

FARMINGTON PLANNING COMMISSION PROCEEDINGS  
City Hall Conference Room, 23600 Liberty Street  
Farmington, Michigan  
November 9, 2015

Vice Chairperson Crutcher called the meeting to order at 7:00 p.m. at City Council Conference Room, 23600 Liberty Street, Farmington, Michigan, on Monday, November 9, 2015.

**ROLL CALL**

Present: Buyers, Chiara, Crutcher, Gronbach, Majoros  
Absent: None  
A quorum of the Commission was present.

**OTHER OFFICIALS PRESENT:** Director Christiansen, Inspector Koncsol  
Caitlin Malloy-Marcon, LSL Planning

**APPROVAL OF AGENDA**

MOTION by Buyers, seconded by Majoros, to approve the agenda as submitted.  
Motion carried, all ayes.

**APPROVAL OF ITEMS ON CONSENT AGENDA**

**a. Minutes of Regular Meeting – October 12, 2015**

Motion by Gronbach, seconded by Buyers, to approve the items on the Consent Agenda.  
Motion carried, all ayes.

**FINAL PUD PLANNED UNIT DEVELOPMENT SITE PLAN REVIEW AND APPROVAL – ORCHARDS PHASE II, 33300 SLOCUM DRIVE**

Vice Chairman Crutcher introduced this agenda item and turned it over to staff. Christiansen went over the history of the project thus far. He stated that the Applicant has presented the final site plan for review tonight and approval. He stated a boundary topographic survey of the property and a detailed final site plan and landscape plan was included. A photometric plan was also included. He also indicated there is a final PUD site plan review letter from LSL Planning dated 11-4-15 for the Commission's review.

Caitlin Malloy-Marcon stated that there were changes made in the setback and parking, and that the units will now have personal garages as opposed to an underground parking deck that was originally proposed. She questioned the applicant about the walkways or sidewalks, stating at the last meeting they had asked for a sidewalk be provided for urban landscape and it appears that they provided some space in front of

the driveways but the lines between what is the sidewalk and what is the driveway apron is confusing and not well enough defined sidewalk to feel welcoming to people walking from the residential neighborhood into the downtown. She also stated there was no connection made to the public sidewalk on Slocum to the development itself which had been requested at the last meeting.

She also addressed the added light posts between the units. Stated the Applicant has added some lightposts in between each of the units, but no details were provided of what they will look like. She indicated there are some areas in the photometric plan that exceed the foot candle levels that ordinance allows and asked the Applicant to address that.

Vice Chairperson Crutcher opened the floor for questions from the Commissioners and invited the Applicant to speak.

Fabio Cervi, the Applicant, was present to answer questions. He stated he is struggling to find the specific lighting for a residential setting, indicating that commercial and industrial ones were more easily attainable. He described that they are trying to tie in the sidewalks in front of the units by more or less connecting by the driveways as they don't have a lot of room to work with and in place of individual walks to the front porches.

Malloy-Marcon stated it should be added to the grid system network downtown and make it clear that is a part of a walkable development that the City and DDA have an interest in.

Cervi then stated he had run into a roadblock at the area north of the site close to the dumpster but had recently obtained plans from Fresh Thyme in an attempt to figure out a better way to tie it in.

Malloy-Marcon indicated that what they are looking for is more of a general public walkway and a standard size sidewalk that goes across driveway aprons. She stated there is 9.4 feet in front of each unit to the driveway apron that would be ample room to put in a standard size 5 foot sidewalk, more urban sidewalk that goes across the aprons in the front.

Christiansen detailed the Applicant's plans for the sidewalks and driveways.

Majoros inquired as to how many feet they had to work with and further discussion was held.

Christiansen stated storm water management will have to be looked at in terms of drainage.

Buyers stated that striving for greenbelt has been the norm and inquired if there would be encroaching into the greenery with the concrete drive.

Christiansen stated they would not be going into the greenery, but five feet of driveway will be shown as driveway but also flagged out as sidewalk. He then went over the landscape plan with the Commissioners and further discussion was held on greenspace.

