

FARMINGTON PLANNING COMMISSION PROCEEDINGS  
City Council Chambers, 23600 Liberty Street  
Farmington, Michigan  
May 14, 2018

Chairperson Crutcher called the Meeting to order at 7:00 p.m. at City Council Chambers, 23600 Liberty Street, Farmington, Michigan, on Monday, May 14, 2018.

**ROLL CALL**

Present: Chiara, Crutcher, Gronbach, Majoros, Perrot

Absent: Kmetzo, Waun

A quorum of the Commission was present.

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

**APPROVAL OF AGENDA**

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

Motion carried, all ayes.

**APPROVAL OF ITEMS ON CONSENT AGENDA**

**a. April 9, 2018 Minutes**

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

Motion carried, all ayes.

**SITE PLAN REVIEW – FOR FAÇADE IMPROVEMENT AND OUTDOOR SEATING –  
SIDECAR SLIDER BAR, 32720 GRAND RIVER AVENUE**

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

Christiansen stated that Sidecar Slider Bar owner Scott Pelc has submitted a site plan for proposed façade improvements and outdoor seating for his new restaurant located at 32720 Grand River Avenue, in the former Bellacino's unit at Village Commons Shopping Center located in the Central Business District. Façade improvements and outdoor seating in the CBD requires approval from the Downtown Development Authority as well as the Planning Commission. No changes regarding building dimensions or other site improvements are proposed at this time.

The DDA Design Committee is scheduled to review the proposed façade improvements and outdoor seating for Sidecar Slider Bar at their next meeting.

The Applicant, Mr. Pelc has submitted plans for the proposed façade improvements and outdoor seating area including a layout of the proposed outdoor seating area and the proposed outdoor seating tables and chairs as well as other amenities including firepits.

Mr. Pelc intends to review the plans and site plan information with the Planning Commission this evening. Also here this evening is the owner of the Village Commons Shopping Center and the Sidecar Slider Bar is a tenant within the shopping center which is actually the old Bellacino's spot which is the end cap unit along Grand River.

Information was attached with the staff packets.

Christiansen put an aerial photo of the site on the screen. He pointed out the landscaped area in front of the unit, that is the area to be utilized for outdoor seating, that is the area that the gathering space, where the firepits are proposed to be.

Chairperson Crutcher thanked Christiansen and invited the Petitioner to the podium.

Scott Pelc, owner of Sidecar Slider Bar of Farmington came to the podium. He handed out two sets of pictures to the Commissioners which included photos of the tables and chairs they are proposing to be utilizing as well as the firepit tables that they intend to use with seating around it.

He stated that they had already pulled up the blocks on Grand River and cut down the trees to expose more of the building, to get a better view going up and down Grand River and that they plan to lay out concrete squares for the firepits and they will contain the area with fencing, planters and plants itself.

Along the side one of the new features will be a two sided fireplace cutting off the current patio from the front of the building, it will be glassed in on both sides with seating on both sides. The interior seating will have tables and chairs for dining and on the Grand River side there will be some chairs around the fireplace for mingling and gathering. He indicated the idea for the fireplace in the front and the firepits with chairs is to give people the feeling of being in their backyard, in a casual, laid back area and the fire itself should be eye catching going up and down Grand River.

Christiansen added that the Sidecar Slider Bar is going into the endcap unit of the Village Commons Shopping Center, they are repurposing the former Bellacino's space, so that space has been a restaurant food service use. He pointed out on the drawing on the screen is the existing unit and clock tower. He also pointed out where the outdoor seating area is, the awnings, and a new sign is being proposed that are being added as an upgrade to the existing unit to accommodate Sidecar.

He then put the floor plan up on the screen which shows the kitchen area, the entrance to the building which is being upgraded to an enclosed vestibule area, the customer service area, and the seating area as well as the restroom facilities. What is changing is the interior decorating, a little bit of the layout, upgrades to the kitchen and the facilities but it is going from restaurant to restaurant. The interior modifications and upgrades are required to have reviewed, approved and receive a building permit and Mr. Pelc is in the process of getting those. The changes to the exterior, any façade changes and the proposed outdoor seating are required to come before the Planning Commission and the DDA. He indicated the issue for the Planning Commission is the awnings that Mr. Pelc is proposing to put in, as well as the vestibule and outdoor seating as well as the sign which has met all of the requirements in the sign ordinance. He indicated that samples of the outdoor tables and chairs as well as the tabletop firepits were provided and will be reviewed by the Building staff and Fire Marshall to make sure they are Code compliant.

Chairperson Crutcher stated in the report it states there are no changes to the building's footprint but you are proposing to add a vestibule.

