

FARMINGTON CITY COUNCIL
REGULAR MEETING

A regular meeting of the Farmington City Council was held on Monday, March 7, 2005 in Council Chambers, 23600 Liberty Street, Farmington, Michigan. Notice of the meeting was posted in compliance with Public Act 267-1976.

The meeting was called to order at 8:00 p.m. by Mayor Campbell.

PRESENT: Bush, Campbell, Knol, Mitchell.

ABSENT: McShane.

CITY ADMINISTRATION: Clerk/Treasurer Cantrell, Deputy Clerk Halberstadt, Director Nebus, City Manager Pastue, Assistant City Manager Richards, City Attorney Gillam.

APPROVAL OF AGENDA

03-05-040 MOTION by Bush, seconded by Mitchell, to approve the agenda as submitted. MOTION CARRIED UNANIMOUSLY.

MINUTES OF PREVIOUS MEETING

03-05-041 MOTION by Knol, seconded by Mitchell, to approve the special and regular meeting minutes of February 21, 2005. MOTION CARRIED UNANIMOUSLY.

PRESENTATION/PUBLIC HEARINGS

KITTY OSTACH, F/FH YOUTH SERVICES VOLUNTEER – UPDATE RE: REVERSE RAFFLE, CHILI COOK-OFF AND BATTLE OF THE BANDS

Kitty Ostach, representing the Farmington/Farmington Hills Youth Services, was present to discuss upcoming events in the community.

PRESENTATION – ROB NESBITT, LSL PLANNING, PROPOSED DOWNTOWN SIGN ORDINANCE

Rob Nesbitt presented highlights of the proposed Downtown Sign Ordinance.

Councilmember Knol suggested creating a guidebook of photos that would demonstrate designs appropriate for the downtown.

Councilmember Mitchell asked who would sit on the Sign Review Committee. City Manager Pastue responded that members would be appointed by the Council with input from the Downtown Development Authority Board.

PETITIONS AND COMMUNICATIONS

REQUEST FOR PROCLAMATION – APRIL 2005 AS FAIR HOUSING MONTH

Mayor Campbell read into the record the following proclamation:

In recognition of the 37th anniversary of the signing of the Federal Fair Housing Act, which strictly prohibits housing discrimination on the basis of sex, color, race, age, religion, national origin, disability, family or marital status, Fair Housing Month is designed to heighten awareness of rights under the law regarding the purchase or rental of housing. Therefore, the Farmington City Council hereby proclaims April 2005 as Fair Housing Month in the City of Farmington.

MOSLEM SHRINERS – PERMISSION TO CONDUCT ANNUAL FUND DRIVE

Administration recommended granting permission for this annual fundraising event to benefit Shriners Hospitals for Children.

RESOLUTION 03-05-042 Motion by Knol, seconded by Bush, to grant permission to the Moslem Shrine Temple to conduct their annual fundraising drive as presented on June 9, 10, and 11, 2005 in the City of Farmington; solicitations prohibited in the intersections. MOTION CARRIED UNANIMOUSLY.

AMERICAN LEGION – POPPY DAYS SALE AND PROCLAMATION

Administration recommended granting permission for this annual fundraising event.

RESOLUTION 03-05-043 Motion by Mitchell, seconded by Knol, to grant permission to the American Legion Groves-Walker Post #346, to conduct their annual Poppy Days sale on May 19, 20, and 21, 2005 as presented; solicitations prohibited in the intersections; and to proclaim these dates as “Poppy Days” in the City of Farmington. MOTION CARRIED UNANIMOUSLY.

FARMINGTON COMMUNITY ARTS COUNCIL – REQUEST FOR BANNERS OVER GRAND RIVER AVENUE

Administration advised that the Farmington Community Arts Council has requested approval to hang two banners over Grand River Avenue to promote the Festival of the Arts.

RESOLUTION 03-05-044 Motion by Bush, seconded by Mitchell, to approve the request of the Farmington Community Arts Council as presented to hang two 25' x 5' mesh banners across Grand River Avenue; one between School and Mayfield Streets and one near the Governor Warner Mansion; from April 11 – May 2, 2005. MOTION CARRIED UNANIMOUSLY.

BOARD AND COMMISSIONS

CONSIDERATION OF APPOINTMENT TO FARMINGTON AREA COMMISSION ON AGING

03-05-045 MOTION by Knol, seconded by Mitchell, to appoint Jane Frost to the Farmington Area Commission on Aging to serve a term expiring June 2007. MOTION CARRIED UNANIMOUSLY.

REPORTS FROM CITY MANAGER

CONSIDERATION TO ADOPT ORDINANCE #C-701-2005 REGARDING ZONING TEXT CHANGES

RESOLUTION 03-05-046 Motion by Mitchell, seconded by Bush, to adopt Ordinance C-701-2005, as submitted, to amend Chapter 35, Zoning, of the City of Farmington Code of Ordinances, in order to revise various sections of Article II General Provisions and Article XII Special Land Uses, and to revise Article VII Commercial District and Article VIII Industrial District; Article XIV Off Street Parking and Loading Standards and Access Design; and Article XV Landscape Standards. **[SEE ATTACHED ORDINANCE].**

ROLL CALL

Ayes: Campbell, Knol, Mitchell, Bush.

