



**Regular Planning Commission Meeting
7:00 PM, MONDAY, NOVEMBER 14, 2016
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. September 12, 2016 Minutes

1. September 12, 2016 Minutes

IV. SITE PLAN REVIEW - CONSIDERATION TO APPROVE HOME ADDITION, 33614 ADAMS STREET

1. Site Plan Review - Consideration to Approve Home Addition, 33614 Adams Street

V. PUBLIC COMMENT

VI. PLANNING COMMISSION COMMENT

VII. ADJOURNMENT

**Farmington City Council
Staff Report**

Council Meeting Date:
November 14, 2016

**Reference
Number
(ID # 2263)**

Submitted by: Kevin Christiansen, Economic Community Development Director

Description: September 12, 2016 Minutes

Requested Action:

Approve

Background:

Agenda Review

Review:

Kevin Christiansen Pending

City Manager Pending

Planning Commission Pending 11/14/2016 7:00 PM

FARMINGTON PLANNING COMMISSION PROCEEDINGS
 City Council Chambers, 23600 Liberty Street
 Farmington, Michigan
 September 12, 2016

Chairperson Crutcher called the Meeting to order at 7:00 p.m. at City Council Chambers, 23600 Liberty Street, Farmington, Michigan, on Monday, September 12, 2016.

ROLL CALL

Present: Buyers, Chiara, Crutcher, Gronbach, Kmetzo, Majoros, Waun

Absent: None

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Director Christiansen

APPROVAL OF AGENDA

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

Motion carried, all ayes.

APPROVAL OF ITEMS ON CONSENT AGENDA

a. Minutes of Regular Meeting – August 8, 2016

Motion by Buyers, seconded by Gronbach, to approve the items on the Consent Agenda.
 Motion carried, all ayes.

SITE PLAN REVIEW, CONSIDERATION TO APPROVE EXISTING BUILDING FAÇADE AND SITE IMPROVEMENTS IN CENTRAL BUSINESS DISTRICT – THE GROVES RETAIL CENTER, 33019-33021 GRAND RIVER AVENUE

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

Christiansen stated this item is a site plan review, consideration to approve existing building façade and site improvements in the Central Business District for the Groves Retail Center, located at 33019-33021 Grand River Avenue. There is detailed background that has been provided in your staff packets, and a detailed staff report. He displayed an aerial photograph of the site which shows the existing building and reminded the Commissioners that the west side of the Groves Retail Center and improvements to the existing building and site improvements was before them a couple years before, being presented at the same time that the Groves Street Project Phase I and the Warner Street Project Phase II came online. He detailed the history of the west side improvements and indicated at the time they were approved, they would come back before the Planning Commission for façade and site plan approvals as well for the east side.

City of Farmington Planning Commission
Minutes of September 12, 2016
Page 2

He introduced Charlie Kuhn, the President of Groves Center, LLC, who is present at the meeting to present his site plan for the east side.

Christiansen stated that the east side is being repurposed with two new tenants, one being Cross Fit and also Great Lakes Ace Hardware.

He went over the site plan improvements, including the building entrance, the modification of the parking lot to accommodate truck traffic, the façade improvements by repurposing it with new exterior finish materials and breaking up the mass and flat roof line similar to what was done on the west side as well as the canopy itself being modified, and repurposed entryways for both tenants. He indicated the windows remain the same, citing the differences being on the north end that there's an extension of roof line with a series of spandrel glass with the appearance of roof line and parapet extension which is intended to break up the mass of the building.

He demonstrated the improvements on the renderings displayed.

He told the Commissioners that the façade improvements were presented to the DDA Design Committee who reviewed them and gave feedback as to changes they would like to see including black out windows or suggested them to come up with a unique and creative way to utilize the windows. He also discussed the sign rendering, which is a smaller version of the one on the west side.

He stated the staff report talked about the exterior finish materials and stated everything proposed in terms of doors and windows and finish materials are very similar to what was approved on the west side and meets ordinance requirements. He indicated the DDA Design Committee at their September 8th meeting recommended approval of the façade improvements subject to a few minor modifications to the canopy and window treatments.

He then went into the site improvements which included upgrades and enhancement to the landscape beds, revised parking lot layout, new dumpster enclosure, new grease traps, revised and updated landscaping, and noted an outdoor storage area that is being proposed for the hardware store at the southwest corner of the parking lot south of the dumpsters which requires a separate approval of the Planning Commission but is part of the exterior site plan. He summarized that what is being proposed here is taking an older site that has existed for quite a period of time and repurposing it similar to the west side.

Chairperson Crutcher invited the Petitioner, Charlie Kuhn, to the podium.

City of Farmington Planning Commission
Minutes of September 12, 2016
Page 3

Kuhn thanked the Commission and stated they were excited to be present at the meeting to introduce the tenants and indicated their purpose was to create a sense of place for them. He stated the input from Great Lakes was taken into consideration as well in the site plan.

He talked about the materials that would be utilized and identical to the west side. He then welcomed questions from the Commissioners.

Buyers inquired how far the north side would protrude into the sidewalk and Kuhn responded 4-6 inches, that the stone is applied to the brick.

Buyers then asked if the Spandrel glazing was an architectural element and Kuhn responded in the affirmative.

Buyers then asked what the windows on the north side would display as far as shelving and the like and Kuhn responded that they are going to propose vinyl wraps.

Brandon Stewart, store manager of Great Lakes Ace Hardware Farmington, provided the Commissioners with a handout. He indicated that Brian Nelson had provided them with some historical pictures of Farmington and that their idea is to have historical Farmington photos as a decorative window treatment. He stated he had provided two proposals and pictures to the Commission and detailed their significance.

Christiansen reiterated that the DDA Design Committee was comfortable with the proposed window treatment.

Chiara complimented the Petitioner on their plans.

Gronbach asked the Petitioner what the darker color shown on the east side elevation reflected and Kuhn responded it was efface material, the same as on the west side and further discussion was held on the windows and columns and canopy.

Majoros inquired about the signage for the Cross Fit store and Christiansen responded.

Majoros also commented on the multitude of colors in the renderings and suggested the Petitioner revisit that and further discussion was held.

Crutcher asked if logos were required and Stewart responded to his inquiry. Christiansen then indicated this issue was addressed and there was discussion held on the color scheme of the signage as well as other aspects of the signage.

