

FARMINGTON PLANNING COMMISSION PROCEEDINGS
City Council Chambers, 23600 Liberty Street
Farmington, Michigan
April 13, 2015

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: Babcock, Bowman, Buyers, Chiara, Crutcher, Gronbach, Majoros

Absent:

A quorum of the Commission was present.

Chairperson Bowman asked for a moment of silence to commemorate Sherrin Hood, from LSL Planning, who lost her battle with cancer recently. She recognized her many accomplishments with the City and the zest and zeal that she brought into her projects.

OTHER OFFICIALS PRESENT: Director Christiansen, Building Inspector Koncsol

Caitlyn Malloy-Marcon, LSL Planning

APPROVAL OF AGENDA

MOTION by Gronbach, seconded by Crutcher, to approve the agenda as submitted.
Motion carried, all ayes.

APPROVAL OF ITEMS ON CONSENT AGENDA

A. March 9, 2015 Minutes

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

**OUTSIDE DISPLAY AND SALES REQUEST – ALEXANDER TRUE VALUE
HARDWARE, 22104 FARMINGTON ROAD**

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

Director Christiansen indicated this request is for an outdoor display and sales application that was presented to the City by Alexander True Value Hardware located at 22104 Farmington Road. The applicant has submitted plans for outdoor display and sales to be located within the front yard, the parking lot adjacent to the existing commercial building, the unit within the shopping center at 22104 Farmington Road, which is zoned as C-2, community commercial, which use is permitted in said district subject to site plan review and in accordance with zoning ordinance requirements with respect to outdoor display and sales.

He stated the Commissioners' packets included information such as the application and the area identified for outdoor sales. An aerial photo of the site was also included.

He cited the Petitioner's request for outdoor sales being Monday through Saturday, from 8:00 a.m. to 8:00 p.m. and Sunday from 8:00 a.m. to 6:00 p.m., the seasonal time period being from April 15th to October 31st.

The Petitioner was asked to come forward.

Tim Alexander, 22104 Farmington Road, came to the podium. He stated he wants to be able to have seasonal area in the front yard of parking lot and also in front of store and on the sidewalk with 10 to 12 feet of pedestrian walkway with no interference..

The floor was opened for questions from the Commissioners.

Gronbach asked for clarification of the request.

Christiansen stated that the outdoor sales area is in the northwest area of parking lot and the other display area is along the sidewalk adjacent to building for pallets, approximately four to six, for seasonal materials.

Gronbach asked for the dimensions of the area and the Petitioner responded and further discussion was held.

Christiansen stated that the area along the building where they are proposing to put the pallets in is about four feet from the building and about thirty feet long, so it will expand a portion of the front of the building and adjacent to the sliding entry door to the building.

Crutcher asked how the merchandise would be secured.

Chiara inquired about signage in the area.

Crutcher asked if the area would require a roof.

Buyers inquired about the watering of the outdoor plants.

Buyers asked if the Petitioner had thought about tents and if so, what styles.

The Petitioner responded if anything, a tent would be utilized for shade for employees and anything that he chose would have to be approved by the fire inspector.

Buyers stated that ingress and egress would have to be supplied for pedestrians as well as signage and suggested an alternative to the Petitioner's plans.

The Petitioner stated any changes would have to be on landlord approval.

Christiansen stated that he had been in discussion with the landlord and the parking lot being utilized by commuters and the orientation of parking lot designed to fit the needs of the center.

Crutcher inquired if fencing is required for outdoor sales.

Buyers asked about handicapped parking and the requirements for same.

Majoros asked if carts would be available for use in the outdoor sales area.

Buyers inquired if the application was adequate in its designation of the applicant and co-applicant and Christiansen responded in the affirmative.

Bowman thanked the Petitioner.

MOTION by Chiara, supported by Babcock, to approve the outdoor display and sales for Alexander True Value Hardware, 22104 Farmington Road, from April 15, 2015 through October 31, 2015, with location shown on the drawings and to include four pallets of seasonal goods adjacent to building, with the condition that the matter can be revisited subject to any theft or crime of same, and subject to approval of the Fire Marshall and Public Safety.
All ayes, motion carried

SITE PLAN AMENDMENT – DIGITAL TERRAIN, 37085 GRAND RIVER AVENUE

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

Christiansen indicated this item is before the Commission for a site plan amendment for the new three story office building to be built on the site of the former K-Mart shopping center. He went into the history of the site and stated that the applicant has proposed a material change. He stated the applicant is now proposing to utilize granite in the building which they feel is more upscale and durable.

Bowman inquired about the color and Christiansen indicated that the original color was black and they have now switched it to terra cotta and because of the level of redevelopment they needed to bring it back before the Planning Commission for approval of the modification.

Bowman asked if that was the only issue before them and Christiansen responded in the affirmative.

