

FARMINGTON PLANNING COMMISSION PROCEEDINGS
City Council Chambers, 23600 Liberty Street
Farmington, Michigan
November 11, 2019

Chairperson Crutcher called the Meeting to order at 7:00 p.m. at City Council Chambers, 23600 Liberty Street, Farmington, Michigan, on Monday, November 11, 2019.

ROLL CALL

Present: Chiara, Crutcher, Kmetzo, Perrot, Waun, Westendorf
Absent: Majoros
A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Director Christiansen, Recording Secretary Murphy

APPROVAL OF AGENDA

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

APPROVAL OF ITEMS ON CONSENT AGENDA

A. October 14, 2019 Minutes

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

PUBLIC HEARING – CITY OF FARMINGTON DRAFT MASTER PLAN UPDATE 2018-2019

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

Director Christiansen thanked everyone for coming out tonight during the early snowfall that arrived today.

He stated it was Commissioner Majoros' intention to be at the meeting this evening but he is stuck at an airport due to the weather.

He indicated this item is a Public Hearing on the Draft City of Farmington Master Plan Update 2018/2019. This is actually a second Public Hearing for the Draft Plan as prepared and presented. As the Planning Commission is aware, City Administration, City consultants and the Master Plan Update Committee have been working diligently on the Update and have moved it forward to the Planning Commission for their consideration. The City has actually been engaged as well as the Planning Commission in various roles with this update for the last year. If you recall, at the May 13th, 2019 meeting the Commission discussed and reviewed the Draft Master Plan Update and scheduled the

required Public Hearing for August 12, 2019. And a copy of the minutes from that meeting are attached with your staff packet.

At their June 3, 2019 Regular Meeting the City Council approved the Draft City of Farmington Master Plan Update 2018/2019 for distribution and that's in accordance with State statute. A copy of the minutes from that meeting are attached with the staff packet as well.

At the August 12, 2019 Planning Commission meeting, you discussed and reviewed the Draft Master Plan and held the required Public Hearing in accordance with State statute. No action was taken on the Draft at that meeting and after discussion with respect to procedure, adherence with State requirements, making sure we were following all statutory processes, a decision was made to make sure everybody was involved and all the i's were dotted and t's were crossed, to hold a second Public Hearing. So a second Public Hearing then was identified needing to be held and there was another 63-day notification period that took place. That second Public Hearing then was scheduled and has been noticed for this evening in accordance with the requirements of the Michigan Planning Enabling Act.

Attached with your staff packet this evening then, is the Draft City of Farmington Master Plan Update 2018/2019 and the Notice of Public Hearing for this evening.

Just a quick recap, you may recall as well that the City actually had been engaged in updating the Master Plan starting in July of last year when OHM Advisors was selected as the consultant in conjunction with CIB Planning to prepare the Draft Master Plan Update. A Steering Committee was created, that Steering Committee met initially last October and then through the fall period and through the early winter period and produced the Draft Plan, the Draft Plan then moved forward and moved forward to the Planning Commission for your consideration, scheduled a Public Hearing, the Public Hearing that was held in August was originally scheduled in May of last year, Council in the interim in their June meeting as I indicated had a chance to approve the distribution as was required and then as indicated in the staff report here we are at the second Public Hearing for your consideration this evening.

With that, Mr. Chair, again the purpose this evening is to hold the Public Hearing as scheduled, so to open the Public Hearing for those who want to participate and then complete the Public Hearing and then the Planning Commission is in a position to take action on the Draft Plan as presented.

Chairperson Crutcher asked Director Christiansen if the bad weather should play a part in holding the Public Hearing and Christiansen replied that is up to the Commission's

discretion, this is a scheduled Public Hearing and he had dialogue with the City Attorney today and in fact the discussion was in part to that, that this is a scheduled hearing. He went on to state that he does have a sample motion that the attorney had discussed earlier today to distribute to the Commission. The action of the Planning Commission can be a number of things, you can take action, it's up to you, but there is a sample motion prepared by the City Attorney for distribution if you should choose to take action.

Chairperson Crutcher asked if they should proceed with the Public Hearing when there is not much public present and Christiansen replied that this is the second Public Hearing, there's been a 63-day notification period, and there's been no response from anybody on the second Public Hearing. We did this after discussing with the City Attorney, making sure we got our i's dotted and t's crossed to give people ample opportunity, published the Public Notice again, sent letters to fourteen different agencies asking for everybody's comments and we did not get any additional comments. I might also say if we look back at the minutes, you have them in your packet, from the August meeting, I don't know that attendance at that meeting was significantly heavy in terms of notice of interest, but we've had nobody else who was in attendance at that meeting follow up with any suggestions, make any recommended changes, any alterations, any questions about the plan and we're this now again for a second time.