City of Farmington Planning Commission
Minutes of September 12, 2016
Page 4

Crutcher then brought up the issue of the parking pattern and Kuhn indicated it was not totally worked out. He then inquired if there would be parking spaces taken out when they change the pattern and Christiansen responded that most likely they would and they are currently working on a path where delivery trucks have the ability to enter and exit the site with a good turning radius.

Crutcher then queried the Petitioner on bike racks and Buyers inquired on the number of handicapped parking spaces.

MOTION by Majoros, supported by Chiara, to approve the Site Plan Review for the Existing Building Façade Modifications for the Groves Retail Center, 33019 - 33021 Grand River Avenue; such approval being contingent upon the Petitioner working with the City on the most appropriate final structure of parking to accommodate truck delivery and the appropriate flow of traffic; and that the Petitioner continue working with the DDA and staff to develop a design plan that is harmonious with their requirements and architecturally appealing in its design.

Christiansen stated that the Design Committee had addressed four items; one being the north side façade requesting for architectural treatment there with the possible consideration of an awning; the window signage on the north side façade; the revised site circulation to include the consideration and possibility of counter-clockwise circulation on the site; and provision of a bike rack.

Majoros then amended his original motion to include the four items requested by the Design Committee to read as:

MOTION by Majoros, supported by Chiara, to approve the Site Plan Review for the Existing Building Façade Modifications for the Groves Retail Center, 33019 - 33021 Grand River Avenue; such approval being contingent upon the Petitioner working with the City on the most appropriate final structure of parking to accommodate truck delivery and the appropriate flow of traffic; and that the Petitioner continue working with the DDA and staff to develop a design plan that is harmonious with their requirements and architecturally appealing in its design and to include the north side façade requesting for architectural treatment there with the possible consideration of an awning; and also on the north side façade the window signage; the revised site circulation to include the consideration and possibility of counter-clockwise circulation on the site; and the provision of a bike rack.

Motion carried, all ayes.

Crutcher thanked the Petitioner for his presentation.

City of Farmington Planning Commission
Minutes of September 12, 2016
Page 5

**SITE PLAN REVIEW FOR OUTDOOR STORAGE - THE GROVES RETAIL CENTER,
GREAT LAKES ACE HARDWARE, 33021 GRAND RIVER AVENUE**

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

Christiansen brought up the graphic on the screen for the Commissioners and stated the Petitioner has submitted plans for outdoor storage and closure to be located along the rear of the existing commercial building unit at 33021 Grand River Avenue which will be Great Lakes Ace Hardware. He indicated the existing shopping center is zoned CBD, Central Business District. He stated the submitted plan shows a storage area approximately 1,000 square feet with a chain link fence located at the south and west corner of the existing shopping center parking lot on the east side of the building. He indicated the enclosure will have a gate and was not aware of the specifics on that, although it will be locked and security will be from the outside, with a 6 foot chain link fence and that there was screening discussed in that area. He stated the requested action of the Planning Commission is to review the submitted outdoor storage application for Great Lakes Ace Hardware. He also indicated a representative from Great Lakes Ace Hardware was present.

Crutcher invited the representative to the podium.

Brandon Stewart from Great Lakes Ace Hardware, stated that typically outdoor storage is used as a back door, a receiving door where product comes into the building. He indicated that due to the configuration of the site, the hardware store does not have a back door at this location.

Crutcher asked if customers would purchase items from that area and Stewart explained that the area would be used as storage of large numbers of topsoil, rock salt, etc.

Christiansen reminded the Commission that the True Value Hardware Store at Farmington Crossroads, Nine Mile and Farmington Road, has a permanent outdoor storage area very similar to the proposed one here tonight and is consistent with ordinance requirements.

Further discussion was held relative to the dumpster and the chain link fence both being 8-feet high and Christiansen detailed the dimensions of the outdoor storage area.

Gronbach inquired if the material along the south side of the enclosure was also 8-feet high chain link fence or if there is a wall present or just a fence and Christiansen responded there is a wall adjacent to the apartment complex, a screen wall that also serves as a retaining wall as well.

City of Farmington Planning Commission
Minutes of September 12, 2016
Page 6

Crutcher inquired as to the height of the wall and Christiansen responded it would probably be six feet.

Gronbach asked if that would overlook or join in the parking lot further east of T. J. Maxx and Christiansen responded it is adjacent to the apartment complex. Gronbach then inquired if the south wall abuts or fence abuts the apartment complex site, wouldn't screening be required to the same height and further discussion was held.

Christiansen confirmed that is what the Petitioner is proposing is an 8-foot all the way around screening.

Buyers asked what the screen is comprised of.

Stewart stated it is the chain link with plastic slats and/or woven material and Christiansen described the details of the screening.

Crutcher inquired if the maintenance of the wall could be accommodated considering the space between it and the wall and Kuhn responded and indicated that he would look into it.

Buyers inquired as to the logistics of the wall and its attachment.

MOTION by Buyers, supported by Chiara, to approve the site plan for outdoor storage for the Groves Retail Center, Great Lakes Ace Hardware, located at 33021 Grand River Avenue as requested and submitted in their plans and drawings.

Christiansen asked Buyers to include having the Petitioner work with staff to determine the best alternative for that portion of the fence adjacent to the wall as an alternative whether it is directly adjacent or becomes attached to it as part of the wall.

Buyers amends his motion to include the suggested language to read as:

MOTION by Buyers, supported as amended by Chiara, to approve the site plan for outdoor storage for the Groves Retail Center, Great Lakes Ace Hardware, located at 33022 Grand River Avenue as requested and submitted in their plans and drawings, and that the Petitioner work with staff to determine the best alternative for that portion of the fence adjacent to the wall as an alternative whether it is directly adjacent or becomes attached to it as part of the wall.

Motion carried, all ayes.

City of Farmington Planning Commission
 Minutes of September 12, 2016
 Page 7

**PRE-APPLICATION CONFERENCE WITH PLANNING COMMISSION ON PUD
 PLANNED UNIT DEVELOPMENT CONCEPT PLAN – OLD 47TH DISTRICT
 COURTHOUSE PROPERTY**

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

Christiansen stated this item is a preapplication conference, a discussion and review with the Planning Commission on a proposed PUD planned unit development concept plan for the redevelopment of the old 47th District Courthouse property. He indicated the purpose of the Preapplication Conference is to discuss the appropriateness of the PUD and the concept plan to solicit feedback and additional materials supporting the proposal.

