

FARMINGTON PLANNING COMMISSION PROCEEDINGS
Monday, October 11, 2010

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, Gronbach, Scott, Sutton, Wiggins
Absent: Crutcher.

A quorum of the Commission was present.

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

OTHERS PRESENT: Sherrin Hood, LSL Planning, Inc.

APPROVAL OF AGENDA

MOTION by Scott, seconded by Christiansen, to approve the agenda as submitted.
Motion carried, all ayes.

APPROVAL OF ITEMS ON CONSENT AGENDA

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

- Regular meeting minutes of September 13, 2010

Motion carried, all ayes.

ZONING TEXT AMENDMENTS

- **Public Hearing**

Gronbach stated that at the September meeting there were proposed text amendment changes where a public hearing was approved.

MOTION by Wiggins, seconded by Scott to open public hearing regarding review of text amendments to zoning ordinance.
Motion carried, all ayes.

Gronbach opened public hearing and entertained any comments from audience.
No public comments were heard.

MOTION by Sutton, seconded by Wiggins to close public hearing.
Motion carried, all ayes.

- **Consideration to Recommend Approval of Text Amendments to City Council**

Gronbach asked for follow-up from administration since last meeting.

Pastue indicated that comments from Planning Commission were included in their revision of text amendments.

Hood indicated that the new standard for the re-use as Footnote 5 was added to the table and it was not referenced in the table, so she proposed to add reference to 5, just next to two items that say special land use as accessory or re-use and cited that as a correction to hand-out.

Gronbach opened floor for questions or comments from Commission.
None were heard.

MOTION by Christiansen, seconded by Sutton, to approve proposed text amendments regarding adult day care uses in accordance with the staff report to the Planning Commission dated October 11, 2010 to City Council.

Motion carried, all ayes.

CONSIDERATION TO SCHEDULE PUBLIC HEARING REGARDING PROPOSED AMENDMENT TO THE ORCHARD CONDOMINIUM PLANNED UNIT DEVELOPMENT AGREEMENT

Pastue indicated that there were attached letters from City Attorney Tom Schultz regarding request received from the developer associated with Orchard Condominium. He stated what they are requesting is a proposal to amend the PUD Agreement to essentially release the portion of the property that is still vacant and to establish some alternate development concepts for improvement of the remaining area. Time constraints were cited as rationale for the proposal.

He is asking Planning Commission to schedule a public hearing for November 8th but stated there is no obligation to recommend approval to City Council.

Gronbach entertained questions or comments from Commission.

Discussion was held regarding city involvement with infrastructure and Pastue expounded on DDA's involvement and the opportunities that may be involved.

Christiansen queried as to PUD agreement and zoning and Master Plan site plan and further discussion was held. He further summarized it as taking the PUD plan and the agreement that goes along with it and to amend that agreement to withdraw this land from the PUD, and at the same time looking at a modified site plan, and assuming that underlying zoning and Master Plan not being affected.

Further discussion was held concerning same and about existing street becoming a dedicated street and no longer private street.

Christiansen inquired about taxes being impacted in proposed changes.

Pastue responded to query about legal ramifications of changes that public hearing should cover that aspect.

Further discussion was held concerning the financial pros and cons of homeowners in development regarding proposed changes.

MOTION by Sutton, seconded by Scott to schedule public hearing regarding proposed amendment to the Orchard Condominium Planned Unit Development Agreement at the November 8th Planning Commission meeting.

Motion carried, all ayes.

PUBLIC COMMENT

None heard.

COMMISSION COMMENTS AND ANNOUNCEMENTS

Pastue indicated that City Attorney Schultz and Schneeman would be present at the next meeting to entertain questions regarding contemplation of land use.

Bowman stated she would not be present at the next meeting as she is running in New York City Marathon.

The Commission wished her luck in her endeavor.

ADJOURNMENT

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

The meeting adjourned at 7:29 p.m.

Respectfully submitted,

Secretary