



PLANNING COMMISSION MEETING
Monday, November 8, 2021 – 7:00 p.m.
City Council Chambers
23600 Liberty Street
Farmington, MI 48335

AGENDA

- 1. Roll Call**
- 2. Approval of Agenda**
- 3. Approval of Items on the Consent Agenda**
 - A. October 11, 2021 Minutes**
- 4. Review and Discussion – Zoning Ordinance Audit**
- 5. Update - Current Development Projects**
- 6. Public Comment**
- 7. Planning Commission Comment**
- 8. Adjournment**

FARMINGTON PLANNING COMMISSION PROCEEDINGS
23600 Liberty Street
Farmington, Michigan
October 11, 2021

Chairperson Majoros called the meeting to order in Council Chambers, 23600 Liberty Street, Farmington, Michigan, at 7:00 p.m. on Monday, October 11, 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; Beth Saarela, City Attorney; Brian Golden, Director of Media Services; Brian Belesky, Audiovisual Specialist.

APPROVAL OF AGENDA

MOTION by Crutcher, seconded by Perrot, to approve the agenda.
Motion carried, all ayes.

APPROVAL OF ITEMS ON CONSENT AGENDA

A. September 13, 2021 Minutes

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

PROPOSED BUILDING FAÇADE MODIFICATION – OLIVE TREE PLAZA, 34425-34455 GRAND RIVER AVENUE

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

Director Christiansen stated this item is a review of a proposed building façade modification to the existing Olive Tree Plaza commercial building. The proposed modifications include new exterior building upgrades, improvements, to the existing four-unit commercial building, including modification to the cornice along the top of the existing building, limestone along the base of the building replacing the existing brick and new stucco on the face and elevations of the building. The subject property is zoned C-2, Community Commercial, no additional building modifications or site improvements are proposed. The Applicant has submitted plans for the proposed building façade modifications and that is attached with your staff packet for this evening. Submitted plans include proposed front, side and rear building elevations and project details and specifications. The Applicant is here this evening to review the proposed building façade modification with the Commission. With respect to then the plans, and with the

attachments, I would turn it back over to you, Mr. Chair, so that the Applicant may then use those which can be placed up on the screen and that information is in your packet.

Chairperson Majoros called the Applicant to the podium and asked him to state his name clearly and address and then we'll have you walk through your proposal and we'll have dialogue.

Johny Essou, Olive Tree Plaza, 34425-34455 Grand River Avenue, came to the podium. He stated what we're doing there is we're adding a four-foot wall, EIFS stucco with nice crown molding. And then another wall in the back of the plaza to cover all the rooftop equipment there, air conditioners for the deli and the coffee shop there. We're replacing all the damaged brick under the windows with new bricks with limestone at the top of the brick under the windows and that part already start. Mr. Jeff, he authorized for us to start working on the windows. And do I have to mention anything about the parking lot, this is what we're doing. We're adding, the footing will start from here all the way to here with crown molding, it will be nice crown molding matching the next door, almost will be the same design all finished, I believe the dentist office next door. And the back wall we are doing it to make it look so nobody can see whatever's on the top here, there's so many rooftop units and I know it got complained about, how it looks. That exists right now so that wall will hide these units and I think there's one more here that shows. After we finish them, nobody can see all these units. We picked two different colors in case one of them you guys don't like, we can go to the second option. The limestone will go under the windows and we are replacing all of this masonry, bricks, whatever was damaged here, so that's what we're doing. If there's anything else I can answer.

Majoros stated so to sum up, it sounds like we're almost doing a top and bottom border, there's a border along the bottom with the new limestone, keeping the façade of the building because it does have different dimensional parts, so we're keeping those kind of bayed out windows that were in the middle of the plaza. So you'll have the different entry points,

Essou stated the two bay windows, we're replacing them, too, because it leaks and the doctor's office complained too much about the leak so as soon as we're done with the brick work, we'll be replacing the bay windows.

Majoros asked if the windows would be flush and Essou replied it will be the same bay windows, just new ones.

Majoros stated and in addition to the approximate 4-foot molding at the top that will add a nice order to the building but also have the nice addition of shielding the equipment on the top of the roof. Could you please describe the two colors; you've got kind of a lighter

City of Farmington Planning Commission

October 11, 2021

Page 3

color and the middle band, we've got kind of a dark brown, just a little descriptive of those, please.

Essou said that's the crown molding and this EIFS or stucco, you can name it, and we can change colors; we can do the light colors at the top and the dark in the bottom or flip them, we have four different colors and any colors you guys want us to use, we can do. And there will be of course some design there, there will be some design on the wall. I don't have the time to do a 3D picture to show exactly how it looks, but my architect, he did his best to put the colors on this drawing. Usually I submit 3D pictures before we start anything that will show exactly how it looks like when everything is done there.

Majoros asked on the building now where the two addresses are, so immediately to the left and to the right of the two bay windows, there's canopies and there's obviously signage, with any of the addition, well, we know the cleaners is gone, I'm not sure if their sign is still there, but will there be any changes to any of the signage that will accompany these moves or will all of the existing awning and signage stay as is?

Essou replied I think this sign is gone, I got this picture from Google Maps and it's at least one year old. There's a new sign for this business, it's here, and the other businesses we have there is signs. We're not doing nothing with, we're not moving nothing, we're not touching it, that belongs to the tenant if they want to do any update on the business sign.

Chairperson Majoros opened the floor for questions and/or comments from the Commissioners.

Crutcher asked those awnings, canopies over the entrance, are those going to stay and Essou replied right now they exist, it's not up to me to make a decision to change or not, that's up to the landlord, to be honest with you and I manage their work. So I don't think they want to do something with it right now because they spend a lot of money on this building and the next building that they have, they're trying to update everything.

Crutcher said they will have to get approval to put them back if they took them off and Christiansen replied they would have to go through the building permit process for those particular items.

Christiansen went on to say that is certainly per tenant and what will have to happen is that all of the elements that you see on the building here in this photo, they're going to have to be pulled. And the exterior façade work then completed and then they will have to be reinstalled like what was done at World Wide Center, all of that had to be re-permitted and go through the building permit process. And even if it was new signage

City of Farmington Planning Commission

October 11, 2021

Page 4

because there's new application and there's new anchoring so all of that will have to go through that process including the awnings and everything else.

Majoros stated it kind of reminds me as we were going through the hardware along Grand River and remember they had all the windows and the signage, those nice images that are all black and white, at that time the comment we had was there's a lot of different color, there's a lot of different things going on, so the time now is to talk things through, the colors of the band, but we're not going to dictate individual tenant signs, but things like awnings, if we've got, as it was shown on the individual, kind of a taupe colored band with a darker brown and then brick and then green awning, we start to get a lot of colors going on there, that's all. If there's any consideration for what color the top band and the awnings are going to stay, that's just a consideration for just this tenant.

Christiansen stated you can certainly indicate that as you're talking about it now and put any action the Commission, what your preference is with respect to the color scheme and those kind of elements as well.

Crutcher said you stated you're just extending the wall to make it taller because I know there's a lot of articulation in the wall; what about those wing walls? In your drawing it's not clear what is going on.

Essou said we will follow, like this wall, we will follow the masonry wall or whatever is here, our new wall will follow it, same design exactly.

Crutcher then asked about the wing walls, the triangle shaped, what's on top of that? You're doing Dryvit on the front of it and Essou replied yes, and Crutcher asked what's going to be on top of that, the wing walls? Essou replied we're not touching it. If you go down to the first picture, you'll see what I'm talking about. You see there's space from here, like 16 to 18 inches, so we're not doing nothing on these two walls here.

Crutcher asked if the new material is the same color of the brick and Essou replied no, we use the same family but different tones. Like let's say the EIFS, let's say we use a light color, and then the coping will be the darker color. Crutcher then asked if the fillers in between the windows those are going to be different colors than the Dryvit, right, and Essou replied my idea is to match the color molding with the brick color and do some different color, or two colors of the same family, it will be same brick family but two different tones. Crutcher confirmed it is not brick and Essou replied it's not brick, it's stucco. Essou stated we are only replacing the damaged brick and Crutcher confirmed that they are putting the stucco on top of the brick, similar to what they did next door.

