

FARMINGTON PLANNING COMMISSION PROCEEDINGS
City Council Chambers 23600 Liberty Street
Farmington, Michigan
September 9, 2013

Chairperson Bowman 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, Buyers, Chiara, Crutcher, Gronbach, Scott
Absent: Babcock.

A quorum of the Commission was present.

Bowman welcomed Paul Buyers to the Planning Commission.

Buyers said he is grateful to be part of it.

OTHER OFFICIALS PRESENT: City Manager Pastue, Director Christiansen, Building Inspector Koncsol

APPROVAL OF AGENDA

MOTION by Scott, seconded by Crutcher, to approve the Agenda.
Motion carried, all ayes.

APPROVAL OF ITEMS ON CONSENT AGENDA

a. Minutes of Regular Meeting – July 8, 2013

MOTION by Chiara, seconded by Crutcher, to approve the items on Consent Agenda.
Motion carried, all ayes.

GRAND RIVER CORRIDOR VISION PLAN REVIEW

Bowman gave a brief synopsis of the agenda item.

Christiansen welcomed Paul Buyers to the Planning Commission. He then went over the history of the Grand River Corridor project which involves both the City of Farmington and Farmington Hills working together to create a vision plan for the revitalization of the Grand River Corridor. Monthly meetings were held of the joint boards with consultants. The Planning Commission has had two occasions to participate in joint meetings with Farmington Hills, the first being last December and the second a few months ago where they were asked for their input. He indicated at the August 22, 2013 meeting, the Grand River Corridor Improvement Authority (CIA) Boards approved the 2013 Grand River Corridor Vision Plan. He indicated the purpose

of this agenda item is for the Planning Commission to review the plan approved by the CIA Boards and to consider adoption of the Plan as part of the City of Farmington's Master Plan and Comprehensive Planning Program.

He then went over the table of contents of the Plan which include the existing conditions, public involvement, corridor vision, proposed land use, recommendations and implementation. Christiansen then entertained questions and comments from the Commissioners.

Gronbach inquired if any of the Planning Commission's comments discussing the Orchard Lake intersection/Winery area a couple of months ago were taken into consideration in formulating the vision.

Christensen responded in the affirmative, stating the original plan for the Orchard Lake Focus Area did not include the south side of Grand River and that it now includes The Winery as well as linkage with streetscapes and pedestrian crossings as well as some additional commercial buildings so that the comments were taken back and incorporated into the plan.

Scott stated that in looking at the focus areas that it is just a general guideline but that the plans were made to be adaptable. He indicated there is a need to promote development along the Corridor and that we must be developer friendly within what the Building Code allows and further discussion was held.

Christiansen indicated there are many planning and development tools that allow the City to move forward. He stated the Planning Commission is responsible for the Master Plan which had its last update in 2009, and that it should be updated every five years. He compared the Grand River Corridor Authority (GRCA) to the Downtown Development Authority, stating the DDA has implementation strategy through Zoning Ordinances for the Central Business District and design guidelines, whereas the GRCA is specific to Grand River and overlay districts could be created with standards for that portion of the Corridor.

He then highlighted the development principles outlined in the GRCA Vision Plan and gave a brief overview of same.

1. Image
2. Mobility
3. Connections
4. Redevelopment
5. Housing
6. Natural Environment
7. Public Space
8. Sustainability

Christiansen gave a brief synopsis of the remainder of the Plan and turned the meeting back over to Chairperson Bowman.

Bowman stated that the next step is for the Planning Commission to adopt the work of the Grand River Improvement Authority Vision Plan and make it part of the Master Plan and overall Comprehensive Plan for the City of Farmington.

MOTION by Scott, supported by Chiara, to adopt the Grand River Corridor Vision Plan as approved by the Grand River Corridor Improvement Authority as part of the Master Plan and Comprehensive Planning Program and to forward it to City Council for consideration.

Motion carried unanimously.

Scott said timing is everything and implementation must be done quickly.

CITY OF FARMINGTON VISION PLAN REVIEW

Christiansen stated that the Planning Commission was provided a copy of the City of Farmington Vision Plan Summary Report which City Council reviewed at their September 3, 2013 meeting.

Christiansen summarized the plan as being the result of an intensive six month citizen-based initiative working together as a community to guide future growth, development, policies and investments by creating shared goals for all elements of the city that add to sustainability, viability and quality of life.

He gave a brief synopsis of how the plan was created, the various stages it went through, culminating in eighteen action items that were identified as priorities.

Pastue highlighted a few key areas as being the enhancement of the gateways to the city, greater pedestrian access and mobility and bicycle trails, recommending a special area study starting from Riley Park to school area and integrate it into plan, that being the greatest area for expanding tax base and use of Shiawassee Park, connectivity, look into how to incorporate Rouge River into plan, implementing a trail network.

Christiansen described the structure of the vision as containing six elements of priority actions, those being:

1. Stay connected.
2. Get active.
3. Community oriented.
4. Economically competitive,
5. Fiscally balanced.
6. Accessible and diverse.

Further discussion was held on the summary of the plan.

Chairperson Bowman thanked the staff for their presentation and no action was required by the Commission.

PUBLIC COMMENT

None heard

PLANNING COMMISSION COMMENT

Christiansen stated that the Grove Street project is moving along, Dress Barn will open Friday and that the final permit approval took a long time to get from MDOT.

Chiara asked for brief update on the Tennis Club and Pastue indicated the property was purchased by Total Sports Club and will be opening up shortly. They have an existing facility in Wixom.

Crossroads Shopping Center is doing well with Peterlins, True Value and other tenants.

Brightside will be open by December

Crutcher inquired about the World Wide Center and further discussion was held.

ADJOURNMENT

MOTION by Scott, supported by Crutcher, to adjourn the meeting.
Motion carried, all ayes.

The meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Secretary