He indicated the applicant, SBC Ventures, has submitted a PUD concept plan for the redevelopment of the old 47th District Courthouse Property. The concept plan includes the proposed layout plan site plan, the proposed floor plan and the proposed building elevations. Also attached is an aerial photograph and the existing conditions survey of the site.

The Applicant is here at the meeting to present the PUD Concept Plan to the Commission and Mr. Roger Scher, representing SBC Ventures, is present at the meeting.

Christiansen provided an aerial photo of the project and detailed the surrounding sites. He described the courthouse property as being vacant for the past thirteen years and it consists of a circular drive, the 15,000 square foot courthouse building, the courthouse parking area and then open space that exists to the west of that. He pointed out the open field area, that area actually housing a couple ballfields at one time.

He gave a history of the property and its prior proposal for the redevelopment of the site for an 88 bed assisted living and memory care facility which was approved by the Planning Commission but did not move forward for several reasons. He also indicated there was a prior proposal for duplex developments which was approved but scrapped due to the economy.

He stated that the issue before the Planning Commission tonight is similar to what the Planning Commission approved in 2006.

He then went over the projections provided on the screen, i.e. existing conditions, property survey indicating it is a 3.82 acre site, the 15,000 square foot courthouse building, the parking area, the horseshoe drive which provides access to both the Ten Mile School parking lot to the back and to the courthouse property and the parking lot.

City of Farmington Planning Commission
Minutes of September 12, 2016
Page 8

He stated the property has had several investigations, there was an oil tank that was part of the courthouse property and removed several years ago, and a closure report for that was on record and a Phase I Environmental that was done on the site and a Phase II Environmental due to some concern for the spoil pile that exists down on the south end of the site and then there was a second Phase II that was done and the site continues to be a clean site.

He stated there are a couple different concepts that Mr. Scher submitted and that he requested an extension from City Council to move forward with a revised concept for the multiple family before the Commission this evening.

Crutcher invited Scher to the podium.

Roger Scher introduced himself and stated that Kevin had given a very complete history and presentation and offered to answer any questions the Commission may have.

He indicated they had originally started with a single family development on the property with the thought process that at some point the school would sell that property and that they would develop single family homes. Recognizing the school may not be as near towards selling their property they looked at the courthouse property as one that could be done on it alone.

He described the housing they are proposing on the property, i.e., ranch style housing without maintenance which are in demand in every community. He described the duplex style units they are proposing with a number of different site plans to accomplish that.

He detailed the focus of the different layouts and their amenities and further discussion was held.

Buyers described the benefits of the PUD and asked the Petitioner why he applied for it.

The Petitioner described the Ordinance as being a major component in their decision as to what would be the best avenue to apply to the Planning Commission.

Chiara had questions on the aerial plan and also asked how the new tax rolls would affect current practices.

Christiansen then explained why the processes are not being combined and the benefits of the PUD and further discussion was held.

The floor was opened up for questions from the Commissioners.

City of Farmington Planning Commission
Minutes of September 12, 2016
Page 9

Waun expressed her approval to the project and stated she thought it would attract a wide range of people.

Christiansen explained the next step is to propose the concept plan, proposal and get feedback from what was provided this evening which allows them to move forward to the formal PUD application and preliminary plan materials and more detailed information coming to the Planning Commission where a Public Hearing is held and stated there is no action required on the part of the Planning Commission this evening.

PUBLIC COMMENT

None heard

PLANNING COMMISSION COMMENTS

None heard

STAFF COMMENTS

Christiansen reiterated to everyone that with all the efforts that the community has made to be redevelopment ready, that the City is now realizing the fruits of their labor and seeing results.

ADJOURNMENT

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

The meeting was adjourned at 8:47 p.m.

Respectfully submitted,

Secretary

**Farmington City Council
Staff Report**
Council Meeting Date:
November 14, 2016

**Reference
Number
(ID # 2290)**
Submitted by: Kevin Christiansen, Economic Community Development Director

Description: Site Plan Review - Consideration to Approve Home Addition, 33614 Adams Street

Requested Action:

Approve

Background:

Article 13 of the Zoning Ordinance, Site Plan Review, Section 35-162, Uses Subject to Review, specifies uses subject to site plan review and approval. Construction, renovation, and expansion of buildings and structures within the City of Farmington Historic District are subject to site plan review by the Planning Commission. The Zoning Ordinance further states, "Prior to submittal of a site plan to the Planning Commission, a site plan shall be submitted to the City Historical Commission for review and comment."

The City received an application from Vivid Design Group, on behalf of Joshua Klein of 33614 Adams Street, to construct a 475 square foot addition to the existing 1-story single family residence located in the City of Farmington Historic District. The design and location of the home addition is shown on the attached information submitted by the applicant.

The Historical Commission reviewed the plans at their October 27th meeting and approved the proposed project. The Zoning Board of Appeals approved the necessary variances for the original home at their June 1, 1994 meeting (see attached copy of meeting minutes). The responsibility of the Planning Commission is to review the site plan for the proposed addition. The Building Department has reviewed the dimensional aspects of the plan and has indicated that it meets the requirements of the Zoning Ordinance with the approved variances.

Attachments

Agenda Review
Review:

Kevin Christiansen	Pending	
City Manager	Pending	
Planning Commission	Pending	11/14/2016 7:00 PM