Chairperson Crutcher stated then they'll proceed with the process and called for a motion to open the Public Hearing.

MOTION by Chiara, seconded by Perrot, to open the Public Hearing.
Motion carried, all ayes.

(Public Hearing opened at 7:09 p.m.)

PUBLIC HEARING

Hearing and seeing no one coming forward to speak at the Public Hearing, on a MOTION by Kmetzo, seconded by Chiara, to close the Public Hearing.
Motion carried, all ayes.

(Public Hearing closed at 7:10 p.m.)

Director Christiansen stated if anyone has any questions, representatives of OHM Advisors are present this evening and are certainly available to take any questions the Commission may have. OHM Advisors in partnership with CIB Planning, worked with the City, the Steering Committee, over a period of six to eight months of preparation of the Draft Plan before it got to you. That Committee actually was made up of various

individuals, volunteers here in the Community, Chairperson Crutcher participated in that work as well. But OHM Advisors are certainly here to answer any questions that you might have.

Again, what's up on screen right now is the Notice of tonight's meeting. And what you do have with your packet then is the minutes from all of those meetings that I mentioned, a lot of background, a lot of leg work that's been done, a lot of public engagement that's been done, this has been out to the public many times. This has been before the public, these meetings have all been calendared, the Public Hearings have been noticed, your meetings have certainly had agendas posted, City Council meetings, agendas posted, there's been certainly media recap on what's transpired and also, too, you might recall in our discussions there's been two Open Houses that have been held for this Master Plan Update as well. So there's been a lot of public engagement through this process.

I will then take you to the Master Plan draft, which is a fairly lengthy document and again, if you have any questions, OHM Advisors, Mr. Matt Parks, Ms. Marguerite Novak are here as well as myself to answer any questions you might have.

Chairperson Crutcher opened the floor for questions from the Commissioners.

MOTION by Chiara, seconded by Waun , to approve the City of Farmington Draft Master Plan Update 2018-2019 as presented subject to a resolution prepared by the City's Economic and Community Development Director in accordance with all applicable State and City Regulations and Ordinances related to the Master Plan.

A roll call vote was taken on the foregoing resolution with the following result:

AYES: Chiara, Crutcher, Kmetzo, Perrot, Waun and Westendorf

NAYS: None

Motion carried, all ayes.

Christiansen thanked everyone in helping to prepare and move forward with the Master Plan Update.

PUBLIC COMMENT

None heard.

PLANNING COMMISSION COMMENTS

Chiara asked Director Christiansen to autograph his copy of Michigan Planning News as Christiansen is referenced in the publication.

Director Christiansen asked to update the Planning Commission as they may recall at their October meeting a Public Hearing was to be scheduled for tonight's meeting regarding a PUD at the 22100 Hawthorne property and indicated that the Applicant needed additional time in preparing for the PUD. He stated the PUD process is fairly straightforward, it is a five-step process, but there's information and level of information required to move forward in those steps. The initial pre-application conference does not require that, an engagement. The next meeting is a general broad concept and request for a Public Hearing which the Planning Commission did at the last meeting. The third step is the Public Hearing. It's required to be noticed, scheduled and noticed and a plan has to accompany that. That plan has a level of information that is required and if that information is to be provided in a professionally prepared plan in order for it to move forward for a Public Hearing as scheduled and noticed, then we don't do that. We work with the Applicant until that happens in accordance with what the requirements are and certainly their application.

So, at the request of the Applicants, they asked for some additional time and they asked to move it to the December Planning Commission meeting and we said we would do that so we've tentatively placed them on that meeting for the scheduled Public Hearing instead of tonight for them to have additional time in order to prepare and complete a compliant plan for your review and consideration.

He went on to state there are a number of other things going on right now throughout the community, certainly still a busy time, although it may look like some things have stopped, there is still quite a bit of activity going on throughout the community, a number of development related items. The Hawthorne Street opportunity is one, you know we had a meeting about the redevelopment of the property along the south side of Grand River, that goes down to Brookdale and The Winery. Mr. Soave has not come back to the table, and in order to provide him time to modify his plans, we're still working with him, but he is not back to this meeting, we anticipate he may be back at the December meeting as well so currently we have those two items on the Agenda as well.