Nays: None.

Absent: McShane.

MOTION CARRIED UNANIMOUSLY.

ACCEPTANCE OF BROWNFIELD REDEVELOPMENT FINANCIAL REPORT

03-05-047 MOTION by Bush, seconded by Knol, to accept the financial report for the City of Farmington Brownfield Redevelopment Authority for the period ending June 20, 2004 and authorize that it be filed with the Michigan Tax Commission. MOTION CARRIED UNANIMOUSLY.

SELECTION OF COURTHOUSE REDEVELOPMENT PROPOSAL

Administration advised that at a recent special meeting four applicants had presented plans for redevelopment of the old courthouse. He noted that with regard to the Evangelical Homes proposal, their proposed payment in lieu of taxes would result in a net present value of \$1,760,131. He further noted the correspondence received from the Public School Administration stating their support of the Evangelical Homes proposal.

Mayor Campbell requested comment from Council. He noted that Councilmember Bush would abstain from participation due to a potential conflict of interest.

Knol stated her support for residential on the proposed site, noting that it would be the most compatible option for the surrounding neighborhoods. She stated that it would be in the City's best interest to have new housing stock. She noted that younger families

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prefer the amenities that new construction offers. She advised that the City needs a balance in demographics in order to have a vibrant downtown and economy. She noted that Farmington has a higher proportion of senior citizens and apartments compared to other cities of equal size. She further noted that Farmington already has senior housing, as well as traditional condominiums that attract an older population. She stated the importance of attracting younger families who would support the local economy.

Knol stated that the proposal from Evangelical Homes was a good one, however, with a number of amenities provided on site, there would be limited outside services. She reiterated the importance of maintaining a balance of all ages in the community, particularly as it relates to support of the public schools. She stated that school districts are funded based on the number of students, noting that some elementary schools in the Farmington School District have lost students due to population shifts.

Knol stated that it is her responsibility as a Councilmember to promote land uses and policies that are consistent with the City's plan to revitalize the Downtown. She stated her support for the Farmington Development Group proposal.

Mitchell stated that he welcomed the sale of the old courthouse because it afforded the City the opportunity to redevelop a piece of property that had been off the tax rolls for a number of years. He noted that the property is close to other residential neighborhoods, therefore a residential development would be an appropriate use. He stated that the City received a number of good proposals that could be used in the right situation at the right time.

Mitchell stated that it was his responsibility to maximize purchase price and generate adequate future revenue for the City. He noted that the appearance of a development was also an important consideration. He stated his support for the Farmington Development Group proposal for many of the reasons that were expressed by Councilmember Knol, and due to the revenue, appearance and compatibility to the surrounding area it would provide. He thanked all the developers for their proposals and expressed his hope that Farmington would offer them future opportunities.

Mayor Campbell noted the quality of all the proposals and expressed his wish that Farmington could have provided opportunities for all of them. He stated his support for residential development of the site. He further stated that over the long term the City would see a continued escalation in taxable value for a residential development. He expressed his support for the Farmington Development Group due to the layout and structure of their proposal.

RESOLUTION 03-05-048 Motion by Knol, seconded by Mitchell, to accept the Old 47th District Courthouse Redevelopment Proposals and select the Farmington Development Group to proceed with preparing development plans for approval under the planned unit development process, and authorize the City Attorney to prepare an agreement regarding acceptance of the proposal.

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ROLL CALL

Ayes: Knol, Mitchell, Campbell.

Nays: None.

Absent: McShane.

Abstained: Bush.

MOTION CARRIED UNANIMOUSLY.

MISCELLANEOUS

APPROVE MONTHLY PAYMENTS REPORT

03-05-049 MOTION by Bush, seconded by Mitchell, to approve the monthly payments report for February 2005. MOTION CARRIED UNANIMOUSLY.

PUBLIC COMMENT

Frank Valencic, Farmington resident, spoke about his concerns regarding housing and business trends of the City and Councilmember Knol's expressed concern regarding the high proportion of seniors in the community.

Knol reiterated her belief that in order to have a vibrant community it is necessary to have diversity in both population and housing stock.

Council recognized boy scouts in the audience from both Power Middle and Farmington High Schools.

COUNCIL COMMENTS

No council comments were heard.

ADJOURNMENT

03-05-050 MOTION by Knol, seconded by Mitchell, to adjourn the meeting. MOTION CARRIED UNANIMOUSLY.

The meeting adjourned at 9:14 p.m.

Arnold T. Campbell, Mayor

Patsy K. Cantrell, City Clerk/Treasurer

APPROVED: MARCH 21, 2005

Susan K. Halberstadt, Deputy Clerk