Pelc stated that yes, they are proposing a vestibule but it falls under the existing overhang.

Crutcher asked if seating is the same or more or less than was there before and the Petitioner stated probably more because of the table size on the patio, not a lot more, but there will be between 100 and 110 seats.

Chairperson Crutcher asked about the seating for the firepits and Pelc replied that they are fire tables with a small pit in the middle of them, with probably six chairs around the tables. He then asked if there will be seating around the two-sided fireplace and Pelc replied they will serve as a waiting area, not dining. Crutcher then asked if the seating around the firepits are for dining and Pelc replied yes.

Chairperson Crutcher then asked with the additional seating is the amount still Code compliant and Christiansen replied that it is and will be reviewed before a permit is issued by the Building Department.

Majoros asked if the two concentric circles on the floor plan are representative of the firepits and the Petitioner replied yes. He then asked what would be in front of the two-sided fireplace on the Grand River side and the Petitioner replied it will be grass and mulch like it is now, not concrete. Majoros stated he felt that he didn't see that being a chair area, and the Petitioner said it will not be a dining area but there will be chairs sitting next to the fireplace.

Majoros then inquired about the intended hours of operation and the Petitioner stated they will be open 11:00 a.m. to 2:00 a.m.

Chiara asked if Bellacino's sold alcohol and Christiansen answered no. He then asked the Petitioner if he was going to acquire a liquor license and he replies yes.

Majoros then asked about the awnings and how far out they will go and is their intended use for shading or decorative.

The Petitioner replied the current overhang blocks most of the sun coming into the restaurant itself, the awnings are going to help for the patio seating. They will match the current awnings in the establishment next door, they will be black and the same height.

Majoros then asked how far they will go out perpendicular to the building and the Petitioner said that the awning will definitely provide shade for the people on the patio.

Majoros inquired about the sign and the Petitioner responded it will be backlit with Sidecar up and down it and Slider Bar underneath.

Perrot inquired if the firepits were natural wood and the Petitioner replied they are looking into them to see if there's a way to make them gas in the summer and electric in the winter just as a visual effect.

Perrot stated there is currently a sidewalk between the driveway and restaurant now and the Petitioner stated that yes, there is, it is currently divided by planters so the sidewalk between the driveway and planters will stay clear, the sidewalk between the planters and the building will be covered with the awning.

Perrot stated there is a lot of pedestrian traffic there and Christiansen said they have to make sure that there has to be unencumbered ability to continue pedestrian access from Grand River.

MOTION by Majoros, supported by Chiara, to approve the site plan Side Car Slider Bar at 32720 Grand River, as proposed. and note that items noted by the Planning Commission, such as the access off Grand River, the appropriate fencing and screening of the fire be addressed by the appropriate departments in the City.

Motion carried, all ayes.

## **SITE PLAN REVIEW – 33705 GRAND RIVER GARAGE ADDITION**

Chairperson Crutcher introduced this item and turned it over to Director Christiansen.

Christiansen stated that Section 13.02 of the Zoning Ordinance specifies uses subject to site plan approval, construction, renovation and expansion within the historical district are subject to Planning Commission approval. The Code further states prior to submittal of a site plan to the Planning Commission, a site plan shall be submitted to the City's Historical Commission for review and comment.

The City received an application from Michael Kreimes, 33705 Grand River, to construct an upper level to an existing detached garage. The design and location of the addition are shown on the information provided with the staff packets. The Historical Commission has reviewed the plans at their April 26, 2018 meeting and recommends its approval. The Zoning Board of Appeals also approved a variance of 2'4" in height for the garage addition as proposed and that was approved at their May 2, 2018 meeting.

The Planning Commission's responsibility is to then review the design and esthetics of the addition as proposed.

One of the challenges here with all the graphics is we have big sets here that have been prepared and we're trying to send things electronically to you and we don't have the ability to have a big scanner in-house, we did the best we could in copying them and sending them to you. So what the Petitioner provided to us for your review is a hard copy set of those plans which were distributed to the Commissioners.

Christiansen put an aerial photo of the subject property on the screen and stated that 33705 Grand River is on the south side of Grand River just to the west of Women's Park, there is an existing single family home and there is then the detached garage to the south the rear of the property.

He stated the plans depict an elevation drawing with a second story addition, showing the first floor or single story garage and second story as proposed above it, the front elevation, and then the access to that being the stairs on the exterior and the landing area and then a rear and side elevation shown, again existing conditions and the addition as proposed.

This was reviewed and recommended for approval by the Historical Commission and it was approved for the variance by the Zoning Board of Appeals for a 2'4" variance in height as proposed.

