

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

Chairperson Crutcher called the Meeting to order via Zoom remote technology at 7:02 p.m. on Monday, January 11, 2021.

ROLL CALL

Present: Crutcher, Kmetzo, Majoros, Mantey (arrived 7:05 p.m.) Perrot, Waun
Absent: Westendorf
A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Director Christiansen, Recording Secretary Murphy, Brian Golden, Director of Media Services.

APPROVAL OF AGENDA

MOTION by Majoros, supported by Waun, to amend the Agenda to switch the order of Item 4, Election of Officers, with Item 5, Discussion of 2021 Planning Commission Work Items/Program, to allow time for other Commissioners to attend the meeting.
Motion carried, all ayes.

MOTION by Majoros, supported by Waun, to approve the Amended Agenda.
Motion carried, all ayes.

APPROVAL OF ITEMS ON CONSENT AGENDA

A. December 14, 2020 Minutes

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

DISCUSSION OF 2021 PLANNING COMMISSION WORK ITEMS/PROGRAM

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

Director Christiansen stated this item is a discussion of the 2021 Planning Commission work items, work program, if you will, kicking off this year in January 2021 and wanted to have an opportunity this evening just to have a discussion in terms of what you as Commissioners potentially have some focus on, items of interest, things that you'd like to see and an opportunity for us to have discussion and ask questions about things that are going on right now that might need to involve you as Commissioners and the Planning Commission as a whole and then kind of identify on some things that you'd like to focus on in this 2021 year. So, what I did was included the City of Farmington Planning Commission 2020 Annual Report, so this is hot off the press since we just concluded

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2020 December 31st. This is a culmination of your activities in 2020. So, if we wanted to take a look at this for a few minutes we certainly can do that and that's why this was included in here. And now, as I indicated, Mr. Chair, I will turn it back over to you so that you might consider opening it up to the Planning Commission as a whole so we can have a discussion on whatever your items of interest are, things you'd maybe like to look to engage in 2021 as a Planning Commission. With that, Mr. Chair, I'll turn it back over to you.

Chairperson Crutcher opened the floor to questions and comments from the Commissioners on items for discussion and agenda for the coming year.

Commissioner Majoros said offhand he can't think of anything that is particularly proactive. I know there are important items that are likely to come our way. Obviously the big one likely for us would be if the Maxfield initiative moves from where it is now to come into our purview. To be honest, I tend to think of us a more reactive body than proactive when it comes to initiatives and things. I think we're good at responding to the due process and the items that we're charged with handling. But offhand I can't think of anything proactive that says this would be something of specificity that would want us to address other than our normal course of business.

Director Christiansen replied saying he appreciates those comments, Mr. Majoros, and certainly would concur with you. You know the Planning Commission and its responsibilities statutorily under the Michigan Planning Enabling Act which creates the Commission and identifies the responsibilities of the Commission and lays out your charge and certainly then the City Charter, City Code of Ordinances, that also does the same thing really tends to focus on that, the responsibilities of the Commission as items are brought forth to you, things are presented to the City and presented to you so there is the reactionary nature of things. However, you also have quite a few items that you are tasked with that you really need to make sure that you stay current on and to keep it in mind as we do our work throughout the year. And if I might, Mr. Chair, just real quickly, right now you are engaged, and Mr. Majoros, you are the liaison and representative to the City of Farmington Capital Improvement Program Steering Committee, that is part of the City's overall Master Plan Program under the Michigan Planning Enabling Act, the Planning Commission being responsible for the Master Plan and for annually moving forward with the Public Hearing and its responsibilities for the Capital Improvement Program, so you're doing that. So that is ongoing, the Steering Committee is going, the Steering Committee has met once, there's another meeting next Wednesday of the Steering Committee. And just so you're aware and you might recall the schedule that we looked at in November and in December, that the Planning Commission is scheduled to consider the draft, the Capital Improvement Program 2022/2027, six-year program, on February 8th, at your February meeting, consider the draft, and to schedule the required Public Hearing. You'd hold the required Public Hearing in accordance with the schedule

