

FARMINGTON PLANNING COMMISSION PROCEEDINGS
City Council Chambers, 23600 Liberty Street
Farmington, Michigan
July 10, 2017

Chairperson Crutcher called the Meeting to order at 7:00 p.m. at City Council Chambers, 23600 Liberty Street, Farmington, Michigan, on Monday, July 10, 2017.

ROLL CALL

Present: Buyers, Chiara, Crutcher, Gronbach, Kmetzo, Waun

Absent: Majoros

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Director Christiansen, Building Inspector Koncsol, Recording Secretary Murphy,

APPROVAL OF AGENDA

MOTION by Gronbach, seconded by Buyers, to approve the Agenda.
Motion carried, all ayes.

APPROVAL OF ITEMS ON CONSENT AGENDA

a. Minutes of Regular Meeting – June 12, 2017

Director Christiansen indicated that there had been a request from staff to table the approval of the June 12, 2017 meeting minutes until the August 14th meeting to allow time for several departments to meet and discuss the proper instrument that should be in place regarding a motion that was made during that meeting.

MOTION by Buyers, seconded by Chiara, to table the approval of items on the Consent Agenda as requested by staff to the August 14, 2017 Planning Commission Meeting.
Motion carried, all ayes.

REQUEST FOR SITE PLAN AMENDMENT – CLARK GAS STATION, 22145 FARMINGTON ROAD

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

Director Christiansen stated that included in the packets for tonight's meeting was a request for a site plan amendment for the former Clark Gas Station, located at 22145 Farmington Road. He indicated the current property owner is proposing several changes including improvements and upgrades to the existing building, existing canopy and existing site for the currently vacant service station.

He stated the proposed changes would include modifications to the existing service station building and exterior changes to the exterior building façade, existing canopy and pump islands, and the existing service station site. The exterior changes include façade improvements to the existing building and existing canopy, parking lot upgrades and improvements, new landscaping and new site signage that requires the review and approval of the Planning Commission. He stated that the existing commercial property is zoned C-3, General Commercial, and gas stations are a special land use for that zoning. The site plan amendment review and approval is required by the Planning Commission. No changes regarding dimensions of the building were proposed at this time and that this agenda item was tabled from the June 12th meeting to allow the Petitioner to be present.

He stated the Applicant has submitted a site plan for the proposed changes and improvements including a proposed interior building modification plan, proposed building and canopy elevation and a site plan showing proposed service station improvements including new landscaping. He indicated an aerial photograph of the site was included in the staff packet.

He indicated the Applicant and his development group is present at tonight's meeting.

Director Christiansen then presented aerial photographs on the screen showing the existing gas station site located at the intersection of Farmington and Nine Mile Road on the northwest corner. He stated the gas station existed and was operational on the site until about 2011 so it has been an existing facility and site and has remained the same since its closure in 2011. He indicated the owner of the property has been attempting to sell the property for some period of time and that meetings were held with the City and the property owner regarding the existing conditions and compliance with zoning ordinance requirements, code enforcement and the maintenance of the site. Several meetings were held with the Petitioner and staff and subsequent to those meetings the owner of the property indicated it was his intention to repurpose the site and reopen it as a service station again. He stated that since this is a C-3 commercial site, service stations are a special use but since this was already in place what it requires is a site plan review and approval and amendment to the existing site plan for what is being proposed now.

He stated all the site elements remain in place, the intention is to rejuvenate them, repurpose them, through this site plan and then through the construction plans if approved in the redevelopment of the property. He stated included in the staff packets were existing elevations and existing floor plans. He detailed the changes included in the proposed site plan.

Chairperson Crutcher called the Petitioner to the podium.

Haidar Badreddine, from Bazo Construction, and John Denton, Vice President of Knight Enterprises, Inc. came to the podium.

Badreddine stated the only addition is the cleaning up of the site to Code, so it can be opened. He presented the proposed Citgo image that will go on the building along with the canopy image. He stated that Christiansen had basically covered all of the other details.

The floor was opened for questions from the Commissioners.

Buyers inquired about the timeframe of the project if it should be passed and Denton responded that work would be started within 30 to 60 days.

Chiara inquired if the changes in the restroom would be ADA compliant and Christiansen responded that he had consulted with Building Inspector Koncsol and that it would be compliant with a facility of that size.

Chiara also inquired about the tanks and if they needed to be checked out and Denton responded that everything must be certified by the State of Michigan prior to opening.

Chiara also inquired about the number of tanks and Denton replied there are two tanks, one being premium.

Gronbach asked the Petitioner if the request was approved if they would definitely be opening a gas station at this location and explained his reasoning for the inquiry and Denton replied their intention would be to open as a gas station.

Gronbach then inquired if the actions requested were to correct deficiencies and Denton responded that they intend to have a tenant in as soon as it's completed.

Gronbach asked if it would be a Citgo and Denton answered in the affirmative.

Buyers inquired of staff, does the plan as proposed meet all city regulations by way of everything, inclusive of anything that any 47th District Court Judge has mandated or conditions attached, any enforcement issues that were addressed previously, does it comply.

Christiansen responded that the existing site and the existing conditions, the facilities and structures where they're located, the ingress/egress points, the landscaping, all the site aspects will remain unchanged. They are existing conditions and all are compliant.

He stated the landscape areas on the plan will remain and be enhanced. He stated that everything being proposed is code compliant. He stated that setback requirements and number of driveway codes have changed over time but those are existing conditions and will continue and everything shown complies as proposed.

