



**Regular Planning Commission Meeting  
7:00 PM, MONDAY, DECEMBER 14, 2015  
City Council Chambers  
23600 Liberty Street  
Farmington, MI 48335**

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**REGULAR MEETING AGENDA**

**I. ROLL CALL**

**II. APPROVAL OF AGENDA**

**III. APPROVAL OF ITEMS ON THE CONSENT AGENDA**

**1. November 9, 2015 Minutes**

**IV. REQUEST FOR SPECIAL LAND USE - LAWRENCE NATHAN  
(MICHIGAN PUG RESCUE), 23927 WESLEY**

**A. Introduction**

**B. Schedule Public Hearing**

**1. Request for Special Land Use, Introduction and Schedule Public  
Hearing – Lawrence Nathan (Michigan Pug Rescue), 23927  
Wesley**

**V. 2016 PLANNING COMMISSION MEETING SCHEDULE**

**1. 2016 Planning Commission Meeting Schedule**

**VI. PUBLIC COMMENT**

**VII. PLANNING COMMISSION COMMENT**

**VIII. ADJOURNMENT**

**Farmington City Council  
Staff Report**

**Council Meeting Date:**  
December 14, 2015

**Reference  
Number  
(ID # 2075)**

**Submitted by:** Kevin Christiansen, Economic Community Development Director

**Description:** November 9, 2015 Minutes

**Requested Action:**

Approve

**Background:**

**Agenda Review**

**Review:**

Kevin Christiansen      Pending

City Manager      Pending

Planning Commission      Pending      12/14/2015 7:00 PM

FARMINGTON PLANNING COMMISSION PROCEEDINGS  
City Hall Conference Room, 23600 Liberty Street  
Farmington, Michigan  
November 9, 2015

Vice Chairperson Crutcher called the meeting to order at 7:00 p.m. at City Council Conference Room, 23600 Liberty Street, Farmington, Michigan, on Monday, November 9, 2015.

**ROLL CALL**

Present: Buyers, Chiara, Crutcher, Gronbach, Majoros  
Absent: None  
A quorum of the Commission was present.

**OTHER OFFICIALS PRESENT:** Director Christiansen, Inspector Koncsol  
Caitlin Malloy-Marcon, LSL Planning

**APPROVAL OF AGENDA**

MOTION by Buyers, seconded by Majoros, to approve the agenda as submitted.  
Motion carried, all ayes.

**APPROVAL OF ITEMS ON CONSENT AGENDA**

**a. Minutes of Regular Meeting – October 12, 2015**

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

**FINAL PUD PLANNED UNIT DEVELOPMENT SITE PLAN REVIEW AND APPROVAL – ORCHARDS PHASE II, 33300 SLOCUM DRIVE**

Vice Chairman Crutcher introduced this agenda item and turned it over to staff. Christiansen went over the history of the project thus far. He stated that the Applicant has presented the final site plan for review tonight and approval. He stated a boundary topographic survey of the property and a detailed final site plan and landscape plan was included. A photometric plan was also included. He also indicated there is a final PUD site plan review letter from LSL Planning dated 11-4-15 for the Commission's review.

Caitlin Malloy-Marcon stated that there were changes made in the setback and parking, and that the units will now have personal garages as opposed to an underground parking deck that was originally proposed. She questioned the applicant about the walkways or sidewalks, stating at the last meeting they had asked for a sidewalk be provided for urban landscape and it appears that they provided some space in front of

City of Farmington Planning Commission  
Minutes of November 9, 2015  
Page 2

the driveways but the lines between what is the sidewalk and what is the driveway apron is confusing and not well enough defined sidewalk to feel welcoming to people walking from the residential neighborhood into the downtown. She also stated there was no connection made to the public sidewalk on Slocum to the development itself which had been requested at the last meeting.

She also addressed the added light posts between the units. Stated the Applicant has added some lightposts in between each of the units, but no details were provided of what they will look like. She indicated there are some areas in the photometric plan that exceed the foot candle levels that ordinance allows and asked the Applicant to address that.