that we've all been operating under so far in March. And then at that Public Hearing you certainly would be in a position, you could take action and move that item forward. So that's one thing that's in your annual calendar right now. Absolutely, Mr. Majoros, you are spot on, the Maxfield Training Center, the RFQ that was put together that went out in October that then was required to be responded to and to come back and that did happen. The City received four responses from respondents, developers, and since mid-November those responses to the RFQ have been evaluated, there has been interviews that were held with the City consultant that was retained to help move the process forward, working with City management, City Administration, City team. The consultants then put together an evaluation of those responses and also the minutes and comments, answers to questions at the interview that was held at the beginning of December with each one of the respondent developers, that was moved forward to Council. City Council considered those items on December 14th, that was a Special Meeting. They had a Regular Meeting December 21st and considered then the presentation from the City consultant and then recommendations based upon the interviews, that moved forward then with an action of the Council on the 21st which was modified at their January 4th meeting. And at the January 4th meeting they requested then that the respondent developers attend a Special Meeting of Council so the Council had an opportunity to engage each one of the four respondent developers and they did that last Thursday. And so now next steps are being considered. I believe that the item will come back, the Maxfield Training Center item, as to date now is with the Council having engaged all four respondent developers and presentations, asked questions, I think this is going to be on their agenda next week, their Special Meeting and Regular Meeting is typically on the third Monday but due to Martin Luther King, Jr. Holiday next Monday, it will be on Tuesday, so I anticipate that. But cutting to the chase after all of that, and that's an update for you, you know that the process being utilized by the City is the Planned Unit Development Process. And that Planned Unit Development Process in accordance with the City Zoning Ordinance and the requirements of the PUD, requires that the Planning Commission really move the process forward. There are five steps, there is an optional pre-application conference, there is a conceptual review, there is a Public Hearing that's required to be scheduled and held by the Planning Commission, that moves forward then from Planning Commission after the Public Hearing to Council. Council considers the Planning Commission's recommendation of a Preliminary Conceptual Plan and considers a Preliminary Draft PUD Agreement and then everything comes back to the Planning Commission for Final PUD Site Plan. And that's about a four to six-month process. And speculatively if that starts in February, most likely March, then it would look to be a four to six-month process from February, March, through the spring into the summer. So there's another item that would be on this year's calendar for you. So the CIP and the PUD for the Maxfield Training Center. What else might there be? And again, I'll go back to you, Mr. Chair, and to bring it back to the Commissioners. Here you can look to see, you know discussion and consideration of what your interests might be in light of our plans and ordinances. Just real quick, just kind of recanting what we've done fairly recently as

you know, you've completed a Master Plan Update in 2019. And that Master Plan is a document that is really a tool that we look to update every five years. So you've just done that work. The next step after that was to look at the Zoning Ordinance to make sure that in accordance with the Master Plan Update, we have a Zoning Ordinance that was meeting the needs of the City in terms of being able to implement the Master Plan. We were going to do a Zoning Audit. And you remember we talked about doing that and doing it in 2020 and it was budgeted. So the budget, the City Budget for 2020/2021 had that item budgeted. Unfortunately before the final budget was reviewed, approved and adopted by Council, that item due to the Covid pandemic there had to be some modifications to the budget made and that item was put on hold. So the Zoning Audit that we were going to do in 2020 was put on hold. Maybe it's worth having some discussion and looking to consider that again because as you're aware the City's budget process starts in January, here we are, and it moves through Council, with Council then putting together the Annual Budget July 1, 2021 to June 30, 2022 in the spring for adoption then before July 1st in June. So if there's interest in seeing if we could move that item forward again and kind of bring it off being held in light of circumstances and everything else that's come up, in particular the Covid pandemic that we are certainly still engaged in, in having to be very much aware in everything we do, that's something that we might want to reconsider. The other thing is your Recreation Master Plan was updated in 2018, so that's another five-year run for that document. The Downtown Master Plan was updated in 2016 so your planning tools are pretty solid. The Vision Plan was determined to still be valid, that's still part of our City's focus. The Downtown Area Plan from 2015 determined to be valid. I can tell you that the Grand River Corridor Improvement Authority is going to be embarking upon this week starting off the update of its Vision Plan. So, the Grand River Corridor Authority Vision Plan which was done jointly by the City of Farmington Grand River Corridor Improvement Authority Board and the City of Farmington Hills Grand River Corridor Improvement Authority Board, so joint boards. That was put together in 2013 and both Farmington and Farmington Hills are looking to move forward with an update starting now, this week. So, all that being said, those are the kind of things, planning tools, the Zoning Ordinance, the Capital Improvement Program, that are things that we keep our eye on and make sure are current. The CIP being an annual and certainly the other thing that we've talked about here is looking to reconvene the focus on the Zoning Audit that we wanted to do. Maxfield Training Center is one, maybe there's some other things that you have some ideas about. So with that, Mr. Chair, I'll turn this back over to you.