And we have a couple more interests in the Community as well for your information. We had a meeting last week with new interests in the Nine Mile/Farmington Road gas station property, the old Clark/Citgo property that you may recall back in 2017 you had approved a site plan amendment and that was moving forward and building permits were issued

and that work commenced and then got to the point where it sat right now and the owner stopped.

In light of that, the property has continued to be marketed and there is a new interest, there is a purchase agreement in place right now and they're working with the new applicant to come in and redevelop that site.

Chiara asked who the owner is, and Christiansen responded Carroll Knight. He went on to state Mr. Knight owned a number of gas stations in the area, the two Citgo's that are in Farmington that have been transformed to Sunoco's, and he sold those, the one on 8 Mile in Farmington and the one on Grand River, those were Mr. Knight's as well but he sold those two, now he's looking to sell this one here. He also does own the Sunoco in Farmington Hills that is on the south side of Nine Mile Road at Farmington, that's in Farmington Hills so it appears that he's moving forward with those properties to new owners.

Chairperson Crutcher then asked about the activity at the World Wide Center and Panera.

Christiansen replied that the Commission may have noticed that activity at the World Wide Center and site plan approval for the Tropical Smoothie which included a fairly significant number of conditions for the existing building and the existing site in conjunction with the new Tropical Smoothie which were site related items and building related items including façade modifications and improvements. They've redone the roof, modified a significant portion of it and blended it in with what was still viable with new roofing, so that now has been done in accordance with the approved site plan. And now other upgrades to the building including new façade and that has been ongoing now for a period of time and obviously you can see that right now. And the new Tropical Smoothie which is the new building in the parking lot, its construction and building plans submitted have undergone a second review now by both our building plan reviewers and by OHM Advisors with respect to site elements and site engineering and they are looking to wrap up the final review and issuance of permits, precon, very, very shortly, they are moving forward to prepping from the initial site work to accommodate the new building, and that's going on right now.

You mentioned the Panera, Panera plans, construction engineering plans, building plans have been in now and are currently under review. I think their first review is complete, there might be a few items there, but they're looking to move forward with the drive-thru and the existing building on the existing site. One of the challenges right now, there's a legal issue as you may recall with respect to the use of the alley that exists between the four-unit strip that exists and Panera, it's a City alley, the City Attorney is right now working with the City Administration, Staff, with Economic Community Development Department

and the owner of the property to determine what the best alternative is to move that forward so we can accommodate the drive-thru there. So that's a work in progress as well.

There are a lot of good improvements going on as well, we have a pretty solid current tenancy with a lot of it non-residential throughout the community, particularly in the downtown, that's a very good thing. Our single-family housing stock has had a lot of investments this year, it's been a lot more than a fresh coat of paint, it's been a lot of interior modifications, and additions and changes and you may note that the courthouse property which is Boji Development, Inc., Ten Mile Development, LLC, they, the courthouse property has been torn down, the courthouse and the accessory building and we are right at the finish line with respect to the PUD Agreement and elements that have to be finalized, easements, sureties, and then provided for the pre-con to be held to kick off site development for the fourteen new single-family homes.

So, it's a pretty exciting time. And a lot of kudos go to the Commission for the hard work you've done and certainly our consultants, OHM Advisors, and our City Attorney, but we're going to keep moving forward and this Master Plan allows us to keep a focus on direction that the City has been going in and the direction the City wants to continue to go in and a lot of input was put into that plan as far as the focus for the Community over the next five years plus that this plan serves.

So, we have a pretty good roadmap and we've been following it and a lot of the goals and objectives laid out in our previous plans, our current plans and our new plans, has continued to be followed in bringing the success that we're having right now.

Commissioner Chiara asked Christiansen why the World Wide Center removed all the trees, and Christiansen replied there is new shrubbery and new greenery and that's in accordance with the approved site plan with both the Zoning Board granted variance, and the Planning Commission, plus the trees that were there served a purpose during the time but had gotten to a point to that the age and the style and the condition that there needed to be some adjustment to them and so that's part of the whole site plan package that you've approved and that was for new landscaping for the site as well as new signage, too, and other site elements as well as the new building and new façade. So the City is really looking forward to the breath of fresh air that the site plan modifications and the new Tropical Smoothie is going to bring to that center.

ADJOURNMENT

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

The meeting was adjourned at 7:26 p.m. .

Respectfully submitted,

Secretary