Vice Chairperson Crutcher opened the floor for questions from the Commissioners and invited the Applicant to speak.

Fabio Cervi, the Applicant, was present to answer questions. He stated he is struggling to find the specific lighting for a residential setting, indicating that commercial and industrial ones were more easily attainable. He described that they are trying to tie in the sidewalks in front of the units by more or less connecting by the driveways as they don't have a lot of room to work with and in place of individual walks to the front porches.

Malloy-Marcon stated it should be added to the grid system network downtown and make it clear that is a part of a walkable development that the City and DDA have an interest in.

Cervi then stated he had run into a roadblock at the area north of the site close to the dumpster but had recently obtained plans from Fresh Thyme in an attempt to figure out a better way to tie it in.

Malloy-Marcon indicated that what they are looking for is more of a general public walkway and a standard size sidewalk that goes across driveway aprons. She stated there is 9.4 feet in front of each unit to the driveway apron that would be ample room to put in a standard size 5 foot sidewalk, more urban sidewalk that goes across the aprons in the front.

Christiansen detailed the Applicant's plans for the sidewalks and driveways.

Majoros inquired as to how many feet they had to work with and further discussion was held.

Christiansen stated storm water management will have to be looked at in terms of drainage.

Buyers stated that striving for greenbelt has been the norm and inquired if there would be encroaching into the greenery with the concrete drive.

Christiansen stated they would not be going into the greenery, but five feet of driveway will be shown as driveway but also flagged out as sidewalk. He then went over the landscape plan with the Commissioners and further discussion was held on greenspace.

Chiara confirmed that a car could not be driven through the north end and Christiansen stated you could not and there is currently no plan to do that.

Crutcher asked if you could walk through that area and Christiansen replied there is no plan as yet to put that connection in but there was no fence or berm to prevent it.

Gronbach confirmed that the sidewalks will be coordinated at the south end and the north end to tie them back to the other sidewalks. He then inquired what the double line that appears on the plans depicts and Christiansen responded a curblin. He then asked if the sidewalk would run through the property to the edge and Christiansen responded yes. Gronbach then asked if there was no on street parking on the new plan and Christiansen confirmed that statement.

Majoros questioned if the parallel parking in Phase I would be problem causing to the residents and what protocol would be followed to police that situation.

Crutcher asked if the private parking for condo would be so designated and further discussion was held.

MOTION by Buyers, supported by Chiara, to approve the final site plan for the PUD Planned Unit Development of Orchards Phase II, 33300 Slocum Drive, subject to the comments of LSL Planning included in the November 4, 2015 letter, as well as the comments and recommendations in the OHM letter dated September 14, 2014.  
 Motion carried, all ayes.

Christiansen stated that the Applicant has been working very closely with City Administration and with the DDA and is looking to finalize a couple things so the project can move forward including a purchase agreement that is waiting to be executed in its final form and then the closing. He stated he is hoping to have the foundation poured this building season before the winter sets in so construction can occur over the wintertime.

## **ELECTION OF OFFICERS**

### **A. ACCEPT NOMINATIONS FOR CHAIRPERSON**

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

Christiansen stated that the various commissions have often served as stepping stones for many of the Commissioners and Councilmembers in their tenure with the City and cited many examples of same. He then explained with Jill

Babcock's resignation in July and Sara Bowman's successful run for Council, that there are two positions open on the Planning Commission at this time which they are hoping to fill and are looking through applications. He stated current leadership on the Planning Commission consists of Ken Crutcher as Vice Chairperson and Ken Chiara as Secretary.

Vice Chairperson Crutcher opened the floor for nominations for Chairperson.

MOTION by Chiara, supported by Majoros, nominating Crutcher as Chairperson. Crutcher accepts the nomination.  
 Motion carried, all ayes.