Chairperson Crutcher stated he has spent some time working with the Parking Advisory Committee and there's a number of issues that have come up there that maybe we as a Planning Commission should be discussing or could discuss. I don't know what our power or role would be in possibly making suggestions on amendments to the Zoning Ordinance for discussion at least. The changes to the parking enforcement downtown, and along with that, there was an increase in the number of parking spaces made available for public

parking and some revisions of the policies that are implemented in the parking downtown, that came from the Parking Advisory Committee making recommendations to City Council. But it seems to me that there's an opportunity for the Planning Commission to maybe get out ahead of the changes that may be coming with the new developments coming to town, and this may be part of the Zoning Ordinance Audit, of what, if anything, should be or we could modify to address the future planning in the City.

Commissioner Majoros said he appreciates Mr. Christiansen's comments and would tend to agree, thinking back on his initial comments, I think what would be prudent to your point, Kevin, we've got good foundational documents but I would really take yours, and staff and City recommendation of are there priority documents that we should be thinking through, that we should be re-examining, to the Chair's comments about some changes to parking. And one comment that I made to the CIP process, was being current on maybe some philosophy from the City and/or residents, to be honest, about some changes in developments. Like the point I made, one of the comments in the CIP was, I said does the budget prioritization or budget project identification fundamentally change in a post-Covid world? So as we talk about budgets and priorities and I know I did pass along the comments that were made in the December meeting about sidewalks and walkability, and I'm not saying that not everybody is in a work from home situation but many people aren't and I'm fully sensitive to that, but in a world where what we're collectively experiencing is going to make businesses, residents, think differently about what maybe is a priority. I think those would be important things for us either to be talking about or making sure we have an understanding and a pulse of what is important to the City and the citizens. Because I know, Mr. Chair, you had said a comment at the last meeting about pedestrian access and walkway where Grove intersects the road as part of the Fresh Thyme road, I don't know what we call that. Commissioner Perrot had talked about sidewalks and the budget for that, but you know, this ties into a little bit to the Maxfield development, right. So that may be something important for us to just to say strategically we've got planning documents, but we also have kind of a philosophy of kind of who we are and who we want to be, and what do we think people are looking for. Because if we're going to be making or recommending project priorities and things like that for Capital expenditure, and we want to do them in a way that has kind of a forward lean to it, so that may be something of interest, too.

Chairperson Crutcher stated he thinks of it also in working with the Zoning Board of Appeals, some of the development in the residential areas, some of the additions and renovations people have to do to their houses, there are homes. And I know we focus a lot on downtown, but on the neighborhoods is possibly something we should address, the requirements for setbacks and residential developments to either encourage or allow development or redevelopment. And speaking to the issue of the Covid thing, people are working from home now and also trying to stay in their homes longer. There's going to some plans of people leaning to add on or modify or renovate a house for either for them

to stay into it or sell it or to repurpose it so that they can work from home now. So I think there's a need to investigate our Zoning Ordinance, is there anything in there that's hindering that or prohibits it or can we modify to make it more feasible or should we modify it to make it more feasible. Or do we want to do it the other way, make it less easy, I don't know, but I think that's something worth looking at more proactively than reactively in taking someone's submissions.

