

FARMINGTON PLANNING COMMISSION PROCEEDINGS  
Monday, September 8, 2008

Chairperson Gronbach called the meeting to order at 7:03 p.m. in the Farmington City Council Chambers, 23600 Liberty Street, Farmington, Michigan.

**ROLL CALL**

Present: Buck, Christiansen, Gronbach, Ingalls, Kuiken, Scott, Sutton.

Absent: Bowman(excused), Crutcher (excused).

A quorum of the commission was present.

**OTHER OFFICIALS PRESENT:** City Manager Pastue, City Clerk Halberstadt.

**APPROVAL OF AGENDA**

MOTION by Christiansen, seconded by Buck, to approve the agenda. Motion carried, all ayes.

**APPROVAL OF ITEMS ON CONSENT AGENDA**

MOTION by Ingalls, seconded by Sutton, to approve the following item on the consent agenda:

- A. Approve Regular Meeting Minutes of July 28, 2008.

Motion carried, all ayes.

**VERIZON WIRELESS, 33720 NINE MILE ROAD – CELL TOWER RECONSTRUCTION**

- A. Public Hearing – Special Land Use
- B. Consideration to Approve Special Land Use and Site Plan

**Public Hearing:**

MOTION by Scott, seconded by Buck, to open the Public Hearing for the Special Land Use for 33720 Nine Mile Road. Motion carried, all ayes.

City Manager Pastue noted at the July 28<sup>th</sup> meeting, the Planning Commission reviewed the site plan and analysis by LSL Planning for the reconstruction of the cell tower located at 33720 Nine Mile Road. He commented that no changes to the site plan were recommended during the preliminary site plan review.

Sherrin S. Hood, AICP Senior Planner, LSL Planning, Inc., presented an overview of the General and Specific requirements for cell towers and communication facilities. She noted LSL Planning reviewed the standards and the application meets the ordinance

objectives and is compatible and in accordance with the goals, objectives and policies of the City's Master Plan; promotes the intent of the zoning district in which the use is proposed; is compatible with the existing or intended character of the general vicinity and so as not to change the essential character of the area in which it is proposed; is adequately served by public facilities and services; does not involve uses, activities, processes, materials and equipment or conditions of operation that, in comparison to permitted uses in the district, will be detrimental to the natural environment, public health, safety or welfare by reason of excessive production of traffic, noise, smoke, odors or other such nuisance; and be subject to site plan review in accordance with Article 13.

Ms. Hood reviewed the following specific requirements that must be met: the proposed tower is located in the Industrial District; towers and antennae shall not exceed 120 ft. in height, measured from the grade at the base of the tower; the base of the tower or any other structures connected therewith shall be separated from any other tower and structures by a minimum of 1,000 ft.; the base of the tower and any other structures connected shall have a minimum setback required by the district, provided the minimum front yard setback shall not be less than 25 ft.; the tower and any other structure connected shall not be located in a front yard or side yard abutting a street if located on the same zoning lot with another permitted use; and it is not located near any single-family zoning district. She stated LSL Planning felt the applicant has met the standards of the Special Land Use Department.

She noted in regards to the site plan, the applicant should verify for the record the type of any exterior lighting if proposed and the height of the accessory building.

Ms. Hood stated LSL Planning recommended approval of the special land use request and site plan to permit reconstruction of the wireless communication tower (not to exceed 120 ft. in height) to be located in the rear of the city's maintenance facility, at 33760 Nine Mile Road, with the following conditions: the applicant must verify the proposed building height for the record and accessory structures may not exceed 15 ft. in height; applicant must include any required aviation hazard lights on the plan; all city department issues must be addressed; the city attorney should be consulted regarding the status of any agreements, contracts or payments that may be required by the city; any required lease payments must be paid, and any required easements must be executed prior to construction.

Jonathan Crane, civil engineer and attorney for Verizon Wireless, was present to answer questions by the Commission. He stated the building would be less than 12 ft. in height, single-story and constructed of pre-cast masonry. He noted there will be one 150 watt light over the door and will be shielded downward. He stated the antennae are not required to be lit by the Federal Aviation Administration since it is 120 ft.

MOTION by Sutton, seconded by Kuiken, to close the Public Hearing. Motion carried, all ayes.

**Consideration to Approve Special Land Use and Site Plan:**

Commissioner Kuiken asked if there were any other existing towers within 1,000 ft. of the proposed tower. Mr. Crane replied there were none according to his knowledge.

In response to a question by Commissioner Ingalls, Mr. Crane stated since the tower and building are not open to the public it is not required to be handicap accessible, but noted there is a 36-inch door.