Majoros stated to be clear, along the bottom we will follow the exact contour of the building as partitions come in and out with limestone that's approximately a foot and a half or so

City of Farmington Planning Commission

October 11, 2021

Page 5

to the bottom of the windows, that will all be completely new following every contour of the building from the top edge of that let's call it 18-inches to the existing top of the building as it currently exists, no changes, and the addition of a stucco molding and cap that's approximately 4-feet high, bordering all four sides of the building.

Essou replied we're doing three sides with the crown molding, the back side, no crown molding, just a wall to cover the equipment.

Crutcher then asked if the stucco would be on the same plane as the brick or is it going to stick out in front of the brick or will it be behind it?

Essou replied it will be flush with the brick, the finish will be flush with the brick.

Director Christiansen stated this building is probably in the neighborhood of about 40 years old now and there's been some moisture damage and in light of that work that needs to be addressed that's why we're replacing it at the sill and below, we have to repair all of that. And again, the windows, too, I believe Mr. Essou mentioned windows, they'll be replaced.

Commissioner Waun stated given that the green awnings are staying, I would prefer to see at that soffit area that the color match the limestone at the base rather than introducing another color.

Essou said these awnings, maybe they'll do something with them in the future, but to do anything, match these two colors, it will be very hard to change it later or it will be very expensive.

Waun stated in one of your renderings it almost appears as a mustard color and I'm suggesting please don't introduce that, another element. I would recommend doing something at the top that matches whatever that stone is.

Christiansen stated to Waun you can certainly indicate that in whatever action you take, again, because it is, in looking at the Petitioner, very likely that the awnings may not be put back as is and if you had some direction in the action that you would take with respect to color of awnings in concert with or matching or relating to the scheme, then we would have that to reference.

Majoros said you want to keep this is a canvas that's future proofing to where we're going and if you have too many elements then no matter what color awning potentially gets changed in the future, you've got a tricky situation here.

City of Farmington Planning Commission

October 11, 2021

Page 6

Commissioner Westendorf stated it's my understanding that the building is getting taller with this and Essou replied yes, and it doesn't exceed the building dimensions and Christiansen replied that's correct, and the reason for the extension is to screen the rooftop appliances in part and currently that's not the case. The rules and regulations that are currently in place for screening in the Ordinance were not in place at that time as they are now to achieve this, so we're actually upgrading and addressing the existing condition to bring it into conformance.

Perrot stated that in looking over everything and being familiar with the area, there's two residences that are across and behind this property, right across the street from Wesley Place and I'm sure they're going to be thrilled to have some commercial noise lessened by wrapping that building around so it's definitely a value add for residents.

Christiansen stated that's a good point and what is very noticeable here along this stretch of Grand River on the south side, east of Gill Road now, this property with this proposal to be realized depending upon the Commission's action this evening, the adjacent Brightside Dental and then you'll note that all of your efforts here helping to facilitate changes in the World Wide Center and a complete re-facade of a shopping center that was constructed in the '70s, new satellite building, and to keep you abreast there's going to be some future changes to the Panera Bread, so a breath of fresh air there, too, so you're seeing that now on Grand River at this particular segment of it, portion of it, is really quite positive in the community. So we're really pleased to see these things now taking place and the property owners invested in doing that.

Chairperson Majoros stated I think we've had some good discussion; it feels like we're leaning towards a positive resolution perhaps with some comments or things pertaining to color scheme, but with that I'll open the floor up for a motion and we'll take it from there.

MOTION by Waun, supported by Perrot, to move to approve the proposed building façade modification at Olive Tree Plaza, 34425 – 34455 Grand River Avenue, with colors on the column to match the stone below the sill.

Crutcher made a Friendly Amendment to the motion to include the verbiage to coordinate with the sill.

Waun accepted the Friendly Amendment.

Christiansen asked if there might be consideration to include language to the effect of in accordance with the submitted plan which were reviewed this evening so that we have a record to that plan set that we can then indicate in our minutes if that's reasonable.

Waun accepted the Friendly Amendment.

MOTION by Waun, supported by Perrot, to move to approve the proposed building façade modification at Olive Tree Plaza, 34425-34455 Grand River Avenue, with colors on the column to coordinate with the stone below the sill and in accordance with the submitted plan reviewed by the Planning Commission.
Motion carried, all ayes.

REVIEW AND DISCUSSION – ZONING ORDINANCE AUDIT

Chairperson Majoros introduced this item and stated that Director Christiansen had noted in previous meetings that we were going to begin some due diligence on various sections and then pick this off in maybe some bite sized pieces. So I know that you had pre-distributed the three sections that we'll review today, you know, thirty-some pages, although I don't anticipate us going page by page but probably a quick overview from you and then maybe a little direction about how to proceed. I think we've all probably looked through it and I know a couple of us have a few notes of just perhaps some things to bring forward and I'll turn it over to you, Mr. Christiansen.

Director Christiansen stated as you indicated, Mr. Chair, the Commission has had discussion and has started down the pathway of this Zoning Audit. And if you recall at the September meeting there was a discussion about procedures and about provision of information so that you're as prepared as possible as a commission and then how we're really going to look to approach moving through this update.

So in light of that the staff report indicated that this item is a review and discussion of the audit of the City of Farmington Zoning Ordinance and attaches a link to Chapter 35 Zoning of the City of Farmington Code of Ordinances and that link is here. What I'd like to do is get out of this and bring up the Zoning Ordinance that I have on file here so we all can have that up on screen. But also, too, you might recall at your last meeting you did ask if we could provide you in a timely manner with what we're looking to move forward with at the upcoming meeting. So, as you discussed and requested, last week we did send to you an overview of what we are going to look at this evening and that was after our dialogue with our City Attorney who is here this evening and has been coordinating with the City in preparation of this audit and as we move forward. And in light of that, you'll note that attached with your staff report is a memorandum from the City Attorney. So, what I might do, Mr. Chair, and I'm going to go ahead and get out of this and bring up a copy of the Zoning Ordinance for all of us to look at and I would turn this over to you and you could certainly ask the City Attorney for an overview of the Memorandum that's attached.

City of Farmington Planning Commission

October 11, 2021

Page 8

Chairperson Majoros said why don't we start there, if we could, and take a look at that memorandum and then we can talk a little process and away we'll go.

Attorney Saarela stated the Memorandum basically just discusses how to proceed forward on a meeting by meeting basis and what our focus should be at these meetings. This initial meeting we will look at the first three articles of the Zoning Ordinance which are sort of a housekeeping type articles that just in general, Title and Purpose, take a look at those and see if you notice anything inconsistent with what you believe our purpose has been and we can add to that, I think these things are pretty much just statutory recitations of what the document is, so I don't perceive spending too much time on those. I think the greater amount of time will be spent looking at Article 2, General Provisions. What we really want to do is look at the areas of focus that we have in the Master Plan and make sure all these general provisions are consistent with where we're trying to go in the Master Plan. So, we're going to review the focus, try to focus on if there's anything that we would need to do to make adjustments to these provisions, do we need any adjustments to these provisions, do we need to delete any provisions, do we need to add any provisions that will help get us where we're going for the focus areas in that.

Majoros stated can I ask just a housekeeping question, you know, is the purpose and intent for today more themes and input and questions versus we're going to strike the record on Section III, Article 35-B; so is this a more big picture discussion, questions, etc.; help me understand exactly what the intended output here and next step, I suppose.