## **B. ACCEPT NOMINATIONS FOR VICE CHAIRPERSON**

The floor was opened for nominations for Vice Chairperson

MOTION by Gronbach, supported by Buyers, nominating Chiara as Vice Chairperson.  
 Chiara accepts the nomination.  
 Motion carried, all ayes.

## **C. ACCEPT NOMINATIONS FOR SECRETARY**

MOTION by Gronbach, supported by Majoros, nominating Buyers as Secretary.  
 Buyers accepts the nomination  
 Motion carried, all ayes.

## **PUBLIC COMMENT**

None heard.

## **PLANNING COMMISSION COMMENTS**

Christiansen detailed the many activities going on in the City, including updating the Recreation Master Plan, as well as the DDA Master Plan Update and indicated they are looking for a representative from the Planning Commission to serve.

Discussion was held regarding the commitment involved to participate. Crutcher volunteered to serve.

MOTION by Chiara, supported by Majoros, nominating Crutcher to serve as Planning Commission representative on the DDA Master Plan Update.  
 Motion carried, all ayes.

City of Farmington Planning Commission  
Minutes of November 9, 2015  
Page 5

Upon questions by Commissioners, updates were given on the following projects:

Shell Station and the Grand River/Halstead Plaza, Maxfield Training Center, Fresh Thyme, Worldwide Center, Dunkin Donuts, Exxon Mobile, and Drakeshire Plaza.

### **STAFF COMMENTS**

Christiansen commented on all of the activity and interest being shown in various sites throughout the City.

Discussion was held concerning bulk leaf pick-up.

### **ADJOURNMENT**

MOTION by Chiara, seconded by Majoros, to adjourn the meeting.  
Motion carried, all ayes.

The meeting was adjourned at 8:16 p.m.

Respectfully submitted,

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Secretary

**Farmington City Council  
Staff Report**
**Council Meeting Date:**  
December 14, 2015

**Reference  
Number  
(ID # 2076)**
**Submitted by:** Kevin Christiansen, Economic Community Development Director

**Description:** Request for Special Land Use, Introduction and Schedule Public Hearing – Lawrence Nathan (Michigan Pug Rescue), 23927 Wesley

**Requested Action:**

Schedule

**Background:**

This item is the introduction of a Special Land Use Application for a kennel located at 23927 Wesley. The applicant/petitioner, Lawrence Nathan, has submitted plans for a kennel at his home for rescued pugs. The site is zoned R1C, Single Family Residential (Country Estates). Kennels (as accessory use only) are a special land use in the R1C District in accordance with the requirements of Section 35-72 of the Zoning Ordinance (see attached), and require a public hearing.

There will be no changes to the existing use of the property, nor will there be any structural modifications to the home or property other than installing a residential fence. A survey and photos of Mr. Nathan's property are attached.

The applicant will be at the December 14, 2015 meeting to introduce his special land use to the Commission. The requested action of the Planning Commission is to schedule the required public hearing and to review the submitted special land use application for a kennel at his home.

Attachments

**Agenda Review**
**Review:**

<b>Kevin Christiansen</b>	<b>Pending</b>	
<b>City Manager</b>	<b>Pending</b>	
<b>Planning Commission</b>	<b>Pending</b>	<b>12/14/2015 7:00 PM</b>