City of Farmington
CivicSight Map

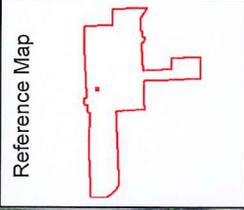
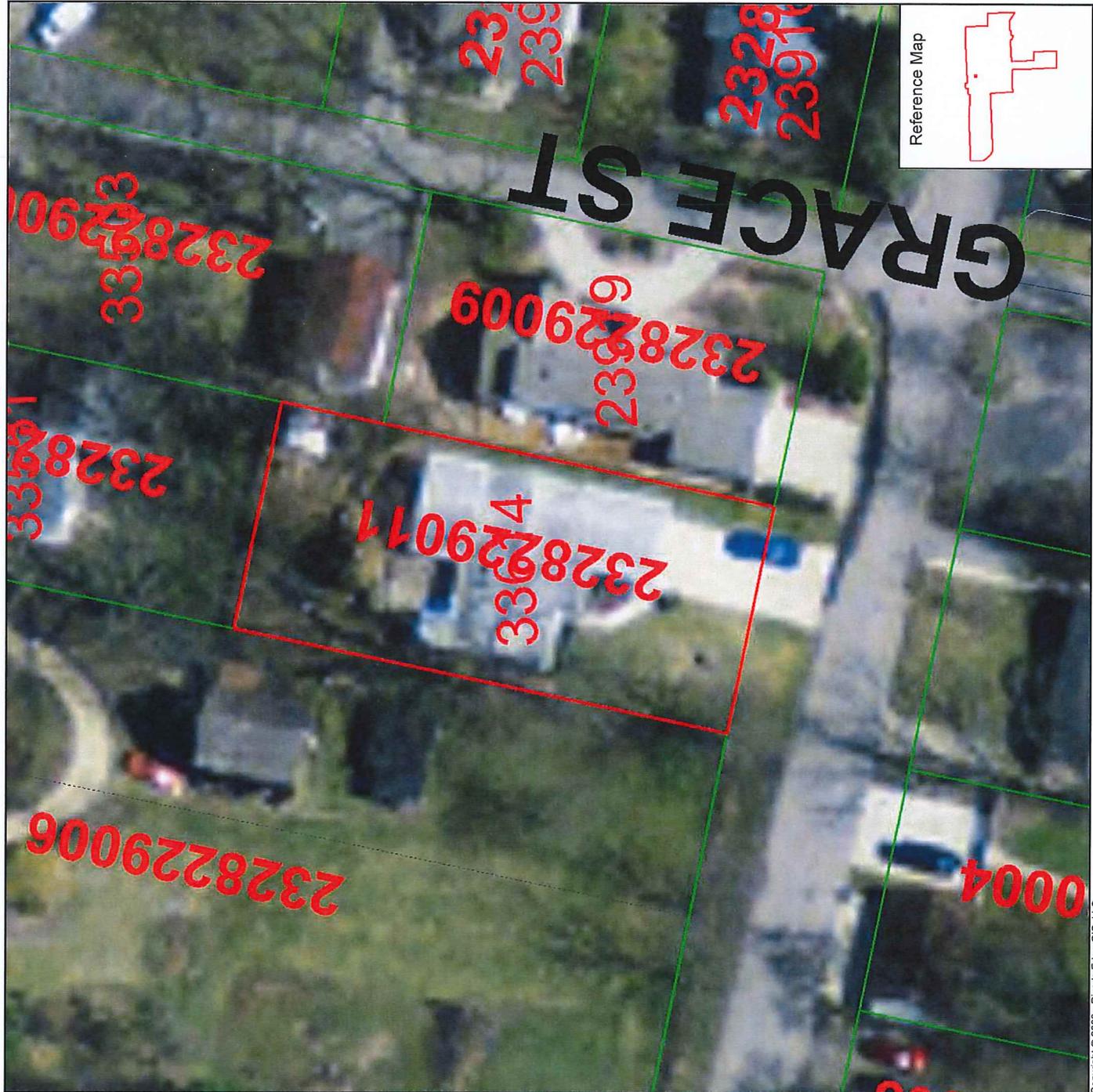
MAP LEGEND:

- CITY BOUNDARY
- RIVERS-STREAMS
- MULTITENANTBUILDING (Type)
- BUILT
- PROPOSED
- COMM_INDUST BLDGS
- RAPHAEL STREET(POLY2)
- RAPHAEL STREET(POLY)
- PARCELS
- ROADS OUTSIDE FARMINGTON
- RIGHTOFWAY
- MULTITENANTPAVING
- ROW EXTEND
- LOT HISTORY
- OPEN WATER (FEATURETYP)
- DetentionPond
- StreamRiver
- LakePond
- Channel
- SwampMarsh
- 2012 AERIAL PHOTOS (Image)

Map Scale: 1 inch = 40 feet
 Map Date: 10/17/2016
 Data Date: October 14, 2016
 Sources: City of Farmington, Oakland County GIS Utility, River's Edge GIS, LLC.



Disclaimer:
 Note: The information provided by this program has been compiled from recorded deeds, plats, taxmaps, surveys, and other public records and is provided for informational purposes only. It 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 !!!





CITY OF FARMINGTON

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

Site Plan Application

1. Project Name Klein Residence Addition + Renov.

2. Location of Property

Address 33614 Adams St. Farmington, MI 48335

Cross Streets Grand River Ave + Farmington Rd

Tax ID Number 23-28-229-011

3. Identification

Applicant Vivid Design Group

Address: 101 W. Big Beaver Rd, Suite 1400

City/State/Zip Troy, MI 48084

Phone 877-348-4843 Fax 877-348-4843

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

9 Property Owner Other (Specify) Architect

Property Owner Mr + Mrs. Joshua Klein

Address 33614 Adams St

City/State/Zip Farmington, MI 48335

Phone (412) 526-1920 Fax _____

Preparer of Site Plan Vivid Design Group

Address 101 W. Big Beaver Rd, Suite 1400

City/State/Zip Troy, MI 48084

Phone 877-348-4843 Fax 877-348-4843

4. Property Information

Total Acres 0.20
 Lot Width 63.27' Lot Depth 136.5'
 Zoning District R1
 Zoning District of Adjacent Properties to the
 North R1 South R1 East R1 West R1

5. Use

Current Use of Property Residential
 Proposed Use

G	<u>Residential</u>	Number of Units	<u>1</u>
G	Office	Gross Floor Area	_____
G	Commercial	Gross Floor Area	_____
G	Industrial	Gross Floor Area	_____
G	Institutional	Gross Floor Area	_____
G	Other _____	Gross Floor Area	_____

Proposed Number of Employees N/A

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

I, Jeffrey D. Harrison (applicant), do hereby swear that the above statements are true.

[Signature] 10/31/16
 Signature of Applicant Date

[Signature] 11/1/2016
 Signature of Property Owner Date

I, Joshua Klein (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.