Chairperson Crutcher invited the applicant to the podium

Petitioner Michael Kreimes. 33705 Grand River, came to the podium. He stated he is asking to be allowed to add an addition to his existing garage both for comfort and usability of what's available to him right now. I

Chairperson Crutcher opened the floor for questions from the Commissioners.

Gronbach asked if all the materials, the siding materials, will they match the existing structure and the Petitioner responded yes, he wants to maintain the character of the house, it was his Grandfather's house and he intends on keeping that up.

Chairperson Crutcher questioned the Petitioner about the stairs meeting the side yard setback.

Christiansen responded that they have similar situations in other garages in the area and the District where you have a second floor storage area and the access, so it was actually one of the discussions held at the Zoning Board of Appeals and they did discuss that and Building Inspector Koncsol did have the opportunity to review that and address the Zoning Board with its compliance.

Perrot asked if this is the only one in the Historic District and Christiansen responded yes.

Chairperson Crutcher stated that at the Zoning Board they discussed the landing at the top of the stairs and questioned the length of the stairs and if it provided enough space to walk past the bottom of the stairs and the Petitioner responded yes, that there is over 6 feet that is going to be allowed there when finished. The Petitioner also stated that he is going to adjust the height to level the side of the existing garage to maintain the patio so the elevation is going to change the rise slightly of the stairs and the length and angle and it's going to be pertaining to the eight inches of fill that he put in the back to level the area out.

Gronbach asked staff and administration other than the height variance which has been granted, does the building expansion and improvement meet all other Code requirements and Christiansen responded in the affirmative.

**MOTION** by Gronbach, supported by Chiara, to approve the site plan for the garage addition at 33705 Grand River as proposed.

Motion carried, all ayes.

## **RESOLUTION IN SUPPORT OF THE 8 MILE BOULEVARD ASSOCIATION UNIFYING FRAMEWORK**

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

Christiansen stated that this item is a review and acceptance of the 8 Mile Boulevard Association Unifying Framework. The City of Farmington has a quarter of a mile of 8 Mile Road within its jurisdiction and has been a member of the 8 Mile Boulevard Association since its inception. The Association recently updated creating a current Master Plan for Eight Mile Road and is requesting each member community accept the 8 MBA, Eight Mile Boulevard Association, Unified Framework by resolution. The updated 8 MBA Master Plan and proposed City of Farmington are attached to the packets for the Commissioners review and consideration this evening.

Christiansen put on the screen an aerial photo of the south end of the City of Farmington, Farmington Road, and Eight Mile. The City has approximately a quarter mile of Eight Mile Road within its jurisdiction as seen on the aerial photo, that the intersection of Farmington Road and Eight Mile Road, and the properties along Eight Mile Road that extend to the east to Chesley Drive and then one series of properties just over to the east of that. That is the portion of Eight Mile that is within the City of Farmington. This is an area that is currently developed Industrial, and it's a mix of Industrial uses, not heavy, some manufacturing, some office industrial type uses, other equipment storage and a little bit of variety, nothing significantly heavy in this industrial area. However, it is an area of Industrial use predominantly, some Commercial is mixed in, it's an area that's identified in the Farmington Master Plan as Industrial and it's also zoned Industrial, except for that portion that is at the intersection of Farmington Road and Eight Mile Road and that extends then to Chesley Drive and that would be the Valero gas station on the corner, that would be the small, two-unit commercial building that has the State Farm Insurance in it as well as the Kentucky Fried Chicken restaurant, and then the former Big Boy which is now a Dunkin' Donuts and the redeveloped second unit that we are still working with the owner to try and help him secure a tenant.

So you have a little bit of Commercial, predominantly Industrial, and this is the portion of Eight Mile that the City of Farmington has in its jurisdiction.

The Eight Mile Boulevard Association has made this current Master Plan, updated their Master Plan document, calling it the Eight Mile Boulevard Unifying Framework, and it was completed in February of 2018. He went over briefly the overview of the Association of the Unifying Framework Plan, what the overall goal is, prioritization of the efforts and resources and implementation strategy, the zones they identify along Eight Mile west central east and details in certain areas along Eight Mile. They talk about the Association,

the 27-mile focus area between I-275 and the west of I-94 on the east, thirteen municipalities, counties, with a common interest in preserving the vitality of Eight Mile Road which came together in 1993.