MOTION by Gronbach, supported by Crutcher, to approve the site plan amendment for Digital Terrain, 37085 Grand River Avenue, to include granite material to be utilized in the color presented to the Planning Commission.
Motion carried, all ayes.

OUTDOOR SEATING SITE PLAN REVIEW – SUSHI MI, 32758 GRAND RIVER

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

Christiansen stated that the owner of Sushi Mi has submitted a site plan application requesting outdoor seating at his restaurant at 32758 Grand River. He indicated the former restaurant, Korea House, had outdoor seating but that the approval runs with the owner of the establishment, thereby requiring the new owner to come before the Planning Commission for approval. He indicated the owner has submitted layout pictures, with no changes proposed from the prior owner's outdoor seating.

Noah Huffman, of Sushi Mi, was present to address any questions by the Commissioners.

Chiara inquired when they would like to start utilizing the outdoor seating and the Petitioner responded this summer.

Majoros asked if the same tables and chairs would be utilized as for the Korea House and the Petitioner responded yes.

MOTION by Buyers, supported by Crutcher, to approve the outdoor seating site plan review submitted by Sushi Mi, 32758 Grand River, as reflected in the petition submitted by the Applicant.

Motion carried, all ayes.

DISCUSSION – OUTDOOR SEATING MODIFICATION AND CLARIFICATION

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

Christiansen stated that Administration had requested a review of the existing zoning standards regarding outdoor seating for commercial businesses throughout the City. He stated Administration and the consultants had met to discuss this item and are moving it forward to the Planning Commission for their discussion and review. He stated there is a staff report included in the Commissioners' packets as well as a memorandum from LSL Planning dated 2-13-15 and that Caitlyn Malloy-Marcon is present at tonight's meeting to go over some of their recommendations.

Malloy-Marcon stated they were asked to take a look at the current ordinance and requirements for outdoor seating, as well as State mandates regarding enclosures, right of right restrictions as well as ADA requirements for outdoor seating.

She went through the suggestions contained in the memorandum and her reasoning why they were included.

She indicated outdoor seating areas should be well defined and they looked at ways other than fencing and rails to define those areas such as planters and the like.

She cited the usage of dining platforms in other communities.

She stated the ordinance should include language that additional outdoor lighting or applications should be prohibited unless approved by the Planning Commission and that all parking requirements are met prior to approval of outdoor seating and that the City retains the right to revoke if businesses are found to be noncompliant.

Crutcher inquired about Item #9 and where that can be found in and around the community and Malloy-Marcon indicated Birmingham is utilizing platforms and further discussion was held. Crutcher then asked if any streets other than Grand River are being considered for such and Christiansen responded in the negative but that in the future perhaps Farmington Road could accommodate same.

Crutcher questioned the logic of Item #11 and taking a parking space and using it for a platform which would eliminate even more parking and suggested leaving that language out of the ordinance.

Babcock expressed concern over Item #9, stating a clause should be added to it that no barrier-free space can be utilized for same, and Malloy-Marcon stated that could be included in the language.

Christiansen assured the Commission that any outdoor seating proposed must have a site plan and must be approved by the Planning Commission and handled on a case by case basis.

Babcock expounded on her concerns regarding that and stated she would like to see a clause in the language addressing same.

Gronbach asked for clarification of paragraph number one and the cessation of outdoor seating of 10-31 and whether or not there can be exception to it and further discussion was held.

Buyers suggested finding a balance for Items #9 and 11 in the LSL letter between the business owners needs and Babcock suggested the language should reflect that any specially designated space removed should be replaced with the same specially designated space and Malloy-Marcon said she would work on that language.

Christiansen indicated the whole idea for looking at this was to provide more area for outdoor seating at places where they are spatially challenged.

Crutcher brought up mall locations in the City and how they would be addressed.

MOTION by Majoros, supported by Crutcher, to move forward and authorize LSL and staff to prepare a formal modification to outdoor seating clarification and schedule a Public Hearing concurrently at the next Planning Commission Meeting.

**SCHEDULE PUBLIC HEARING – ZONING ORDINANCE TEXT AMENDMENT:
SINGLE FAMILY RESIDENTIAL ZONING STANDARDS**

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

Christiansen indicated that this item was discussed at the March Planning Commission Meeting and a draft ordinance text amendment for single family residential is currently being prepared and the next step would be to schedule a Public Hearing.

MOTION by Majoros, supported by Crutcher, to schedule a Public Hearing for Zoning Text Amendment For Single Family Residential Zoning Standards at the next Planning Commission Meeting.

PUBLIC COMMENT

None heard.

PLANNING COMMISSION COMMENTS

Gronbach inquired of Christiansen about the World Wide Center and when its renovations would be expected to take place and his concerns about the maintenance of the Center.

Bowman asked about the Uptown Plaza and work being done there.

ADJOURNMENT

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

The meeting was adjourned at 8:20 p.m.

Respectfully submitted,

Secretary