



PLANNING COMMISSION MEETING
Monday, May 10, 2021 – 7:00 p.m.
Zoom Meeting
Meeting ID: 840 7156 1960
Password: 461294

AGENDA

- 1. Roll Call**
- 2. Approval of Agenda**
- 3. Approval of Items on the Consent Agenda**
 - A. April 12, 2021 Minutes**
- 4. Site Plan Review – Proposed Building Addition, MI.Mosa Restaurant, 23360 Farmington Road**
- 5. Site Plan Amendment – Amoco Gas Station, 22145 Farmington Road**
- 6. Discussion and Scheduling of Public Hearing – Proposed Zoning Ordinance Text Amendment: Permanent Outdoor Seating Enclosures**
- 7. Update - Current Development Projects**
- 8. Public Comment**
- 9. Planning Commission Comment**
- 10. Adjournment**

FARMINGTON PLANNING COMMISSION PROCEEDINGS
23600 Liberty Street
Farmington, Michigan
April 12, 2021

Chairperson Majoros called the Meeting to order via Zoom remote technology at 7:03 p.m. on Monday, April 12, 2021.

ROLL CALL

Present: Crutcher, Majoros, Mantey, 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 Crutcher, supported by Perrot, to approve the Agenda.
Motion carried, all ayes.

APPROVAL OF ITEMS ON CONSENT AGENDA

A. March 8, 2021 Minutes

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

SITE PLAN REVIEW – PROPOSED OUTDOOR SEATING AREA ENCLOSURE, LOS TRES AMIGOS RESTAURANT, 33200 GRAND RIVER AVENUE

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

Director Christiansen stated this is a building addition intended to enclose the outdoor seating area of the existing restaurant. At their April 8, 2021 meeting, the Downtown Development Authority Design Committee and recommended the proposed outdoor seating area enclosure for Los Tres Amigos to the Planning Commission in accordance with the submitted plan. And a copy of those draft meeting minutes from last Thursday, April 8th, are attached with your staff report. No changes regarding building dimensions or to the exterior of the existing restaurant or other site improvements are proposed at this time. The Applicant has submitted plans for the proposed outdoor seating area enclosure including a layout of the existing building and floor plan for the proposed outdoor enclosed seating area. Proposed new replacement exterior building site landscaping and that would be along the front, that landscaping intended to replace what is going to be displaced by the outdoor seating area enclosure, and also with the plan set is existing and proposed building elevations. Also included are plans for

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modification of the existing restrooms. Those don't require your review and approval; they are interior to the building but they are shown on the plans and I wanted to share those with you for your information. Again, the Applicant is with us on the meeting this evening to review the proposed outdoor seating area enclosure with the Commission and that would be Mr. Mark Fineout with Fineout Design Group.

Chairperson Majoros welcomed Mr. Fineout to the meeting and asked him to provide an overview and then we'll entertain questions and go from there.

Mark Fineout stated the owner came to me and he wanted to enclose his patio and make it a year-round area to dine. And then at that point we designed a structure to look at a patio that had been enclosed and that included a red roof and other features that were not really compatible with the existing building. And we went through the DDA Design Committee and they made some really good recommendations for us to come back and submit an addition that looks like it was part of the original building. And they did that mainly with colors, with some materials, and so that was a good experience. Also part of this enclosure addition is adhering it to the southwest corner, actually it would be the northwest corner. And right now what they have is they have some exterior, they have some temporary storage units that they have and use for storage. So if we're allowed to build the addition, we'll have storage all contained within the building. Another nice aspect of this is that we'll remodel the interior restrooms, I don't know if you ever frequent the restaurant there, but that will be a good improvement to rework those existing restrooms, not only to meet ADA compliance but also with finishes. At the front to keep the building looking like a patio and engage with the outside and the community while the diners are there, we proposed overhead doors that will open up. They're large doors, 16 feet wide by 8 foot tall. And they would open up. They're also pure glass so during the winter while diners are eating, you know they'll be part of the streetscape. Other recommendations that came from the DDA is to use better skylights that don't fog up, to have an arts and crafts type of light fixture compatible with the building and with adjacent buildings, to use irrigation for all of our landscaping which we're doing, so that was all positive input to what you're seeing today. There are other aspects to this that still need to be worked out. Based on existing occupant load at 110, that building right now that sits would be required to be fire suppressed. So we have two ways to look at that in the Building Code and that is to either fire suppress it or to create fire areas with fire barriers. And so basically almost creating two different buildings. So we're looking at those two different options and that will be developed as we go into construction documents and construction designs. Other things that still need to be worked out, too, in the construction drawings are the front planters right underneath the lights, so those are actually within the right-of-way and they can't really be a part of the building because we would be building over the top of the right-of-way or beyond the right-of-way, so we have to figure out a creative way as we get into those construction documents to satisfy what you're going to want to see that those planters remain there and are part of the esthetics of the façade and still work with not