The framework itself, the plan includes extensive input of the Eight Mile Boulevard Association Plan Advisory Committee, comprised of representatives of the Eight Mile Boulevard Association Member Communities, Board Members and other Stakeholders. Again, the City of Farmington has a representative from City Council on the Board of Directors of the Eight Mile Boulevard Association, and the Economical Community Development Department has a representative, as the Director I am a representative from the City on the Planning Advisory Committee for Eight Mile. So we're very engaged, we're very active with them even though we only have a small portion we find it very important for us to be a part of that collective group of communities looking to continue to improve the vitality of Eight Mile Road for Eight Mile Road as a whole and certainly as well as in the City of Farmington and the greater Farmington area. This is a work of the Board, the Planning Advisory Committee, the member communities, it was an approach to identify certain segments, it broke the 27 miles into zones, west, central, east, they discuss and describe the zones, the cluster opportunities, intersections and the like, they talk about the characteristics of the zones themselves, the implementation strategy, more information on the zones, more opportunities, Farmington/Farmington Hills, following completion of the two-year grant funded feasibility process the cities of Farmington, Farmington Hills in a cooperative to move forward with a cooperative effort to revitalize the Grand River Corridor. In October 2011 both communities created a Corridor Improvement Authority through an interlocal agreement, these two authorities were charged with the task of breathing new life into the corridor, and these two communities continued to work on this important initiative to the excellent example of cross border collaboration, so there is a reference in there for the work Farmington is doing individually and collectively with the City of Farmington Hills.

Upon approval of the 8 Mile Boulevard Association Unifying Framework, each member community will draft a resolution of support to be presented to their Planning Commission or appropriate legislative body for approval.

The PAC agreed that these actions demonstrate cohesion and collaboration and add legitimacy to the framework which will strengthen applications for grant funding and other project financing.

Again, the purpose this evening is this document and its focus on 8 Mile and the request of the 8 Mile Boulevard Association to ask for and to have approved a resolution by the Farmington Planning Commission for this document.

Christiansen named the communities involved in the Association and put a copy of the resolution on the screen.

Chairperson Crutcher opened the floor for questions from the Commissioners.

Chiara asked if this is on the northeast side and Christiansen responded that Farmington's portion is on the northeast side of 8 Mile. Chiara asked if it included any residential and Christiansen responded not along the corridor.

MOTION by Chiara, supported by Perrot, to accept the 8 Mile Boulevard Association Unifying Framework as presented.

Motion carried, all ayes.

### **DISCUSSION OF CITY MASTER PLAN UPDATE**

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

Christiansen stated that the City has been working on the RFP proposal, receiving the proposals, and reviewing them and then select a consultant to assist the Planning Commission and the City as a whole in updating the City of Farmington Master Plan.

He stated the Master Plan is the umbrella document under which the various elements that Farmington as a city, and the Planning Commission very instrumental in putting together over the last couple years for planning and development and redevelopment and are looking to put all of it together with the Master Plan and what has come about over the last couple of years was a variety of planning tools that were put into place and the City is now looking to update the Master Plan with all of those tools under the Comprehensive Planning Program.

He stated the Master Plan was last updated in 2009 and since that time and after the economic downturn and recession and the City's interest in being redevelopment ready and putting forth the plans and documents necessary to achieve being development ready and to identify those opportunities in the City for redevelopment now and into the future, the City put together a series of planning tools, the 2013 Vision Plan, the Grand River Corridor Improvement Authority, the Downtown Area Plan, the Recreation Master Plan Update 2016 and the updated Downtown Master Plan 2017 as well as a couple other special focus area plans, one being the 10 Mile/Orchard Lake Place Plan put together in 2015, and the Rouge River Nature Trail Project and Report. All of those individual planning tools now since their creation and approval, adoption and acceptance are now waiting to be brought into the entire Master Plan process under the Master Plan for the community.

The City put together a Request for Proposal in March of this year with a 30-day window on the City website and various other websites, and reached out to planning consultants within the area and engaged interest over that month period seven proposals were received and reviewed by City Management and staff and there is a working committee going through those proposals which includes the City Manager, Economic Community Director, the DDA Executive Director, a representative of City Council, Planning Commission and looking to create a short list with the intent of interviewing the qualified candidates which is currently in process. He stated they are hoping to choose a consultant by end of May, beginning of June.

### **PUBLIC COMMENT**

None heard

### **PLANNING COMMISSION COMMENTS**

Chiara asked for an update on the Freedom Plaza and expected occupancy date.

Perrot asked if there is a way to track projects and developments that come through the Planning Commission and cited one in particular as the gas station at Nine Mile and Farmington Road.

Christiansen responded that they are tracked on a daily basis and as far as the gas station at Nine Mile and Farmington, there were code violations on the property that they took to Court and the Court ordered an inspection of the building and alternatives were made to the owner.

Perrot then asked for an update on the playground equipment at Flanders Park.

### **ADJOURNMENT**

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

The meeting was adjourned at 7:58 p.m.

Respectfully submitted,

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Secretary