Commissioner Perrot stated as Kevin was saying our audit was cut kind of at the eleventh hour in terms of budget which I totally understand but that's another tool that's going to allow us to be proactive and stay on our toes and it's not like we're going to be able to foresee the future, see where Covid takes us, or where the next version of the Master Plan or the Rec Plan or anything like is going to go, but having that in the budget. There are a few things that we have in the budget specifically from the Planning Commission, getting that back in the crosshairs of the upcoming budget and trying to get it to stick is huge, because really that's an investment in the future of the Planning Commission and the future of the City. It's a big deal to us but I can see where they can say we can cut that, we've got to focus on this, we'll readdress it the following year.

Perrot then said the only other thing he had and this is a difficult one because of staffing and Kevin and Jolene, they're doing more than a yeoman's job, but it's communication. Is that all the different projects and the things that come through to us, you know you drive to work across the same development, and you see development, and you see progress and then it stops and you can't help but to wonder what's going on. And I know, Mr. Christiansen, that you get bombarded with questions seven days a week as to what's going on with the gas station on Nine Mile? What's going on with Maxfield? What's going on with Tropical Smoothie Café? What's going on at the World Wide Center? You know the list goes on and on and on. If we could come up with a manageable way to communicate things, I was even thinking like a Top 10 or something, because City Council, they've increased their level of communication the last few years. And I mean it's tough, you've got a purely volunteer board, we all have our careers and things like that that we focus on, families and that. And like I said with Kevin, Kevin's got Jolene and himself and I'm sure they both already work way too much but if there was just some kind of a way that we were able to communicate the happenings as relations to what we get involved in, I think it would go pretty far.

Director Christiansen asked Perrot if he would be interested to have an item on the monthly agenda that would just be a development update item? I can tell you that I do that, as you indicated, Mr. Perrot, on a daily basis, we do a weekly update for City Council through the City Manager so I do a communication weekly and then you know as projects go, certainly every time we meet, there's that opportunity under Planning Commission Comment, but I'd be happy to maybe at the Planning Commission meetings once a month if we had an item on there that would just be a development update and we can let you

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know what the status is of certain projects throughout the community. We're 2.7 square miles with 10,400 residents. We aren't of such a size to where there are multiple things going that you know a lot of eyes are needed to be on and a lot of engagement is needed, however everything we do is very significant, no question. But if you're looking for some level of current status and awareness of what is going on, I think that's very, very important, whatever it might be. Whether it's development related, whether it's projects that might be with other bodies, certainly happy to do that. I would suggest maybe an item added to the agenda that would be a development update. Certainly I could give you an overview and you can certainly take an opportunity to ask whatever questions you want, if that might work.

Perrot replied we're asking for additional output out of an already taxed department. And ideally, being able to broadcast out that's going to be easy, and I'm not saying social media but something that would be easy to get out to the masses, at least something that's accessible for people to go and check out, and just kind of see what's going on in their neighborhood.

