

## FARMINGTON PLANNING COMMISSION PROCEEDINGS

City Council Chambers, 23600 Liberty Street

Farmington, Michigan

March 13, 2017

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

### **ROLL CALL**

Present: Buyers, Gronbach, Majoros, Waun

Absent: Chiara, Crutcher, Kmetzo

A quorum of the Commission was present.

**OTHER OFFICIALS PRESENT:** Director Christiansen, Recording Secretary Murphy

### **APPROVAL OF AGENDA**

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

### **APPROVAL OF ITEMS ON CONSENT AGENDA**

#### **a. Minutes of Regular Meeting – February 13, 2017**

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

### **OPTIONAL PUD PRE-APPLICATION CONFERENCE AND REQUEST TO SCHEDULE PUBLIC HEARING – AC ACQUISITIONS, LLC, MAXFIELD TRAINING CENTER, 33000 THOMAS**

Secretary Buyers introduced this agenda item and turned it over to staff.

Director Christiansen indicated this is a pre-application conference and discussion and review with the Planning Commission on the proposed redevelopment of the Maxfield Training Center. The purpose of the pre-application conference is to discuss the appropriateness of the project and get feedback from the Planning Commission as far as questions or additional materials they may request. He stated that AC Acquisitions, L.L.C., of Farmington Hills has provided a proposed layout of the site plan, building elevations, etc., which are contained in the Commissioners' packets. He indicated the Applicant is present and would like to request to set the Public Hearing for the April 10, 2017 Planning Commission meeting.

Director Christiansen detailed the site plan as it was presented on the screen. He stated the Maxfield Training Center property is owned by the Farmington Public Schools and has frontage on both Thomas and School Street as it comes in. He detailed the history of the site stating it was the original Union School and went through its different uses throughout the years, bringing it to six years ago when its use was discontinued other than periodically. He indicated the school put out a series of RFPs and AC Acquisitions was chosen as the one to go forward with their plans for a residential development.

Secretary Buyers invited the applicant to the podium.

Walter Cohen, Petitioner, and managing member of AC Acquisitions, thanked everyone for coming out to the meeting despite the miserable weather. He provided the Commissioners with a handout which depicted concept pictures of the development which at this time is being called Midtown Park Apartments. He stated the handout presents a fairly accurate rendition by architects McIntosh, Poris and that the site will be cleaned up with use of Brownfield. He informed the Planning Commission that AC Acquisitions has a development similar to the one proposed in Farmington called DuCharme Place on East Lafayette in Detroit. He stated it is a 185 unit development built on concrete pedestal parking and that it is 90 percent complete to date. He invited the Commissioners to make arrangements for a tour of the project. He described the floor plans in detail.

The floor was opened for questions from the Commissioners.

Gronbach inquired about the parking on the ground level.

Gronbach also addressed the façade of the frontage on the street and inquired about mixed use and the Petitioner responded that is not the intent. He then asked the Petitioner his reasoning for making these apartments versus condos and the Petitioner responded that it's difficult to get funding on a building of this size unless all of the units are presold.

Gronbach also asked about the parking garage and if it was dedicated to the apartment complex and the Petitioner responded in the affirmative, stating it would be gated and would require a fob or card for entrance.

Further discussion was held concerning the sidewalk and the access to the park behind the building.

Majoros also addressed the parking issue and park access and Buyers questioned Christiansen on the location of the stairway to the park and Christiansen responded it will all be part of the planning process and that the whole purpose of tonight's presentation is to bring questions out and initiate dialogue and that nothing is finalized until the final plan and many things can change in the interim.

Majoros inquired about the School Street door access and stated concerns about managing traffic flow from refuse collection and delivery trucks and the impact on the residents around it.

Waun queried the Petitioner on guest parking for the tenants of the building.

Buyers asked the Petitioner if there will be screening on the east and west sides of the building for the parking and the Petitioner stated that architectural screens will be used in the parking area to allow ventilation. Buyers then inquired if all sides of the building are all brick and the Petitioner responded that Thomas Street is all brick and the rest is metal material with brick trim and fiber cement.

Buyers then asked if the Petitioner had seen the Downtown Area Plan with the embellishment of Shiawassee Park and the Petitioner responded in the affirmative and further discussion was held.

Christiansen described the need for Farmington Place to have complete traffic circulation for Public Safety and residents.

The Petitioner stated that they want to do everything they can to maintain and enhance the entranceway to downtown and the park and make it special.

Gronbach suggested to the Petitioner that they consider a nice residential look on the side of the building that faces the historical area and not industrial and the Petitioner agreed.

Further discussion was held on the design of the building.

Gronbach then inquired if the current parcel designated as church parking lot will remain the same. Christiansen responded that the lot is owned by the church and the City and the church have had an agreement in place for the City to use that lot for public parking during nonchurch peak periods in exchange for the City maintaining the lot.

The Petitioner stated that at this point in time they are not looking to engage for that lot with this project.

Further discussion was held in reference to parking and traffic flow.

Gronbach then brought up streetscape improvements extending to the front of this complex to tie in with the whole downtown theme.

The Petitioner reassured the Commission that their company is engaged in a lot of urban redevelopment that impacts a lot of people with parking, pedestrian traffic and so forth and that they want to work with the City to find the best resolution and maintain the vitality of the downtown.

MOTION by Majoros, supported by Waun, to move forward with the redevelopment of the Maxfield Training Center, 33000 Thomas, by AC Acquisitions, and schedule the Public Hearing for the next regular Planning Commission Meeting of April 10, 2017.

Motion carried, all ayes.

Buyers thanked the Petitioner.

### **PUBLIC COMMENT**

Doug Gress stated he was present with Carl Miller representing First United Methodist Church and that they are concerned with municipal parking in the area. He indicated the church has been there since 1920 and has enjoyed the opportunity to park another 100 cars in and around the church as well alongside the Maxfield Training Center and that things will be much tighter with the development going in.

Chris Schroer, a 29 year resident on Warner Street and a member of the Historical Commission, stated his concerns about the façade of the building that faces Warner Street, that it not look brand new or industrial as it faces the Historical District, and also stated he is excited to see something happen with the building but has some concerns with traffic to the area.

### **PLANNING COMMISSION COMMENTS**

None heard.

### **STAFF COMMENTS**

Director Christiansen updated the Commissioners on the Capital Improvement Program and the City Master Plan Update which falls under the jurisdiction of the Planning Commission and the repaving of parts of Grand River by MDOT.

**ADJOURNMENT**

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

The meeting was adjourned at 8:28p.m.

Respectfully submitted,

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Secretary