Chiara confirmed that a car could not be driven through the north end and Christiansen stated you could not and there is currently no plan to do that.

Crutcher asked if you could walk through that area and Christiansen replied there is no plan as yet to put that connection in but there was no fence or berm to prevent it.

Gronbach confirmed that the sidewalks will be coordinated at the south end and the north end to tie them back to the other sidewalks. He then inquired what the double line that appears on the plans depicts and Christiansen responded a curbline. He then asked if the sidewalk would run through the property to the edge and Christiansen responded yes. Gronbach then asked if there was no on street parking on the new plan and Christiansen confirmed that statement.

Majoros questioned if the parallel parking in Phase I would be problem causing to the residents and what protocol would be followed to police that situation.

Crutcher asked if the private parking for condo would be so designated and further discussion was held.

MOTION by Buyers, supported by Chiara, to approve the final site plan for the PUD Planned Unit Development of Orchards Phase II, 33300 Slocum Drive, subject to the comments of LSL Planning included in the November 4, 2015 letter, as well as the comments and recommendations in the OHM letter dated September 14, 2014.  
Motion carried, all ayes.

Christiansen stated that the Applicant has been working very closely with City Administration and with the DDA and is looking to finalize a couple things so the project can move forward including a purchase agreement that is waiting to be executed in its final form and then the closing. He stated he is hoping to have the foundation poured this building season before the winter sets in so construction can occur over the wintertime.

## **ELECTION OF OFFICERS**

### **A. ACCEPT NOMINATIONS FOR CHAIRPERSON**

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

Christiansen stated that the various commissions have often served as stepping stones for many of the Commissioners and Councilmembers in their tenure with the City and cited many examples of same. He then explained with Jill

Babcock's resignation in July and Sara Bowman's successful run for Council, that there are two positions open on the Planning Commission at this time which they are hoping to fill and are looking through applications. He stated current leadership on the Planning Commission consists of Ken Crutcher as Vice Chairperson and Ken Chiara as Secretary.

Vice Chairperson Crutcher opened the floor for nominations for Chairperson.

MOTION by Chiara, supported by Majoros, nominating Crutcher as Chairperson. Crutcher accepts the nomination.

Motion carried, all ayes.

## **B. ACCEPT NOMINATIONS FOR VICE CHAIRPERSON**

The floor was opened for nominations for Vice Chairperson

MOTION by Gronbach, supported by Buyers, nominating Chiara as Vice Chairperson.

Chiara accepts the nomination.

Motion carried, all ayes.

## **C. ACCEPT NOMINATIONS FOR SECRETARY**

MOTION by Gronbach, supported by Majoros, nominating Buyers as Secretary.

Buyers accepts the nomination

Motion carried, all ayes.

## **PUBLIC COMMENT**

None heard.

## **PLANNING COMMISSION COMMENTS**

Christiansen detailed the many activities going on in the City, including updating the Recreation Master Plan, as well as the DDA Master Plan Update and indicated they are looking for a representative from the Planning Commission to serve.

Discussion was held regarding the commitment involved to participate. Crutcher volunteered to serve.

MOTION by Chiara, supported by Majoros, nominating Crutcher to serve as Planning Commission representative on the DDA Master Plan Update.

Motion carried, all ayes.

Upon questions by Commissioners, updates were given on the following projects:

Shell Station and the Grand River/Halstead Plaza, Maxfield Training Center, Fresh Thyme, Worldwide Center, Dunkin Donuts, Exxon Mobile, and Drakeshire Plaza.

### **STAFF COMMENTS**

Christiansen commented on all of the activity and interest being shown in various sites throughout the City.

Discussion was held concerning bulk leaf pick-up.

### **ADJOURNMENT**

MOTION by Chiara, seconded by Majoros, to adjourn the meeting.  
Motion carried, all ayes.

The meeting was adjourned at 8:16 p.m.

Respectfully submitted,

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Secretary