plans would be provided with the final site plan to include the sod and that tonight's minutes will reflect the beige stone.

Buyers asked Gronbach if he would prefer to have the Petitioner come back to the next Planning Commission meeting with those details and Gronbach stated that if the Petitioner submits his final plans to staff for review and approval that include the colors and materials and landscape details and they meet staff approval, that that would be sufficient.

Christiansen said he would provide that information to the Commissioners when they receive it.

Crutcher asked if the Petitioner had a name for the center and he responded Signature Investments.

Bowman thanked the Petitioner and brought the item back to the Commission for further discussion.

MOTION by Majoros, seconded by Crutcher, to approve the site plan review for 31691-31715 Grand River Avenue, Dolphin Center, pending final plan approval by staff for landscaping, color schemes within the spirit of the colors discussed at tonight's meeting, inclusive of the reduction of the height of the sign and subject to further approval of any proposed outdoor seating at a future meeting and as future plans dictate.
Motion carried, all ayes.

Bowman thanked the Petitioner.

REQUEST FOR DOWNTOWN AREA PLAN ADOPTION

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

Christiansen stated a copy of the Downtown Area Plan was distributed to the Planning Commission at the last meeting for them to review. He indicated the purpose of the item is to consider the adoption of the plan as part of the City of Farmington's Master Plan. He further indicated the Plan was distributed on June 8th, revisions were made to the Plan based upon discussion during that meeting and the final plan is being presented at this meeting and adoption is requested.

Bowman thanked everyone who participated in this for their hard work.

MOTION by Buyers, seconded by Crutcher, to move to adopt the Proposed Downtown Area Plan as the City of Farmington Downtown Area Plan as part of the City of Farmington's Master Plan and Comprehensive Planning Program, and referring it to City Council for their consideration.

Motion carried, all ayes.

PUBLIC COMMENT

None heard.

PLANNING COMMISSION COMMENTS

Gronbach reiterated his concerns with the Exxon Mobil Station completing the work that was required and that perhaps a deadline should be given as to a date certain for the work to be done.

Crutcher gave his report from the Farmington Parking Advisory Committee and stated that they have three meetings so far discussing parking in downtown. He stated he was not aware how underparked the downtown is and that there was a lot of discussion about causes and remedies, immediate and long term goals and that signs have gone up with timed parking and that there will be further discussion.

He also talked about the walking tour they took of the downtown area and brought up the topic of trash dumpster enclosures and further discussion was held.

Chiara asked for an update on the Shell Gas Station at Grand River and Halstead.

He also suggested that the Commissioners should review material and visit the sites before the meeting date.

Majoros stated that if he was informed of upcoming agenda items he would visit the sites and further discussion was held concerning timeframes of Commissioners receiving packets and agendas.

ADJOURNMENT

MOTION by Buyers, seconded by Majoros, to adjourn the meeting.
Motion carried, all ayes.

The meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Secretary

**Farmington City Council
Staff Report**

Council Meeting Date:
August 10, 2015

**Reference
Number
(ID # 1962)**

Submitted by: Kevin Christiansen, Economic Community Development Director

Description: Pre-Application Conference with Planning Commission on PUD Planned Unit Development Concept Plan - Orchards Phase II, 33300 Slocum

Requested Action:

Approve

Background:

Agenda Review

Review:

Kevin Christiansen Pending

City Manager Pending

Planning Commission Pending 08/10/2015 7:00 PM

Farmington Planning Commission Staff Report	Planning Commission Date: August 10, 2015	Reference Number 1962
Submitted by: Kevin Christiansen, Economic and Community Development Director		
Description Pre-Application Conference with Planning Commission on PUD Planned Unit Development Concept Plan – Orchards Phase II		
<p>Background</p> <p>This item is a continuation of a pre-application conference (2nd discussion and review) with the Planning Commission on a proposed PUD planned unit development concept plan for the development of Orchards Phase II. The applicant previously appeared at the June 8, 2015 meeting to present his initial PUD concept plan to the Commission (see attached copy of minutes). Article X. PUD Planned Unit Development, Section 35-135. Approval Procedure of the Zoning Ordinance provides PUD applicants an opportunity to request an optional pre-application conference with the Planning Commission on a proposed PUD concept plan. The purpose of the pre-application conference is to discuss the appropriateness of a PUD and the concept plan to solicit feedback, and to receive requests for additional materials supporting the proposal. An applicant desiring such a conference shall request placement on a Planning Commission agenda.</p> <p>The applicant, Fabio Cervi of Cervi Construction of Livonia, MI, has submitted a revised PUD concept plan for the development of the Orchards Phase II Site on Slocum – now proposed to be an 11-unit, three-story, townhouse-style apartment building, each unit with a 1-car garage and a driveway for parking. The revised concept plan includes a conceptual/preliminary layout/site plan and a conceptual/preliminary building elevation. An aerial photo of the site is also attached. The applicant will be at the August 10th, 2015 meeting to present the revised PUD concept plan to the Commission.</p> <p>Attachments</p>		

Attachment: Staff Report - PUD Pre-Application Conference - Orchards Phase II Site (1962 : Pre-Application Conference)



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 (FEATURETYP)
 - DetentionPond
 - StreamRiver
 - LakePond
 - Channel
 - SwampMarsh
- 2010 AERIAL PHOTOS (Image)



Map Scale: 1 inch = 100 feet
 Map Date: 6/05/2015
 Data Date: June 5, 2015



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 data. It is not a legally recorded map or survey and is not intended to be used as one. Users of this data are hereby notified that the information sources mentioned above should be consulted for verification of the information. Once again, USE AT YOUR OWN RISK !!!

FARMINGTON PLANNING COMMISSION PROCEEDINGS
City Council Chambers, 23600 Liberty Street
Farmington, Michigan
June 8, 2015

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, Buyers, Chiara, Crutcher, Gronbach
Absent: Majoros

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Director Christiansen, Building Inspector Koncsol, City Manager Murphy, Attorney Saarela

Matt Parks, OHM
Aaron Domini, OHM

Christiansen introduced new City Manager David Murphy to the Planning Commission and to those in the audience as well as the viewing audience.

APPROVAL OF AGENDA

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

APPROVAL OF ITEMS ON CONSENT AGENDA

A. May 11, 2015 Minutes

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

**PRE-APPLICATION CONFERENCE WITH PLANNING COMMISSION ON PUD
PLANNED UNIT DEVELOPMENT CONCEPT PLAN – ORCHARD PHASE II**

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

Christiansen stated this item is a pre-application conference for discussion and review with the Planning Commission on a proposed PUD planned unit development concept plan for the development of Orchards Phase II. The purpose of the pre-application conference is to discuss the appropriateness of a PUD and the concept plan and to solicit feedback from the Planning Commission.



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Applicant Fabio Cervi of Cervi Construction of Livonia, requested a pre-application conference and has submitted concept plans for the development of the Orchards Phase II Site on Slocum, a 15-unit, three-story, townhouse-style apartment building with parallel parking. The concept plan includes a conceptual preliminary layout/site plan and a conceptual/preliminary building elevation. An aerial photo of the site was also included in the Commissioners packets.

Christiansen went over the history of the property, including the development of Phase I, a 16-unit condo development, with a parking garage underneath. He stated Phase II was also part of the overall PUD that was approved and the infrastructure installed, however due to economic conditions Phase II has not been realized as yet. He indicated the DDA purchased the unconstructed Phase II from the bank this past year and has been actively marketing this property and has solicited an RFP. Minimal interest was shown for a condominium project on this property. The RFP was then modified to include an opportunity for a "for lease" product as well. An application was submitted by Cervi Construction who are proposing a 15-unit townhouse style apartment building on the site with parallel parking off the front of the building on the access drive. Christiansen also stated that City Council at their June 1st Special Meeting, considered the Applicant's proposal and feedback was provided to staff who then relayed that information to the Applicant. He went over the aerial photo of the project on the screen.

Bowman thanked Christiansen for the introduction and invited the Applicant to the podium.

Fabio Cervi, Cervi Construction, 12419 Stark Road, Livonia 48150 came to the podium and provided a brief overview of the project. The floor was opened up for questions from the Commissioners.

Crutcher asked for clarification of the rendering on the screen.

Gronbach stated that in looking at the site plan it appears the building is backed up pretty close to the east side of the property line and he confirmed there are no rear entrances, only front west entrances. He also questioned if all parking for the site would be limited to the street parking and Cervi responded yes.

Gronbach asked if the Applicant had considered putting the parking behind the units and moving the units up closer to the street and further discussion was held.

The Applicant indicated he had discussed that option with his engineers and it was cost prohibitive due to storm sewers, the grade, and other factors that added to it.

Christiansen stated the limitations presented with the parking situation.

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Chiara inquired why Phase I could not just be replicated for Phase II given its success and Christiansen stated that market conditions were different back then and Chiara stated that he felt condos would be more acceptable down there than for rent apartments.

Christiansen stated that having gone through the recession, the owners of the property were no longer able to carry the property and no one developed the property during those conditions and the property had reverted back to the bank.

Gronbach asked if the roadway in and out was public or private and Christiansen responded it's not officially a road.

Buyers inquired addressed the issue of owner/occupied as opposed to apartments and further discussion was held.

Bowman asked for clarification on what drove the changes in the renderings and the Applicant responded the preliminary discussions with the DDA.

Christiansen stated there are three municipal entities that would be engaged with the PUD review and approval process for any development on Phase II, which would be the DDA, the owner of the property; the Planning Commission which would involve four steps, the pre-application conference, application, Public Hearing, and preliminary conceptual plan review, and then that would move from the Planning Commission to City Council, which would include preliminary conceptual review and draft development agreement and then move it forward to the conclusion of the process, with the final site plan presented to the Planning Commission.

Bowman inquired if the consideration of underground parking was cost prohibitive and the Applicant responded in the affirmative.

Buyers asked if the project was going to have a basement or on a slab, the Petitioner responded it is on slab.

Crutcher expressed concern with putting a project on that site that doesn't have the underground parking consistent with Phase I.

The Applicant stated that he considered it but it was not something in his plans for that project.

Buyers stated from a marketing standpoint with 15 units and only 20 parallel parking spots, it may not be adequate.

City of Farmington Planning Commission
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Christiansen stated Phase I includes 16 condos with 16 underground spaces and eight on street.

The Applicant stated they would still stay open to the consideration of condos on the site but there would have to be garages and could present challenges.

Bowman thanked the Applicant for their interest in the property and for taking the time and effort to request the pre-application conference.

Christiansen responded he will continue to have dialogue with the Applicant, taking into consideration the comments from the DDA, City Council and Planning Commission, and have additional discussion to see what direction he should go in.

REVIEW OF DRAFT DOWNTOWN AREA PLAN

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

Christiansen stated this agenda item is presentation and discussion of the recently completed final draft of the Downtown Area Plan for the City of Farmington. He stated at the April 29, 2015 meeting of the Farmington Downtown Area Plan Committee, they approved the final draft of the 2014/15 Downtown Area Plan. He indicated the purpose of this item on tonight's agenda is to unveil the Downtown Area Plan to the Planning Commission.

The draft plan being presented tonight was completed by the Downtown Area Committee which consisted of members of the various boards and commissions including the Planning Commission, the Downtown Development Authority and City Council. Two members of City Council served on the Committee, Schneemann and Scott, and Gronbach from the Planning Commission and the former president of the DDA as well as current president Tom Buck.

He introduced Mr. Aaron Domini and Mr. Matt Parks from OHM.

Bowman then turned the item over to Mr. Domini for presentation.

Aaron Domini, OHM advisor and lead of the planning and urban design, came to the podium. He gave a history of the metamorphosis of the Downtown Area Plan, stating the effort was borne out of the Farmington Vision Plan. He stated when they finished that project, the downtown area was a big focus and that the natural evolution was to dig back down and look strategically at the downtown to see what opportunities there may be.