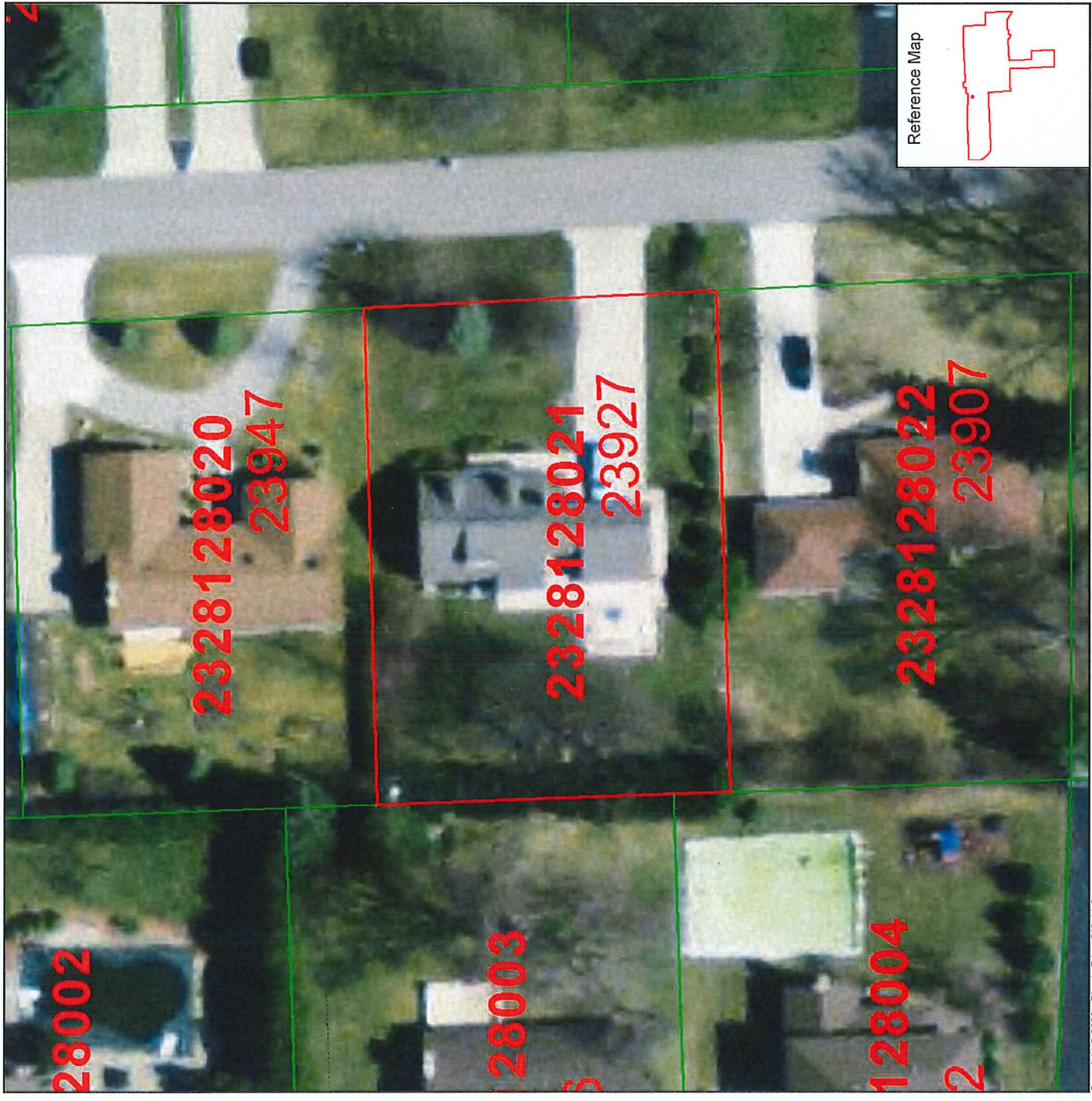
MAP LEGEND:

- CITY BOUNDARY
- RIVERS-STREAMS
- MULTITENANTBUILDING (Type)
- BUILT
- PROPOSED
- COMM\_INDUST BLDGS
- RAPHAEL STREET (POLY)2
- RAPHAEL STREET (POLY)
- PARCELS
- ROADS OUTSIDE FARMINGTON
- RIGHTOFWAY
- MULTITENANTPAYING
- ROW/EXTEND
- LOT HISTORY
- OPEN WATER (FEATURETYP)
- DetentionPond
- StreamRiver
- LakePond
- Channel
- SwampMarsh
- 2012 AERIAL PHOTOS (Image)



Map Scale: 1 inch = 42 feet  
 Map Date: 12/09/2015  
 Data Date: November 13, 2015  
 Sources: City of Farmington, Oakland County GIS  
 Utility, River's Edge GIS, LLC.