City Action

Approved/Denied: _____
 Date: _____
 By: _____
 Conditions of Approval: _____



CITY OF FARMINGTON

Site Plan Review Checklist

a. Site Plan Descriptive and Identification Data	Provided	Not Provided
Site plans shall consist of an overall plan for the entire development, drawn to an engineer's scale of not less than 1 inch = 50 feet for property less than three acres, or one inch = 100 feet for property 3 acres or more in size	✓	
Sheet size shall be at least 24 x 36 inches	✓	
If a large development is shown in sections on multiple sheets, then one overall composite sheet shall be included	N/A	
Title block with sheet number/title; name, address and telephone number of the applicant and firm or individual who prepared the plans; and date(s) of submission and any revisions (month, day, year)	✓	
Scale and north-point	✓	
Location map drawn to a separate scale with north-point, showing surrounding land uses, water features and streets within a quarter mile	✓	
"Not to be Used as Construction Drawings" must be noted on the site plan	✓	
Legal and common description of property	✓	
Identification and seal of registered or licensed architect, civil engineer, land surveyor, landscape architect or community planner who prepared drawings	✓	
Zoning classification of petitioner's parcel and all abutting parcels	✓	
Proximity to section corner and major thoroughfares	✓	
Net acreage (minus rights-of-way) and total acreage	✓	
b. Site Data	Provided	Not Provided
Existing lot lines, building lines, structures, parking areas and other improvements on the site and within 100 feet of the site	✓	

Where grading is proposed, topography on the site and within 100 feet of the site at two-foot contour intervals, referenced to a U.S.G.S. benchmark	N/A	
Proposed lot lines, lot dimensions, property lines, setback dimensions, structures and other improvements on the site and within 100 feet of the site	✓	
Location of existing drainage courses, floodplains, rivers and MDEQ regulated wetlands with elevations	✓	
All existing and proposed easements	✓	
Details of exterior lighting including locations, height, fixtures, method of shielding and a photometric grid overlaid on the proposed site plan indicating the overall lighting intensity of the site (in footcandles)	✓	
Location of waste receptacle(s) and mechanical equipment and method of screening	✓	
Location, size, height and lighting of all proposed freestanding and wall signs	N/A	
Location, size, height and material of construction for all walls or fences with cross-sections	✓	
Extent of any outdoor sales or display area	N/A	
Location, height and outside dimensions of all storage areas and facilities	✓	

c. Access and Circulation	Provided	Not Provided
Dimensions, curve radii and centerlines of existing and proposed access points, roads and road rights-of-way or access easements	✓	
Driveways and intersections within 250 feet of site	✓	
Cross section details of existing and proposed roads, driveways, parking lots, sidewalks and pathways illustrating materials, width and thickness	N/A	
Dimensions of acceleration, deceleration and passing lanes	N/A	
Dimensions of parking spaces, islands, circulation aisles and loading zones	N/A	
Radii for driveways and parking lot islands	N/A	

Calculations for required number of parking and loading spaces	N/A	
Designation of fire lanes	N/A	
Traffic regulatory signs and pavement markings	N/A	
Shared parking or access easements, where applicable	N/A	

d. Landscape Plans (city reserves the right to require plans be prepared and sealed by a registered landscape architect)	Provided	Not Provided
---	-----------------	---------------------

The general location, type and size of all existing plant material, with an identification of materials to be removed and materials to be preserved	N/A	
Limits of grading and description of methods to preserve existing landscaping	N/A	
The location of proposed lawns and landscaped areas	✓	
Landscape plan, including location, of all proposed shrubs, trees and other plant material	N/A	
Planting list for proposed landscape materials with caliper size or height of material, spacing of species, botanical and common names, and quantity	N/A	
Calculations for required greenbelts, buffer zones, parking lot trees, detention ponds and interior landscaping	N/A	
Method of installation and proposed dates of plant installation	N/A	
Landscape maintenance program	N/A	

e. Building and Structure Details	Provided	Not Provided
--	-----------------	---------------------

Location, height, and outside dimensions of all proposed buildings or structures	✓	
Building floor plans and total floor area	✓	
Details on accessory structures and any screening	✓	
Building facade elevations for all sides, drawn at an appropriate scale	✓	
Method of screening for all ground-, building- and roof-mounted equipment	✓	

Description of exterior building materials including colors (samples or photographs may be required)

_____ ✓ _____

f. Information Concerning Utilities, Drainage and Related Issues

Provided

Not Provided

Location of sanitary sewers and septic systems, existing and proposed

_____ ✓ _____

Location and size of existing and proposed water mains, water service, storm sewers and drains, and fire hydrants

_____ ✓ _____

Storm water retention and detention ponds, including grading, side slopes, depth, high water elevation, volume and outfalls

_____ ✓ _____

Location of above and below ground gas, electric and telephone lines, existing and proposed

_____ ✓ _____

Location of utility boxes

_____ ✓ _____

g. Additional Information Required for Multiple-family Residential Development

Provided

Not Provided

The number and location of each type of residential unit (one bedroom units, two bedroom units, etc.)

_____ ✓ _____

Density calculations by type of residential unit (dwelling units per acre)

_____ ✓ _____

Garage and/or carport locations and details, if proposed

_____ ✓ _____

Mailbox clusters

_____ ✓ _____

Location, dimensions, floor plans and elevations of common building(s) (e.g., recreation, laundry, etc.), if applicable

_____ ✓ _____

Swimming pool fencing detail, including height and type of fence, if applicable

_____ ✓ _____

Location and size of recreation and open space areas

_____ ✓ _____

Indication of type of recreation facilities proposed for recreation area

_____ ✓ _____

h. Miscellaneous

Provided

Not Provided

A general operations plan including description of the nature of the proposed use or activity, noise impacts, hours of operation, the number of employees, etc

_____ N/A _____

Assessment of potential impacts from the use, processing, or movement of hazardous materials or chemicals, if applicable