Some elements that were discussed were increased parking in the downtown, the idea of enhancing the urban context with the downtown, and connecting with the river.



CITY OF FARMINGTON

<i>For office use only</i>	
Date Filed:	_____
Fee Paid:	_____

Planned Unit Development Application

1. Project Name Orchards

2. Location of Property

Address 33300 Slocum

Cross Streets Farmington & Slocum

3. Identification

Applicant Cervi Construction, LLC

Address 12419 Stark Road

City/State/Zip Ironia, MI 48150

Phone 734-261-4300 Fax 734-261-4302

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

Property Owner Other (Specify) _____

Property Owner City of Farmington

Address _____

City/State/Zip _____

Phone _____ Fax _____

Preparer of Site Plan Nowak & Fray

Address 46777 Woodward

City/State/Zip Pontiac, MI 48342

Phone 248-332-7931 Fax 248-332-8257



CITY OF FARMINGTON

Planned Unit Development (PUD) Review Checklist

2. PUD Site Plan Review

a. Site Plan Descriptive and Identification Data	Provided	Not Provided
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Attached

4. Property Information

Zoning District CBD Area _____
Width _____ Depth _____
Current Use _____
Zoning District of Adjacent Properties to the
North _____ South _____ East _____ West _____

5. Proposed Use

G	Residential	Acres <u>11</u>	Number of Units
G	Office	Acres _____	Gross Floor Area
G	Commercial	Acres _____	Gross Floor Area
G	Industrial	Acres _____	Gross Floor Area
G	Institutional	Acres _____	Gross Floor Area
G	Other _____	Acres _____	Gross Floor Area

6. Planned Unit Development Eligibility Criteria

- ~ **Unified Control.** Proof that the development is under the control of one owner or group of owners.
- ~ **Recognizable Benefit.** The applicant must provide written responses to the eligibility criteria as noted on page 3 of this application.

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

I, Fabio Cervi (applicant), do hereby swear that the above statements are true.

Fabio Cervi Date 7/30/15
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.

7. **Planned Unit Development Information.** The applicant shall demonstrate to the Planning Commission that the PUD provides **at least three (3)** of the following site design elements that could not be attained through a project designed under conventional zoning:

Criteria	Provided	Comment
Preservation of unique site design features		
High quality architectural design beyond the site plan requirements of this chapter		
Extensive landscaping beyond the site plan requirements of this chapter		
Preservation, enhancement or restoration of natural resources (trees, slopes, non-regulated wetland areas, views to the river		
Preservation or enhancement of historic resources		
Provision of open space or public plazas or features		
Efficient consolidation of poorly dimensioned parcels or property with difficult site conditions (e.g. topography, shape etc.);		
Effective transition between higher and lower density uses, and/or between non-residential and residential uses; or allow incompatible adjacent land uses to be developed in a manner that is not possible using a conventional approach		
Shared vehicular access between properties or uses		
A complementary mix of uses or a variety of housing types		
Mitigation to offset impacts on public facilities (such as road improvements		

** The PUD criteria included above is not the only requirement for PUD applications. For additional information please refer to ARTICLE 10 PLANNED UNIT DEVELOPMENT of the City of Farmington Zoning Ordinance.*

City Action

Approved/Denied: _____

Date: _____

By: _____

Conditions of Approval: _____



Attachment: Orchards Phase II - Rendering, Slocum (1962 : Pre-Application Conference)



EAST ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"

30489 MINGER
LYONIA, MI 48154
(734)427-0050

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DESIGN LLC

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PROJECT:
Farmington Condominiums
Farmington, MI

BUILDER:
Cervi Construction, LLC
Lions, MI 48150
Phone: (734)261-4300 Fax: (734) 261-4302

revision:

date:
7/30/2015

job # 25802

sht. no.
2
of
2

TWO BEDROOM TOWNHOME

1,445 SQUARE FEET



FIRST FLOOR

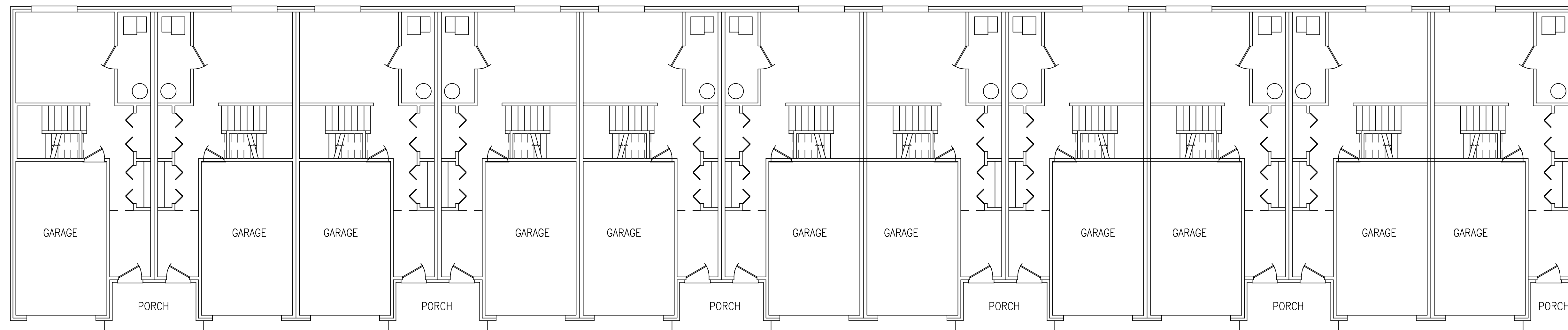
SCALE: 1/4" = 1'-0"

SECOND FLOOR

SCALE: 1/4" = 1'-0"

THIRD FLOOR

SCALE: 1/4" = 1'-0"



GROUND FLOOR PLAN

SCALE: 1/8" = 1'-0"

30489 MUNGER
LYONIA, MI 48154
(734)427-0050

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PROJECT:
Farmington Condominiums
Farmington, MI

BUILDER:
Cervi Construction, LLC
159 S. State St.
Livonia, MI 48150
Phone: (734)261-4300 Fax: (734) 261-4302

revision:

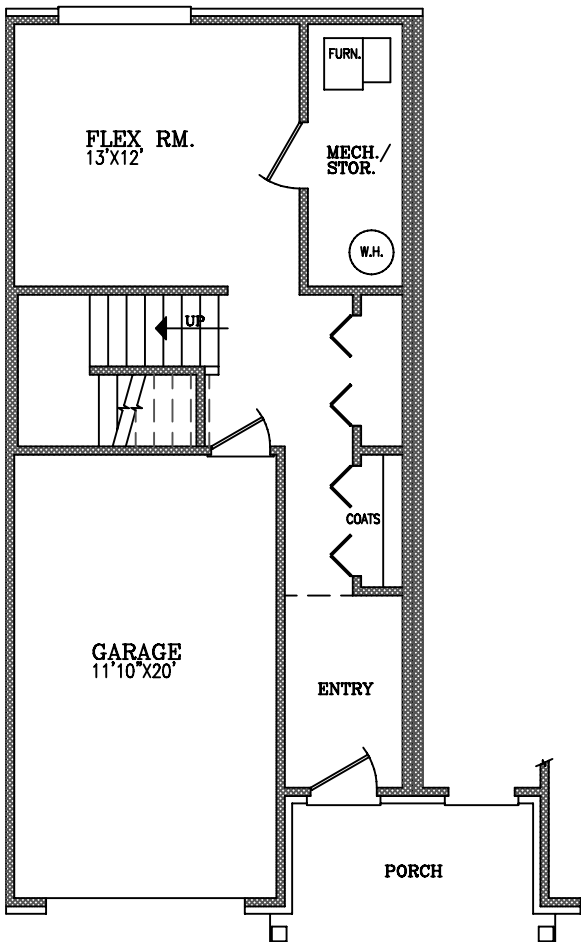
date:
7/30/2015

job # 25802

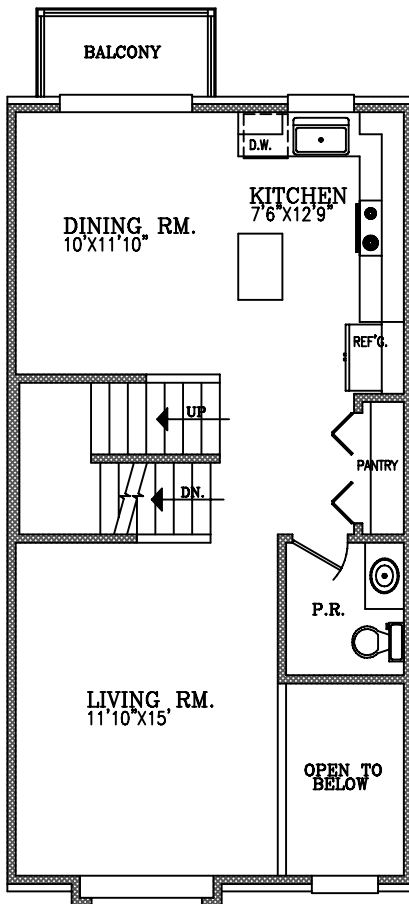
sht. no.
1
of
2

TWO BEDROOM TOWNHOME

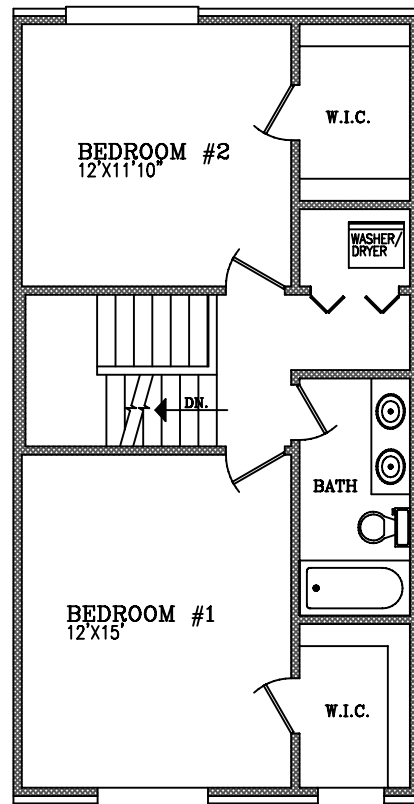
1,445 SQUARE FEET



FIRST FLOOR

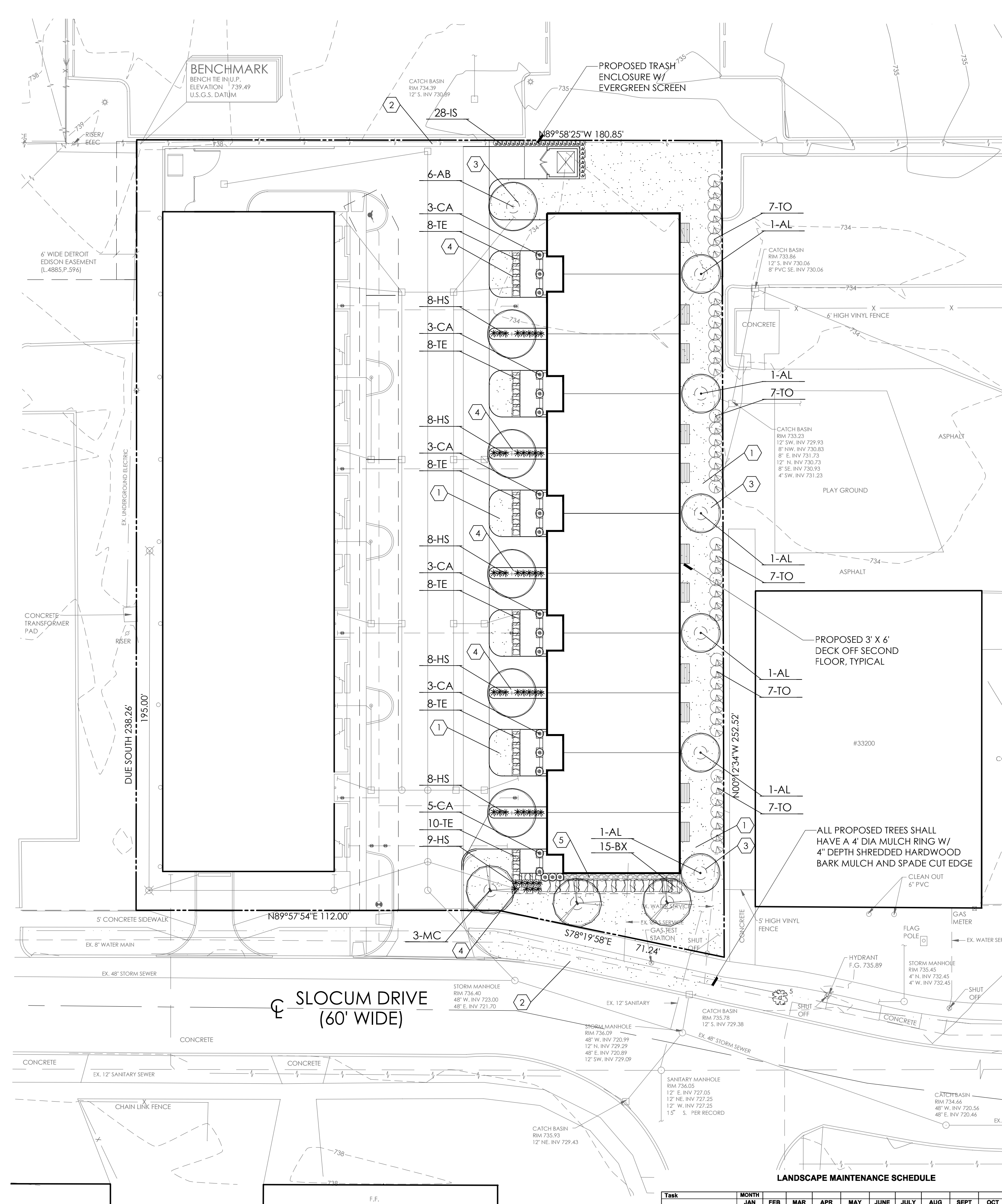
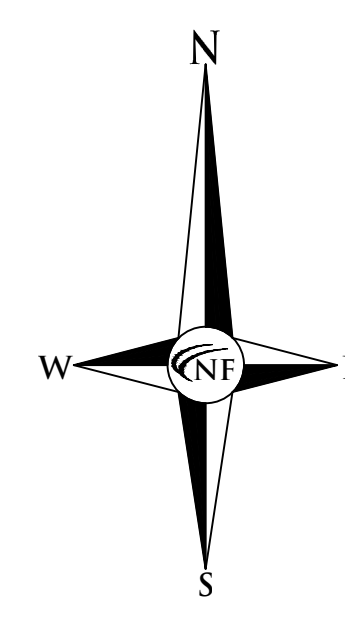


SECOND FLOOR



THIRD FLOOR

Attachment: Orchards Phase II - Farmington-flrplmkt (1962 : Pre-Application Conference)



GROUND COVER KEY

- 1 TYPICAL SOD LAWN AREAS, SOWN ON 3" TOPSOIL
- 2 RESTORE EXISTING LAWN AREAS W/ HYDROSEED AND MULCH
- 3 3-4" DIA SPADE CUT EDGE W/ 3" SHREDDED BARK MULCH
- 4 3" DEPTH DOUBLE SHREDDED HARDWOOD BARK MULCH
- 5 3/4" - 1 1/2" STONE MULCH, 3-4" DEPTH ON WEED BARRIER

GENERAL LANDSCAPE NOTES

- 1. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, THE PLAN SHALL GOVERN QUANTITIES. CONTACT THE LANDSCAPE ARCHITECT WITH ANY CONCERNS.
- 2. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ANY DAMAGE OR INTERFERENCE OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 3. THE CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES, AND SHALL REPORT ANY UNRECOVERABLE SITE CONDITIONS TO THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT.
- 4. PLANTS SHALL BE FULLY WELL-BRANCHED, AND IN HEALTHY VIGOROUS GROWING CONDITION.
- 5. PLANTS SHALL BE WATERED BEFORE AND AFTER PLANTING IS COMPLETE. ALL TREES MUST BE STAKED, FERTILIZED AND MULCHED AND SHALL BE GUARANTEED TO EXHIBIT A NORMAL GROWTH CYCLE FOR AT LEAST ONE (1) YEAR FOLLOWING PLANTING.
- 6. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED IN THE MOST RECENT EDITION OF THE "AMERICAN STANDARDS FOR NURSERY STOCK".
- 7. PROVIDE CLEAN BACKFILL SOIL USING MATERIAL STOCKPILED ON-SITE. SOIL SHALL BE SCREENED AND FREE OF DEBRIS, FOREIGN MATERIAL, AND STONE.
- 8. SLOW RELEASE FERTILIZER SHALL BE ADDED TO THE PLANT PITS BEFORE BING BACKFILLED. APPLICATION SHALL BE AT THE MANUFACTURERS RECOMMENDED RATES.
- 9. AMENDED PLANT MIX (PREPARED TOPSOIL) SHALL CONSIST OF 1/3 SCREENED TOPSOIL, 1/3 SAND, AND 2/3 TURF ROOT COMPOST, MIXED WELL AND SPREAD TO A DEPTH AS INDICATED IN PLANTING DETAILS.
- 10. ALL PLANTINGS SHALL BE MULCHED WITH SHREDDED HARDWOOD BARK. SPREAD TO A DEPTH OF 2" FOR TREES AND SHRUBS, AND 2" FOR ANNUALS, PERENNIALS, AND GROUND COVER PLANTINGS. MULCH SHALL BE FREE FROM DEBRIS AND FOREIGN MATERIAL AND PRECISE ON INCONSISTENT SIZE.
- 11. NO SUBSTITUTIONS OR CHANGES OF LOCATION, OR PLANT TYPE SHALL BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
- 12. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS PRIOR TO INSTALLATION.
- 13. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL IN A VERTICAL CONDITION THROUGHOUT THE GUARANTEED PERIOD.
- 14. THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL HAVE THE RIGHT TO REJECT ANY WORK OR MATERIAL THAT DOES NOT MEET THE REQUIREMENTS OF THE PLANS AND/OR SPECIFICATIONS.
- 15. THE LANDSCAPE CONTRACTOR SHALL SEED AND MULCH OR SOO (AS INDICATED ON PLANS) ALL AREAS DESIGNATED AS SUCH ON THE PLANS THROUGHOUT THE CONTRACT LIMITS. FURTHER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING AREAS DISTURBED DURING CONSTRUCTION, NOT IN THE CONTRACT LIMITS, TO EQUAL OR GREATER CONDITION.
- 16. ALL LANDSCAPE AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESSIVE WATER FROM PONDING ON LAWN AREAS OR AROUND TREES AND SHRUBS.
- 17. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM.

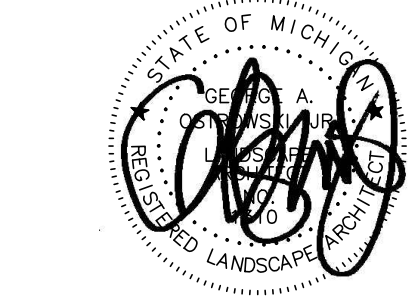


LOCATION MAP
N.T.S.



NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

SEAL



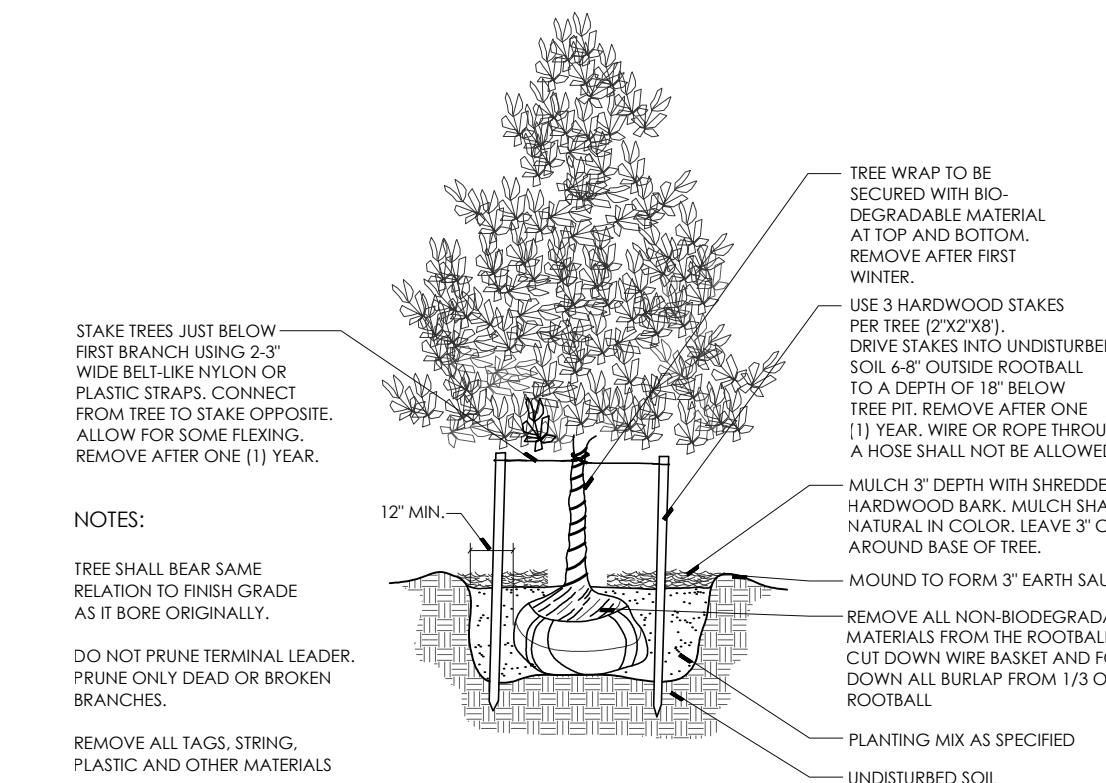
PROJECT
Townhouse
Condominium
Development

CLIENT
Cervi Construction, LLC
12419 Stark Road
Livonia, MI 48150

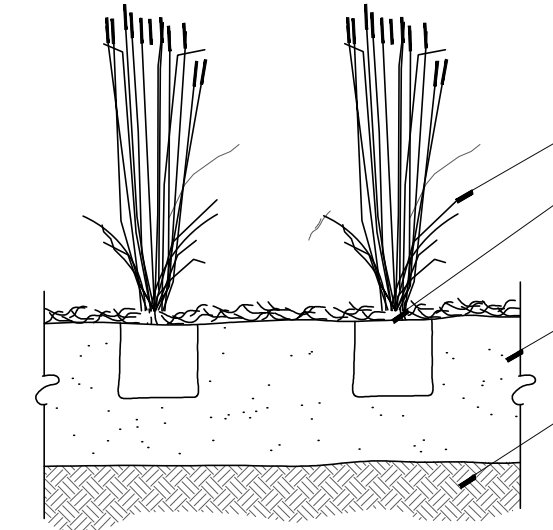
Contact:
Fabio Cervi
Tel: (737) 261-4300
Fax: (248) 388-7436

PROJECT LOCATION
Part of the W 1/4
of Section 27
T.1N., R.9E.
City of Farmington,
Oakland County, Michigan

