

FARMINGTON PLANNING COMMISSION PROCEEDINGS
City Council Chambers 23600 Liberty Street
Farmington, Michigan
Monday, October 14, 2013

Chairperson Bowman called the meeting to order at 7:00 p.m. in the Farmington City Council Chambers, 23600 Liberty Street, Farmington, Michigan.

ROLL CALL

Present: Babcock (7:05), Bowman, Buyers, Chiara, Crutcher (7:05), Gronbach, Scott
Absent: None.

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Director Christiansen, Building Inspector Koncsol.

APPROVAL OF AGENDA

Christiansen asked to add an additional item to the agenda regarding the Mlplace Partnership

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

Motion carried, all ayes.

APPROVAL OF ITEMS ON CONSENT AGENDA

a. Minutes of Regular Meeting – September 9, 2013

MOTION by Scott, seconded by Crutcher, to approve the item on the Consent Agenda.

Motion carried, all ayes.

SITE PLAN REVIEW – 33629 Shiawassee

Director Christiansen stated that the Commissioners were provided a site plan in their packets for a wood deck addition and detached garage to be built at 33629 Shiawassee. The Historical Commission had already approved it as the home is located in the Historical District.

Building Inspector Koncsol has reviewed the dimensional aspects of the plan and has indicated that it meets the requirements of the district.

A power point presentation was shown and Petitioner Julie Durst went over it with the Commission, explaining the details of the proposed project, that the covered porch with

lean/to had been removed and the building materials that will be utilized, including the replacement of the rotted wooden cellar door with a steel double entry door. She stated she would eventually like to cover and screen it. The plans also included a two-car garage in the left rear corner of the property, 22 X 22, with matching siding to the home. It would be five feet off of both fence lines and has a gravel drive that she would eventually like to pave.

Buyers inquired if the gravel continued all the way to the garage and the Petitioner responded that it would stay that way for the time being, she would want to pave it eventually, but it was not part of the renovation mortgage.

Gronbach asked if the front of the garage faced Shiawassee and the Petitioner responded in the affirmative.

Bowman asked Director Christiansen if the site plan was already approved and reviewed by the Historical Commission and Christiansen said yes, all dimensions were within zoning code.

Scott inquired about the dotted line at the rear of the property and Charles Durst, an audience member, responded that the Petitioner has nine feet of lot two and stated it was not an easement upon questioning by Scott and further discussion was held.

MOTION by Gronbach, seconded by Chiara, to approve the site plan as presented for 33629 Shiawassee.

Motion carried, all ayes.

Chairperson Bowman duly noted that Babcock and Crutcher were in attendance at the meeting since they arrived after roll call.

MIPLACE PARTNERSHIP, PLACEPLAN LETTER OF INTEREST

Director Christiansen acknowledged an urban studies student in attendance at the meeting. He introduced the agenda item and provided handouts to the Commission. He stated the City of Farmington Hills had adopted a resolution supporting a grant proposal to the MiPlace Partnership Placeplans Grant Program and was requesting approval for City of Farmington to do the same. He stated the Michigan Municipal League invited communities to participate in phase two of the program and eight communities would be selected as recipients in the fall. He went over the September 26, 2013 letter from Farmington and Farmington Hills.

The area for Farmington would be the 10 Mile and Orchard Lake area where it is zoned mixed use in both cities and the goal would be to make that area a focus area between the two communities with improvements, redevelopment, sidewalk improvements, and parking improvements that would add to economic development and land use in that area. He read the response letter stating that the project had been selected for further

consideration and went over the details of the request, including asking City Council for a resolution. He then asked the Farmington Planning

Commission to consider adopting a resolution similar in form to the one drafted in Farmington Hills.

Chairperson Bowman opened up the floor for comments and questions.

Scott inquired as to the size of the area at 10 mile and Orchard Lake and how far it would extend.

Christiansen responded as far east as the end of commercial development and maybe ½ miles west from Orchard Lake to Farmington Road. He stated that sidewalks are planned on the north side from the Jehovah's Witness property all the way to Power Road and on the south side of 10 Mile from Power to Orchard Lake that there are currently no sidewalks and that on-street parking is being discussed and proposed in front of the barber shop on Ten Mile.

Babcock questioned matching cited for both cities.

Scott inquired if the item was mainly for engineering and Christiansen responded it is designated as funding to bring technical experts to the community to help tackle key strategic questions and further discussion was held.

Crutcher questioned how far north and south on Orchard Lake the area would extend and Christiansen responded currently it is concentrated along the Ten Mile corridor and up Orchard Lake 1/4 to 1/2 mile north as far as Farmington Hills is concerned and the City of Farmington had renovation to shopping center on southwest corner and the bowling alley was repurposed and Greens. He indicated that in front of barber shop that part of the travel lane eastbound after Power, that will be taken down, and parking put in.

Scott confirmed that the share is a 50/50 match and Christiansen indicated that is currently what the discussions are and that is being handled by the management staff.

Gronbach cautioned if the acceptance of state funds would bring about restrictions or guidelines on projects and Christiansen responded that there is no mandate like with MDOT as it is not a regulatory approach tied to the funds.

Crutcher asked for clarification of wording of resolution.

Motion by Chiara, supported by Crutcher to approve submitting a similar resolution as Farmington Hills did supporting the City of Farmington's interest in the Phase Two of the PlacePlans Pilot Program.

Motion carried, all ayes.

Chairperson Bowman thanked Christiansen for his input.

PUBLIC COMMENT

None heard.

PLANNING COMMISSION COMMENTS AND ANNOUNCEMENTS

Babcock apologized for being late.

Scott indicated that the historical district and City Council has started looking into expanding the ordinance for upgrading restrictions on requirements for historical homes and that the Planning Commission should be aware of those issues and to be in tune to the pros and cons of pursuing that ordinance might get compromised by new ordinance.

Christiansen responded that currently the zoning ordinance provides for the historical commission to review and to make recommendations on any construction in the historic district and that they are not an approval body, they are an advisory body and that the final approval rests with the Planning Commission. He stated there is discussion right now at the Council level to modify that ordinance and potentially give historical commission some approval authority.

Chiara inquired if Birmingham had such a district and Christiansen responded in the affirmative.

Bowman expressed concerned that too many restrictions may limit renovations and would not attract new residents to the city.

Scott stated he is not looking for moratorium, just putting it on the radar for the Planning Commission.

Crutcher inquired about the sandwich shop and discussion was held concerning same which will now be called the Brisket Gourmet Deli.

The progress of Biggby and Orange Leaf was also brought up.

ADJOURNMENT

MOTION by Chiara, seconded by Crutcher, to adjourn the meeting.

MOTION carried, all ayes.

The meeting was adjourned at 7:52 p.m.

Respectfully submitted,

Secretary