Disclaimer:  
 Note: The information provided by this program has been compiled from recorded deeds, plats, taxmaps, surveys, and other public records and data. It is not a legally recorded map or survey and is not intended to be used as such. For more information on the accuracy of the information mentioned above, please consult with a professional surveyor or engineer. Once again, USE AT YOUR OWN RISK !!!





# CITY OF FARMINGTON

<i>For office use only</i>	
Date Filed:	_____
Fee Paid:	_____

## Special Land Use Application

1. Project Name Michigan Pug Rescue Kennel License

2. Location of Property

Address 23927 Wesley  
Cross Streets Gill & Grand River

3. Identification

Applicant Lawrence & Barbara Nathan  
Address 23927 Wesley  
City/State/Zip Farmington, MI 48335  
Phone 248-473-8389 Fax 248-471-9717

Interest in the Property (e.g. fee simple, land option, etc.)

Property Owner  Other (Specify) \_\_\_\_\_

Property Owner Lawrence & Barbara Nathan  
Address 23927 Wesley  
City/State/Zip Farmington, MI 48335  
Phone 248-473-8389 Fax 248-471-9717

Preparer of Site Plan \_\_\_\_\_

Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_

4. Property Information

Zoning District R1C Area \_\_\_\_\_  
Width \_\_\_\_\_ Depth \_\_\_\_\_  
Current Use Single Family Residential  
Zoning District of Adjacent Properties to the (all are the)  
North \_\_\_\_\_ South \_\_\_\_\_ East \_\_\_\_\_ West \_\_\_\_\_

5. Proposed Use

- Residential Number of Units \_\_\_\_\_
- Office Gross Floor Area \_\_\_\_\_
- Commercial Gross Floor Area \_\_\_\_\_
- Industrial Gross Floor Area \_\_\_\_\_
- Institutional Gross Floor Area \_\_\_\_\_
- Other \_\_\_\_\_ Gross Floor Area \_\_\_\_\_

6. Special Land Use Criteria. The applicant must provide written responses to the special land use criteria as noted on page 3 of this application.

A copy of the complete legal description of the property and proof of property ownership should accompany this application.

I, Lawrence Nathan (applicant), do hereby swear that the above statements are true.

[Signature]  
Signature of Applicant Date

[Signature]  
Signature of Property Owner Date

I, Lawrence Nathan (property owner), hereby give permission for City of Farmington officials, staff, and consultants to go on the property for which the above referenced site plan is proposed for purposes of verifying information provided on the submitted application.

City Action

Approved/Denied: \_\_\_\_\_

Date: \_\_\_\_\_

By: \_\_\_\_\_

Conditions of Approval: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



- a. The proposed special land use shall be compatible with and in accordance with the general goals, objectives and policies of the City of Farmington Master Plan.

The proposed use remains single family residential. The special land use is accessory to the single family residential use (see attachment)

- b. The special land use shall promote the intent of the zoning district in which the use is proposed.

The primary use remains single family residential. (see attachment)

- c. The special land use shall be compatible with the existing or intended character of the general vicinity and shall not change the essential character of the area in which it is proposed.

The existing single family remains the same with no changes. The special land use will not change the character of the surrounding area. No physical or structural changes to the existing single family residence property are proposed. A new residential fence is planned.

- d. The special land use shall be served adequately by public facilities and services such as traffic operations, police and fire protection, drainage structures, water and sewer facilities and schools.

It currently is. No changes are proposed.

- e. The proposed special land use shall not involve uses, activities, processes, materials, equipment or conditions of operation that in comparison to the uses permitted in the district, will be detrimental to the natural environment, public health, safety or welfare.

It does not. The property and existing single family use remains the same as it currently is.

\* The special land use criteria included above is not the only requirement for special land use applications. For additional information please refer to ARTICLE 12 SPECIAL LAND USES of the City of Farmington Zoning Ordinance.

