

FARMINGTON PLANNING COMMISSION PROCEEDINGS
City Council Chambers, 23600 Liberty Street
Farmington, Michigan
February 13, 2017

Chairperson Crutcher called the Meeting to order at 7:00 p.m. at City Council Chambers, 23600 Liberty Street, Farmington, Michigan, on Monday, February 13, 2017.

ROLL CALL

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

Absent: Buyers

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Director Christiansen, Building Inspector Koncsol, Intern James Gallagher, Recording Secretary Murphy

APPROVAL OF AGENDA

MOTION by Gronbach, seconded by Chiara, to approve the Agenda as submitted.
Motion carried, all ayes.

APPROVAL OF ITEMS ON CONSENT AGENDA

a. Minutes of Regular Meeting – January 9, 2017

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

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

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

Director Christiansen stated the applicant has submitted a revised site plan amendment for the Chatham Hills Apartments. He indicated plans were previously submitted to remove the indoor swimming pool and to construct a new community building and outdoor swimming pool at the July 13, 2015 Planning Commission Meeting. He stated due to soil conditions on site and cost predictions, the applicant decided to reuse the existing building with no increase in footprint and that the Petitioner is present with an alternative proposal. He stated the applicant is proposing to repurpose the existing building, with a new interior floor layout, an updated building façade, and that the existing indoor pool will be removed and a new outdoor pool will be constructed. Christiansen presented the aerial view on the screen, detailing the changes that are being requested.

Chairperson Crutcher invited the Petitioner to the podium.

Chad Rashid, from Rashid Construction, came to the podium. He stated that Director Christiansen had laid out the new plans in front of them. He stated it will be a better cosmetic look and welcomed questions from the Commissioners.

Chiara asked if the outdoor pool would be 20 by 40 and the Petitioner responded in the affirmative.

Majoros inquired about the footprint and the Petitioner responded it is essentially the same.

Majoros also inquired if there were other modifications on the carryover structure versus the new structure and the Petitioner responded that there will be cosmetic changes and further discussion was held.

Crutcher confirmed that all equipment accessory to the pool would be housed inside and the Petitioner responded in the affirmative.

Further discussion was held regarding the new exterior pool, its location, and the fencing required by the State.

MOTION by Gronbach, supported by Majoros, to move to approve the request for the site plan amendment for the Chatham Hills Apartments, 36001-36199 Grand River, as submitted.

Motion carried, all ayes.

Chairperson Crutcher thanked the Petitioner.

PUBLIC COMMENT

None heard.

PLANNING COMMISSION COMMENTS

Commissioner Majoros, as Planning Commission representative for the Capital Improvement Project Plan Committee, reported out on the first meeting of the committee, which was held February 13, 2017. A handout was provided to each commissioner. He gave a synopsis of the meeting and stated that the handout is a long Excel spread sheet and explained that the CIP is driven by all of the different Master Plans in the City and the information on the spread sheet is information that the various number of groups have

submitted in their individual proposals of the projects they would like to see addressed over time and their prioritization and rough estimate of costs and whether all funds are funded internally or if grant money is available. He indicated that only data was presented at the meeting and at the subsequent meeting on Friday, the next step will be to talk about prioritization, not to approve funding, just general prioritization, and that the Planning Commission will be called on to endorse the recommendations and move them forward to City Council.

He detailed for the Commission the process that he was going to be utilizing as far as prioritizing and that elements of funding, safety, importance would come into play in that process.

Christiansen thanked Majoros for taking the time to engage the Planning Commission in discussion and update them on the current status of the CIPP. He went on to say that the information being presented today is the initial draft of the spread sheet put together by City Administration, City Management, Department Heads, and the compilation of data being done by Mr. James Gallagher, current City of Farmington Intern, and he thanked him for his hard work and effort in putting the data together.

Christiansen indicated that the Finance Director had sent an updated version of the spread sheet late in the day and wanted to briefly address it with the Commission.

Christiansen stated that when adopting a new Master Plan according to State statute, a Capital Improvement Plan must be included. He put the updated draft of the 2018-2023 six-year Capital Improvement Plan on the screen and explained that it is an initial boiler plate general overview of the plan and what it involves. He stated it is a program that identifies needed and desired capital improvements in the community, what they are, what the cost of facility improvements would be and funding sources. He indicated there will be a resolution for this in conjunction with the Master Plan update and that the Capital Improvement Plan should be updated each year when the City budget is done. He went over some of the information contained within the draft.

Majoros stated that the spread sheet that was handed out to the Commissioners contained 100 items on it, but that that number will be whittled down before a final draft is submitted.

Chairperson Crutcher inquired about the criteria that would be utilized in evaluating the data.

Majoros welcomed input by the Planning Commission through email prior to the upcoming meeting.

Christiansen stated that once the draft is submitted to the Planning Commission, the required Public Hearing would be held, and the action required by the Planning Commission would be to move it forward to City Council for their review and decision.

Further discussion as held as to how to reach out and engage residents, business owners, property owners and stakeholders in the process.

Kmetzo inquired about who was involved in the process of creating the initial draft and if it was anticipated that the priority levels would remain the same and further discussion was held.

Christiansen thanked Majoros for updating the matter with the Planning Commission this evening.

STAFF COMMENTS

Christiansen gave a brief update on the Maxfield Training Center property.

ADJOURNMENT

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

The meeting was adjourned at 7:41 p.m.

Respectfully submitted,

Secretary