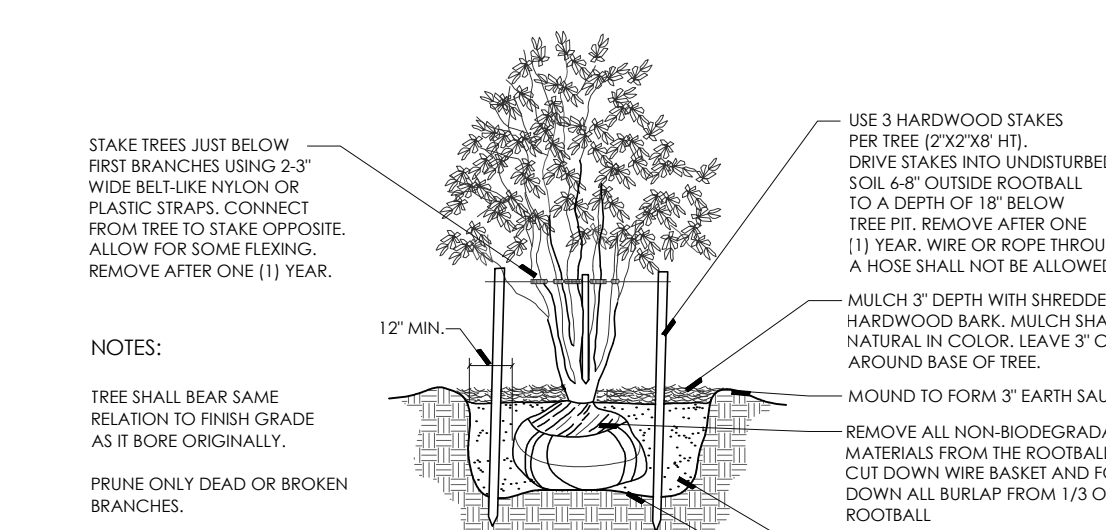
SHEET
Landscape Plan



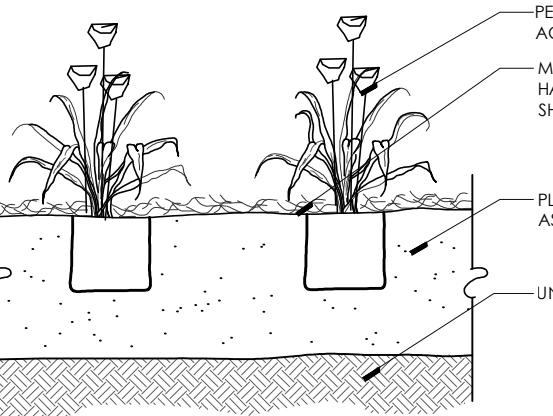
DECIDUOUS TREE PLANTING DETAIL
N.T.S.



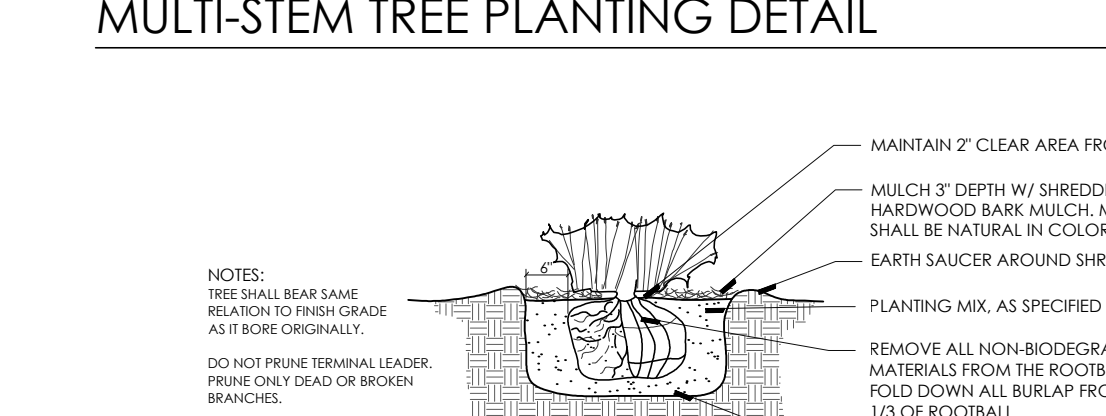
ORNAMENTAL GRASS PLANTING DETAIL
N.T.S.



MULTI-STEM TREE PLANTING DETAIL
N.T.S.



PERENNIAL PLANTING DETAIL
N.T.S.



HEDGE PLANTING DETAIL
N.T.S.

LANDSCAPE MAINTENANCE SCHEDULE

Task	MONTH											
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
CARE OF PLANTS												
Monitoring												
Pruning (if needed)												
Deadheading												
Fertilization												
Cut back perennials & grasses												
Watering - as needed												
PLANTING BEDS												
Edging												
Watering - as needed												
Mulching												
Soil testing												
Leaf Removal (if needed)												
PEST MANAGEMENT												
Monitoring												
LAWNS												
Fertilize												
Seeding												
WINTER CLEAN UP												
SNOW REMOVAL PLAN												

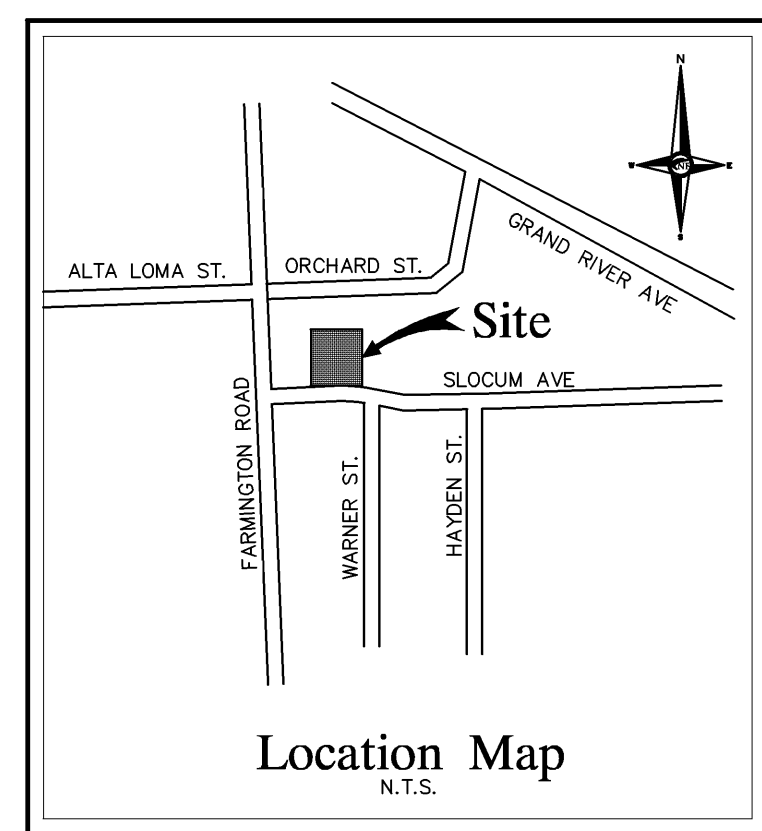
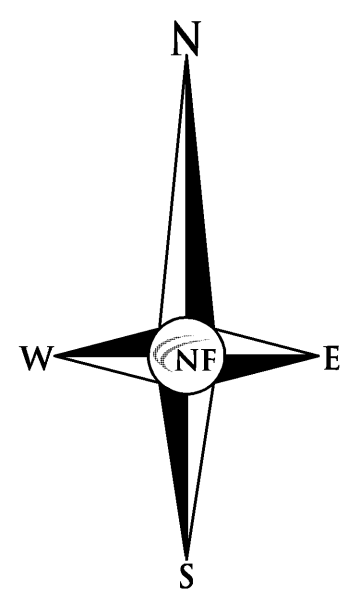
GENERAL SEED NOTE:
ALL LAWN AREAS DESIGNATED TO BE SEED, SHALL BE HYDRO-SEEDED WITH SPECIFIED BLENDS, AND STABILIZED WITH WOOD CELLULOSE FIBER MULCH (2,000 LBS PER ACRE), IN AREAS SUBJECT TO EROSION, SEEDED LAWN SHALL BE FURTHER STABILIZED WHERE NECESSARY WITH BIODEGRADABLE EROSION BLANKET AND STAKED UNTIL ESTABLISHED. ALL SEED SHALL BE APPLIED OVER A MINIMUM 3" PREPARED TOPSOIL, AND SHALL BE KEPT MOIST AND WATERED DAILY UNTIL ESTABLISHED.
SEEDING INSTALLATION SHALL OCCUR ONLY:
SPRING: APRIL 1 TO JUNE 1
FALL: AUGUST 15 TO OCTOBER 15

GENERAL SOD NOTE:
ALL LAWN AREAS DESIGNATED TO BE SODDED, SHALL BE SODDED WITH A BLENDED DURABLE BLUEGRASS SOD, TYPICALLY GROWN IN THE REGION. ALL TURF SHALL BE PLACED ON A MINIMUM 3" PREPARED TOPSOIL, AND WATERED DAILY UNTIL ESTABLISHMENT. IN AREAS SUBJECT TO EROSION, SODDED LAWN SHALL BE STABILIZED WHERE NECESSARY, AND LAID PERPENDICULAR TO SLOPES
SOD INSTALLATION SHALL OCCUR ONLY:
SPRING: APRIL 1 TO JUNE 1
FALL: AUGUST 15 TO OCTOBER 15



DATE	ISSUED / REVISED

DRAWN BY:
G. Ostrowski
DESIGNED BY:
G. Ostrowski
APPROVED BY:
G. Ostrowski
DATE:
07-23-15
SCALE:
1" = 20'



NF ENGINEERS
 CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS

NOWAK & FRAUS ENGINEERS
 46777 WOODWARD AVE.
 PONTIAC, MI 48342-5032
 TEL. (248) 332-7931
 FAX. (248) 332-8257

W 1/4 CORNER SECTION 27 T14R48 CITY OF FARMINGTON OAKLAND COUNTY

S89°32'27"E 33.71'(M)
 S89°46'40"E 33.00'(R)

106.39'(M) 105.00'(R)

DUE SOUTH 403.85'