Christiansen stated if you go on the website and go on the home page and look under latest news or look under items of interest, there's three columns on that home page, City of Farmington website, farmgov.com, and the first column on the left is latest news, the middle one is events and calendar, and the third column is items of interest. And under latest news, go back and take a look at this month because there was an update on both Tropical Smoothie and the gas station in there, along with pictures that I had on there. In any event we have a bi-weekly communications meeting, City management, administration, staff does. And then we have a Communications Director that is responsible for the website. So we try to make sure that development projects are updated routinely and certainly at that bi-weekly meeting, and statuses are certainly presented and then if it's determined to be something that's newsworthy it's put on the website, so we are doing that. So that communication has been constant and something is always on there. But you know when it comes to your knowledge base, I think it would be advantageous for you certainly to have what I'm suggesting and we'll certainly continue to make sure that the City is aware through communication, through the channels here at City Hall that we have in place. And like I said really the communication tools that the City is currently using are for your information, there's a quarterly water bill and in that water bill is a newsletter that goes out and development projects are in there, so go take a look at the last one that went out, water bills are due I think right now. In any event, that's quarterly. And then there is the website I just referred to, so the latest news is constantly updated. And then the weekly communication that we as a department, Economic and Community Development, provide to City management that goes to the Council, so that's routine and constant. We're at the annual right now, the State of the City is coming up in February. So the State of the City with respect to Economic and Community Development, Planning, Zoning, Code Enforcement, will be certainly

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provided to management and administration and they'll go ahead and make the Annual Report. Instead of live all of the years, I think this year it's going to be, as I understand it, maybe a Zoom State of the Cities, at least currently as I understand it to be. But those are the communication streams right now that are being used. If there's something else you're interested in, we certainly can look to try to do that. We try to do as much as we can to make sure everybody stays informed as best as possible. I think between the newsletter, the website, weekly communication through City management and administration to Council, and as I'm suggesting just to keep you updated, that's why we always have that Commission Comment at the end of our meetings, and we can certainly keep ourselves informed. But if there's something more, we can take a look at that, too.

Chairperson Crutcher said he would be fine having that as a line item, especially if you're already doing a report for other things anyway.

Commissioner Kmetzo stated rather than starting with a very broad scale of development projects in the City of Farmington, if we were to just start smaller and maybe just talk about the projects that came through the Planning Commission, just so that we get an update of those projects and see where they are. Because we are also tools of communicating to our community. For example, if someone approaches me and says you're on the Planning Commission, what's going on with the Masonic Temple and the plans to have a coffee shop, it's difficult for us to give an update if we ourselves don't know about that. So maybe let's not go broad and look at all the developments for the whole City, but maybe start with what's going on with our projects that have been approved with the Planning Commission and get an update. And even if it's not monthly, because there might not be any movement within the month, so maybe let's do it every three months or something, just not to put burden and additional work, scale it back a little bit.

Chairperson Crutcher said that's a good idea and Kmetzo replied the ones that were approved by the Planning Commission, that we want to see what has happened with this project and I would volunteer maybe to start the list every time we meet, then we can jot down this project was approved on this day and we'll follow-up discussion on that project or review open projects.

Christiansen stated we certainly keep a list, that's why our agenda at the end we've had an opportunity to ask questions but I think if there was something more structured that was there and taking your suggestion, Commissioner Kmetzo, it would be very simple for us to give you a current update. Because once things are approved at the Planning Commission, that's only the beginning of the project. They have to go through a whole construction document process, and review and approval and permitting, and then initiate the project. And there are many things in different phases throughout the community, I'd be more than happy to give you that update. And we don't have to do it broad brush

stroke, we can give you the nitty gritty. What I would say to you here today, did you that a steel structure is going up at Tropical Smoothie as of last week? Did you see that the brick has been delivered and they are starting to do the building at the Nine Mile gas station? So, that is now confirmed it is going to be an Amoco Gas Station. That's another update for you. And that was actually made aware of to the Communications Director, that was put into the article that went out in the latest news along with the picture. I don't know if the name of the gas station actually got in there, but that's another thing I would tell you. I would tell you that the Blue Hat Coffee project, which was approved quite a long time ago, is moving forward at a very modest pace in light of circumstances and everything else. But they're constructing their ramp on the outside right now. You can see that. That was part of the overall site plan that you approved and required for a barrier-free access. Interior modifications are ongoing. They wanted to be opened by the end of the fall, beginning of this year, but things have unfortunately not progressed as quickly as they wanted to. So those are the kind of things that I can go on and on and on and about some more as well but I'm happy to provide that and we have that there. Maybe we can look to initiate that as an agenda item, development project status, current status update, starting with our next agenda in February.