Director Christiansen replied to answer your question yes and no. Again, as Ms. Saarela has indicated, these first articles of Chapter 35, and for everybody's edification there are twenty-one articles in Chapter 35. So, to spend the time to look at every single article to a level of details to dissect it and break it down, we're not looking to do that. We're looking to look as necessary. If there are issues within certain articles, then we're going to take from the beginning, groups of articles, starting today, Article I, II, III and if it's just general overview and there's really nothing substantive that needs to change, for example, as we dive, you'll find that with Article I probably, because it's pretty much the legalese that is required at the beginning of the ordinance. But when we look at Article II, the General Provisions, the General Provisions have a series of sections and in fact as you look at what I handed out to you, which has today's index with highlights on them. You'll not that there are in Article II sixty sections, where we're going to need to go through and just say any issues with this one or that one or this one, they're specific to particular elements of land use development, planning, use and function of use, etc., in the City. So, that's going to require us to look at those or talk about them. And I'm going to have this Zoning Ordinance then squared with you as we're talking to see if there's any need to look at something in any detail. If not, we'll move on. So, yes, some broad brush strokes; and no, we're going to have some detail. You'll also note from looking at Ms. Saarela's memorandum, she focused in the beginning of the memorandum of today which is Article

I, II, III; but also indicated that subsequent to today and as we talked initially, we're looking at about a six-month process for this, because, again, we have twenty-one articles in this chapter. And if we're taking groupings at a time, it will take us that amount of time moving through to get to the end so that we can do what we need to do with respect to looking at the ordinance as a whole and again, portion by portion.

The real focus areas as our City Attorney indicated are in the zoning districts themselves. Single family, multiple family, nonresidential, office, commercial, industrial, the various differentiations with commercial districts are different in downtown, out downtown, and other district requirements. Looking at those probably on an article by article basis, particular use type basis, and seeing if there are any issues as we go through it. And relating it back to the ability to implement the Master Plan that you just completed an update for. So, in any event, we'll go through and be as detailed as we need to, if there's no issues we'll move on and when we need a little more deeper dive, we'll do that. So, that's kind of where we're at, Mr. Chair, and again, I think what we'll do is turn back over to you, we can scroll through today Article I, we can get onto Article II, we can go through each one of those sections and ask if there's any issues and we'll have it up on screen and we'll move on in the time that we have.

Majoros stated I think that's fair. I think we all probably approached this perhaps a little bit differently, I've got a few things written down, I've got some that are tied to a specific article and some that are just philosophical questions, I probably assume all of us as well. So, allow me to turn it back over to you and we'll just go through the articles. As you noted, the first couple we can probably rip through, but there are some in here that will probably be a logical place to stop and say let's talk about horses.

Christiansen replied that would be actually Section 60 of Article II of Chapter 35. He went on to say your comments, too, if you have something you want to indicate to talk about, you have some questions, this is the time to do it, whether it might be specific to what we're on right now or if it's something in general. That way we have knowledge of it and we can talk about it. So let's move forward then, if that's okay, Mr. Chair.

So, Zoning Ordinance, Article I, Title and Purpose, I don't know that we have any issue with respect to our title and our purpose. What we're looking to achieve here is just moving forward with what we have right now, again, Title, there's some specificity in terms of conflicting regs, the vested rights section, the reservation section, these are just standard legal. And the reason we put reservation sections in, you see 35-5--35-220, that's as amendments come forward, there's enough room to put them there. So, that's that. So, again, Title and Purpose show title, purpose, conflicting regs, vested rights and reservations, that's that section.

Majoros stated I think we're good with Article I and Christiansen replied excellent, I think from a legal standpoint we're good.

Christiansen said let's go to Article 2, General Provisions. So, as we've just been talking about, the General Provisions are individual elements, items of activity, land use, whatever it might be in the community. So, as we look at these and we go through these, Lot Allocation, I don't know if there's any issue with that. And I'll turn that over to you, Mr. Chair, if there's any issue with that. And again, as we go forward, we can just roll and if anyone has a specific comment on a specific one, just please speak out.

Christiansen said Municipal Buildings and Uses, what that just talks about is specificity in terms of how municipal buildings and uses come about, they're pretty much established, anything new would follow the protocol outlined here. Principal Buildings, Structures and Uses, again, specificity regarding lots containing one building, principal use and structure, unless it's multiple family, pretty straightforward, I don't know of any issue with that.

Residential Development Regulations, this indicates the intent of the residential development regulations, approval required for residential construction, you have to have approval. And again, this is very stated language in many ordinances. Moving forward, there's standards for Planning Commission review and approval, you just did that. You just looked at the façade modifications and talked about elements thereof and made some conditions or identified some conditions in your motion and you're permitted to certainly do that.

And again, moving through this, talking about floor area, etc.; I'm not aware there's any issues with any of that, it's very standard, broad based, general, typical in most ordinances and we haven't had any issue.

Commissioner Kmetzo asked a question about Section A, is this limited to single family residential subdivision or would that also include multi-family?

Christiansen said let's go back up to where you're at, you went to A, what this is specifying is a relationship actually to the City's Master Plan, to the City's goals and objectives and its policies. What it's saying here is these regulations in the ordinance are based on a finding that the cohesiveness and character of the City's existing neighborhoods are significant and that's something in the long range plan that you are certainly mindful of it. And this ordinance provision basically reaffirms that. And contribute to the distinct character, various neighborhoods, retain property values, the purpose of these regulations are to ensure that housing units are harmonious. It talks about location of structures, etc, some consistency. It's really very broad based and it talks about here single family in the first sentence. So, housing developments in established neighborhoods including the Historic District. So, this is most specifically right here for

residential character in neighborhoods, single family. Again, very standard provision, there has not been any issue, you're very consistent with the current ordinance with the implementation of the Master Plan. I don't know if that answers your question.

Kmetzo replied not really and Christiansen said what is your question, this is the time to talk about it and Kmetzo said let's move on.

Christiansen stated again, the development standards here are with respect to single family, as it's written, and I would defer to Beth if she has any other comments, and it talks about construction of new residential drawings, subdivisions, this is really not aimed at multiple family, it's aimed at standards for single family and also that includes two-family dwellings as well, that's called attached single family as we refer to it. So that's what these are referring to. There are other portions in here that refer to multiple family and maybe that will help when we get to that. Again, these are just minimums, these are very general provisions, it refers to what floor areas and yard setbacks and garages and appearance, it just kind of affirms the fact that we have a focus on single family residential through our zoning ordinance which implements our Master Plan here in Farmington. It's a primary use type here in the City.

Commissioner Perrot asked about 35-23, Principal Building Uses and Structures, so it says no lot may contain more than one principal building, structure in use, excepting groups of multiple family dwellings or retail buildings or other groups of buildings contained within a single integrated complex, shared parking access signs, or similar features. This one made me think about the proposed development that came in front of us on Hawthorne Street on the east side, do you remember the gentleman came and it was kind of like a hodge podge property of buildings, they were all rentals, but they're not connected. So, does that conflict from the way this is written and Christiansen replied it deviates.

Christiansen went on to say if it's okay, Mr. Chair, I'm just going to respond as we go. As you might recall his application for three buildings which would have been three buildings with multiple units on a single family residential piece of property zoned R-1, was through a PUD process. So, he is looking for flexibility from this in part in order to realize what his proposal was which was for multiple family on a single family lot. So, there are sometimes, this ordinance covers so many things. There's flexibility that's allowed through the City's processing if certain findings are made and as we get to the PUD section, you're going to find that there are a significant number of tests if you will that have to then be made and things that have to be identified and a lot is permitted in the process. And the PUD process involves the various bodies and including in the end through development of a PUD Agreement through City Council, the legislative body. But, with that, if you look here what this says is no lot may contain more than one principal building structure or use, except again multifamily or retail. What that's really saying to

you is one single family home per lot, not more than one single family home per lot. Currently as this is written and in our definition section in the ordinance and you'll see the definition of family and all other sorts of elements related to this are within the definitions in the zoning ordinance, but that's what this is saying. I can tell you the things we're talking about, this is very interesting, that there is dialogue that has been had at the legislative level here in the state regarding looking at more variation on this. A lot of municipalities either to allow through a statutory process, through our own ordinance that follows the State statute, and/or if there is some legislative action that may even mandate it to allow for more than one single family home per lot in certain circumstances. Right now in single family subdivisions we allow for more than just single family residents, we allow for daycare of a certain size and there's a whole process there, we allow for rehab facilities, we allow for bed and breakfasts. We also don't restrict currently owner occupied versus for lease with single family homes. So, somebody buys a house where the owner that owns the home, they live in the house. Somebody buys a house; they own a home but they lease it out; that can happen because our ordinances don't restrict that right now and it's permissible. There's also an interest in use of single family homes in single family neighborhoods for air bnb and there's been dialogue about short term rentals which might be if somebody owns a single home and they want to go ahead and not just rent it to somebody for a long term, however that is, but they want to rent it for a shorter time period. It is different than a bed and breakfast. They might look to use it as a place and advertise so that somebody can come and rent their air bnb scenario, they would generate income and it would be able to be used for such. We don't provide for that currently in our ordinance but there's been interest in that, I will tell you that. There's also interest in short term rentals. Somebody who might own a home and might look to rent out individual rooms for very short periods of time, whether it's a day, a week or a month. All that is being discussed and it's being discussed at the state level, Senate level, too, and I can ask Beth about that because she's aware of it, too, right now. So, as we're talking about this, currently this is what our ordinance says. It may need to be revisited at some point in time depending upon what happens. So currently one single family home per lot, that even precludes you from turning around and building a small sub dwelling on it right now, I'll refer to it as a mother in law's quarters, that's an industry identification term. You can't even take your garage and convert it to a living space if it's a detached garage because you end up with two different living type facilities. If it's attached, it's different, because then it's part of the principal structure.