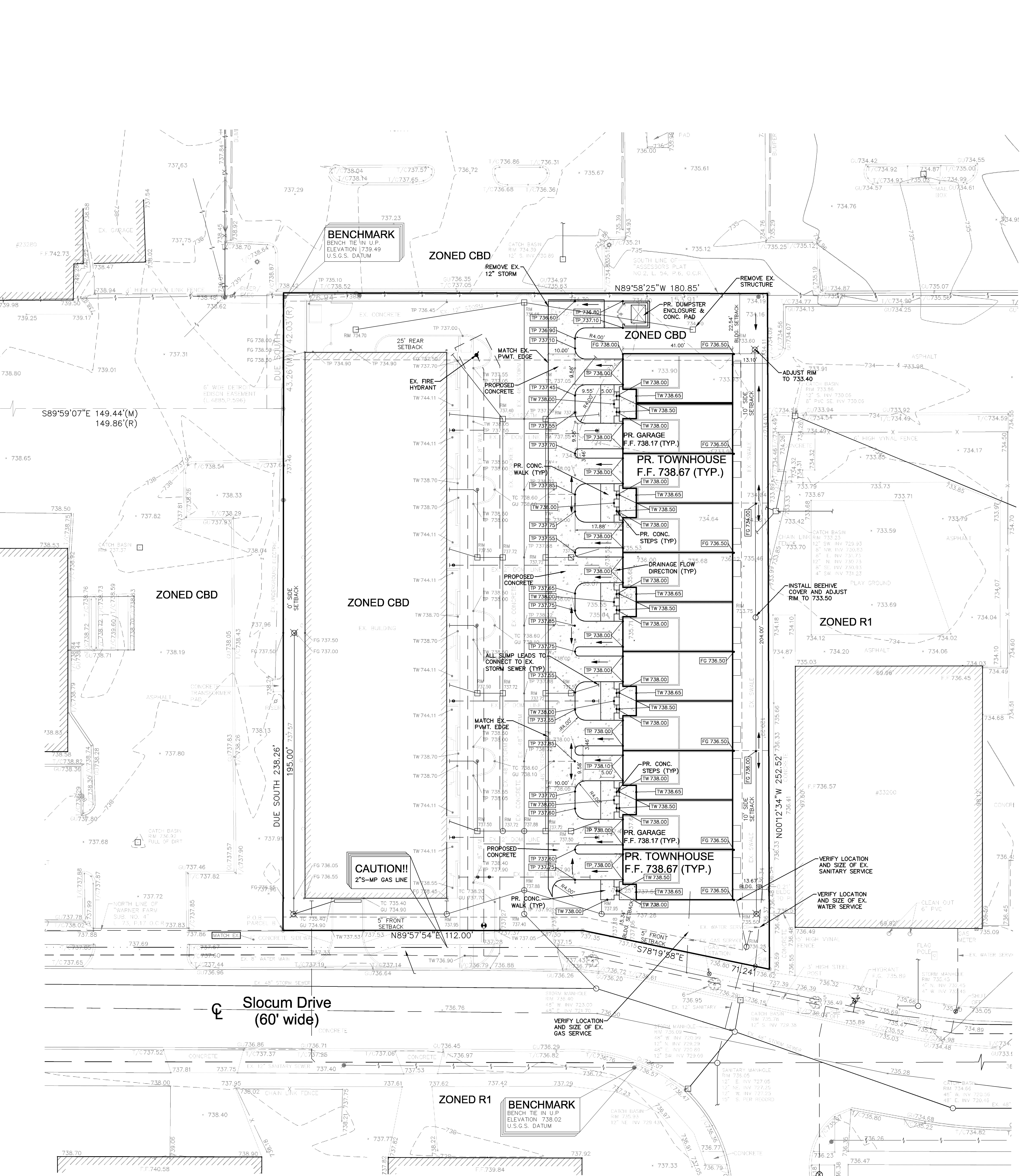
WEST LINE OF FARMINGTON ROAD

EAST LINE OF FARMINGTON ROAD

DUE SOUTH 102.00'(R) 102.04'(M)

Farmington Road (60' 1/2 width)

S89°59'07"E 149.44'(M)
 149.86'(R)



LEGEND

CLEAN-OUT	MANHOLE	EXISTING SANITARY SEWER
HYDRANT	GATE VALVE	EXISTING WATER MAIN
INLET	RYOB	EXISTING STORM SEWER
		EXISTING BURIED CABLES
		EXISTING GAS MAIN
UTILITY POLE	GUY POLE	EXISTING OVERHEAD LINES
EXISTING LIGHT POLE	EXISTING SIGN	
C.O.	MANHOLE	PR. SANITARY SEWER
HYDRANT	GATE VALVE	PROPOSED WATER MAIN
INLET	RYOB	PROPOSED STORM SEWER
COMPACT TO 95% MAX. DENSITY		PR. SAND BACKFILL
A		UTILITY CROSSING
TC 600.00		PR. TOP OF CURB ELEVATION
GU 600.00		PR. TOP OF WALK ELEVATION
TW 600.00		PR. TOP OF PAVEMENT ELEV.
TP 600.00		PR. PROPOSED FINISH GRADE
600		PROPOSED CONTOUR
		PROPOSED SWALE
		PR. DRAINAGE DIRECTION
		PROPOSED INLET FILTER
		DRAINAGE AREA LIMITS
		PROPOSED SILT FENCE
		LIMITS OF SOIL DISRUPTION

PAVING LEGEND

[Symbol]	PROPOSED CONCRETE PAVEMENT
[Symbol]	PROPOSED ASPHALT PAVEMENT

GENERAL NOTES

EXISTING UTILITIES SHOWN ON SITE ARE PER RECORD AND SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

SUMP DISCHARGE FOR THE PROPOSED BUILDING SHALL UTILIZE EXISTING STORM LEADS WHERE POSSIBLE.

DOWNSPOUTS AT REAR OF BUILDING SHALL SPLASH ON GRADE AND FLOW TO PROPOSED REAR YARD SWALES.

EXISTING UNDERGROUND DETENTION SYSTEM WAS DESIGNED TO SERVICE THE EXISTING AND PROPOSED DEVELOPMENT.

NOTE:
 A MINIMUM OF 6" HORIZONTAL SPACING IS REQUIRED FROM ALL PUBLIC UTILITIES.

NOTE
 CONTRACTOR TO COORDINATE WITH MECHANICAL/ELECTRICAL PLANS FOR EXACT LOCATION OF GAS & WATER METER TIE IN.

ALL BUILDING CONSTRUCTION REQUIRES THE PAYMENT OF SANITARY SEWER AND WATER MAIN TAP FEES BASED UPON THE BUILDING SQUARE FOOTAGE AND BUILDING USE.

THE CONTRACTOR SHALL VERIFY BUILDING SERVICE LEAD SIZE AND LOCATIONS WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.

ALL TAPS OF 2" DIAMETER OR SMALLER ARE MADE BY THE OAKLAND COUNTY DRAIN COMMISSIONER OFFICE.

PROPOSED BUILDING TO BE CONSTRUCTED WITHOUT BASEMENT.

SITE DATA

SITE AREA GROSS: 43,680 SQUARE FEET OR 1.00 ACRES

BUILDING AREA GROSS: 8,062 S.F.

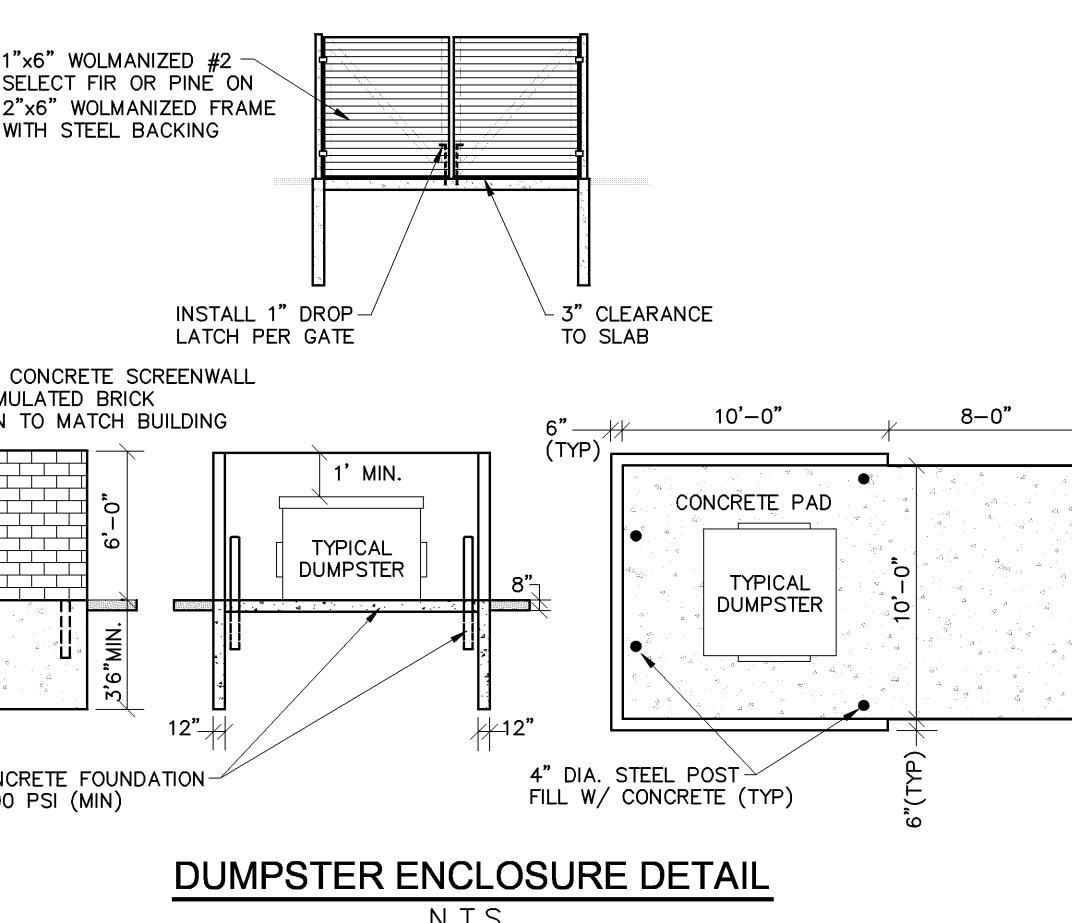
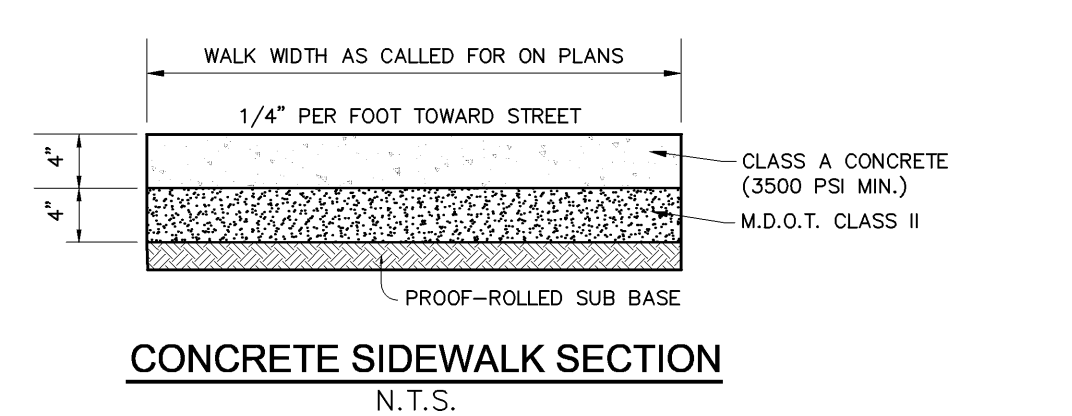
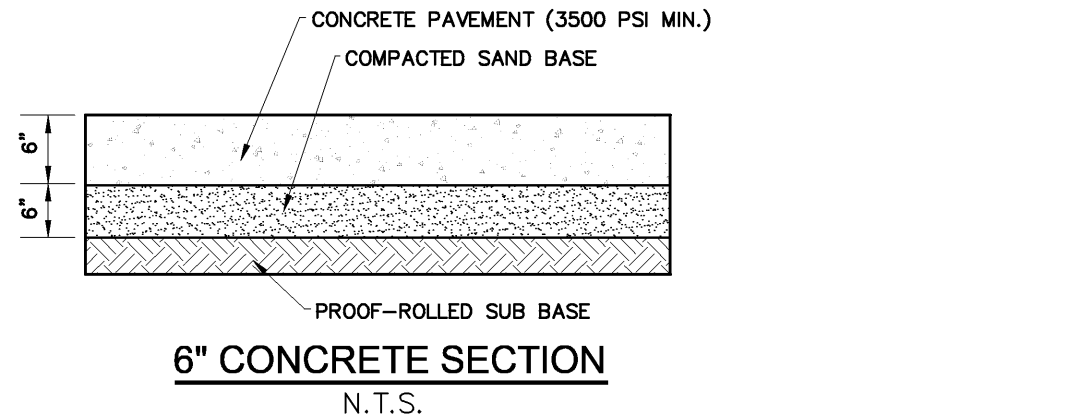
ZONING EXISTING: CMD CENTRAL BUSINESS DISTRICT

SETBACKS:

REQUIRED	PROVIDED
FRONT SOUTH: 5'	15.34' (TO PR. BUILDING FACE)
SIDE EAST: 0'	13.10' (TO PR. BUILDING FACE)
SIDE WEST: 0'	
REAR NORTH: 25'	22.54' (TO PR. BUILDING FACE)

BUILDING HEIGHT: MAXIMUM: 35 FEET / 3 STORIES

PARKING PROVIDED: PARKING SHALL BE PROVIDED BY ENCLOSED SINGLE CAR GARAGE SPACES (ONE PER UNIT) WITH ONE SPACE IN FRONT FOR A TOTAL OF 2 SPACES PER UNIT.