Christiansen then stated with the Liberty Hill project there were two things that needed to be done. That project as you approved it, PUD approved, all the legal tools which is the Master Deed, the bylaws, the development agreement, all done. There were two meetings required before moving forward with the project after the construction documents had been reviewed and approved and permits issues. The first one was a meeting with the residents regarding the sanitary sewer connection which is going to the west into the cul-de-sac in the street to the property, the residential development community next door, and meeting with the residents and the developer and the contractors was held. So the last meeting before construction which is the pre-construction meeting is in process, looking to be held in the next two weeks. And that meeting will be held once the required escrow monies and the financial guaranties, the sureties requires are provided. That's going to start going, too, which is very, very positive as well. But I wanted to make sure on all these other projects that you knew about that as well. And to date we don't have anything moving forward on the addition you approved for the former Samurai Sushi, Krazy Crab, that's still going but we're waiting for construction documents to come in. And I can tell you that the Farmington State Savings Bank, the interior modifications that are going to take place now that the demolition of the interior is done, have been approved and permitted and are going to move forward. And now we're waiting on the construction documents to be finalized, things to progress, for the exterior modifications that you as a Planning Commission approved via site plan. Just a few more updates

ELECTION OF OFFICERS

Chairperson Crutcher introduced this item and asked if everyone was comfortable with moving forward with it despite the absence of one of the Commissioners.

Commissioner Waun stated there is a quorum and there's no guarantee everyone will be present at the next meeting.

Chairperson Crutcher opened the floor for nominations for Chairperson.

A. Accept Nominations for Chairperson

Commissioner Waun nominated Commissioner Steve Majoros for Chairperson. Commissioner Majoros accepted the nomination.

Chairperson Crutcher opened the floor for nominations for Vice Chairperson.

B. Accept Nominations for Vice Chairperson

Commissioner Waun nominated Commissioner Geoff Perrot for Vice Chairperson. Commissioner Perrot accepted the nomination.

Chairperson Crutcher opened the floor for nominations for Secretary.

C. Accept Nominations for Secretary

Commissioner Majoros nominated Commissioner Miriam Kmetzo for Secretary. Commissioner Kmetzo accepted the nomination.

MOTION by Majoros, supported by Perrot, to accept the slate of officers as nominated. Motion carried, all ayes.

Commissioner Waun thanked Chairperson Crutcher for his service in his position as Chairperson for the last three years.

PUBLIC COMMENT

None heard.

PLANNING COMMISSION COMMENTS

Commissioner Kmetzo clarified the signing of the hard copies of the Minutes in light of Zoom meetings.

Commissioner Majoros gave an update on the CIP meetings and the input provided by the various boards and department heads and their weight on the recommendations. He recited the areas the Planning Commission has prioritized as matters of importance such as fundamental Public Safety, Critical Infrastructure, Preservation of key City services, i.e., projects that have the opportunity for alternative or shared funding that can offset costs; projects that could minimize or eliminate future greater expense; these are the tenants that I have been using on our behalf and I think they still apply. Third, I was able to pass along the comments from the December meeting that we referenced earlier today, the comments about Grove Street from Mr. Crutcher, and also sidewalks, walkability from Mr. Perrot and I know others. And I know that was a common comment from the CIP team. There were a list of some new projects that represented the Planning Commission we simply could endorse, the addition of those to the lists. The one thing I did mention was there are certain projects each and every year that we know are probably either have more emotion or visibility attached to them either because of just their province, i.e., the Maxfield development, or have a larger price tag associated to them, live 5 million dollar broadband, or are just things that maybe have a – I don't want to call it an emotional component but remember how we've seen in the CIP before there's been the potential for this development activity for the City Hall property, so it's not on the plan, It's not on the agenda, but each and every year we talk about things like should the City invest in sidewalks, ramps, leaking roofs, etc., equipment at City Hall if indeed there may be some activity. Again, that's not on the list. When at some point we have to make some decisions and say that these forecasted projects should become real budgeted items. So I think it's important for us to, as you mentioned, Kevin, to kind of have our talking points on these broader items because as they get more visibility within the City through public comment, I think alignment across the group will be good and I've got a call scheduled to follow-up with Chris Weber to talk about those exact things in the group so I'll fill you in on that. And then my last comment was the, just a philosophical question that we should be thinking about and asking ourselves about, as Kevin said at the beginning of the meeting, we've got good solid foundational plans with Recreation and Master Plan, etc., but in a world that we don't know what the future world is going to look like but certainly we know there's probably a lot more desirability for the very things that Farmington offers, in a world where people maybe have a greater reliance on their home and their community, to just to deal with each and every day, and does that cause us to rethink either projects to be added to the list or eventual prioritization of those lists. So, as we think about Maxfield, and part and parcel of the Maxfield development is the access and the potential switchback down to Shiawassee and that opens up the gateway to what's