Michigan Pug Rescue, "Pug Luv" is a 501C3 not for profit rescue organization founded in April, 2000 by Lawrence & Barbara Nathan. The organization is a foster home based organization where the Pugs live in a foster home until such time as they are adopted to their permanent home. To date the organization has rescued in excess of 625 Pugs and Pug mixes.

## Breed Description as defined by Wikipedia

### Physical characteristics

While the Pugs that are depicted in eighteenth century prints tend to be long and lean, modern breed preferences are for a square cobby body, a compact form, a deep chest, and well-developed muscle. their smooth and glossy coats can be fawn, apricot fawn, silver fawn or black. The markings are clearly defined and there is a trace of a black line extending from the occiput to the tail, The tail normally curls tightly over the hip.

Pugs have two distinct shapes for their ears, "rose" and "button". "Rose" ears are smaller than the standard style of "button" ears, and are folded with the front edge against the side of the head. Breeding preference goes to "button" style ears.

Pugs' legs are very strong, straight, of moderate length, and are set well under. Their shoulders are moderately laid back. Their ankles are strong, their feet are small, their toes are well split-up, and their nails are black. The lower teeth normally protrude further than their upper, resulting in an under-bite.

### Temperament

The breed is often described as *multum in parvo*, or "much in little", alluding to the Pug's remarkable personality, despite its small size. Pugs are strong willed but rarely aggressive, and are suitable for families with children. The majority of the breed is very fond of children and sturdy enough to properly play with them. Depending on their owner's mood, they can be quiet and docile but also vivacious and teasing. Pugs tend to be intuitive and sensitive to the moods of their owners and are usually eager to please them. Pugs tend to have a somewhat lazy nature and spend a lot of time napping. They are often called "shadows" because they follow their owners around and like to stay close to the action, craving attention and affection from their owners.

The purpose of the organization is to accept Pug dogs and at times Pug dog mixes requiring re-homing from individuals, no kill and kill shelters, organizations, and/or Veterinary offices. The Pugs are treated for all medical conditions including but not limited to vaccines for Rabies, DHLLP, Bordetella, heartworm, fecal and blood tested, dental exams, cleanings, and extractions, removal of growths and tumors, treatment for heart murmurs, eye conditions in addition to any and all medical conditions found when examined by a licensed Veterinarian, Dr. Karen Wroblewski of Allen Animal Hospital in addition to specialists that are referred for specialty care such as, Michigan State University, Dr. Ramsey of Animal Ophthalmology Center and Dr James Wright an Orthopedic Surgeon . The Pugs once determined to be medically cleared of infectious diseases by Dr. Wroblewski, are temporarily housed indoors, except for being outside for a limited time for potty purposes, at 23927 Wesley or other foster homes until a suitable home is found for the permanent placement of the Pug. Foster Pugs live in the home in a manner that is no different than that of the family's personal dog.

The Pugs live in a home like setting with free run of the home. When not supervised they are confined within the home in crates. In the 15+ years the rescue has operated at this location, the maximum number of Pugs that have been housed has not exceeded 14. In most instances, there are 6 or less at any one time. The number of Pugs that are housed at the home, once medically cleared and discharged from the veterinary office is determined by the interaction of the organization with those people and organizations that request the Pugs to be re-homed and the availability of other foster home space available. The length of time required to be in the home is dependent on the length of time required to socialize, medically treat all issues and find a permanent home for the Pug. In the 15+ years the organization has been in existence, the longest period of time a Pug has remained in the home has been 15 months, which has been the result of long term treatment of optical issues.

The organization has a web site, [michiganpugrescue.com](http://michiganpugrescue.com) where the Pugs are shown with complete descriptions and photos of the Pugs. In addition, the Pugs are shown on several ancillary web sites such as Petfinder, Dogster, Adopt a Pet and Rescue Me to name a few. Applicants to adopt the Pugs must complete an application for adoption including Veterinary records of all current and past pets for the most recent five years, submit to a home visit by a member of the organization. All members of the family including

current dogs must interact with the Pug at PetSmart located in Northville where all available Pugs are present at a Meet and Greet twice monthly. The adopter must sign an adoption contract which states the requirements of the housing and care of the Pug.