_____ N/A _____

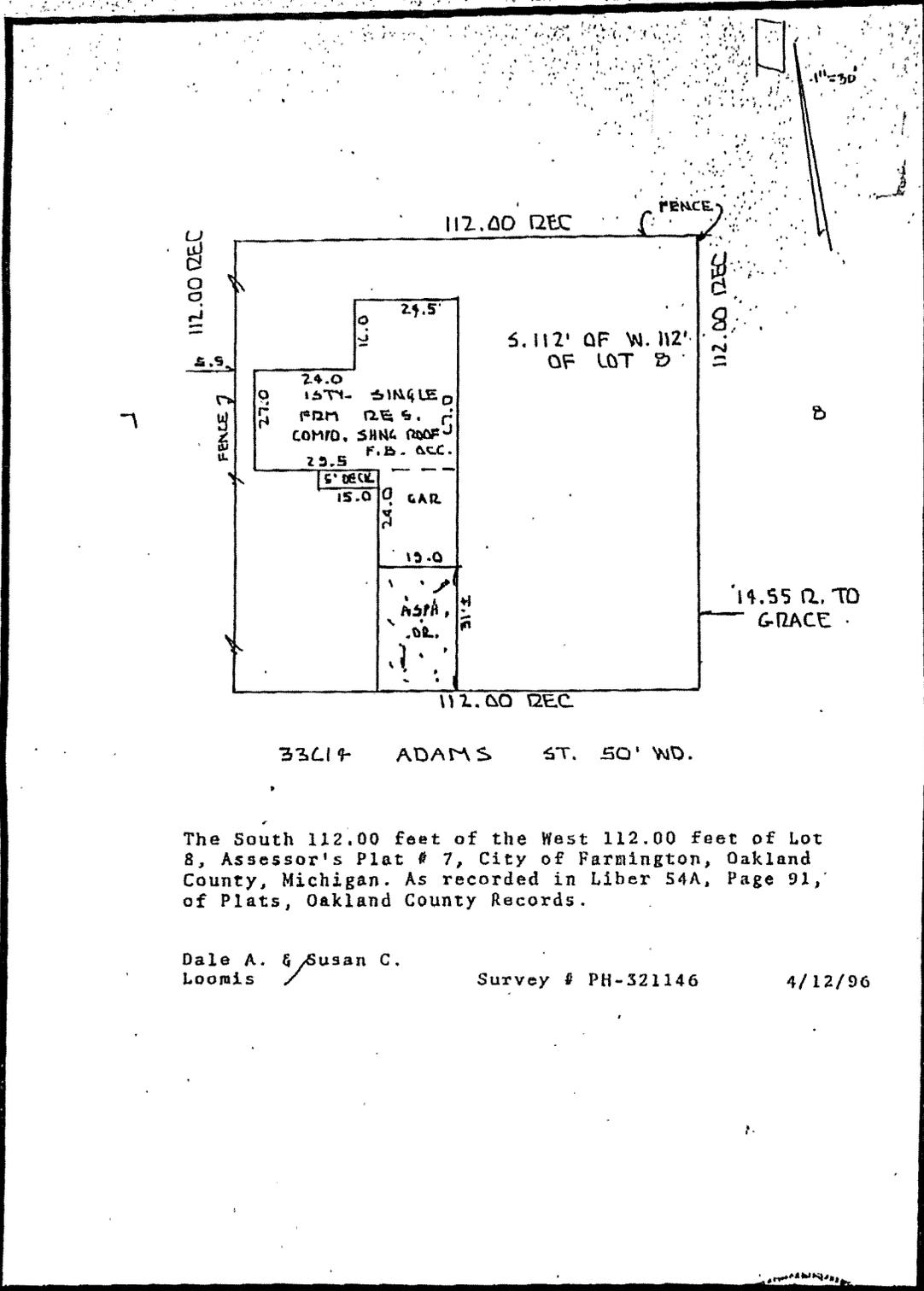
For additions and expansions, a clear distinction between existing buildings, structures and impervious surface areas and any proposed development must be made

Any additional graphics or written materials requested by the planning commission to assist in determining the compliance with site plan or special land use standards, such as but not limited to: aerial photography; cross-sections which illustrate impacts on views and relationship to adjacent land uses; photographs; traffic impact studies and parking demand studies; and environmental impact studies; such information shall be prepared by a qualified individual or firm with experience in the specific discipline

N/A

✓

MORTGAGE REPORT FOR:



33614 ADAMS ST. 50' WD.

The South 112.00 feet of the West 112.00 feet of Lot 8, Assessor's Plat # 7, City of Farmington, Oakland County, Michigan. As recorded in Liber 54A, Page 91, of Plats, Oakland County Records.

Dale A. & Susan C. Loomis

Survey # PH-321146

4/12/96

WE CERTIFY TO: GROUP ONE MORTGAGE CORPORATION

that we have surveyed the property herein described; according to the legal description as furnished by you and we assume no liability for the accuracy thereof; that there is located entirely thereon as shown; a building, of which a photo was taken on the date indicated, same and of which a print appears herein; that said improvements are within the property lines; and that there are no encroachments upon the lands described, except as otherwise noted. NOTICE: This survey is for MORTGAGE PURPOSE ONLY, no stakes were set, and is not to be used for the erection of fences or any type of construction.

BY: [Signature] Registered Land Surveyor # 15602

LOUIE CANTOR CO. 17600 Sand Park Ct., Ste. 201 So. Farmington, Michigan 48075

CIVIL ENGINEERING & LAND SURVEYING (313) 559-7810

BOARD OF ZONING APPEALS MINUTES

A regular meeting of the Farmington Board of Zoning Appeals was held on Wednesday, June 1, 1994, in the Council Chambers, 23600 Liberty Street, Farmington, Michigan. Notice of the meeting was posted in compliance with Public Act 267-1976.

The meeting was called to order by Chairperson Walker at 8:00 P.M.

ROLL CALL: Bergstrom, Campbell, Paschke, Peters, Ratliff, Walker, Alternate Tupper.

ABSENT: Alternate Burke.

CITY OFFICIALS PRESENT: Building Inspector Koncsol.

Minutes of Previous Meetings

Motion by Campbell, supported by Ratliff, to approve the minutes of the previous meeting of May 4, 1994 as written. Motion carried with Paschke abstaining since he did not attend the meeting of May 4th.

Motion by Peters, supported by Bergstrom, to receive and file the Planning Commission minutes of May 9, 1994. Motion carried, all ayes.

APPEAL OF: Raymond Thomas
14713 Auburndale
Livonia, Michigan

Chairperson Walker stated that Mr. Thomas was requesting a 1.08' side yard variance to Section 35-162, Schedule B, of the Farmington City Code. This would allow placement of a 48' modular home on parcel #23-28-229-011.

Mr. Thomas explained that the home was a ranch with an attached garage off the front. He thought it would fit in nicely with the area.

Mr. Campbell asked if there was to be a basement under the home.

Mr. Thomas indicated he would like to have one, however, the elevation difference between the basement and the sewer would be a factor. It was his understanding the sewer was only about 7' deep and proper fall from the house to the sewer might not be possible with a basement.

Mr. Tupper asked about purchasing a narrower home.

Mr. Thomas indicated the 48' length is set at the factory. The next shortest model is 36' - 38' and would be too small to suit his needs.

