

FARMINGTON PLANNING COMMISSION PROCEEDINGS
City Council Chambers, 23600 Liberty Street
Farmington, Michigan
March 12, 2018

Chairperson Crutcher called the Meeting to order at 7:00 p.m. at City Council Chambers, 23600 Liberty Street, Farmington, Michigan, on Monday, March 12, 2018.

ROLL CALL

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

Absent: None

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Director Christiansen, Recording Secretary Murphy

APPROVAL OF AGENDA

MOTION by Chiara, seconded by Majoros, to approve the Agenda.

Motion carried, all ayes.

APPROVAL OF ITEMS ON CONSENT AGENDA

a. February 12, 2018 Minutes

MOTION by Gronbach, seconded by Chiara, to approve the items on the Consent Agenda.

Motion carried, all ayes.

PUBLIC HEARING - 2019-2024 CAPITAL IMPROVEMENT PROGRAM

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

Director Christiansen stated this item is a Public Hearing for the 2019-2024 Capital Improvement Program for the City of Farmington. He stated the Capital Improvement Program Steering Committee and City staff have been working diligently on updating the program to incorporate into the upcoming City Master Plan update and also are moving forward with the required Capital Improvement Program in light of it being the budget time of year for the City of Farmington. As such the Planning Commission is being requested to hold the Public Hearing at tonight's meeting as required. He stated it was scheduled at the February 12, 2018 Planning Commission meeting. He said the Public Notice was published and the draft 2019-2024 Capital Improvement Program was included in the Commissioners packets for their review and consideration.

He indicated the requirement for this item is to hold the required Public Hearing on the Capital Improvement Program in accordance with State statute, in particular the Michigan Planning Enabling Act that provides statutorily the requirements for communities long range plans, the Community Master Plan which includes the Capital

Improvement Program. He stated this is an instrument of the Planning Commission and the Public Hearing is required to be held and the action requested is to hold the Public Hearing, take comments, and to then consider the Capital Improvement Program as currently drafted with those comments, and then make a recommendation to the City Council for incorporation into the City's budget and for adoption.

Commissioner Majoros requested to ask some clarifying questions of Director Christiansen. He commented that the document before the Planning Commission tonight is not an approval of the budget but rather it is a set of guidelines and prioritized projects and if the Planning Commission so moves as is or with any addendums or comments to City Council, what will happen is each individual project, the budget will be outlaid according to priority by the City Council and not the Planning Commission.

Christiansen stated that was a good point to make clear. He put the draft Capital Improvement Program for Fiscal Years 2019-2024 on the screen, indicating it is a long range planning document, a program that looks at desires for the community in terms of capital improvements and expenditures. He described the process that brought them to the point of the Public Hearing being held tonight.

He described that the Steering Committee was comprised of various members of boards and commissions and City Administration and staff that put together this draft document and has been reviewed and is now before the Planning Commission tonight as a draft for the Public Hearing. He stated that Commissioner Majoros represented the Planning Commission on the Steering Committee and named the other members that served on the Steering Committee with him as well.

He put the transmittal letter on the screen and stated the enclosed Capital Improvement Program (CIP), was created to comply with State and local laws and be adopted by the City Planning Commission and is designed to do specifically two things: Number one, enhance public awareness of issues in the community that need to be addressed and show the residents that the City is actively working towards remediating or remedying them; and two, increase transparency and efficiency in the budget process. He emphasized that this is not a budget, but rather a long range planning tool, a wish list compiled with various input of items that are of interest to be focused on, short term, long term needs for the City for various purposes. The Capital Improvement Program is a resource that examines large expenditure capital projects that the City, residents and the Planning Commission have identified as improvements of need for safety, usability, or future planning purposes. For each project, the Plan recognizes a source of funding and the desired window of completion. So not only is it an identification of a particular capital improvement, whether it be a facility, whether it is equipment, it identifies a source of funding for that item and also a timeline. Having a comprehensive list of this

kind is critical to effective financial and land use planning. This year's CIP identified a total of 115 projects totaling \$23,164,881.00. Last year's program for 2018-2023 was about \$28 million dollars.

He stated the CIP is not a plan of projects to be completed, but rather it is a list of all potential projects, inventory of costs, funding sources and timelines that can be easily seen and planning can be accomplished in a proper and logical manner. Several entities were integral to creating the finalized CIP which included the public, the Administration of the City of Farmington, the City Council, the Downtown Development Authority, the Grand River Corridor Improvement Authority, the Parking Committee, and the Steering Committee. He stated that this 2019-2024 CIP has been in the works since October of last year. And under the authority and direction of the Michigan Planning Enabling legislation Public Act 33 of 2008, the City of Farmington Planning Commission is responsible for the CIP.

