

FARMINGTON PLANNING COMMISSION PROCEEDINGS
City Council Chambers 23600 Liberty Street
Farmington, Michigan
Monday, December 12, 2011

Chairperson Christiansen 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, Chiara, Christiansen, Crutcher, Gronbach, Scott,
Absent: None.

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: City Manager Pastue, Inspector Koncsol

APPROVAL OF ITEMS ON CONSENT AGENDA

MOTION by Scott, seconded by Chiara, to approve the items on consent agenda as follows:

- Minutes of November 14. 2011

Motion carried, all ayes.

APPROVAL OF AGENDA

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

Chairperson Christiansen apologized for not being able to attend the November meeting and officially welcomed Babcock and Chiara to the Planning Commission.

Site Plan Review - Historic District Renovation, 33713 Grand River Avenue

Daniel Schneider, Architect, presented the addition that is planned for the house at the above address. Homeowner Cindy Chapman was present with him. He stated they intended to match existing house as much as possible with paint colors being the same, wood siding, stone foundation. He brought shingle samples that will be used for the entire home as well as the addition. The two flat roof areas will also be redone. The addition is 10 by 22.

Pastue indicated this was brought before the Historical Commission who recommended approval and that Inspector Koncsol did a review of the dimensional aspects and felt it complied with requirements of Zoning District where it is located.

The elevations were passed around for the Planning Commission to review.

Chairperson Christiansen opened up the floor for questions.

Schneider responded to inquiry from Chiara that there is a small area in the garage for building materials to be stored temporarily. He indicated the house has a very long driveway that can be used for staging.

Scott inquired if materials on house had been reviewed by Historical Commission and Schneider responded in the affirmative. The overhead electrical lines were also discussed and Schneider indicated that homeowners were in contact with DTE to see if they could get line moved.

Further discussion was held on that topic.

Bowman commented that it was nice of homeowner to stay in Farmington and add on to the home rather than move to a larger home.

Christiansen commended Schneider for doing an excellent job of staying within existing footprint.

MOTION by Scott, seconded by Bowman, to move to approve the site plan at 33713 Grand River Avenue as submitted with prior approval by Historical Commission and review and compliance from staff.

Motion carried, all ayes.

Consideration to Approve 2012 Planning Commission Meeting Schedule

Pastue stated that Planning Commission meetings have been historically held the second Monday of each month at 7:00 p.m., but that changes could be made if they so desired. A calendar listing of dates was included.

MOTION by Bowman, seconded by Scott, to approve the 2012 Planning Commission Meetings scheduled as presented.

Motion carried, all ayes.

PUBLIC COMMENT

None heard.

COMMISSION COMMENTS AND ANNOUNCEMENTS

Gronbach stated that as chairman of Planning Commission he served as representative on DDA Design Committee and that would continue serving if no one else wanted to serve in that regard.

Christiansen stated that he liked to see the Commissioners involved in other positions on other boards and committees.

MOTION by Scott, seconded by Chiara that Commissioner Gronbach continue as Planning Commission liaison to the Farmington DDA.
Motion carried, all ayes.

Christiansen stated it was nice to see a residential project in town and that there are a lot of commercial opportunities in the community, the corridor planning, shopping centers, and was encouraged to see activity. He cited the upcoming Joint Corridor Improvement Authority between Farmington and Farmington Hills as up and coming for 2012.

Pastue stated that the Joint Corridor Improvement Authority involved having a uniformity regarding zoning design standards along the corridor of both cities. The city is also looking to expedite approval of development projects and will be taking another look at that and perhaps a "one stop shop" permitting to expedite process.

Christiansen also pointed out there would be some ordinance revision in the coming year.

Scott asked for clarification of "one stop shop" and Pastue stated that he was unclear of definition but purpose was to get away from extended special land use public hearings as part of the process and try and streamline the process.

Changes in the soil and erosion permit process were also discussed as well as the proposed church moving into the office building and the status of that.

Crutcher questioned if there was any indication as to the replacement of Dots as a tenant and Pastue indicated he was not certain what Kimco had in store for center.

Chiara stated that the Traffic and Safety Committee was in need of volunteers.

Christiansen wished everyone a Merry Christmas.

ADJOURNMENT

MOTION by Bowman, seconded by Crutcher to adjourn the meeting.

Motion carried, all ayes.

The meeting was adjourned at 7:35 p.m.

Respectfully submitted,

Recording Secretary