BOARD OF ZONING APPEALS MINUTES -2-
June 1, 1994

Mr. Peters noted a discrepancy between the floor plan and the building plans.

Mr. Thomas replied that the interior location dimensions have been changed at the factory.

Mr. Bergstrom pointed out the elevation plans show a garage that is offset from the house.

Mr. Thomas stated he plans to have the garage in line with the east exterior wall of the house.

Chairperson Walker opened the floor to the audience.

Laura Meyers, 33601 Shiawassee, made reference to the root system of a 140 year old black walnut tree that is on her property, not too far from where a basement would be dug. She also stated she has seen drawings that showed a family room off to the rear. This was not shown on these plans.

Mrs. Thomas indicated they are considering doing this in the future.

Maryalyce Smith, 23930 Cass, expressed her concern about further increasing the density of the neighborhood. This area has no sidewalks and narrow streets. If this variance is granted, this would be opening the door, so to speak, to allow more development in the future. This may have an adverse impact on the area.

Sandra Bartley, 23919 Grace, stated she would like as much space as possible between her house and the proposed new one. She did not want to have them so close that they look like they were on top of each other. Her garage is only 3' - 4' off the property line as it exists.

Mr. Peters stated he assumed other properties fronting on Shiawassee through to Adams could be split in a similar fashion.

Mr. Tupper informed the audience that the city was contemplating purchasing property along Adams to be developed at a later date. However, the current owners of those properties show no interest in dividing their lots. He further explained that state laws allow for people to develop and enjoy a reasonable use of any property they own.

Mr. Peters felt, after looking at the property, that possibly this variance is not justified since the property could be developed in a different manner in accordance with city ordinances.

BOARD OF ZONING APPEALS MINUTES -3-
June 1, 1994

Motion by Peters, supported by Tupper, to deny the side yard variance request of 1.08' of Mr. Raymond Thomas.

ROLL CALL

Ayes: Peters, Tupper.

Nays: Bergstrom, Campbell, Paschke, Ratliff, Walker.

Motion failed.

Discussion then took place regarding the merits of moving the house closer to Adams in order to have a 6' side yard on the west side. It was ultimately decided that any significant forward movement would not result in a substantial gain in the side yard dimension.

Chairperson Walker and Mr. Paschke indicated they were both somewhat knowledgeable about manufactured homes and a 1' adjustment in the length or width of a unit is just not feasible.

Chairperson Walker indicated that two responses were received in favor of granting the motion.

Mr. Campbell asked about lot coverage.

Building Inspector Koncsol indicated he thought the design layout was within ordinance limits.

Mr. Tupper stated he was opposed to granting a variance just for the sake of granting one. He is, however, aware of manufacturing limitations and that unique conditions should be considered. He would prefer the house be located so that a variance would not be needed. Possibly the garage could be shortened.

Mr. Paschke felt that to deny this request would in essence force the owner to consider another house.

Mr. and Mrs. Thomas indicated this house is the smallest one that would meet their needs.

The Board raised the possibility of moving the house 1.08' to the east.

Mrs. Bartley, 23919 Grace, asked for clarification.

Chairperson Walker explained that moving the house 1.08' closer to hers would satisfy the minimum 6' side yard on the west side lot line.

BOARD OF ZONING APPEALS MINUTES -4-
June 1, 1994

Mr. Tupper felt a variance could be granted attaching any stipulations that the Board desires.

Motion by Paschke, supported by Campbell, to grant a side yard variance of 1.08' provided the house is moved 1.08' to the east. The side yard along the west lot line would then be the minimum required 6', reducing the east side dimension to 8.92'. The granting of said variance is in harmony with and serves the general intent and purpose and allowing said variance will result in substantial justice being done considering the public benefits intended. Further, allowing said variance will not interfere with or injure the rights of others in the district whose property would be affected by allowing this variance. Motion carried, all ayes.

PUBLIC COMMENT

None.

Meeting adjourned 8:45 P.M.


Patsy Cantrell/City Clerk/Treasurer



13

Site Plan Review

Section 35-161 Intent

It is the intent of this article to require site plan review and approval prior to issuance of a zoning compliance permit for certain buildings, structures and uses to ensure that the arrangement, location, design and materials within a site are consistent with the character of the city and the goals and design guidelines in the *City of Farmington Master Plan*. In particular, the standards herein are intended to minimize negative impacts on natural resources, utility systems, public service delivery, traffic operations, adjacent neighborhood or district character and the character of future development.

It is further the intent of this article to bring existing sites that do not conform with current standards of this chapter into greater conformity when uses change or an exterior renovation or expansion is proposed.

Section 35-162 Uses Subject to Review

- A. A zoning compliance permit shall not be issued until a plan is approved in accordance with the procedures and standards set forth herein and all necessary review, inspection and permit fees have been fully paid.
- B. The following table lists those items that require planning commission approval or administrative approval. The table also indicates whether a full site plan is required or where a less detailed architectural site plan is allowed. Activities exempt from obtaining approval under this article are still subject to building permit requirements.

Use or Activity	PC	Administrative	Exempt
PC: Requires planning commission review Administrative: Requires city staff administrative review Exempt: Requires a building or zoning compliance permit			
SP: Requires submittal of a full site plan, prepared according to Section 35-165 AP: Requires submittal of less detailed architectural site plan, prepared according to Section 35-165			
Residential			
Construction of single-family dwelling unit in a new subdivision or site condominium	AP ⁽¹⁾		
Construction of single-family dwelling unit in an existing subdivision or neighborhood (i.e. infill housing) that will result in a floor area ratio no more than 200% of the average of homes within 300 feet			Building permit
Construction of a new single-family dwelling unit that will result in a floor area more than 200% of the average of homes within 300 feet	AP		
Construction of more than one residential dwelling unit on a lot such as condominiums or multiple family residential	AP		
Expansion to an existing single-family dwelling unit that will result in a floor area more than 200% of the average of homes within 300 feet	AP ⁽⁵⁾		
Renovation or expansion of single-family dwelling unit that will result in a floor area ratio no more than 200% of the average of homes within 300 feet			Building permit