When the Pugs are outside for potty purposes and exercise, they are contained in a fenced in yard. Waste is cleaned up no less than every other day and disposed of.









































**Section 35-71 Intent**

The regulations of these districts are intended to encourage a suitable environment for low to moderate density residential development and compatible, supportive recreational, religious and educational uses. The R1, R1A, R1B and R1C districts are intended to preserve existing residential neighborhoods and provide for those uses that add to the residents' quality-of-life. The R1D district is a Planned Unit Development (PUD), intended to provide large lots and open space, created through the preservation of natural features.

**Section 35-72 Table of Uses**

Use P: Use is permitted by right in district SLU: Special Land Use in accordance with <i>Article 12 Special Land Uses</i>	R1	R1A	R1B	R1C	R1D
<b>RESIDENTIAL:</b>					
Single-family detached dwellings	P	P	P	P	P
<b>SERVICES/OFFICE:</b>					
Bed and breakfasts	SLU	SLU	SLU	SLU	SLU
Home occupations	In accordance with <i>Section 35-27 Home Occupations</i>				
* Kennels (as accessory use only)				SLU	
<b>ENTERTAINMENT AND RECREATION:</b>					
Public and private parks and open space	P	P	P	P	P
Municipal recreation centers	SLU	SLU	SLU	SLU	SLU
<b>INSTITUTIONAL:</b>					
Adult and child care facilities	In accordance with <i>Section 35-25 Adult and Child Care Residential Care Facilities</i>				
Cemeteries	SLU	SLU	SLU	SLU	SLU
Churches, temples and similar places of worship and related establishments less than 35,000 square feet with a seating capacity less than 1,000 persons	P	P	P	P	P
Churches, temples and similar places of worship and related establishments greater than 35,000 square feet with a seating capacity greater than 1,000 persons	SLU	SLU	SLU	SLU	SLU
Public or private primary and secondary schools	SLU	SLU	SLU	SLU	SLU
Municipal buildings and structures	P	P	P	P	P
Public and quasi-public institutional buildings, structures and uses	SLU	SLU	SLU	SLU	SLU
<b>OTHER/ACCESSORY:</b>					
Essential public services	P	P	P	P	P
Essential public service buildings	SLU	SLU	SLU	SLU	SLU
Accessory buildings, structures and uses	In accordance with <i>Section 35-43 and 35-44 Accessory Buildings, Structures and Uses</i>				
Buildings and uses accessory to any use other than single-family dwellings	SLU	SLU	SLU	SLU	SLU



**Farmington City Council  
Staff Report**

**Council Meeting Date:**  
December 14, 2015

**Reference  
Number  
(ID # 2077)**

**Submitted by:** Kevin Christiansen, Economic Community Development Director

**Description:** 2016 Planning Commission Meeting Schedule

**Requested Action:**

**Background:**

<<Enter Background>>

**Agenda Review**

**Review:**

Kevin Christiansen      Pending

City Manager      Pending

Planning Commission      Pending      12/14/2015 7:00 PM

**2016 PLANNING COMMISSION  
MEETING SCHEDULE  
MONDAY**

Monday, January 11, 2016	7:00 p.m.
Monday, February 8, 2016	7:00 p.m.
Monday, March 14, 2016	7:00 p.m.
Monday, April 11, 2016	7:00 p.m.
Monday, May 9, 2016	7:00 p.m.
Monday, June 13, 2016	7:00 p.m.
Monday, July 11, 2016	7:00 p.m.
Monday, August 8, 2016	7:00 p.m.
Monday, September 12, 2016	7:00 p.m.
Monday, October 10, 2016	7:00 p.m.
Monday, November 14, 2016	7:00 p.m.
Monday, December 12, 2016	7:00 p.m.