Chairperson Gronbach asked if the existing tower was going to be removed and Mr. Crane replied they are going to put up a totally new structure.

Gronbach verified with Administration there were no foreseen problems.

Ingalls asked if there were any provisions on the tower to protect the structure below from ice falling from the tower. Mr. Crane replied there will be none and noted there had not been a problem with other towers.

MOTION by Christiansen, seconded by Buck, to recommend approval of the Special Land Use request and Site Plan to permit the replacement of the wireless communication tower, to be located in the rear of the city's maintenance facility at 33760 Nine Mile Road, on the condition that the tower not exceed 120 ft. in height, that any agreements with the city be completed, and approval by City Council. Motion carried, all ayes.

**CONSIDERATION TO APPROVE GARAGE DEMOLITION AND RECONSTRUCTION,  
23816 FARMINGTON ROAD**

Ed Maczko, 23816 Farmington Road, proponent, requested approval to demolish an existing garage on his property and build a new 740 sq. ft. garage. He noted due to the disrepair the block could not be saved. Mr. Maczko stated he wanted to keep the appearance of the new garage to be in keeping with the look of his house.

Gronbach asked if the color rendering on the site plan would remain the same. Mr. Maczko replied the house is yellow and they would probably try to match it, but they were not sure. Discussion followed regarding color requirements.

Commissioner Christiansen verified, for the record, that the Historical Commission reviewed the plans and recommended approval. He also noted the applicant had appeared before the Zoning Board 2 years ago to redo a porch and that they have done extensive work on their house. Christiansen commented the new garage was a continuation of improvements to their property.

MOTION by Kuiken, seconded by Ingalls, to approve the Maczko garage proposal located at 23816 Farmington Road for the construction of their new garage on this parcel. Motion carried, all ayes.

**CONSIDERATION TO APPROVE FAÇADE IMPROVEMENT IN CENTRAL BUSINESS DISTRICT, EXCHANGE BUILDING, 33336 GRAND RIVER**

Steve Schneemann, S3 Architecture, was present to review the intended façade improvements for 33336 Grand River. He noted the building would be called the McNutt Building instead of the Exchange Building. He noted the building is currently a one-story building with a mansard roof and cedar shakes. He stated they are intending to demolish the front portion of the building and construct a new façade similar to what was done a few months ago with the Exchange Building 2 doors down. There would be a false second-story with opaque windows until the owner could complete a second floor. Mr. Schneemann reviewed the design and noted they did not want the building to be lost since it is between Cowleys and the Civic Theatre, which are two-story buildings.

Mr. Schneemann showed samples of brick and cast stone to be used and reviewed façade materials. He noted there would be no changes to the rear of the building.

Gronbach stated the proposal was reviewed by the DDA Design Committee and was approved. He noted the 70% glass coverage requirement has not been met as preferred in the Master Plan and also the bottom of the window is less than 4 ft. from the sidewalk grade. He felt this issue needed to be addressed.

Ingalls asked if brick could be used on the east elevation. Schneemann replied they are returning the pilaster on the side so that it is 4 ft. wide on Grand River.

Buck asked if the foundation would support a second floor. Schneemann replied they are prepared that it may not and they are aware of the issue.

Sutton stated she thought the drawing was compatible with either side of the structure and liked the proposed drawing.

Kuiken asked if there were any issues with the second-story façade in regards to the fire escape at the Civic. Schneemann replied the fire escape is at the rear of the building and would not cause a problem.

Christiansen noted the design was consistent with the existing character of the streetscape and noted that none of the other buildings down the block met the window requirement that the bottom of the window be 4 ft. from the sidewalk grade. He felt the design blended well with the downtown.

Ingalls thanked Mr. Schneemann for his work on that side of the street.

MOTION by Buck, seconded by Christiansen, to approve the façade improvement in the Central Business District, for the McNutt Building, 33336 Grand River. Motion carried, all ayes.

**PUBLIC COMMENT**

There were no public comments.

**COMMISSION COMMENTS AND ANNOUNCEMENTS**

Christiansen advised the Commission that the Michigan Association of Planning would have a conference in Kalamazoo at the Radisson Inn and Suites on October 1st, 2nd, and 3<sup>rd</sup>.

Gronbach noted that on September 15<sup>th</sup> at 6:00 p.m. there would be a presentation in Council Chambers on the Downtown Parking Study.

**ADJOURNMENT**

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

The meeting adjourned at 7:40 p.m.

Respectfully submitted,

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Secretary