SEAL

PROJECT
 Townhouse Condominium Development

CLIENT
 Cervi Construction, LLC
 12419 Stark Road
 Livonia, MI 48150

Contact:
 Fabio Cervi
 Tel: (737) 261-4300
 Fax: (248) 388-7436

PROJECT LOCATION
 Part of the W 1/4 of Section 27 T.1N., R.9E. City of Farmington, Oakland County, Michigan

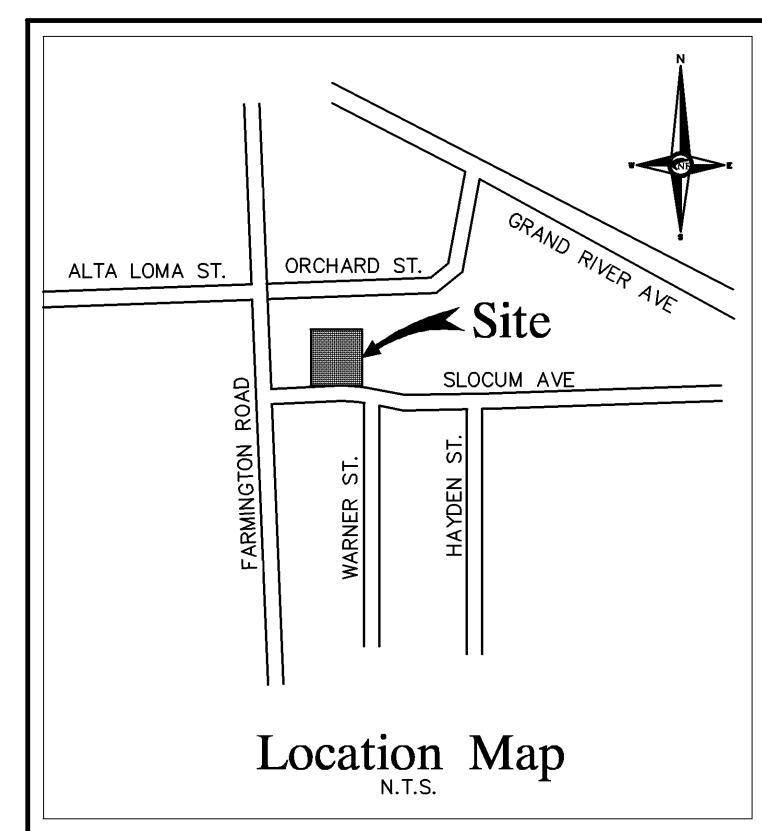
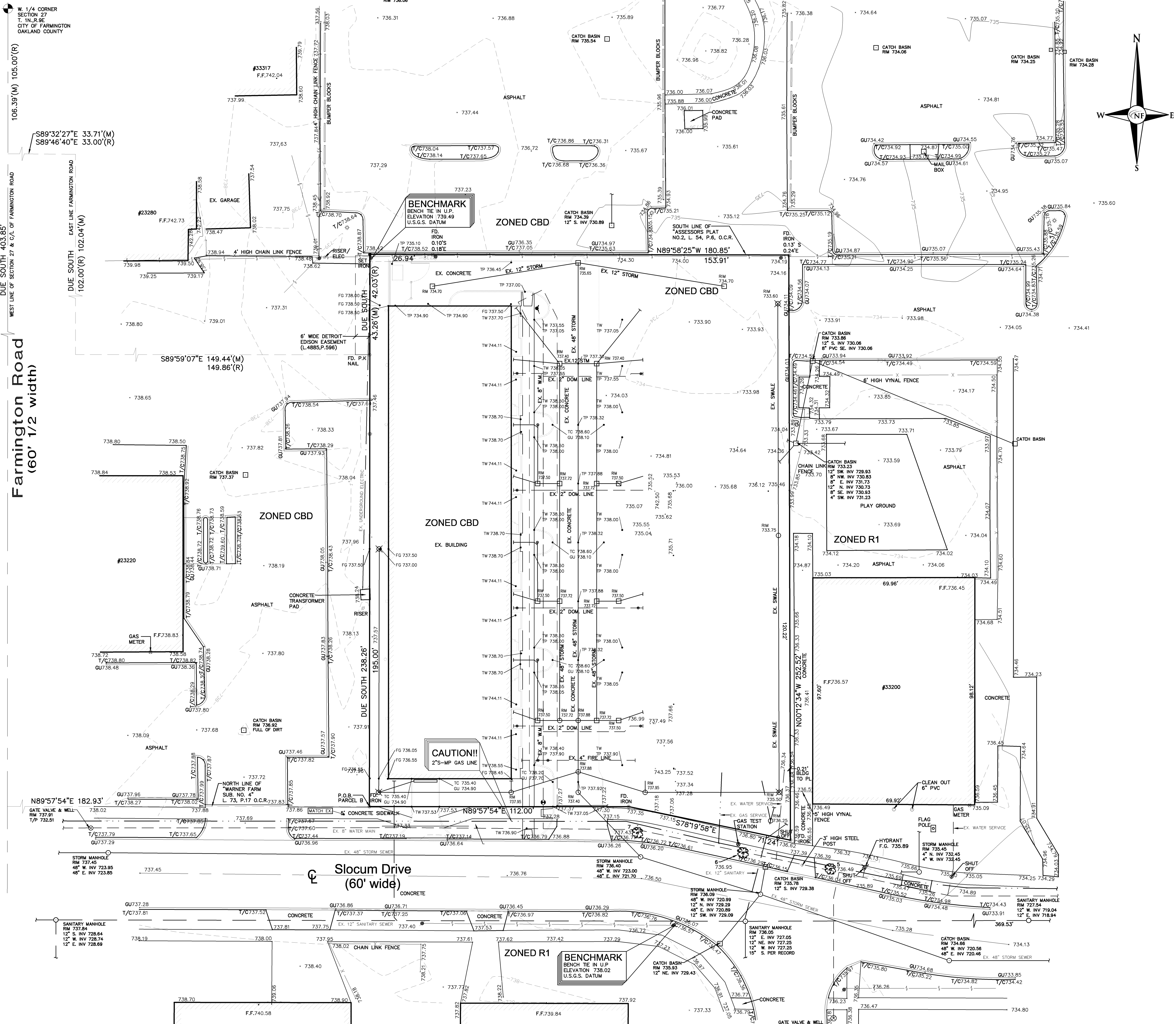
SHEET
 General Site Plan



DATE	ISSUED / REVISED

DRAWN BY: A. Wiseman
DESIGNED BY: A. Wiseman
APPROVED BY: P. Williams
DATE: 01-28-14
SCALE: 1" = 20'
NFE JOB NO.: D347-02
SHEET NO.: SP-2

NOT FOR CONSTRUCTION



LEGEND

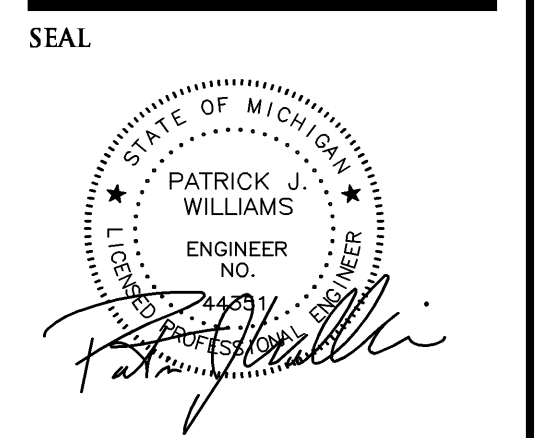
	EXISTING SANITARY SEWER
	EXISTING SAN. CLEAN OUT
	EXISTING WATER MAIN
	EXISTING STORM SEWER
	EX. R.Y. CATCH BASIN
	EXISTING BURIED CABLES
	OVERHEAD LINES
	LIGHT POLE
	SIGN
	EXISTING GAS MAIN

LEGAL DESCRIPTION
 A PARCEL OF LAND IN THE WEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWN 1 NORTH, RANGE 9 EAST, CITY OF FARMINGTON, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT IN THE EAST LINE OF FARMINGTON ROAD LOCATED DUE SOUTH 433.85 FEET AND N.89°57'54"E, 182.33 FEET FROM THE WEST 1/4 CORNER OF SAID SECTION 27, THENCE N.89°57'54"E, 112.00 FEET; THENCE S.78°19'56"E, 71.24 FEET; THENCE N.00°12'34"W, 252.52 FEET; THENCE N.89°58'25"W, 180.85 FEET; THENCE DUE SOUTH 238.26 FEET TO THE POINT OF BEGINNING.
 CONTAINING 43,678.28 SQUARE FEET OR 1.003 ACRES OF LAND.

FLOOD HAZARD NOTE
 THIS PROPERTY IS NOT LOCATED WITHIN THE FLOOD HAZARD AREA INDICATED BY FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 260171 0005 B DATED: 07-16-80

NF ENGINEERS
 CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS

NOWAK & FRAUS ENGINEERS
 46777 WOODWARD AVE.
 PONTIAC, MI 48342-5032
 TEL. (248) 332-7931
 FAX. (248) 332-8257



PROJECT
 Townhouse
 Condominium
 Development

CLIENT
 Cervi Construction, LLC
 12419 Stark Road
 Livonia, MI 48150

Contact:
 Fabio Cervi
 Tel: (737) 261-4300
 Fax: (248) 388-7436

PROJECT LOCATION
 Part of the W 1/4
 of Section 27
 T.1N., R.9E.
 City of Farmington,
 Oakland County, Michigan

SHEET
 Boundary / Topographic /
 Tree Survey



DATE	ISSUED / REVISED

DRAWN BY:
DESIGNED BY:
APPROVED BY:
 P. Williams
 DATE:
 01-28-14
 SCALE: 1" = 20'
 NFE JOB NO. SHEET NO.
D347-02 SP-1

TOPOGRAPHIC SURVEY NOTES
 ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.
 UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.
 THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER

Attachment: Orchards Phase II - D347-02, SP-Topo (1962 : Pre-Application Conference)

**Farmington City Council
Staff Report**

Council Meeting Date:
August 10, 2015

**Reference
Number
(ID # 1964)**

Submitted by: Kevin Christiansen, Economic Community Development Director

Description: Site Plan Amendment - Exxon Mobil, 32410 Grand River

Requested Action:

Approve

Background:

Agenda Review

Review:

Kevin Christiansen Pending

City Manager Pending

Planning Commission Pending 08/10/2015 7:00 PM

Farmington Planning Commission Staff Report	Planning Commission Date: August 10, 2015	Reference Number 1964
--	--	-------------------------------------

Submitted by: Kevin Christiansen, Economic and Community Development Director

Description Site Plan Amendment – Exxon Mobil Service Station, 32410 Grand River Avenue

Background

At the October 13, 2014 Planning Commission meeting, the Commission approved 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 approved changes included interior modifications to the existing service station building and exterior changes to the existing building façade and service station site. The exterior changes included building façade improvements, parking lot upgrades/improvements and site landscaping modifications, and required the review and approval of the Planning Commission. No changes regarding building dimensions or other site improvements were proposed (see attached copy of meeting minutes).