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being really attached to the building, but being like a separate type of planter. So we're going to need to develop that idea. Other items that were brought up were on the west side, instead of having a fixed glass on that façade is to have something that opens up, whether it be a garage door or you know a nano type of wall that's glass that folds open, but the idea is to give it again, the people that are walking by or the people that are dining, to see each other better and feel like the people inside or outside and the people outside, you can talk to them and such. So these are all things in the design documents. And I think that's about all that I have right now and I'm happy to answer any questions.

Chairperson Majoros thanked Fineout for the overview and opened the floor for questions from the Commissioners.

Crutcher said looking at the property line, the north side of the sidewalk that is south, it looks like there's some space between that and the property line; I know there's an issue about getting the planters in that, but isn't that still ... does the paving start far enough away from the building that you could actually put some landscaping between the building and the sidewalk?

Christiansen asked if he was talking about on the south elevation and Crutcher replied yes. Christiansen went on to say you can see right now, if you look at the existing photograph, there's landscaping there right now. And what's intended is for that landscaping to be eliminated and there's a new series of landscape element that are being proposed. If you'll take a look, you'll see new railing and you'll see new reclaimed stone planters, you'll see new plants that are also shown and you'll see that then all along that whole south frontage of the addition are new plants starting at grade level. You can also see where the existing landscaping and that's actually kind of broken out in his site plan in kind of a red highlighted area, that those existing landscaping are going to remain.

And there may be not so much of a conflict with those planters you wanted to propose on the sidewalk if it's in a landscaped area anyways.

Christiansen said I think the idea is to again try to claim as much as what was originally approved back in, if you might recall, the original site plan for the conversion for the Los Tres Amigos from the original Dimitri's was back in 2013. And so what you see out there today has been in place since the site plan was approved at that time. And again, what's intended is a replacement of the landscaping that's going to be eliminated as much as possible while maintaining what isn't going to be touched. That's kind of been the focus here in all of our discussions. We had those discussions on site with the Applicant not wanting to lose the landscaping. We also had that discussion you might recall in the presentations and discussion with the DDA Design Committee. And again, that's still what's shown here.

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Majoros said so if I may clarify, is it fair to say that the new floor and site plan as we see it on page 22, it appears as though a combination of the new dwelling and landscaping does not protrude any further towards Grand River today's; is that a fair statement?

Christiansen replied yes, anything new, that's correct. The only thing that is going to be outside that area, again, I invite you to take a look at the new floor site plan and the areas in red, I can tell you that within those existing areas they're going to do some clean-up. You might know that one of the areas which is the one that is along the south side down towards the south and west corner, you'll see replace existing landscaping, they're just going to clean those areas up, that's correct.

Perrot said the only comment he has is the garage style doors being able to open it up. The fact that we're in Michigan and those doors are always a hit, especially the restaurants, it's fantastic.

Westendorf said I have a clarification question. Is the view that we're looking at now, is that middle section an operable garage door as well? It just looks different than the other two.