Crutcher stated accessory dwelling is used and Christiansen stated that is more the current term but that's what it used to be call for purposes of discussion, not disrespect. Anyways, so that's this, information. As we move on, we go past the Residential Development Regulations, we'll get to these next sections and again, some specificity here. Adult and child care facility, this is very broad based here and there's more detail in other portions of the ordinance but this follows State law with respect to how adult and child care facilities are cited. Permitted uses in districts, special land uses, the type, the

size, the capacity, licensure that's required, and we haven't been having any issues. We have them throughout the community, we have them in residential districts at a certain scale. A small day care, a small group day care, adult day care, foster care, etc., all following requirements. If there was any concern, we'd certainly make you aware of that and then you look at beyond a typical, acceptable and by Statute and in our ordinance, within residential districts, then they become commercial and they become commercial day care facilities.

Perrot asked how does the COP properties that are around Farmington, how are they classified and Christiansen replied they're the small groups, small individual single family if they happen to be there and somebody happens to be in the unit. If it's major, and again, it's a whole size breakdown; there's a 1-6, there's 7-12, there's 12-20 and beyond, it's all broken down and there's all sorts of requirements. So, again, we're not having any issues, anything that's been brought to our attention. Again, here, look at the adult foster care congregate facility more than twenty, well, that's a commercial use. If you look at the first column here, the first column is all the residential zoning districts, the single family, MP is not permitted because it's a commercial level use. But if you go to the other districts, Office and Commercial and Industrial, then it is permitted and/or a Special Land Use, and again, there's a whole variety here. But there hasn't been anything that's come up of any concern with any of this and there's some standards in here with respect to operations, everything from parking to how it operates and the number of hours per day, again, these regulations have been in this ordinance for quite a while and they have not been of issue that I'm aware of in any way, shape or form. I don't know if Beth is aware, there hasn't been anything here.

Attorney Saarela stated I think the last major amendment to the zoning was in 2006 and I think there may be some stuff pending right now, I'd have to look at it.

Christiansen replied and again, as Beth alluded to, she mentioned statute. Our ordinance has to be in step with State statutes, State requirements. When there are changes statutorily, we bring those forward as is necessary and there hasn't been a lot, but there's stuff pending, that's why I mentioned air bnb and short term, there's nothing here with respect to day care that I'm aware of. And again, these are the standards. Home occupation, again, I think most of us know what a home occupation is, somebody who is operating a business out of a house. They're not allowed to go ahead and put any advertising, you can't put a sign out front in your yard, you can't put a sign on your house, you can't manufacture anything. But you can do business type activities and have that home occupation, let's say you're giving piano lessons or you're doing something else, maybe babysit or whatever else it might be. Again, as long as it doesn't change the character of the home, and it doesn't change the character or negatively impact the neighborhood, and there's some more standards here for home occupation. And you can't have more than one employee, so there's limitations that keep things in scale. I will

tell you there's discussion regarding home occupation and expansion of how they function, particularly in light of people more now working out of their home. So there might be some in the future need for consideration about how people are working, they're not going to an office but they're working out of the house and they may need to have more than just themselves there and maybe they need to do some manufacturing. Anyways, that's what this is, there's nothing right now, but that's just for your information.

Crutcher asked you mentioned there was no manufacturing allowed and Christiansen replied you can't produce and Crutcher asked where it states that and commented that it doesn't state that, but that they can't make noise.

Christiansen replied there is limitations and there's case law, too, but what it says in "A", there shall be no sale of products or service on the premises where a home occupation is located except those that are produced, used, or incidental to the normal, so that's where that comes into play right there in that first section.

Majoros said a general comment, Mr. Christiansen, the types of things that you've noted, I had written down. Have the graphics changed, work patterns changed, air bnb, rentals, work from home, there's a lot of reality of how life will be different here. It seems as though the standards and things that we have read, regardless of what may happen at the State level and things like that, the Statutes and the things that we have, I don't want to say protect us, and not that protect means that they're bad per se, but there are safeguards or measures or things in place that preclude things like air bnb daily rental during Founder's Festival or working from your home where some manufacturing may take place, etc., the things that we've got written are at a position where those sorts of things would not be allowed; is that fair?

Christiansen replied that's absolutely correct. And again, these are just provisions following Statutory provisions and also case law, so they're in compliance but they really most importantly follow the City's plans, objectives, goals and objectives, policies. And you'll note that most of the Zoning Ordinance, and in this portion right now, if you look above right now, Temporary Building Structures and Uses, you see ordinance number and a reference to an ordinance in 2010. This Zoning Ordinance had an update in 2010, that you might have because the City's Master Plan was updated in '09 at the time and changes were brought into the fold and that's what they're doing now. But there's not a lot of change in these areas currently but there's some movement. So, yes, the Zoning Ordinance provisions implement the Master Plan but they also follow the City's goals, objectives, and policies and do serve to protect the interests of the community.

Christiansen said Temporary Buildings and Structures and Uses, this is really specific. You know, there's a lot of temporary activity interests and this kind of lays out the overview of temporary buildings, structures, uses and events and how that happens. So this is

more specific in zoning districts and throughout the Zoning Ordinance. We're not finding any need to change anything in here right now, nothing has really been brought that is of issue but you'll note it talks about buildings, it talks about structures, it talks about other elements in here. No temporary building or structure shall be used as a rental unit, so you can't turn around and park a trailer in the driveway and live in it, so these kinds of things. And then it talks about trailers, too, ironically, and how that all comes about. The uses and activities and special events and we have a lot of specificity as to how that happens and how that's approved. So there hasn't been any issue, I don't know if any of the Commissioners have any questions or issues about that. As we go on, nonresidential, residential uses and again, in Farmington, we, as a community, have a focus on our single family residential development and our neighborhoods and that's our primary use type. Of course we're very diverse because we have nonresidential uses throughout the community but single family has really been a focus in our plans and in our development pattern and in our implementation tool. But again, very diverse, we have all the other uses as well that we're talking about. so this is just a combination of what's on or not allowed to be on. Determination of Similar Uses, again, that's just some specificity in terms of how the uses must comply with standards. Essential Public Services, of course, the City's operations, primary elements thereof, Public Safety, Police and Fire and of course essential public services, water, sewer, roads and the like. And that just talks about this here and about how that comes about and there's a lot of focus on how these kind of services are provided and how they come about. but this is our provision paragraph that talks about compliance. Electrical Distribution and the Service Lines, there's a lot of talk about that right now, this is just one paragraph that says we follow the State guidelines and the State codes and know that the service providers are under the Public Service Commission and they operate through the State but there's a lot of discussion right now, particularly regarding electrical and utility services and this kind of indicates here that currently the electrical distribution system for new residential developments shall be placed underground, it's in our Zoning Ordinance. Now, can we go back and retro thirty or forty or fifty and sixty years ago, that's a challenge to itself but I just wanted to mention that. Voting Place, River Valley Overlay District, interesting there's an overlay district that's in the Zoning Ordinance that talks about the River Valley, it's designated, it's on our Zoning Map, it refers back to flood insurance rate map, from that study back in the '80s and it just talks about the ability of to build or not to build in flood zones and for the most part you can't, storm water management, and then that has some specificity here. Illegal Dwellings, there's no issue there that we're having right now. Commercial Vehicle Parking and Storage, this is specific to parking in neighborhoods. We have very detailed provisions here about not allowing commercial vehicles to be parked in our neighborhoods and that's a character issue and it's also an operation and function issue. So we have a very active enforcement on that and do that as we're made aware as a community through our Code Enforcement, and again, these are the rules, there's a specificity here. We haven't had any call for anything in addition to this, but this is where the ordinance provisions are in the Zoning Ordinance in this

General Provisions section. Well, you can't become an auto repair shop in your driveway and so this is specific to that, no issues there, you can certainly do some work but it's for a limited duration. Recreational Vehicles and Equipment, Parking and Storage, this is commercial, it's specific to recreational vehicles. You know that if you're going to have a recreational vehicle, a motor home or a trailer or a boat or the like, they can be at residential properties but they have to be in the rear yard and behind the house and then these are other requirements here and how they're parked, etc., so that's specific to residential zoning districts.

