

FARMINGTON PLANNING COMMISSION PROCEEDINGS
City Council Chambers 23600 Liberty Street
Farmington, Michigan
Monday, November 14, 2011

Vice Chairperson Bowman 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, Crutcher, Gronbach, Scott,
Absent: Christiansen

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: City Manager Pastue, Inspector Koncsol

OTHERS PRESENT: Sherrin Hood, LSL Planning, Inc.

APPROVAL OF ITEMS ON CONSENT AGENDA

MOTION by Scott, seconded by Gronbach, to approve the items on consent agenda as follows:

- Minutes of September 12, 2011
- Acceptance of Building Department 1st Quarter Report July 1, 2011 through September 30, 2011

Motion carried, all ayes.

APPROVAL OF AGENDA

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

Motion carried, all ayes.

Site Plan Review - Façade and Landscape, 32809 Grand River Avenue

Sherrin Hood indicated that an application had been received to renovate the façade at 33018 (sic) Grand River. The application included an addition of a parking island on the very front of the site, but otherwise the proponent is looking to reuse the site as/is. The plan that she reviewed is generally consistent with the ordinance in terms of a change to the face, no redevelopment of the site in a significant fashion is anticipated. She stated the review reflected a desire for more verification of the front window area; proponent is putting in new windows in the front thereby increasing compliance of the building to the zoning ordinance standards. She stated the improvements included were consistent with the design of the downtown area and recommended approval.

She also suggested the use of the building be noted to assure that there would not be a lot of traffic hazards in the future. She suggested the use of dimensional shingles to further enhance the building design. She stated the improvements included were consistent with the design of the downtown area and recommended approval.

Hood also stated the DDA design committee did take a look at the plan and wanted to verify that the new brick façade would be actual brick and not a veneer, that the parking be noted, to make sure there is not parking lot lighting or pedestrian lighting needed, and that it be specified on the entry tower that it is a clock if it is and noted the incorrect address on the plan.

Pastue responded that the correct address was on tonight's agenda.

Carl Geiser, architect, addressed the Commission. He indicated the owners of the building are attempting to put in a cupcake usage for the facility. He indicated the building in its present condition is not very attractive and that he attempted to make the building more attractive and yet still highly visible from Grand River. He brought a sample of the brick that will be utilized. He stated the circular window is not a clock and they will be putting in a decorative type of lighting in the circle area. Landscaping will be updated.

Gronbach inquired if entire building will be re-bricked and proponent responded in the affirmative. He also clarified that clock depicted in plans is a circular window within the tower.

Gronbach stated that there wasn't much of a site plan and inquired if there should be a more complete plan detailing landscaping so that it meet codes and Pastue responded that since it's an existing site not much was anticipated and what little landscaping is there could be depicted in a plan if needed.

Hood indicated that the nature of the application called for a lesser detailed plan to be submitted, no significant building expansions, that being accurate is adequate for review.

Hood responded to query from Gronbach that basically the Commission will be approving a building renovation.

Hood stated that a new use would not trigger a new site plan, that parking issues had been addressed with proponent and the issue before the Planning Commission tonight is the façade improvements that are being made, not for change of use.

Gronbach stated that due to criteria for downtown area, that site should be reviewed appropriately.

Scott inquired as to signage being proposed and Geiser stated he wasn't clear on that but it would most likely be in the window. He also brought up the zero lot line situation

and how it could affect the gable situation and also the storm water run off and Geiser responded they would be using a parapet to address that issue.

Geiser also indicated that they incorporated some landscaping on the site plan and that a curb had been installed so that cars would not hit brick wall.

Gronbach inquired if there was site lighting changes in the plan and Geiser responded in the negative.

Further discussion was held on the landscaping and Hood indicated she would take another look at it as it was not her key focus as well as the lighting.

Pastue also indicated there is some municipal street lighting at that location.