across the street by Sorrows, etc. So I think these are the kinds of things that none of us have a crystal ball but are probably good things to have in our purview as we move forward. So those were just --- I just felt it was important to kind of let you all know that that's the conversations that we've been having and in our meeting in a week or two and then we're on the roadmap towards I believe it was the February or March meeting, Kevin, I forget which one for public comment and we'll be well briefed heading into that.

Christiansen replied in response to that, and I think if I'm correct now that you've had elections, typically in our experience is the transition is the passing of the gavel from the Chair to the new Chair to move forward with the meetings. So, that's one thing to do here as we're doing and then back now with Chairperson Majoros' comments here, the prioritization of things, very important, that's why I wanted to talk about the work items and the work program tonight and there's many things that are ongoing and are in motion, the Planning Commission has their charge, certainly the things that we've talked about tonight, there's many things in different stages right now but you know the Capital Improvement Program is certainly the one at the forefront for the Planning Commission as well as development projects that are on the horizon here including the MTC, but that does not preclude taking a look at other sorts of things and you know we talked about implementation of things and that's where that Zoning Audit is important. If I could go back to that real quick, I don't want to take up a lot of time if anybody else had comments as well, Mr. Chair, because you know there are some focus areas that certainly we as a City and you as a Commission probably are going to want to look at it more closely as you indicated Mr. Chair, Mr. New Chair, that are probably going to be on the radar screen more than they were before for the change in environments and the change in how we do things and the change in how we communicate and in a change in how things are used. You know what you're going to see people start to do potentially is working more out of their homes and that's going to impact neighborhoods, that's going to impact how business is done, that's going to impact how people are going to use their homes and other sorts of things. And Commissioner Crutcher, you made a comment earlier about single family residential, and about looking at our residential ordinances and our Zoning Ordinance, you know we actually did that back in 2015. You might recall that we actually softened our requirements and reduced setbacks and maybe it's time to look at that stuff again and look at multiple family regulations, I don't want to go into all of that now but just to respond back to Chairperson Majoros, the things he was making comment about, I think it's very important that we stay current and stay focused on what our needs are, our changing needs. What's very important to us is that we are in a time of significant redevelopment and reinvestment, an opportunity to breathe new life into things, and to modify and to sometimes tear down and make anew, and we've done that in quite a few locations. We just need I think to be mindful that as you, Commissioners, are stewards for that, you shepherd the process. We need to be able to make sure that we're able to achieve the things that really are in demand here in the community and it's very important. And the tools that we have are just that, tools and guides that can always be updated and