Majoros stated if we're done with that section, I'd like to just bring up rear yard storage. It's something you don't see a lot of, but it was on my list of things that as you read a lot about people fundamentally changing their vacation habits or recreation habits, etc., I'm not sure if you asked all 10,000 residents of Farmington that they would know at any moment someone could put a 32-foot trailer in their backyard right next to their house in the backyard.

Crutcher said I have one and Majoros replied you may have considered that but your neighbor might not have considered the fact that that would be his backyard view. Crutcher continued specifically pertaining to that because of the requirement it has to be in the rear yard, in my particular house, my driveway and the door to the garage are in my front yard, and the only way to put my motor home in the backyard is to drive on my grass or my neighbor's grass. I actually considered using my neighbor's driveway to get into my backyard. One thing that isn't clear on this part, if you do pull it into the backyard, it doesn't mention how it should be parked. So, per the ordinance, I could pull my motor home through my neighbor's backyard through his driveway into my backyard and park it on the grass, which I think is something we probably should address.

Chairperson Majoros said I think everybody probably has their own opinion, but my personal opinion that as you spend more and more time outside, more and more it's the way things are going to happen that if and I'm not casting an opinion on people's recreation habits, I'm not sure that this is a code or something that takes place in other cities, I don't know if it's approved, not approved, if we're similar to everybody else, I just think it's something that we bring up as more and more people are more and more investing in their homes and outdoor spaces, so that's just my personal.

Christiansen responded and we'll make note of that, if I'm understanding correctly, there's some concern about the allowance in general at all. Majoros replied I think it's a bigger picture question about do we feel that having something up to 32-feet that could sit there for years in the backyard, and you could be sitting in your backyard constantly looking at a motor home or a large bike or whatever. Christiansen said I can tell you we have those circumstances and Majoros replied I know we do, and if something like this would come to fruition obviously, we'd try to grandfather people in or whatever, but it's just something

that as we think about the character of the neighborhood and the use of what we're doing, it sounds like you have one and I didn't know that, but you're probably storing yours somewhere offsite. Now, with the unique layout of your residence, I think it's a logical question and if I'm the only one then I'll shut up.

Director Christiansen stated what Mr. Crutcher is referring to is accessibility and you know this section here is specific to an individual property owner and their individual activity here as it relates to recreational vehicle storage. Now, if you need to have some assistance with how you access that, that would be something that the homeowner would have to coordinate with his neighbor. There are some that don't have that and they can't do it because they don't have the ability to access their rear yard. We'll make note of this, certainly there is more and more use of these kind of things, too, so good points, we'll make note of it, but these are the provisions currently, again, we're not having a lot of issue. Again, it's a routine item, we know we get these every season, you know, you get an upswell when people are ready to bring their equipment to their property and get ready to use it for the season. And then the season happens and then when they are ready to clean it up and put it away, some of this has to be addressed again, we get circumstances from a Code perspective and that's pretty much annually. The next section, Projections into Yards, this just talks about architectural features, architectural elements of structures and their projections into yards. So, for example, things like bay windows and chimneys and other elements, those architectural elements, gutters and anything else that would be considered as such can project into yards so there's a certain dimension that can happen. Then it talks about unenclosed stairs and their projections. For example, front porch steps, stoops, things like that, not covered porches, but those kind of elements. And that's just then an ordinance requirement that provides for that. Awnings and Canopies, we've been through this before as recently as commercial awnings, there's a section here, there's another reference in the Commercial District, as to awnings and canopies and how they are permitted and what they're allowed to do in terms of their area of where they can be located and how they can project and what they can have on them, signage and lighting, so that's this section of the ordinance. Decks and Patios talks about uncovered, enclosed deck patios, terraces, that are limited in elevation and their setbacks, anything that's above a certain height from grade, so more than flat work or more than grade level does require adherence to setback and that requires building permits, etc., and that's specified here. Exceptions to Height Limitation, again, there's compliances required, there is some deviation for certain types of structures and facilities, but those structures and facilities, particularly rooftop equipment, etc., there's requirements for screening from residential areas.

Commissioner Waun asked if they could go back to 35-41, Item No. 3, any thought on adjusting this? I see a number of backyards where they might have a 10 by 10 patio and they have gone to Costco and got one of those tents, they look very nice, it's a structure with a metal roof but it exceeds what we're saying here.

Christiansen replied we haven't had any issue really with anybody taking exception to it, I certainly would make you aware of it but you're allowed to have covered canopies, screens, within a certain percentage. So, it can't be a deck out there and you have 100% coverage and then it becomes permanent because now you're beyond what this provision allows you to do. So, within this limitation you're okay, if it's more than that then we have a Code issue but we haven't had many issues to date. Again, we were talking about the height limit, there's just a little bit of deviation with certain elements, we haven't had any issue. Accessory Buildings and Structures, you know that accessory buildings and structures, particularly for residential, are permitted in rear yards. You might have garages, detached garages, you might have sheds, you might have other structures, those that are shed or garages have Code requirements. They have footings, foundations, rat walls, other elements to be Code compliant with construction, there's setback requirements, there's also percentage of lot coverage, there's number of accessory buildings and that all follows our Construction Code as well. Moving on, we have residential districts what I just talked about, we've got specific requirements. Pedestrian Walkways, this just identifies walkways, sidewalks to buildings that they're required for entrances, they shall be a certain size, they shall be lighted, distinguished from parking areas. Again, residential is one thing and that's through the residential building permit for all that flat work. When it comes to commercial, you're looking at that as a Commission on site plan. The section Reception Antenna Facilities, you know there was a time when we had the big antennas and we had a big old satellite dish. Technology has changed a lot but that's what these provisions are and again, there's specificity in terms of types and location and mounting, ground, roof, and how all that happens and we follow our Building Code application. Roof Mounted Cellular Towers and Antennas, when it comes to commercial districts, there's very specific requirements. When it comes to things like cell towers, there's all sorts of regulations that are required to be followed and they are. I will tell you that the industry is changing, though, because you used to see co-location on tower structures. Now we're starting to see a single antenna location because the technology has changed, on telephone poles in downtown. So, we're seeing some of that here but that all requires coordination with the community because most of the time that's in public rights-of-way and that's going on right now. Exterior Lighting, has to be shielded down, the intent of these, these are all very specific, and you know that we look at this when it comes to commercial, all the nonresidential site plans and the requirements for lighting, a lot of times you'll look at doing a photometric study to understand and keep lighting shielded so it doesn't spill over and result in a negative impact on adjacent properties. So, that's all here. How about neon tubing, you're not allowed to use that type of tubing. The only way is with application and consideration and approval by the Planning Commission and that's in accordance with this requirement here. Fences, interesting. I say that because in the last year and a half with the impact of the Covid pandemic, people at home more, people working from home, spending more time at home, there's been quite an increase in fence permits requested in the City of

Farmington and that we have issued. These are the fence requirements, it talks about size, location, type. We don't have any issue with this but I'm just mentioning that to you because it's interesting and the dynamic of what's been taking place with this particular element.