Buyers asked staff if this would be a brand new development would the requirements change and Christiansen responded that if there was not a gas station existing here it would require a special land use and a public hearing would have to be held but that is not required because this is an existing facility.

Buyers then stated with the history of noncompliance and code enforcement issues, he is hoping that the Petitioner follows through and that a Citgo station will be opening in a couple months and then inquired what tools does the City have to ensure compliance.

Christiansen responded that the City has had issues with the property and citations were issued as well as court mandated directives to bring the property into compliance and stated if the Commissioners were not to support the repurposing of the site that the City would go back and work with the Petitioner to bring the cite in compliance.

Chiara asked if the owner of the property was present and Carroll Knight indicated he was.

Crutcher then asked Knight if the property is still for sale and he responded that everything he owns is for sale if the price is right with the exception of his wife and children.

Gronbach then inquired of Knight if he is going forward and opening a Citgo station at the location and he responded in the affirmative and detailed his history as being the first Citgo distributor in the State of Michigan.

Gronbach then asked staff if there was something that could be done to enhance the corner where the gas station is as the other two properties on the east side of the intersection which is a gateway to the City did so when they were making upgrades to their properties and that he would hate to see an opportunity missed with this site as well.

Christiansen responded by saying he had dialogue with the property owner and what he intends to do and what is permitted under zoning and codes and ordinances that ranged from demolishing the site to be sold or selling the site to a developer/investor to repurpose it. He stated those were the alternatives available and the Petitioner has decided to move forward with the existing site and facility via the proposed site plan which would meet code regulations. As far as any enhancements on the site that can be discussed but there are no plans in place for that.

Gronbach then asked if the proposed repurposing of the site as far as landscape meets Code.

Buyers then suggested to the Petitioner to perhaps have the entryway door moved to a left hand location to allow a more natural flow for ingress and egress and Badreddine said they could accommodate that change.

Buyers then inquired about the photographs that were provided to the Commissioners at the meeting and noted a difference at the bottom of the glass and asked what the finished product would be on the front of the building lower façade and Badreddine replied that it will not be all glass but will match the red above the building.

Crutcher stated he would like to see a better illustration of what is actually going to be done with the building with more clarity and Badreddine replied that the pictures provided are the same footprint as the building and further discussion was held as to the canopy, glass and landscaping elements of the proposed site plan.

Gronbach inquired of Building Inspector Koncsol about the boat that is sitting on a trailer behind the building and Koncsol stated that it is on the adjacent property and that it is on the ordinance department's radar.

Kmetzo addressed the issue of handicap accessibility on the site.

MOTION by Gronbach, supported by Chiara, to approve the Site Plan Amendment for the Clark Gas Station located at 22145 Farmington Road, with the provision that the landscaping be brought up to Code and that the Petitioner work with the City on specifically upgrading the landscaping on the southeast end of the property in consideration that this intersection is the southern gateway to the City of Farmington and that it would be consistent with the eastern properties.

Buyers then suggested a friendly amendment to the motion with the condition that the Petitioner work with staff on the orientation of the front door and location of the office as well.

Christiansen then suggested a friendly amendment also be added to include reference to the plans themselves so that the approval is for the proposed building renovation and the site renovations in the plan submitted by the Petitioner originally dated March 26, 2017 and revised June 5th, 2017 and also to add to the motion to grant approval in accordance with the items listed as improvements to the site in the construction quote provided to the Planning Commission from Bazo Construction dated March 30, 2017, including the

pictures submitted by the Petitioner for the elevation enhancement to the existing building and canopy as shown in pictures included with the quote #37051 dated March 30, 2017.

Gronbach accepted the friendly amendments made to the motion and supported by Chiara for the motion to read as follows:

MOTION by Gronbach, supported by Chiara, to approve the Site Plan Amendment for the Clark Gas Station located at 22145 Farmington Road, with the provision that the landscaping be brought up to Code and that the Petitioner work with the City on specifically upgrading the landscaping on the southeast end of the property in consideration that this intersection is the southern gateway to the City of Farmington and that it be consistent with the eastern properties, and with the condition that the Petitioner work with staff on the orientation of the front door and location of the office as well, and that the approval is for the proposed building renovation and the site renovations in the plan submitted by the Petitioner originally dated March 26, 2017 and revised June 5, 2017 and also to grant approval in accordance with the items listed as improvements to the site in the construction quote provided to the Planning Commission from Bazo Construction dated March 30, 2017, including the pictures submitted by the Petitioner for the elevation enhancement to the existing building and canopy as shown in pictures included with Quote #37051 dated March 30, 2017.

Motion carried, all ayes.

PUBLIC COMMENT

None heard.

PLANNING COMMISSION COMMENTS

Buyers announced that there is a new CPA team that will be coming in as a tenant for his building at 32716 Grand River and felt they will be a welcome addition to the business community.

Gronbach asked for an update on the Maxfield Training Center and Christiansen responded.

Christiansen also gave an update on the Flanders redevelopment and the Grand River Halstead Plaza.

He also stated that the former Moy's Café is undergoing redevelopment and a new restaurant is coming in.

He said that City Council is considering two new proposals for the Courthouse property on their meeting on the 17th.

He also stated that the City will be moving forward to put out an RFP to update the City's Master Plan and that the Planning Commission will have a major role in that project.

Buyers then inquired about the pathway running north of the Riverwalk Community and connection to its park and further discussion was held.

ADJOURNMENT

MOTION by Buyers, seconded by Gronbach, to adjourn the meeting.
Motion carried, all ayes.

The meeting was adjourned at 8:05 p.m.

Respectfully submitted,

Secretary