He summarized the CIP as being a short term plan for identifying and categorizing large and/or very expensive projects, like a household's budget plan for big ticket items

A capital improvement is any improvement that is at least one of the following: a purchase or improvement of a facility, system, infrastructure or piece of equipment that costs \$10,000 or more with an expected service life of more than year; is a nonrecurring expenditure, so it's not a continuing expenditure on an annual basis buy one that is purposeful for a specific reason.

He then detailed the differences between a CIP and the City Budget stating a City Budget appropriates funds. A CIP is merely an identification of projects. The CIP assists City Council and City Administration by having a comprehensive list of projects that need to be accomplished. This list helps prioritize projects and plan for the budget year after year. The CIP cannot spend funds on projects, its purpose is to examine each of the projects in detail and determine estimated costs, timelines, and funding for each of the projects.

The benefits of the CIP enables proper planning in a logical manner, and has many benefits including calling attention to community deficiencies and providing a means to correct them, identifying long term and short term expenditures which greatly improves the budgeting process and efficiency, enhancing the ability to secure grants, reducing the taxpayer burden, increasing the likelihood of departmental intergovernmental cooperation including continuity and reducing costs, encouraging efficient government.

He stated this CIP looks at all of the City's planning tools. The City of Farmington has a Comprehensive Planning Program and under the program there are a number of

documents that make up the Comprehensive Planning Program for the City of Farmington. The first one is the City's Master Plan. Underneath the City's Master Plan are various volumes or elements of the City's Master Plan, the Recreation Master Plan, the Farmington Vision Plan, the Downtown Area Plan, the Grand River Corridor Vision Plan, Orchard Lake and Ten Mile Road Intersection Redesign Analysis, the Rouge River Trail Project and the recent completed updated Downtown Master Plan and that most of these are current within the last year or two. There is currently in place an effort to update the overall City Master Plan. So these are all current documents that lay the groundwork and provide the direction, the road map for the City. The CIP is really then the identification specifically of capital expenditures that follow these planning tools and to find funding sources identified, project prioritization. He stated the Capital Improvement Program is broken down into the nine categories, buildings and grounds, drain system, land acquisition and redevelopment, parking lots, recreation and culture, roads, sidewalks and streetscapes, vehicles and equipment, water and sewer systems.

He stated this list of projects is in the appendix at the end of the document and the document then goes into each one of the focus areas and listed same and stated it is spelled out by individual name or line item, specific project under project category, the prioritization, the amount of funding and where it's going to be funded from or by and the timeline for that.

He stated the instrument, the draft, was made available and posted on the City's website when the Public Notice that was required went out and that Notice went out subsequent to the meeting in February when the Public Hearing was scheduled.

Commissioner Majoros thanked Christiansen for his clarification and stated if the public has questions about budget and budget allocations, what is shown on page 7 is that the City has allocated of 1.2 million approximately allocated for projects and the list in the CIP has about 23 million so it is clear that not everything on the list will get done and there are other ways in which funding can be secured and that's why the prioritization is important, that's why the input of the subject matter experts is important, because there has to be trust in the people that provide for our safety, assess our roads, assess our drainage and all those things are experts and these are mandatory important items and they do it in conjunction with all the planning tools that were referenced. It's a lot to comprehend and digest, it's a lot to process, but there is a good process in place to develop this good tool that does help guide us in the process.

MOTION by Majoros, supported by Chiara, to open the Public Hearing.
Motion carried, all ayes.

(Public Hearing opened at 7:22 p.m.)

PUBLIC HEARING

Stan Bawol, 33620 State Street, stated his main concern was the movement and relocation of City Hall and Public Safety, that he is a 35-year resident of Farmington and stated the best location for Public Safety is in the downtown.

Marcia Bawol, 33620 State Street, stated that she is against moving Public Safety and City Administration being relocated.

Jennifer Childs, 33760 Shiawassee, expressed her concerns about parking being a priority in creating a desirable downtown area.

Kelly Remer, 33608 State Street, stated that she moved from Northville to Farmington due to its charm and that she objected to putting a parking structure into the downtown area.

Jonathan Rottet, 22931 Mayfield, was present to advocate for quick action on the Mayfield drainage project, stating that something is seriously wrong with the sewers on Mayfield Street, and also stated that he was against moving the Police Station out of downtown.

Josh Klein, 33614 Adams Street, indicated that he was against moving City Hall and the Police Station out of downtown and also commented that he would prioritize the Streetscape project on Farmington Road down to Oakland.

Chris Schroer, 23620 Warner, stated that he lives next door to the Maxfield Training Center, and commented on the great things that are happening in downtown Farmington and that he has lived here since 1988. He also commented that the parking lot of the Training Center does not fill up and proposed that better signage showing visitors where to park would be of benefit to the City.

