

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

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

ROLL CALL

Present: Bowman, Christiansen, Crutcher, Gronbach, Scott, Sutton, Wiggins
Absent:

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: City Manager Pastue

APPROVAL OF AGENDA

MOTION by Sutton, seconded by Wiggins, to approve the agenda as submitted. Motion carried, all ayes.

APPROVAL OF ITEMS ON CONSENT AGENDA

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

- Joint Planning Commission and City Council Meeting Minutes of February 14, 2011

Motion carried, all ayes.

Review of City Manager's Recommended Changes to the Planning Commission Composition - Chapter 23 of the City Code

Pastue stated that due to changes in Public Act 33 of 2008, one of the City's longstanding practices would have to come to an end. In the past the mayor pro tem always served on the Planning Commission as a voting member and that effective July 1, 2011 that would no longer be. He said another recommendation would be to change the number of members on the Planning Commission. He then went into the reasons for the recommendation.

Commissioner Gronbach asked Councilman Wiggins for comment.

Wiggins stated that it seemed to be a good idea, to keep the legislative body/policy makers separate from Planning Commission.

Pastue stated that no action needed to be taken but he would share any thoughts with Council.

Christiansen commented that the State did a good job with its changes, there was a lot of work involved, and it was a consolidation that actually took place. He suggested that the minutes should reflect that the Planning Commission support the recommendations of the City Manager.

Gronbach entertained thoughts and comments regarding same. Hearing none, he noted for the record that the Planning Commission, upon review of this discussion, supports the Administration's changes.

Consideration to Schedule Public Hearing to Amend Chapter 35 of the City Code dealing with the Composition of the Board of Zoning Appeals

Pastue stated discussion was held regarding the Mayor serving on the Board of Zoning Appeals, the rationale being that the ZBA is a quasi-judicial board and that the Mayor and City Council serve a legislative function and that Council feels the two functions should be separate. In order to make the change, it has to be submitted to the Planning Commission and a public hearing must be held and then a recommendation submitted to the City Council. The City Attorney is also reviewing the Zoning Code to determine if any other sections of the code need to be amended to comply with Act 33, and if so, additional changes may be presented at the meeting.

Commission Gronbach entertained questions or comments regarding this item.

Wiggins pointed out a typo that appears for the date of the public hearing reads April 9th should be Monday, April 11th. The change was noted for the record.

MOTION by Christiansen, supported by Crutcher, to schedule public hearing on April 11th, 2011 for Consideration to Amend Chapter 35 of the City Code dealing with the Composition of the Board of Zoning Appeals.

Motion carried, all ayes.

Discussion Regarding Possible Planning Commission Projects

Pastue stated that due to lack of development in City, the Commission hasn't had a lot of activity regarding site plans or special land use requests and a conversation was held with Commissioner Christiansen concerning utilizing the talent contained on the Planning Commission to focus on design charettes that would be applicable to aspects of the Master Plan and other items such as entryway signs and Flanders School.

Christiansen stated that during less active times the Commission would have an opportunity to address specific areas or issues that might otherwise not get attention and focus on those areas.

Further discussion was held on the topic.

Gronbach inquired if there has been any change as to the future of the Maxfield Training Center and its potential.

Pastue responded that discussion is ongoing with school about trying to centralize their offices there.

Gronbach inquired if action needed to be taken on this item and Pastue responded that it was for discussion purposes only and proposed to put together an outline or plan and welcomed thoughts and comments from Commission.

Update on Grand River Corridor Improvement Authority

Pastue reported there was a joint Council meeting held on March 7th between Farmington and Farmington Hills concerning the resolution of intent for the Grand River Corridor Improvement Authority. A map was used to show area under consideration.

Discussion followed.

Gronbach inquired if this was similar to TIF and Pastue responded in the affirmative, clarifying the TIF wouldn't be put into play until 2014 or so.

Sutton inquired if this was looking at potential condemnation act and Pastue responded in the negative.

Gronbach inquired if other communities involved in Corridor Improvement Authorities included residential properties in their corridor and Pastue responded in some areas they have.

Further discussion was held.

PUBLIC COMMENT

Analisa related a story involving the Planning Commission from the past.

COMMISSION COMMENTS AND ANNOUNCEMENTS

Crutcher thanked the Commission for their hospitality at the last meeting.

Pastue indicated that the Traffic and Safety Board will be presenting their traffic study for Farmington Road south of Grand River.

- Study showed no loss of service at two main intersections at Grand River and Farmington or at Farmington and Alta Loma for allowing parking on west side of Farmington Road.
- Crash data showed at State Street and Farmington Road indicted seven accidents involving getting hit from the side resulting in left hand turns from State Street onto Farmington Road (traffic coming from library).

ADJOURNMENT

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

The meeting was adjourned at 7:15 p.m.

Respectfully submitted,

Recording Secretary