The applicant/petitioner is requesting to amend the approved site plan and has submitted a revised building elevation plan modifying the approved south building elevation. The amended plan calls for eliminating the approved parapet/roof extension above the entrance to the existing building. The approved site signage has also been modified. The applicant/petitioner no longer intend to install a new ground sign at the corner of the existing service station site but instead has repurposed/refaced the existing site sign. The applicant/petitioner will be at the August 10, 2015 meeting to present the amended site plan to the Commission.

Attachments

Attachment: Staff Report - Exxon Mobil Service Station Site Plan Amendment (1964 : Site Plan Amendment)

City of Farmington
CivicSight Map



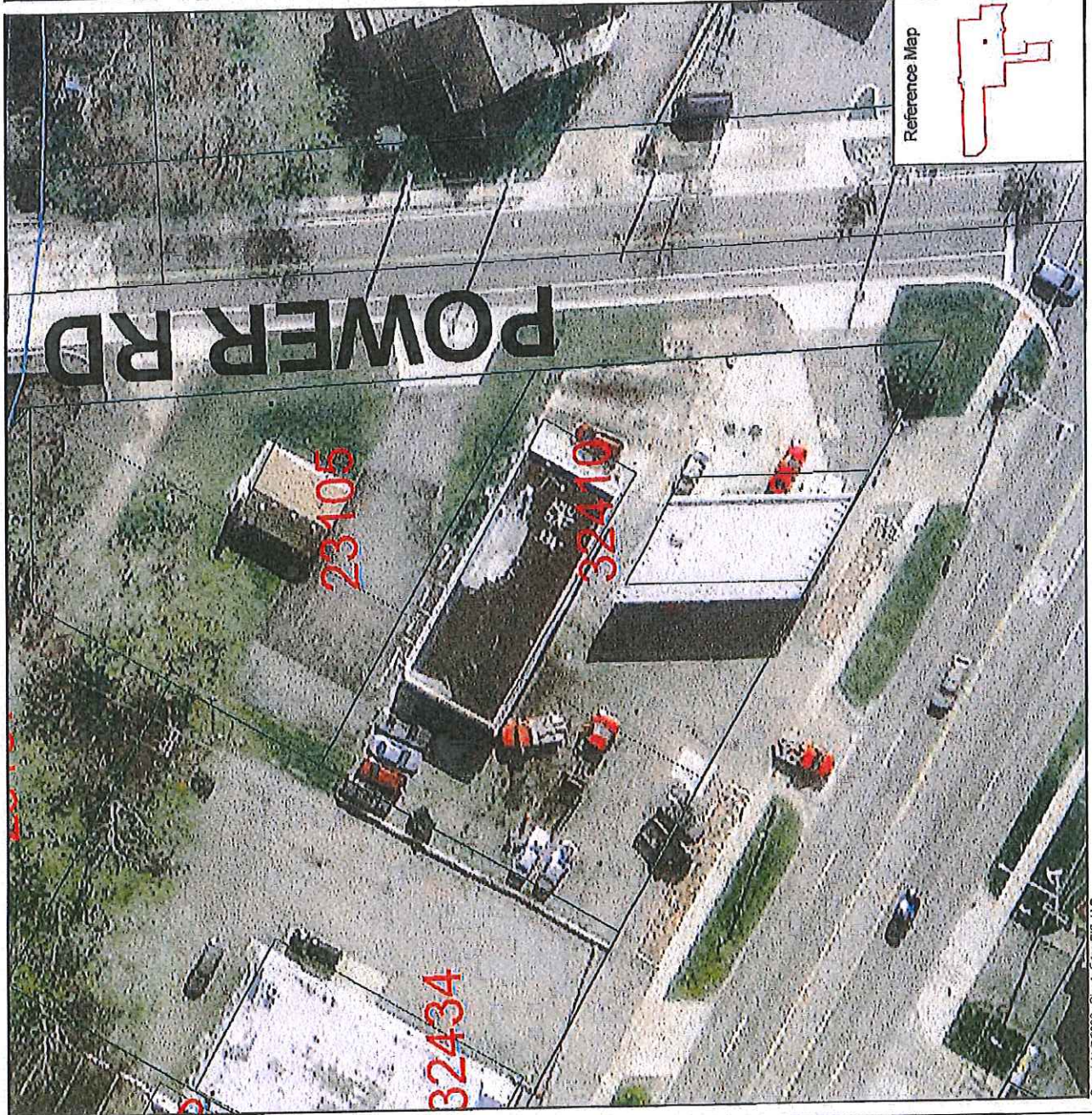
MAP LEGEND:

- CITY BOUNDARY
- RIVERS-STREAMS
- MULTITENANT BUILDING (Type)
 - BUILT
 - PROPOSED
- COMM_INDUST BLDGS
- RAPHAEL STREET (POLY2)
- RAPHAEL STREET (POLY)
- PARCELS
- ROADS OUTSIDE FARMINGTON
- RIGHT-OF-WAY
- MULTITENANT PAVING
 - ROW EXTEND
 - LOT HISTORY
- OPEN WATER (FEATURETYPE)
 - Detention Pond
 - 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.

Please note: Information provided by this program has been compiled from recorded deeds, plats, surveys, maps, and other public records and data. It is not a legally recorded map of survey and is not intended to be used as such. Users of this data are hereby notified that the information is provided "AS IS" without any warranty, express or implied, of title, information, or accuracy. USE AT YOUR OWN RISK!!



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City of Farmington Planning Commission
Minutes of September 8, 2014
Page 4



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.

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Page 5

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.

FARMINGTON PLANNING COMMISSION PROCEEDINGS
Farmington Public Library, 23550 Liberty Street
Farmington, Michigan
October 13, 2014

Chairperson Bowman called the Meeting to order at 7:00 p.m. in the Farmington Public Library, 23550 Liberty Street, Farmington, Michigan.

ROLL CALL

Present: Bowman, Buyers, Chiara, Crutcher, Gronbach, Majoros

Absent: Babcock

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: City Manager Pastue, Director Christiansen

APPROVAL OF AGENDA

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

APPROVAL OF ITEMS ON CONSENT AGENDA

a. Minutes of Regular Meeting – August 11, 2014

Gronbach noted at the bottom of page 3 there appears to be a sentence missing.
The recording secretary noted the correction and stated she would amend the minutes.

MOTION by Chiara, seconded by Buyers, to approve the Consent Agenda as amended.
Motion carried, all ayes.

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

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

Director Christiansen indicated this was the second time this item was before the Planning Commission. He stated at the September 8th meeting the site plan was reviewed as well as the upgrades for 32410 Grand River and that after the presentation and review the request was tabled until the October meeting so the Applicant could provide the missing materials.

He stated that the agenda item is back before the Commission tonight with a revised site plan showing the parking lot and landscape improvements and that the Applicant has submitted color renderings of façade improvements.

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Christiansen went over the plans on the overhead showing the revised site plan. He stated the dumpster has a new location with an enclosure for accessibility and also screening. He indicated that he and Building Inspector Koncsol had visited the site and that there will be eleven parking spaces provided, not eighteen as originally planned. He stated that there are changes in the landscape plan along Grand River off of Power Road to the north, the asphalt there is going to be removed and that will be re-sodded.

He went over the interior modifications indicating the Applicant wants to expand the small vestibule and take two of the bays and convert that area to a C-store, leaving the two west bays for service. The exterior façade will be renovated as well as the existing canopy and a picture of the proposed canopy was presented and a new ground sign will be located on the corner at the landscaped area which was shown to the Commission.

The Commissioners were provided with a picture of the stone that will be utilized along the base of the façade.

Chairperson Bowman thanked the Applicant for addressing the issues brought up at the prior Planning Commission Meeting and opened the floor up for questions from the Commissioners.

Majoros raised questions about the existence of oil on the site and if the dumpster would be utilized for its removal and Christiansen responded that it is all self-contained and dealt with environmentally.

Majoros also inquired about the existence of underground storage tanks and if anything being proposed on this site is inconsistent with the station across the street and Christiansen responded in the negative.

Crutcher asked the Applicant how many overhead doors there would be and Mr. El-Baba stated three at the end and one bay for the store and further discussion was held.

Buyers stated on the modified floor plan it indicates a window at the cooler there the third bay door was and El-Baba responded in the affirmative.

Gronbach inquired about the color of the stone and El-Baba responded that the cultured stone has a purple line in it and the upper colors would be light beige and light brown.

Gronbach commented that he felt the red brick face for the monument sign would look a lot better if cultured stone was used and El-Baba responded that he can ask the sign contractor to match the color and Gronbach indicated he should match material, too.

Buyers stated that the initial floor plan had two bay doors and El-Baba responded that after the first meeting, the Applicant reduced it to one bay door instead.

City of Farmington Planning Commission
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Buyers asked staff in light of issues raised about parking of vehicles and duration of same, if the Petitioner had proposed anything to alleviate those concerns and Christiansen responded that that is an operational issue and that the Codes and Ordinances of the City would deal with that aspect.

Buyers then inquired about the sod on the eastern part of the site and how far it would extend and Christiansen referred him to the aerial photo of the site.

Motion by Majoros, supported by Crutcher, to approve the site plan proposed at the Exxon Mobil Service Station, 32410 Grand River Avenue, with the condition that the revised floor plan represent the three doors as opposed to the two depicted, and to have cultured stone on the monument sign match the building.

Motion carried, all ayes.

PUBLIC HEARING – PUD PLANNED UNIT DEVELOPMENT PRELIMINARY PLAN AND PUD AGREEMENT – RIVEWALK II

Chairperson Bowman introduced this agenda item and stated it had been before the Planning Commission before and turned it over to staff. She explained the process of the Public Hearing.

Christiansen stated this is the time for the Public Hearing scheduled for the proposed redevelopment of the Flanders School site. He stated at the June 9th Planning Commission Meeting, the Commission held a Pre-application Conference, discussion and review with the Applicant on the proposed PUD concept plan for the Flanders site. The Public Hearing that was scheduled for July 14th was postponed and the Applicant is now before the Commission with a new site plan, utility plan, a parallel site plan, a boundary and topographic survey of the site and a landscape planting plan and landscape notes and details. An aerial photo of the site was also shown on the screen.

Brad Strader, from LSL Planning, was present to go over his report of October 7, 2014 which he was asked to prepare in response to the Riverwalk II PUD Agreement. He stated the PUD is a provision in the Zoning Ordinance that says there can be some flexibility in terms of setbacks and other items if the proposed project brings three or more benefits to the City, i.e. better architecture, removing nuisances, etc., in exchange for that flexibility.

He stated the proposal is for 33 single family lots and one of the key provisions that the City was looking for ways to preserve open space for parkland, seeing that the former school site had a playground which was utilized by the neighborhood, so the Petitioner is proposing a 2.26 acre park on the southeast corner.

He indicated that the project has met two of the three criterion; that is the redevelopment of a gray field or brownfield or former obsolete site, another criterion met is they are providing open space.