MOTION by Gronbach, seconded by Crutcher, to approve the façade changes for 32809 Grand River with the clarification of what was thought to be a clock in the tower in actuality is windows and that the City Administration would be allowed to review the site plan and approve the details and unless they felt necessary would not come back before the Planning Commission and that the brick sample shown will be the brick and color used on re-bricking the façade, and that the roof will have dimensional shingles in a compatible color to match.

Motion carried, all ayes.

Continued Discussion - Chapter 3, Alcoholic Liquors

Pastue stated this discussion was started at the same time City Council was addressing a similar request where they adopted an Amendment to Chapter 3 of the City Code, setting some conditions with that and allowing for wine tasting, along with allowing alcohol to be consumed as part of an instructional program.

Pastue indicated the key to this is deciding where it belongs and under what circumstances. His recommendation would be to limit it to the Central Business District (CBD), with an approved process going along with it.

Hood indicated the ordinance was fashioned in line with the outdoor seating, an annual review basis on the administrative side, being cautious not to prohibit it but to be in conformance with the State Liquor Control Commission.

Further discussion was held concerning the verbiage of the ordinance.

Pastue stated that in drafting this ordinance they are trying to be precise in their definition of the narrowed limit use .

Pastue indicated that when applying for temporary liquor licenses in the past through

the LLC, that they have had to clearly delineate how they plan to segregate where alcohol is going to be served from rest of the event and that is what the intent is in the language of the ordinance as to having a separate ingress and egress. Pastue stated that control must in place as to where activity is limited to.

Hood stated that by adopting the ordinance, violations of the liquor law will still be enforced by the police and not be a zoning issue.

Pastue stated that by Council adopting this ordinance it clearly allows this activity to take place and that the guidelines must be put in place as to where, when and how it will be allowed.

Further discussion was held on the topic.

The City of Livonia's ordinance for wine tasting will be looked into for comparison purposes.

Hood stated this ordinance applies to only self-service and not business served and that that will be clarified.

Pastue cited the outdated Liquor Control statutes creating ambiguity in this regard.

The areas that will be further explored in continuance of the discussion include area for allowed usage, i.e. CBD, hours of business, whether limitations can be placed as to number of times this can occur, and permitted uses identified in the current proposed language.

Discussion - Proposed Change to Animal Ordinance

Pastue stated that in light of a few events that have happened in the recent past concerning a definitional interpretation dealing with domestic animals in the ordinance, that City Administration with LSL Planning, has drafted a proposed amendment to the existing animal control ordinance by adding a new section that clearly defines same. He also cited the tragedy in the Columbus, Ohio area dealing with release of exotic and wild animals as necessitating this clarification.

Discussion was held on the language of the amendment.

Pastue stated the reason for the discussion is to bring about clarity to our current ordinances and what, if any, changes need to be made.

Discussion - Proposed Change to Noise Ordinance

Pastue stated that City Administration is recommending an update to the Noise Ordinance and because it is referencing different zoning districts, it is necessary to present this to the Planning Commission.

Hood indicated that the prior noise ordinance had been rescinded and never enacted a new one, so at present there is no noise ordinance in place, so it is being reviewed for recommendations. She stated that both decibel and sound levels were addressed in the proposed update.

Discussion was held concerning the decibel levels of power tools, motorcycles, and circular saws and that the current language makes these excessive during certain hours.

Further discussion was held on the topic and Hood indicated she will look into the language and exemptions included therein and tweak it for common sense application.

More research will be done on this and it will be revisited at next month's meeting prior to scheduling a public hearing.

PUBLIC COMMENT

None heard.

COMMISSION COMMENTS AND ANNOUNCEMENTS

Vice Chairperson Bowman officially welcomed new members Jill Babcock and Ken Chiara to the Planning Commission.

She wished Terry Sutton well after her long service on the Commission.

She also congratulated new City Council Member Kristen Kuiken.

Scott inquired as to the outdoor storage at Captain George's and Koncsol indicated that there were renovations being done on the interior of the store and that this is only temporary until they are completed.

Pastue commented on the new legislation concerning fireworks and its impact on the community.

ADJOURNMENT

The meeting was adjourned at 8:32 p.m.

Respectfully submitted,

Recording Secretary