Waun stated this seems very restrictive to me under H1 and the corner lot and Christiansen replied corner lots are unique because corner lots are usually considered lots that have two front yards. So, if you have a front yard, and fences aren't allowed in the front yard, wherever the address is, the address street, that's going to be identified as the front yard. Whatever is the side yard, the side street yard on a corner lot, that's also for the purposes of fencing, considered a front yard if there are homes up and down the block that it is their front yard. So, for example, if you have a corner lot that faces to the interior to a street and then that street continues and everybody faces that way, including the corner lot, and then on the side street, the corner, that corner lot has its side yard there but all the other lots down the block have that as their front yard, that's what this provision is referring to, to achieve some consistency and so you don't have fencing out front of all the other homes that are adjacent to it. So, case by case basis, that's not an uncommon situation where you have neighborhoods and corner lots and you have streets with the configuration of 90 degrees in angle, so that's what that provision is referring to. And you see it steps down, too, there's some allowance for it but you have to bring it down, there's a 4-foot height limitation for those corners on that side. Private Roads, it just talks about private roads. Most of our roads in the City are public roads so that they're able to be maintained by the City as public roads and get the level of maintenance necessary. Private roads typically will have then the responsibility of the private road owner and/or owners and usually there is some level of agreement, a use agreement and a maintenance agreement, but we don't have a lot of them, we do have some. Waste Receptacles and Enclosures, this is going to refer to dumpsters, compactors, and you know through your site plan efforts and everything we try to do here, to keep your dumpster in your enclosure. We do have a lot of locations over time, over development, where we don't have enclosures, that's a challenge for us so we have to stay on that as best as possible. But all that's grandfathered; anything new now follows our current requirements. Mechanical Equipment, we talked about that, roof mounted screening. There's a lot of nonconformity that is grandfathered with older, but anything new needs to be screened. The Nonresidential Design Requirements, again, this is all part of site plan, you get all of this, this is nothing that we're looking at needing to change. Preservation of Historical Structures within Nonresidential Districts, this refers to those historical structures that are identified as such that are in nonresidential districts. Our Historic District in Farmington created in the mid '70s and then Historical Commission at that same time looked at the Historic District and our Historic District is residential; however we do have historic building structures on the outside. So, we do look at those uniquely on a case by case basis with anything that needs to be looked at and that's this provision here.

Perrot asked if The Winery would fall into that category and Christiansen replied again, there's different levels of what's considered historic; whether it has a National Register identification or it has a State designation or it might be a historic structure that has some value to the community. And in our planning, our Master Plan, we identified that we want to make sure that the character of those structures and facilities are identified and looked at. So, all of those kind of things that yes, as you were just mentioning. Let's just look at the downtown right now. The Farmington States Savings Bank and all the work there and you looked at site plans and you were being very mindful in looking at 100 year old bank building's repurpose and how to achieve that but bringing into it contemporary current materials and how does that all blend together. How about the Civic Theater, how about the Masonic Lodge and there's been a lot of discussion about The Winery, those are examples. And as we continue to move along, Fees in Escrow for Professional Services, well, you know what, there's a lot of service that we provide and it requires a lot of time and sometimes it requires you to use outside services, contracted services, there has to be provision for that and that's what this does here so we're very focused on that. Intersection Visibility, this is very standard. You can't have fences, walls, that obscure vision, that's why there's limitations on location, on heights, size. This example here, the Intersection Visibility, it's called the corner clearance requirement. So, that's what this is about, pretty standard, Street Access and Frontage. Now we're talking about in 35-58 Domesticated Animals. This is something that was talked about a while ago. You may recall, oh, gosh, it must be probably in the neighborhood of 10 plus years ago now, there was discussion about non domesticated animals, exotic, unique animals. There was discussion about Keeping of Horses, there was discussion of keeping of chickens and Council at the time withdrew all of that and kept these regulations in place. And so that was from about that time and you see the 2012, so that was ten years ago almost. So, there were some changes at that time. I think the Keeping of Horses was also either modified and/or affirmed at the same time, 2012. So, there hasn't been anything else that's really been brought forth regarding animals, keeping of animals, since that time but that's what that provision is.

So, those are the General Provisions in the ordinance, pretty significant because there's a lot of different areas of focus, a lot of different elements that are part of that. But again, these have been in place for quite a long time, if there is any concern and as we continue to go on, we can always revisit or certainly share that and put the comments made in the minutes from this meeting.

Moving on, the final article today that we wanted to look at was the Zoning Districts in General, and before we get into specific zoning districts which we'll look to do at the next meeting, and we'll take a look at that before we're done here today. The Zoning Districts in General, this is the list of established zoning districts in the City of Farmington. There are ten residential districts, different types. And they're based upon the type of

development within those districts, whether it's detached single family and you'll see in the single family districts you have an R-1, 1-A, B, C or D, that all refers to scale, size of the lot, width of lot and usually the permitted buildable area, setbacks, the lot coverage, and that determines density. And so you'll see, if you look at the regulations within each one of those districts, 1A, 1B, 1C, 1D, that it's a sliding scale. 1A is the smallest district, 70-foot minimum lot width and 8,500 square feet minimum lot area, those are our smallest residential lots. By the time we get up to R-1D, those are more spacious lots, they have bigger lot sizes, they're wider lots and you see those in places like Chatham Hills, R-1D. And you see the smaller lots more concentrated around the City Center, pretty typical. Then we go on, multiple family, two, multiple townhouse, single family cluster and so those are the ten. Office, Office Service, different types of office, CBD, Central Business District, Commercial District, C-2, Community, our General C-3, and then Industrial. So, we're going to look at each one of these districts as we go forward, this is the list of them here, the Zoning Map which is available online. We have copies of the Zoning Map that identifies the district locations throughout the community. Interpretation of Zoning District Boundaries, that rests by statute and in accordance with our City Zoning Ordinance, Article 18, the Zoning Board of Appeals. So, if anybody has a question, I don't agree, how did that get zoned, they can go ahead and approach the Zoning Board of Appeals and/or with interpretation of the boundaries. Zoning of Vacated Public Rights of Way, are public for the most part and they are not zoned. But what it is saying here is the use of them being consistent with the adjacent property and how it is zoned. So, you know, public streets providing access to neighborhoods through subdivisions and residential areas. So, that's what we wanted to do tonight, Mr. Chair, if there's any other questions on these three articles, I'll be happy to answer them. I think as City Attorney Saarela and I have discussed, we will look at in our next meeting in November to move forward with having a detailed look at Article 4, our single family residential provisions, as they relate to the implementation of our current Master Plan.

Chairperson Majoros thanked Christiansen and stated that's a lot of good knowledge there and we were able to bring some questions up for clarity. I'll just open the floor for Commissioners for other comments or questions or clarifications. Hearing none, Majoros said one more thing I was thinking about as times change, these whole home generators, you know, a permanent like an air conditioner, how are we on placement of those? I was just thinking about one, is that side yard, does it have to be a backyard, does it have to be placed in the way back, are there provisions --- I'm assuming just like more fences, there's probably more of those things being considered and I think we're protected there as well.

Christiansen replied that's a great question and yes, they are protected or there are specific requirements for location, there are Code requirements for permitting and for operation, they're treated like exterior appliances. They're treated like air conditioning

units on the exterior of single family homes. There's a requirement for how they're placed, where they're placed, what they're placed on and how they operate.

Crutcher asked if solar panels were addressed in the ordinance and Christiansen replied there's a change in the interest and the use of energy facilities, appliances and equipment. So, solar panels, and we're starting to get into this because people are starting to come forward with applications to place solar panels in yards and on structures. And so we need to make note of this, it's a great point that you're making, Commissioner Crutcher, because we're starting to get interest. And there's currently Code requirements for it and we're following those and there isn't any specificity in terms of prohibition of anything specific at this point because it hasn't come to life. We haven't had an interest or any sort of application to move forward, building permit, to put any of that kind of equipment in an area that would deviate from everything else that we currently have but it's possible.

Majoros asked if that was something we missed in the articles and Christiansen replied I think we have it as a note when we talk about the single family residential requirements in general, let's be mindful of it. Christiansen said there's some interest because people are looking to optimize locations to generate the best function, right, so putting it in your front yard out in front. Majoros said it's like one person may be all for it and another person says I just built an outdoor patio and I don't want to look at an array of solar panels next door, that's not what I'm interested in.