General Provisions

Site Plan Review

Special Land Use





Use or Activity	PC	Administrative	Exempt
Construction expansion or demolition of single-family dwelling or accessory building in <i>historic district</i>	AP ⁽²⁾ ⁽⁵⁾		
Adult and child residential care facilities day care facilities	In accordance with <i>Section 35-25 Adult and Child Residential Care Facilities</i>		
Home occupations in accordance with <i>Section 35-27 Home Occupations</i>			Building permit
Residential Accessory Buildings, Structures and Uses			
Single-family and two-family accessory uses			Building permit ⁽³⁾
Site improvements such as installation or relocation of fences, walls, lighting, waste receptacles, carports, etc.		AP	
Commercial and recreational vehicle parking and storage in multiple-family districts	AP		
Reception antenna facilities over 3 feet in diameter	AP		
Non-residential Buildings			
Construction of building or parking lot	SP		
Non-residential building expansion of more than 5% of floor area or 500 square feet, shown on approved site plan, whichever is less	SP		
Non-residential building expansion of less than 5% of floor area or less than 500 square feet, shown on approved site plan, whichever is less		AP ⁽⁴⁾ ⁽⁵⁾	
Internal construction or change in the floor plan for a conforming use that does not increase gross floor area or the requirements for parking			Building permit
Building renovations, modifications to building façade or other architectural features that do not result in additions to floor area or increased building height	AP		
Modifications to upgrade a building to improve barrier free design, comply with Americans with Disabilities Act or other federal, state or county regulations		AP	
Non-residential Accessory Buildings, Structures and Uses			
Non-single-family accessory uses greater than 120 square feet		AP ⁽⁴⁾ ⁽⁵⁾	
Site improvements including installation of walls, fences, lighting, waste receptacles, etc.		AP ⁽⁴⁾	
Accessory open air businesses	AP		
Non-residential Site Changes			
Change of use to one permitted that requires changes to parking, loading, circulation, traffic volumes, lighting and landscaping		AP ⁽⁴⁾ ⁽⁵⁾	
Change of use to one permitted in zoning district and requires no changes to conforming building footprint, exterior elevation, parking, landscaping, lighting, sidewalks or signs			Building permit





13

Site Plan Review

Use or Activity	PC	Administrative	Exempt
Change in use or occupancy of historic residential structure in non-residential zoning district	In accordance with <i>Section 35-54 Preservation of Historical Structures Within Non-residential Districts</i>		
Modifications to non-conforming uses, buildings or sites, including a change to a more conforming situation	SP		
Projects in Any District			
Special land uses in accordance with <i>Article 12 Special Land Uses</i>	SP		
PUDs in accordance with <i>Article 10 Planned Unit Development</i>	SP		
Temporary buildings, structures, uses and events	In accordance with <i>Section 35-28 Temporary Buildings, Structures, Uses and Events</i>		
Parking lot expansion or increase in pavement area by more than 5%	SP		
Repairing, resurfacing, re-striping, curbing or expansion of parking lots by 5% or less		SP ⁽⁴⁾ ⁽⁵⁾	
Expansion, replacement or alteration of landscaped areas			Building permit ⁽⁵⁾
Patios, pavers, pathways, walkways, sidewalks at grade level			Building permit
Entranceway features including fences, walls, landscaping		AP	
Grading, excavation, filling, soil removal, creation of swimming pool, creation of ponds or tree clearing over 100 square feet		AP	
Grading, excavation, filling, soil removal, creation of ponds, installation of a swimming pool or clearing of trees within an area of less than 100 square feet			Building permit
Erection of essential public service local distribution lines			Building permit
Erection of essential public service buildings and storage yards	SP		

- (1) The planning commission may approve typical model home designs at the time of approval of a subdivision or condominium, and individual dwellings within the development that are substantially in conformance with these typical plans can be approved administratively by the building official.
- (2) Prior to submittal of a plan to the planning commission, a plan shall be submitted to the city historical commission for review and comment according to *Chapter 17, Historic Preservation of the City of Farmington Code of Ordinances*. The historical commission shall submit its recommendation to the planning commission within 30 days of the receipt of the plan documents.
- (3) Unless otherwise noted in *Article 2 General Provisions*. Accessory buildings in the *Historic District* shall require planning commission approval.
- (4) Administrative approval shall only be granted where all requirements are met. Any

General Provisions

Site Plan Review

Special Land Use





modifications or waivers allowed by this chapter for building design, parking, landscaping or other design requirements must be approved by the planning commission.

(5) In accordance with [Section 35-208 Nonconforming Sites](#).

Section 35-163 Planning Commission Review Procedures

- A. **Preliminary Plan Review (optional).** The planning commission approval process includes an optional review of a preliminary plan by the planning commission and/or city staff. This option is recommended for new construction, uses that abut single-family areas, special land uses and PUDs. The applicant may submit an architectural site plan or even less detailed concept plan for the planning commission and city staff to review and provide general comment on compliance with the standards of this chapter and to discuss architectural and site concepts and alternatives prior to the preparation of a complete application.
- B. **Final Planning Commission Review.** When a planning commission review is required in accordance with [Section 35-162 Uses Subject to Site Plan Review](#), an application shall be submitted to the building department, 10 days prior to a regularly scheduled planning commission meeting. The application shall include:
1. a completed application form, available at the building department or city manager's office;
 2. the number of copies of the plan as specified by the city manager's office, containing the information required by [Section 35-165](#);
 3. an application fee; note that a separate escrow deposit may be required for administrative or consultant charges to review the plan submittal.
- C. **Engineering Plan Review.** Following final site plan approval and prior to issuance of a certificate of zoning compliance or building permit, appropriately detailed engineering plans shall be submitted for review and approval by the city engineer. Engineering plans shall contain all required information and details, and shall reflect all conditions of final site plan approval.
- D. **Standards for Approval**

Based upon the following standards, the planning commission may deny, approve, or approve with conditions the plan:

1. **Site Design Characteristics.** All elements of the plan shall be designed to take into account the site's topography; the size and type of lot; the character of adjoining property; the type and size of buildings; pedestrian circulation and the traffic operations of adjacent streets. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this chapter. The site shall be designed to conform to all provisions of this chapter.
2. **Building Design.** The building design shall relate to the surrounding environment in regard to texture, scale, mass, proportion and color. High standards of construction and quality materials will be incorporated into the new development in accordance with the requirements of [Section 35-53 Non-residential Design Requirements](#). Buildings shall be designed to take advantage of natural heating, cooling, and buffering opportunities and incorporate energy efficient fixtures.
3. **Change of Use and Redevelopment.** For changes of use and site alterations

