

FARMINGTON PLANNING COMMISSION PROCEEDINGS
City Council Chambers 23600 Liberty Street
Farmington, Michigan
Monday, June 11, 2012

Chairperson Christiansen called the meeting to order at 7:00 p.m. in the Farmington City Council Chambers, 23600 Liberty Street, Farmington, Michigan.

ROLL CALL

Present: Babcock, Bowman, Chiara, Christiansen, Crutcher, Gronbach, Scott
Absent: None.

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: City Manager Pastue, Building Inspector Koncsol.

APPROVAL OF AGENDA

MOTION by Crutcher, seconded by Scott, to approve the agenda as submitted.

Motion carried, all ayes.

APPROVAL OF ITEMS ON CONSENT AGENDA

A. Minutes of Regular Meeting – May 14, 2012

MOTION by Gronbach, seconded by Bowman, to approve the items on consent agenda.

Motion carried, all ayes.

Special Land Use Application – Indoor Entertainment and Amusement, 23311 Orchard Lake Road

A. Public Hearing

Pastue stated an application was received from Ilhan Berberolgu, 23311 Orchard Lake Road, for an Indoor Entertainment and Amusement, zoned C2 which requires a special land use approval; public hearing was published in Observer and notice sent to adjoining property owners as well. Pastue stated general requirements, and specific requirements and site plan issues associated with it were reviewed. He stated based on his review it does meet the compatibility in accordance with the goals, objectives and the policies of the Master Plan, it promotes intent of Zoning District in which the use is proposed.

Areas of consideration were the dumpster located on the northwest corner and the handling of refuse disposal.

City Administration recommended approval of special land use subject to the following conditions:

- The applicant should submit a general operation plan addressing the use of the kitchenette and the manner in which refuse will be disposed;
- The hours of operation be limited to 9:00 a.m. to 9:00 p.m.;
- The food service be limited to indoor entertainment customers only – No takeout or traditional restaurant service with seating unless a new special land use application is submitted for Planning Commission review and approval.

Lhan Berberolgu addressed the Commission on behalf of the applicant.

Chairperson Christiansen informed the applicant that in accordance with Special Land Use applications, a public hearing must be scheduled.

MOTION by Scott, seconded by Chiara, to open the Public Hearing.

Motion carried, all ayes.

PUBLIC HEARING

None heard.

MOTION by Bowman, seconded by Crutcher, to close the Public Hearing.

Motion carried, all ayes.

A. Consideration to Approve Special Land use Application

Lhan Berberolgu entertained questions from the Commission.

Commissioner Scott addressed questions of food service to the applicant.

Commissioner Gronbach inquired if café is separate business and the applicant responded in the affirmative.

Commissioner Babcock expressed concern over existence of restrooms in the café and they were pointed out to her on the plans.

Hours of operation were addressed by Commissioner Bowman.

Chairperson Christiansen inquired of past tenant and asked applicant about food license and seating available and whether there would be any changes to existing building other than signage. Trash collection was also addressed. No name has been selected as of yet for the business.

Gronbach addressed the dumpster on premises and whether or not it was enclosed.

Crutcher addressed parking and the number of barrier-free spaces available.

Further discussion was held on the fire separation wall.

MOTION by Scott, seconded by Bowman, to move that the Special Land Use requested by applicant at 23311 Orchard Lake Road, for an indoor entertainment and amusement operation, by approved with the stipulations that the applicant submit a general operation plan addressing the use of the kitchenette and the manner in which refuse will be disposed; the hours of operation be limited to 9:00 a.m. to 9:00 p.m; the food service be limited to indoor entertainment customers only – no takeout or traditional restaurant service with seating and if so, a new special land use application should submitted to Planning Commission for review and approval; and an updated striping plan is to be provided for the center indicating proper parking layout in accordance with City standards, particularly barrier-free parking spaces; and that the Special Land Use as proposed meets the general requirements for specific requirements for Special Land Use as outlined in the Zoning Ordinance.

ROLL CALL:

Ayes: Babcock, Bowman, Chiara, Christiansen, Crutcher, Gronbach, Scott.

Nays: None.

Motion carried unanimously.

PUBLIC COMMENT

Patrick Thomas inquired of progress with chicken ordinance.

COMMISSION COMMENTS AND ANNOUNCEMENTS

None heard from Commissioners.

Pastue stated he is anticipating façade improvements for Drakeshire Center, Hungry Howie's will be going back in and they are looking for other possible tenants.

Gronbach inquired about Worldwide Center.

Bowman asked about the muffin shop and Koncsol said that it may be a Mexican restaurant.

ADJOURNMENT

MOTION by Bowman, seconded by Babcock, to adjourn the meeting.
Motion carried, all ayes.

The meeting was adjourned at 7:40 p.m.

Respectfully submitted,

Secretary