modified and that's the charge that you have as well as the implementation strategy. But anything that we need to take a look at, we need to continue to be talking about, and put on our plate to address, whether it moves forward in some fashion or not, it's going to be an interesting time coming through this whole thing we've been involved in with the Covid pandemic, the crisis, and where we get to the other side and how business is done. Very thankful for the tools that we've had in place and for the things that we've put in motion because it allows us to keep moving forward and realize that the investment and enhancement in the community. So I don't know if that answers your question, Mr. Majoros. But just one comment if I could, I know we're getting to the end of our meeting here, but what I wanted to ask Commissioner Mantey if and one of the things we try to do is make sure that our Commissioners are certainly provided opportunity to have training and education and attend workshop and sessions. You might recall when Commissioner Westendorf who unfortunately is not here today came on board, and I think Commissioner Perrot, you did, too, had the basic training workshops which are put together in the spring, so I'm certainly wanting to make sure that if Commissioner Mantey you're interested in that, that we provide that opportunity for you. I don't think it's going to be the same at least at this point where you're going to be able to go and attend, that workshop is probably going to be virtual but if you're interested, we'll certainly provide that opportunity for you. And any time new training is coming along, because things are going to change and so we're going to need to stay current with certain things. So you might recall we had workshop training as a Commission with Council, I believe, in 2018, we had a fall workshop on the Zoning Ordinance and provisions in the Zoning Ordinance. It might be something like that again as it relates to some focus area. Commissioner Crutcher, you made comment about the Parking Committee. One of the focus areas we can look at is provisional parking and ordinances that we have in place to achieve that through development and what the requirements are, if it's meeting our needs for parking in downtown and throughout the community. You mentioned the single family; what about the residential, what about other things like connectivity and the sidewalks and street program. You know we require through development process in our Zoning Ordinance that sidewalks be provided and those other elements but maybe there's some other things that we might want to do in terms of our ordinance structure. Just thinking out loud and we don't need to go into it a lot more. I will say if you weren't aware, Council did approve as requested the creation of the Pathways Committee. So now there is a brand new Pathways Committee that's been created and I believe that was at the request of City Councilmember Taylor and then working with Council, Council created that Pathways Committee and I believe that they've just gone ahead, that committee has been filled and is now looking to move forward to address its charge of looking at connectivity and pathways throughout the community. So there's another working group and another focus group, the Pathways Committee, that would assist in looking at the City's infrastructure in this case and would be part of the overall comprehensive planning program which comes back to the Planning Commission again. So, that's FYI to you. The only other thing, if I could, Mr. Chair, you might note that Council on three occasions

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has addressed during the Covid pandemic, the adjustment to accommodate trying to provide opportunity in downtown for patrons, for customers, for residents, to patronize our business community, particularly in downtown, but throughout the community as a whole. So you might recall back in June of 2020 they passed a resolution that allowed for expansion of outdoor seating areas. They went into other areas of property, some into the parking lot areas, other areas, outdoor seating expanded. That continued into the fall and in September Council approved a second resolution that extended that throughout the fall/winter to April of this year. Council then in December approved an amendment to the City Code to amusements and entertainment to allow for temporary structures to be used in those areas. So you're going to start to see some of that. And so that's for you to be aware of, that's been approved by Council for temporary awnings and tents and igloos and other types of structures during the Covid pandemic time period that we are still very much in through this winter period until April and then we'll look to see where things are at at that time. So you might see some items being put throughout the community on public properties as being shepherded and stewarded, moved forward by the DDA, but you're also going to see some of that on private properties as well. So that's for your information but also to be mindful that maybe there's a need to take a look at how all that comes about as things might change into the future just to be aware of. So I wanted to be sure that you're aware of that as well so thank you for that opportunity.

Commissioner Crutcher apologized and said that there is supposed to be an official changing of the gavel to Mr. Majoros as Chair, so I guess we can do that now and he can continue and close the meeting. (Commissioner Crutcher passed the gavel to Chairperson Majoros at 8:05 p.m.)

Chairperson Majoros thanked Commissioner Crutcher for his leadership as well as Director Christiansen and indicated he appreciated all of his hard work as well as all of the Commissioners.

ADJOURNMENT

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

The meeting was adjourned at 8:06 p.m.

Respectfully submitted,

Secretary