Majoros thanked Christiansen again and stated I think we'll follow this protocol at the next meeting as we go through.

UPDATE – CURRENT DEVELOPMENT PROJECTS

Chairperson Majoros introduced this item and turned it over to Director Christiansen.

Christiansen stated there's activity north, south, east, west, all through in and out and about the town. So, developments you've had a hand in reviewing and acting on and approving have continued to move forward. I can tell you that basements are poured on three new homes and we're getting ready for the decking to start and the construction to start taking place at Liberty Hills and that's really great. You might note up at Liberty Hill, too, that the sidewalk along Ten Mile was put in and landscaping, site landscaping was just put in, so that's really great for that and the fourteen new homes there. And we mentioned the State Savings Bank, that's coming along trying to continue to make progress. We're in early, mid-October now and everything that they are engaged with in doing and going on. The gas station at Nine Mile is really moving along pretty good, they have their landscaping in, the signage and everything else up, so they're moving forward as quick as they can. I mentioned a couple other businesses today. We talked earlier about World Wide but we talked about Panera, there's plans being submitted for

repurpose there, for commercial use, for restaurant use. It hasn't moved any further farther other than the initial engagement right now, I'm not sure if there's going to be any engagement with the Planning Commission. We have the same thing at the Nine Mile and Farmington TCF Bank location which is vacant. We have a commercial use interested there right now; it's a restaurant use which potentially will have to come before you if their interest plays out which might include a drive-thru facility. So, be mindful of that moving forward. You can see through the green screening and fencing that Krazy Crab, the addition that you approved, the footings, foundation is in, and we were waiting for materials to be delivered and they got delivered today, the storm water materials that are placed in the back right now, that was today I actually saw the delivery semi and flatbed pulling away after that was done today. So, that addition is moving forward. A number of other things going on, you might see some re-occupancy, re-tenanting of some vacant space with new uses and that's been going on throughout the community. You might note down at where Hills Tae Kwon Doe was at next to Echo Cleaners, there's a new business in there now, that was a change of occupancy business. Hills didn't leave, they moved down to Drakeshire Plaza and went into where one time Fresh Approach was there and then Orangeleaf was there and now it's Hills Tae Kwon Doe, so we're seeing a lot of that, too, so some re-tenanting of space which is very positive. And of course, Dearborn Music, and what's going on downtown and absolutely the continuing movement forward with working with the developer that was selected by City Council for the Maxfield Training Center, Robertson Brothers Homes, and all of their due diligence in preparation for moving forward with the development and the PUD process which will certainly come to you. So, that's kind of what's going on.

Chairperson Majoros thanked Christiansen for the update.

PUBLIC COMMENT

Kat Rice, 31972 Lamar Drive, came to the podium and introduced herself and talked about her son Brian and his achievements in snowboarding.

Brian Ellis, 38859 Holingbrook, commented on breeds of dogs allowed in the City.

PLANNING COMMISSION COMMENT

None heard.

ADJOURNMENT

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

The meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Secretary

**Farmington Planning Commission
Staff Report**

**Planning Commission
Date:** November 8, 2021

**Reference
Number
4**

Submitted by: Kevin Christiansen, Economic and Community Development Director

Description Review and Discussion - Zoning Ordinance Audit

Background

This item is a review and discussion of the audit of the City of Farmington Zoning Ordinance. Attached is a link to Chapter 35, Zoning, of the City of Farmington Code of Ordinances.

https://library.municode.com/mi/farmington/codes/code_of_ordinances?nodeId=PTIICOOR_CH35ZO

Attachment



MEMORANDUM

TO: Farmington Planning Commission

FROM: Beth Saarela, Assistant City Attorney

DATE: October 28, 2021

RE: **Zoning Ordinance Audit
Articles 4 and 5**

We will be reviewing Articles 4 and 5 of Chapter 35, City of Farmington Zoning Ordinance at the November 8th meeting, which address single family uses:

ARTICLE 4. - R1, R1A, R1B SINGLE-FAMILY RESIDENTIAL, R1C SINGLE-FAMILY RESIDENTIAL (COUNTRY ESTATES), AND R1D SINGLE-FAMILY RESIDENTIAL (PLANNED UNIT DEVELOPMENT) DISTRICTS

ARTICLE 5. - R2 TWO-FAMILY RESIDENTIAL, R3 MULTIPLE-FAMILY RESIDENTIAL, R5 TOWNHOUSE RESIDENTIAL AND R6 SINGLE-FAMILY CLUSTER RESIDENTIAL DISTRICTS

The Master Plan discusses the following goals with respect to the City's residential districts. I have copied and highlighted some of the primary goals of the master plan with respect to the residential districts as set forth below. We are also attaching the **Goal 1 Chart from the end of the Master Plan** document specifically regarding "Housing Options." Your review of Articles 4 and 5 should focus on any Zoning Ordinance regulations that require updating to meet these goals.

Housing Goals

Housing Preference

The population groups projected to grow - millennials, baby boomers, and households without children - show a preference for attached housing and smaller lot sizes which provide less maintenance and more walkability than traditional single-family housing (Figure 1). As a landlocked community with limited space for new residential construction, **it is imperative that Farmington considers these changes in housing preference when reviewing future residential development. Currently, Farmington has slightly more**

diversity in its housing stock than other area communities, which presents an opportunity to meet the needs of these growing demographic groups.

To better accommodate millennials, baby boomers, and households without children, some cities

are focusing on construction of missing middle housing such as townhomes, duplexes, and condos. Development of the “missing middle” housing aims to address changing household structures and shifting housing preferences by providing medium to high density options which strike a balance between detached single-family homes and highrise buildings. The “missing middle” can help create walkable neighborhoods and serve as an entry-point for new residents to move into communities. These residents may eventually invest in the purchase of a Farmington home.

Walkability

Many of the housing trends identified in this section are closely associated with a desire for walkability. The majority of Americans would prefer to live in communities with small yards in

which they can walk to amenities, as opposed to living in auto-oriented communities, with large

yards (National Association of Realtors, 2015). Walkability encompasses a safe environment to walk in, as well as providing amenities to walk to such as parks, restaurants, employment, or entertainment. Therefore, walkability as a trend has implications on both infrastructure and land use

Housing Value

Likely in part due to its age, the median home value in Farmington is lower than that of Oakland County and nearby comparable communities. More than half of the City’s owner-occupied housing is valued between \$150,000 and \$299,999. **New residential development should aim to accommodate a range a price points in addition to a variety of types and styles.**

Market Implications

The existing condition of housing in Farmington and the projected demographic and population changes for the region have important implications for the future of housing in the City. Median rents in Farmington are presently on par with similar communities in the area. However, data from the U.S. Department of Housing and Urban Development suggests that current median rents in Farmington are below forecasted rents for new construction within the County. (See Table 3).

Residential

Figure 14 provides the breakdown of residential land use in Farmington. Approximately 67% of the City’s land area is in residential use, primarily single-family homes. Multi-family housing accounts for roughly 11% of residential land use and is predominantly situated along major corridors. **With relatively uniform housing development throughout the City, existing and future residents may not have the type of housing available to meet their needs as their lifestyle changes. As discussed in the People**

section, in the future, Farmington is expected to have an increasing population of households without children. With this change in demographics, housing needs and preferences will also change, creating a need for smaller homes and lot sizes and a greater range of housing types available including multi-family and retirement communities. While much of the existing residential uses are unlikely to change, there may be opportunities for strategic redevelopment in some areas that could incorporate a different type of housing.

According to survey responses, future residential growth and development in Farmington should be high-quality and diverse. **When asked to identify the importance of seven housing characteristics, high quality materials was the most important. Affordability and proximity to amenities including parks, commercial uses, and schools all rated fairly similarly (average ratings ranged from 3.5 to 3.8). The least important housing characteristic for survey participants was large lot size, which supports national trends that millennials and baby boomers are seeking smaller lots closer to amenities.** Supporting a variety of housing types, including those catering to both households with and without children, can help Farmington serve a range of resident needs and preferences.

Goals

Broad support for medium-intensity growth, infill development, and redevelopment of key areas throughout the City. Additional residential development should be high-quality and cater to a diverse range of household types. Long-term mobility and land use strategies should leverage existing development.

