

FARMINGTON PLANNING COMMISSION PROCEEDINGS  
23600 Liberty Street  
Farmington, Michigan  
May 11, 2020

Chairperson Crutcher called the Meeting to order via Zoom remote technology at 7:06 p.m. on Monday, May 11, 2020.

**ROLL CALL**

Present: Crutcher, Majoros, Perrot, Waun, Westendorf  
Absent: Kmetzo  
A quorum of the Commission was present.

**OTHER OFFICIALS PRESENT:** Director Christiansen, Recording Secretary Murphy, Brian Golden, Director of Media Services.

**APPROVAL OF AGENDA**

MOTION by Majoros, supported by Westendorf, to approve the Agenda.  
Motion carried, all ayes.

**APPROVAL OF ITEMS ON CONSENT AGENDA**

**A. March 9, 2020 Minutes**

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

**SITE PLAN REVIEW FOR OUTDOOR SEATING – 37085 GRAND RIVER AVENUE, FREEDOM PLAZA, VINDU INDIAN CUISINE BAR & BANQUET**

Chairperson Crutcher introduced this item and turned it over to staff.

Director Christiansen thanked everyone for their cooperation in participating in tonight's meeting via Zoom technology. He stated this item is contained within the Commissioners' packets. He stated this is a site plan review for outdoor seating for the property located at 37085 Grand River Avenue, Freedom Plaza, Vindu Indian Cuisine Bar & Banquet. The owner of Vindu Indian Cuisine Bar & Banquet, Mr. Venkat Gutta, has submitted a site plan for a proposed outdoor seating area for his existing restaurant located in the Freedom Plaza. The property is located in the C-3, General Commercial District. Outdoor seating in the C-3 District requires approval of the Planning Commission. The changes, improvements, include a proposed outdoor seating patio area for the existing restaurant along the front and west side of the existing building. No changes regarding building dimensions or other site improvements are proposed at this time. The Applicant has submitted a site plan as indicted for the proposed outdoor seating area, including a layout

of the proposed outdoor seating area and the proposed outdoor seating examples of the proposed outdoor seating tables and chairs, that was attached with your staff packet. The submitted plans show the proposed outdoor seating area to be located again along the front, which is Grand River Avenue, and the west side of the first floor of the existing building adjacent to the existing restaurant building. The building has units on the first floor. The restaurant is a unit in the west portion of the building, the north and west portion of the first floor of the building. The outdoor seating area will have access from the existing restaurant building and unit. There's a 3-foot high decorative aluminum picket type fence proposed to enclose the outdoor seating area. The requested action this evening of the Planning Commission is to review the submitted outdoor seating site plan for Vindu Indian Cuisine Bar & Banquet, and then to act on that request. A copy of Section 35-102, (b), of the Zoning Ordinance regarding outdoor seating is attached with your staff packet. The Petitioner is in attendance this evening and is prepared along with his representative, Mr. Richard Konik, is here this evening on behalf of Mr. Venkat Gutta, representing the proposed outdoor seating and also for the work done by Siegal Toumaala, both are here this evening to present information to you.

What is on the screen right now is the second page of the site plan, that second page shows Vindu Restaurant, it's on the west half of the first floor of the existing three-story building. Then you see the outdoor seating area that's proposed on the front, the Grand River side and the west portion of the existing building. You'll also see the typical fencing elevation, the decorative aluminum fencing that is proposed to enclose the outdoor seating area will have a complete enclosure with access from the inside of the existing restaurant to the outdoor seating area and there is also a secondary access from that outdoor seating area, the south end of it, to the outside. So you have an ingress/egress directly from the restaurant and the secondary access down on the south end, so there are two means of ingress and egress. All of this meets City of Farmington requirements for outdoor seating.

Mr. Venkat Gutta is here along with Mr. Konik to present this to the Commission and provide some details.

Chairperson Crutcher asked the Petitioner if he would like to add anything to the presentation.

Richard Konik, architect for the project, stated he was comfortable with Christiansen's presentation but would be happy to answer any questions the Commission might have.

Chairperson Crutcher asked how many seats are being added and Konik replied roughly 20-25 seats will be outside, making sure that all egress requirements are met as well as pathway requirements.

Crutcher asked if there are a large number of indoor seats and would the outdoor seating impact the restroom count and Konik replied the outdoor seating would not impact any of that. Crutcher then stated that not seeing a seating layout, is there barrier-free seating available outdoors. Konik replied that any one of the outdoor seats could be barrier-free by pulling a chair away from the table. Crutcher then said it looks a little tight going around the corner and Konik replied they're just under 3-feet, which they only need 30-inches for barrier-free so it still works but it is a little tight where the existing sidewalk is and keeping the 5-foot access around the outside of that that's required by the City but it still meets all the requirements for that.

Crutcher then asked if there was a plan for the furniture storage off season and Gutta replied it will be stored inside during the off season. Crutcher inquired if they had located trashcans outside as well and Konik replied that trash will be dealt by the servers and the bussers.

Chairperson Crutcher opened the floor for questions by the Commission.

Commissioner Perrot asked if the decorative fence is going to be a fixed fence or something that would be maneuvered around and Konik replied that it will be a fixed fence, anchored to the concrete wall outside. Perrot then inquired if there was a plan for sunshade such as patio umbrellas or awnings and Gutta replied they are planning to have patio umbrellas and they want their guests to be able to enjoy the traffic moving along Grand River and have a more pleasurable experience for the three months of the year that outdoor seating will be available.

MOTION by Majoros, supported by Waun, to approve the site plan review for the outdoor seating located at 37085 Grand River Avenue, in the Freedom Plaza, for Vindu Indian Cuisine Bar & Banquet, as presented at the May 11, 2020 Farmington Planning Commission meeting.

Motion carried, all ayes.

Chairperson Crutcher thanked the Applicants for their participation in the meeting.

### **PUBLIC COMMENT**

None heard.

### **PLANNING COMMISSION COMMENTS**

Commissioner Perrot stated he would like to make a statement of appreciation for everyone's savviness and willingness to work with technology in consideration of

everything that is going on and commended everyone for their participation in the first Planning Commission Zoom meeting.

Director Christiansen said he would like to echo Commissioner Perrot's comments and thanked everyone for their efforts and willingness to make the changes necessary to accommodate continued communication and business in the City. He went on to state that now that the Governor has been releasing some of the restrictions, and last week outdoor construction and real estate is back and able to work. And also, too, with the number of inquiries received by the Economic Development Department with opportunities, they are anticipating their workload to be picking up. He said with the closure of City Hall and some services being curtailed for a while, with restrictions being lifted there's a lot of interest of picking back up where things were left off, so to speak, so there's a lot of projects. They're actually having a coordination for setting up and holding the pre-con for Tropical Smoothie which will be done remotely and electronically. There was also conversation with Boji Development, Inc., Ten Mile Development, LLC, regarding Liberty Hill and they're ready to go. They have some fees they're coordinating to pay and then there is a meeting regarding some infrastructure with adjacent property owners and then a pre-con, that's being scheduled and coordinated with the City's engineering and planning consultants, OHM Advisors, and move forward from there. He said there are a number of things in the downtown, so even though it may not "business as usual", but it is now business as we need to do it and there is a lot of interest in the City moving forward with what was moving forward and new opportunities now and into the future and looks forward to all of this coming before the Planning Commission.

Chairperson Crutcher thanked everyone for their participation in the Zoom meeting.

### **ADJOURNMENT**

MOTION by Westendorf, supported by Perrot, to adjourn the meeting.  
Motion carried, all ayes.

The meeting was adjourned at 7:27 p.m.

Respectfully submitted,

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Secretary