Kevin Gromley, 23626 Warner, inquired if there was a breakdown of the 23 million dollars of expenditures by category.

Ryan Cannon, 21452 Chestnut Lane, commented about Flanders Park, and that it is not what the developer had promised. He also spoke about his concerns in moving City Hall and the Police Department in that it would elongate response time and that the City needs to focus on businesses going further down Grand River.

George Wright, 21492 Birchwood, also expressed his concerns with Flanders Park and advocated for trees to be planted in front of every residential property in the City.

Chris Hollis, 33660 Hillcrest Drive, thanked the City Administration for sharing the Capital Improvement Program with the citizens and commented on the funding of the projects delineated in the CIP.

MOTION by Majoros, supported by Gronbach, to close the Public Hearing.
Motion carried, all ayes.

(Public Hearing closed at 7:43 p.m.)

Christiansen distributed a copy of the 2017 minutes that included the motion addressing the Capital Improvement Program to the Commissioners for their benefit.

Chairperson Crutcher asked Christiansen if any correspondence had been received regarding the CIP and Christiansen read into the record an email from Vera Lucksted, 33995 Glenview Drive, stating her objections to moving City Hall and Public Safety, and further stated that she would support the installation of new LED streetlights and continuing the streetscape south of Grand River along Farmington Road.

Chairperson Crutcher opened the floor for questions and comments by the Commissioners

Commissioner Majoros stated that he would like to recap the comments heard during the Public Hearing tonight and include them in the motion approving the draft and moving it forward to City Council for their review.

He stated the first item is that there is clear input about strong reservation on the relocation of the City Hall property due to three things: number one, safety; number two, seen as a community pillar; and number three, the intrinsic downtown value it brings.

The second item had to do with parking, yes, that there is a need but it could be solved two ways, more wayfinding as mentioned in the Plan and secondly, to not oversteer. He indicated there were many comments made about the number of spots that the Parking Study has identified, and that parking has been identified as an issue but maybe one that doesn't need to be oversold.

The third was swift action on the Mayfield Drain and to look at what the issue is.

Fourth was that there be confirmation from Chris Weber about the 53 million dollar outlay and perhaps a breakdown of the budget by prioritization so there can be a better understanding of the prioritization of the projects.

The fifth item was Flanders Park, there were a few issues there, and did the developer live up to the spirit of the agreement.

The last item was to give strong consideration of how these items will be funded.

He then asked that these items be included in any motion made.

MOTION by Gronbach, supported by Chiara, that the Planning Commission adopt the resolution as noted for the Capital Improvement Program for 2019-2024, and move the item forward to City Council with the six items that Commissioner Majoros summarized from the Public Hearing to be included in the motion so that City Council is aware of them and all of the items contained in the yet to be numbered resolution be contained therein.

Motion carried, all ayes.

PUBLIC COMMENT

Andrew Buck, 23848 Whitaker, came to the podium and introduced himself and stated that he is the newly elected president of the Farmington Jaycees and that he is really excited with all of the things that are happening in Farmington.

Chris Schroer, Warner Street, inquired what the process would be related to the Maxfield Training Center and AC Acquisitions if new plans are submitted and Christiansen responded that any substantive change to the project then the process would start again and would be followed in accordance with the rules and regulations of the PUD.

Chris Hollis, 33660 Hillcrest, asked if there could be dialogue about sources of grant funding.

An audience member inquired if a project is listed as long term in the CIP such as the moving of City Hall and Public Safety, if it is inevitable that that would take place sometime in the future.

Commissioner Majoros responded that that question is unanswerable at the present time and that the CIP would be remiss if they did not look at every item that is listed in the Plan.

Greg Collins, 33632 State Street, inquired if the revenue generated by the 33 new houses on the Flanders site helps offset any deficits the City faces.

Christiansen directed Mr. Collins to talk to the Finance Director regarding that.

Commissioner Majoros then stated that the Planning Commission has talked to Mr. Christiansen and made recommendations to the City with regard to having transparency in their decision making process with the citizens of Farmington.

George Wright, 21492 Birchwood, spoke about the Flanders School site and how it used to be an area where children could play. He then stated that the City should raise taxes to address the funding issues that it faces

PLANNING COMMISSION COMMENTS

Perrot thanked everybody in attendance at the meeting, that it was nice to have a full room of residents who are invested in their City

Christiansen also thanked the people who came to the meeting and stated that there are hard copies of everything that is on the City website if anyone would like to look at them.

ADJOURNMENT

MOTION by Majoros, supported by Chiara, to adjourn the meeting.
Motion carried, all ayes.

The meeting was adjourned at 8:25 p.m.

Respectfully submitted,

Secretary