Residential Zoning Districts

Low Density Residential – Goals

The Low Density Residential development type is characterized by a variety of single family homes of various house and lot sizes. A range of architectural styles should be promoted, featuring rear or side facing garages and alleys, if possible. The development should be laid out to preserve and leverage environmentally sensitive areas. Cul-desacs should be avoided due to their limitations to neighborhood connectivity. Areas planned for new development should feature green spaces within or adjacent to the development. Streets should include sidewalks and street trees and be designed to promote a walkable environment with short blocks. Streets and paths should connect to adjacent developments. Every home should be within a half-mile walk of a park or public space, and can feature amenities such as playgrounds, dog parks, and community gardens.

Medium Density Residential - Goals

These areas are intended for well-planned medium density residential uses that can include a range of housing options at a range of price points including small-lot single family homes, duplexes, and townhomes. Developments should incorporate open space and/or public spaces and integrated common areas. Various amenities should be available to residents and could include a community center, recreational paths, and natural areas. Primary structures and entryways should face the street and be well landscaped. Streets

October 29, 2021

should include sidewalks and street trees, and be designed to promote a walkable environment with short blocks. Parking should include both public on-street parking and private parking in surface lots or garages accessed from a service road behind the structure.

Mixed-Use Development - Goals

Mixed use development blends complementary uses including retail, office, and residential in urban or semi-urban development styles. These uses can be integrated vertically, in the same building, or horizontally in the same development, and create a live-work-play environment. Public amenities such as outdoor cafes, plazas, and green space provide both residents and visitors areas to relax and socialize. Buildings should be oriented towards the street with parking to the side/rear of the building and screened from view. All buildings, parking, and communal greenspace should be well landscaped and communal areas may be programmed with public events. Shared parking agreements may be appropriate for compatible uses such as office and restaurants. Wayfinding signage may be necessary on larger sites.

Focus Areas that Include Residential Zoning

Focus Area #3 (the only Focus Area that includes residential zoning)

Orchard Lake Road & Grand River Avenue. Includes Multiple-Family Residential Uses.

The illustrative plan on the following page more clearly illustrates a vision and conceptual development theme for the area. This plan is an update to the recommendations from the Grand

River Corridor Plan. The purpose and intent of the illustration is to demonstrate how the area could grow, with a focus on form and character. It is understood the a future/final development scheme may not reflect what is proposed in the illustrative plan.

PROPOSED CHARACTER

The proposed character includes commercial buildings that should be pedestrian oriented, with parking located to the rear or side. **Residential development includes townhomes, quadplexes, and apartments or condo buildings of ranging from 2-4 stories. Future development should incorporate public spaces such as plazas or green space. Integrate public spaces throughout the focus area.**

Continue to utilize the Grand River Corridor Improvement Authority as an asset to engage developers and execute the Grand River Vision Plan. Look for opportunities to create public spaces and amenities that enhance the pedestrian experience for both residents as well as employees at Orchard Trail Medical Campus. **Review and amend existing zoning regulations, specifically setback requirements, density allowance, sidewalk requirements to encourage neighborhood-scaled development. Develop marketing and communication tools to promote redevelopment of the site.**

October 29, 2021

Similar to Drakeshire Plaza, the retail center located at Grand River and Mooney is aging and has a number of vacant spaces. This site should be considered the priority for immediate redevelopment efforts as it is the primary focal point of the focus area from Grand River Avenue. Attention should be paid to both the building materials and the layout. Currently, the building is situated North to South with a large suburban parking lot fronting Mooney. If the site is redeveloped, the building or future buildings should front Grand River and Mooney. Further, this is a prime area to increase residential densities, so a mixed-use retail/residential building would be ideal. This is close enough to downtown where incentives such as the Michigan Community Revitalization Program (MCRP), an incentive program administered by the Michigan Economic Development Corporation and designed to promote revitalization projects in areas of historical disinvestment, may be available to provide loan or grant support to the correct project

cc: Kevin Christiansen, Economic and Community Development Director
Mary Mullison, City Clerk

GOAL 1 PROMOTE A DIVERSE MIX OF HOUSING OPTIONS.

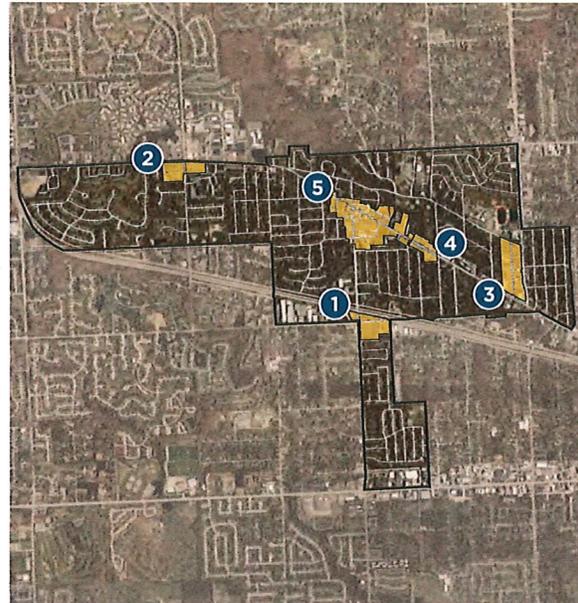
	TIMEFRAME	RESPONSIBLE PARTIES
STRATEGY 1.1: Encourage a diversity of housing types to holistically serve the Farmington Community		
<i>Action 1.1.1: Encourage a range of housing options that supports Farmington's aging population.</i>	O	C PC DDA CIA U
<i>Action 1.1.2: Promote the creation of high quality multi-family housing options in key areas that are well connected to nearby amenities to attract a younger generation of residents.</i>	O	C PC DDA CIA U
<i>Action 1.1.3: Encourage a variety of household types and structures to accommodate for the decreasing household and family size.</i>	O	C PC
<i>Action 1.1.4: Identify and plan for Capital Improvements that advance ongoing neighborhood revitalization efforts.</i>	S	C PC
STRATEGY 1.2: Consider medium density residential development as a strategy to revitalize key focus areas.		
<i>Action 1.2.1: Promote residential infill and redevelopment in key focus areas (*see land use goals for more information).</i>	S	C PC
<i>Action 1.2.2: Create and implement quality architectural standards that are timeless and contextual.</i>	S	C PC
<i>Action 1.2.3: Promote the creation and expansion of missing-middle housing.</i>	S	C PC
STRATEGY 1.3: Strengthen existing single-family neighborhoods.		
<i>Action 1.3.1: Allow for flexibility in improvements and additions to existing homes.</i>	S	C PC
<i>Action 1.3.2: Maintain and enhance single-family expansion techniques through zoning regulations.</i>	S	C PC

IMPLEMENTATION

Land Use

OVERVIEW

A variety of economic and demographic shifts are driving changes in how Farmington should think about land use. Single-use, auto-oriented retail is becoming a less desirable development pattern in comparison to more walkable environments such as Downtown Farmington. At the same time, smaller household sizes and changing preferences give Farmington an opportunity to reimagine some key older commercial areas throughout the City.



KEY FINDINGS



Existing Conditions and Trends

- » Nationally, anticipated growth in retail is coming from traveling, eating out, and “experiences.” (*Harvard Business Review, 2016*)
- » Online shopping may make up to 50% of non “bar and restaurant” related purchases by 2030. (*Jan Rogers Kniffen, Independent Analyst*)
- » Farmington has approximately 30 s.f. of retail space per person. This is slightly higher than the national average. (*Urban Footprint Estimates, 2018*)
- » Approximately 70-80% of existing retail in Farmington is in aging, strip-center format. (*Urban Footprint Estimates, 2018*) These are typically not tied to “an overall authentic shopping experience” and do not help position Farmington to accommodate anticipated shifts in the retail marketplace.



Public Engagement

- » Residents think that the City should prioritize infill and redevelopment of existing properties, rather than growth from new development. (*Community Survey, Open House*)
- » The Downtown is closely associated with the identity of Farmington and residents prefer revitalization and investment in the Downtown over other focus areas. (*Community Survey, Open House*)