PROPOSED / AMENDED ELEVATIONS

5.1.b

ZIAD EL-BABA ENGINEERING
 674 GAUTHER
 TEICOMSEF ONTARIO
 MISSISSAUGA CANADA
 CELL - 313-939-8767
 MOBILE - 519-996-9882
 FAX - 519-879-3535

PROJECT:
 INTERIOR RENOVATION
 32410 GRAND RIVER
 FARMINGTON, MI

DRAWER:
 32410 GRAND RIVER
 FARMINGTON MI

PLANNING TITLE:
 PLAN & ELEVATIONS

DATE	REV. NO.	ISSUED FOR	FORSET

Project Number:
Scale: AS NOTED
Date:
Drawn By:
Checked By:
Drawing No.: A-1

USE GROUP: M/S-1
CONSTRUCTION TYPE: III B
ALLOWABLE BUILDING AREA: 12500 S.F. (4 STORY)
ACTUAL BUILDING UNIT: 2209 S.F. (1 STORY)
NUMBER OF EXITS REQUIRED: 2 EXITS
NUMBER OF EXITS PROVIDED: 2 EXITS

CODE COMPLIANCE
 ALL WORK MUST CONFORM TO
 2009 MICHIGAN REHABILITATION CODE
 2006 INTERNATIONAL FIRE CODE
 2012 MICHIGAN MECHANICAL CODE
 2012 MICHIGAN PLUMBING CODE
 2011 NATIONAL ELECTRIC CODE WITH PART 8 RULES
 IFC / 2009
 ICC / ANSI 117.1-2009 (ACCESSIBILITY)
 ASHRAE 90.1 - 2007

7A 2"x4" LED FLUORESCENT FIXTURE WITH 3-1/4" H2O UREA
 UREA OR APPROVED EQUAL
7B EMERGENCY LIGHTING UNIT WITH SEaled BATTERY
 UREA OR APPROVED EQUAL
7C 1" MIN. MESH ANTI-RATTLE 120VAC OPERATION
 UREA OR APPROVED EQUAL
7D 1" MIN. MESH ANTI-RATTLE 120VAC OPERATION
 UREA OR APPROVED EQUAL
7E EXT. AND EMERGENCY LIGHTS COMBINED

ZIAD EL-BABA ENGINEERING
 574 GUILMER
 EDWARDSVILLE
 ILLINOIS 62201
 TEL - 314-592-8287
 FAX - 314-592-8255

DATE: _____
 NO.: _____
 REVISION: _____

PROJECT:
 INTERIOR RENOVATION
 32410 GRAND RIVER
 FARMINGTON MI

DRAWN BY:
 32410 GRAND RIVER
 FARMINGTON MI

PROJECT TITLE:
 PLAN & ELEVATIONS

PROJECT NUMBER:
 AS NOTED

SCALE:
 AS NOTED

CHECKED BY:
 AS NOTED

DRAWING NO.
 A-1

USE GROUP: V/S-1
 CONSTRUCTION TYPE: III B
 ALLOWABLE BUILDING AREA: 12500 S.F. (4 STORY)
 ACTUAL BUILDING UNIT: 2208 S.F. (1 STORY)
 NUMBER OF EXITS REQUIRED: 2 EXITS
 NUMBER OF EXITS PROVIDED: 2 EXITS

CODE COMPLIANCE
 ALL WORK MUST CONFORM TO
 2009 MICHIGAN REHABILITATION CODE
 2006 INTERNATIONAL FIRE CODE
 2012 MICHIGAN MECHANICAL CODE
 2012 MICHIGAN PLUMBING CODE
 2011 NATIONAL ELECTRIC CODE
 WITH PART 8 TULLS
 IFC / 2009
 ICC / ANSI 117.1-2009 (ACCESSIBILITY)
 ASHRAE 90.1 - 2007

7. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2009 MICHIGAN REHABILITATION CODE, 2006 INTERNATIONAL FIRE CODE, 2012 MICHIGAN MECHANICAL CODE, 2012 MICHIGAN PLUMBING CODE, 2011 NATIONAL ELECTRIC CODE, WITH PART 8 TULLS, IFC / 2009, ICC / ANSI 117.1-2009 (ACCESSIBILITY), ASHRAE 90.1 - 2007.

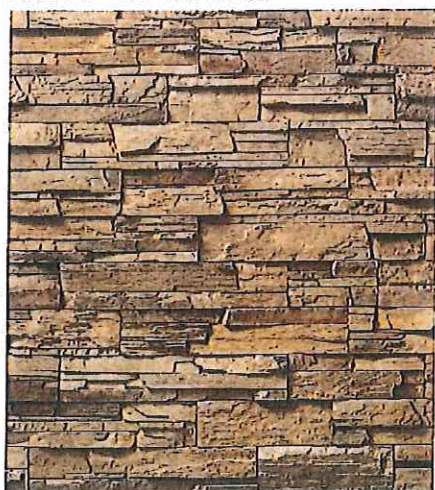
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7. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2009 MICHIGAN REHABILITATION CODE, 2006 INTERNATIONAL FIRE CODE, 2009 MICHIGAN REHABILITATION CODE, 2006 INTERNATIONAL FIRE CODE, 2012 MICHIGAN MECHANICAL CODE, 2012 MICHIGAN PLUMBING CODE, 2011 NATIONAL ELECTRIC CODE, WITH PART 8 TULLS, IFC / 2009, ICC / ANSI 117.1-2009 (ACCESSIBILITY), ASHRAE 90.1 - 2007.



Southwest Blend Pro-Fit® Ledgestone

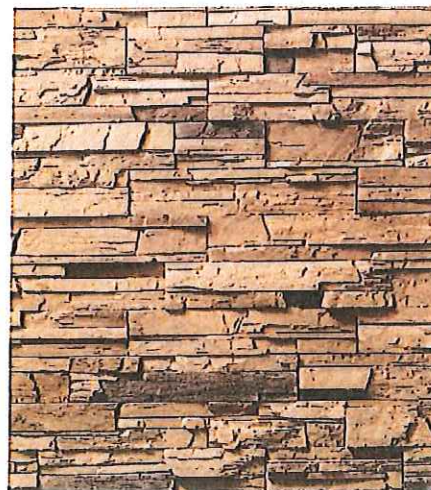
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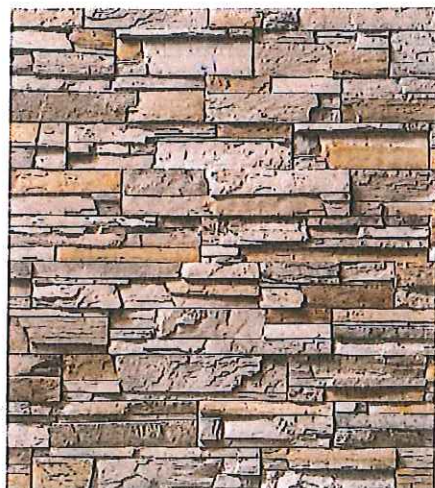
Autumn Pro-Fit® Ledgestone



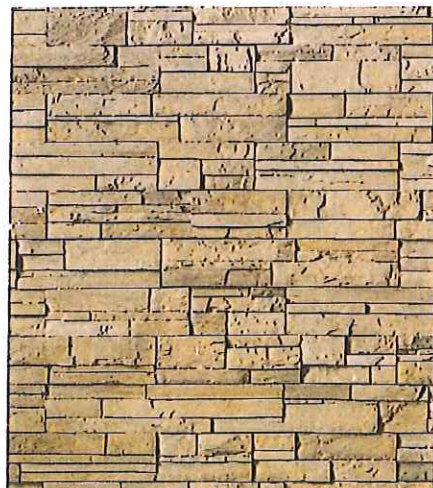
Gray Pro-Fit® Ledgestone



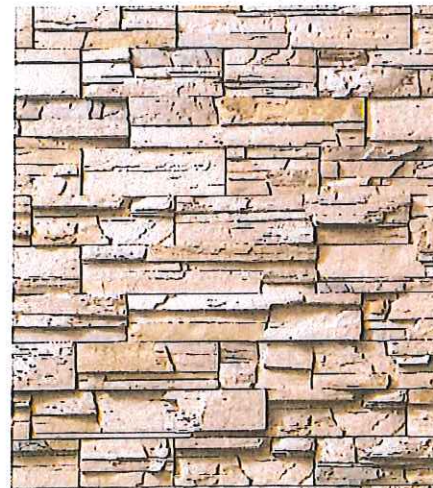
Mojave Pro-Fit® Ledgestone



Platinum Pro-Fit® Ledgestone

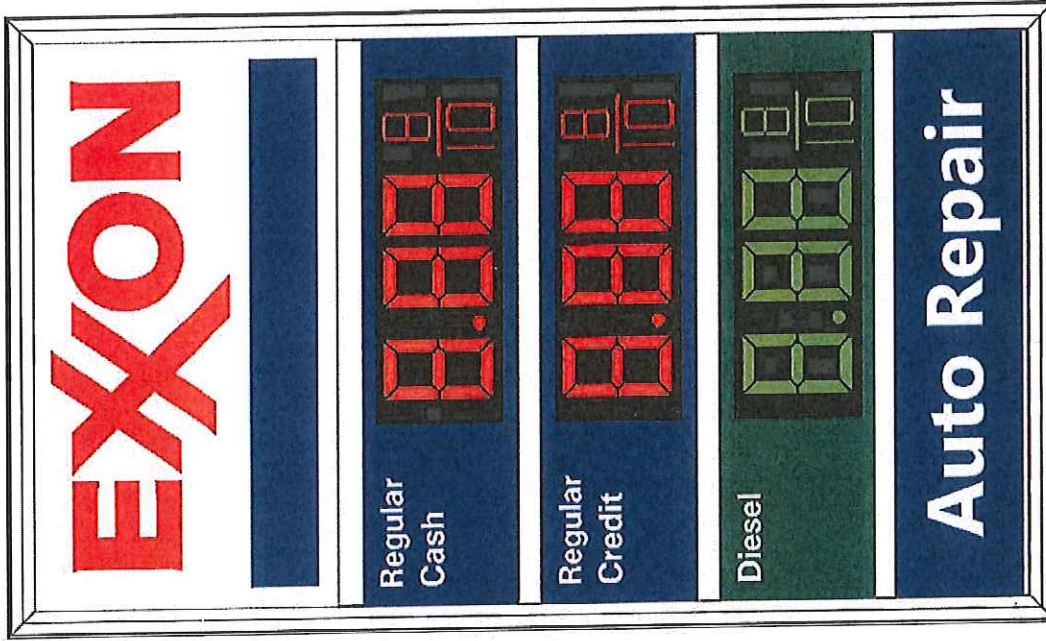


Shale Pro-Fit® Ledgestone



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

Detail 1, Logo Face
 Exxon, Flat Embossed Face
 VO: 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
 LED Window 3 : Green 8"
 Digit Panel: 12.5137"H X 45.625"W

Detail 3, Imprint
 Custom, Flat Face
 Window: 10.542"H X 45.625"W



DISCLAIMER: Renderings are for graphic purposes only and not intended for actual construction dimensions. For windload requirements, actual dimensions and mounting detail, please refer to engineering specifications and final 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:
 Location & Site No:

Customer Approval: NOTE: Unless specified by customer, all depth of embossing will be determined by Everbrite Engineering or existing customer specifications on file. Colors and graphics on file will be used unless otherwise specified by customer.
 Please read carefully, check appropriate Sketch OK as is New Sketch Required
 box and fax back to Everbrite:

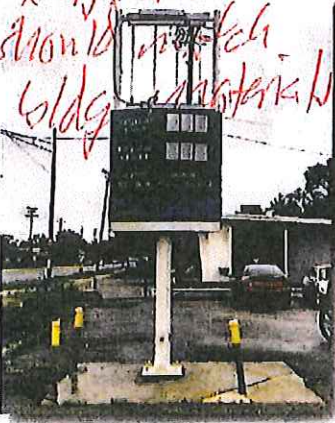
SIGNATURE _____ DATE _____

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

BUILDING PL
 SUBJECT TO P
 APPROVED
 PLAN REVIEWER

** Landscaping required at base of sign.*
** sign base should match bldg materials*

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



Aver Sign Company
 359 Livonia
 Farmdale Ill. 60220
 tel:248-542-0878
 fax:248-542-2023

Exxon
 32410 Grand River
 Farmington MI.

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Rev#
 Date: 00/00/00