Fineout replied yes, it is. We used it in the renderings so you could see what it would look like when the doors are open.

Westendorf said I believe there's a portion, and Mr. Christiansen correct me if I'm wrong, that the buildings in the CBD that are on a corner are supposed to have an extra . I don't know what the verbiage is but accentuate the prominent corners in the CBD. I guess my question is to the Applicant is how is your design meeting that requirement?

Fineout said again when you can see the sign, "Los Tres Amigos" sign, and we have some glazing there. And we propose that glazing to be similar to the overhead doors. So that would bring the type of font to tie around to the east side. And basically what we've done on the east side is an extension of what's already there. So, we've increased what's already there, we've made it so that you can see through and engage the people in the patio. And another thing we're going to do as you look at the east rendering and it was brought up at the DDA meeting, that some of the existing piers are not level, they're leaning. So we're going to go ahead and straighten that all out. So that east façade, that's nicely landscaped and hardscaped with a ramp and lights on top of piers and the entrance into the building. So hopefully that will suffice what you want to see on a corner.

Crutcher said we had this discussion in the DDA Design Committee, but on the southeast corner of the addition, right now you're showing it as possibly being a window, do you think you could actually make that glass and Fineout replied for sure they can, whether it be with a roll-up or whether we do that with a folding accordian, we can do that. And if

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you'd like that to be a stipulation of approval or something or an item that we need to do, then whatever.

Crutcher said it was brought up because of the fire rating requirement that you might not be able to put glass on the west side of the building and Fineout replied on the west side, that might be tough. Crutcher said that's the one that I'm trying to talk about, the west corner.

Fineout said that might be tough to do. As I've researched the Code and really dug into it, and this has been brought up, it might be tough to put glass in that area based on our construction type and openings on the property line. The reason I can have large openings on the front property line, on the south property line, is because it has frontage onto a street. On that west side, I'm right up against the property line and I haven't been able to find anything Code wise to this point, that's not to say that we might be able to find an exception on a way to do this, that would allow me to put an opening on that west corner.

Majoros asked Christiansen for clarification on what area they're talking about.

Christiansen replied I think what Mr. Fineout is referring to is if you look at the new floor/site plan, and you go to the west side, so to your left, and you go down to the corner there which is the southwest corner of the addition, he's talking about that small portion of the exposed elevation, if that can be glass or not, and it depends upon the rating that's necessary to Michigan's compliance to Fire Code based upon capacity, Construction Code requirements.

Crutcher said he wouldn't want to make it a condition that it has to be open because he might not be able to, but it does make this a nice experience when it is open. And I should suggest that maybe if that was not a 90 degree angle but that was put on the corner there so the window is at a 45 degree, maybe you can squeak by the Code requirement.

Christiansen said I think, Mr. Crutcher, I think what might be able to be achieved is if you could put it, if you're so inclined to do so, in any motion that you might make, if it was in support of this site plan as proposed, is you could certainly put that in as a condition if it's possible. That would be the glazing, what you're looking to see there, as long as whatever is then resulting is Code compliance. We'll certainly have it in the notes, we'll carry it forward and if it's possible, we'll look to Mr. Fineout to see what he intends to do and see if we can achieve it.

Crutcher said he was satisfied to see it on the plan that it's intended to put it there and I don't want to put any conditions to make it harder, but if he can't have it there, I don't want to hold it up.

Christiansen said I think you're right, you could either reference it that way or as you just alluded to, leave it as part of the site plan as shown.

Majoros asked if there was any consideration given to not having the south elevation be a complete façade spanning the entire length of the building but preserving some degree; can we go to the proposed new elevations. For instance, preserving true outdoor seating, the garage doors are a great solution, I think they add that kind of cool factor, bring the outdoors in and bring the indoors out and all those things you were talking about when it comes to community engagements. But as Commissioner Westendorf pointed out, this is a corner, this is a very highly trafficked part of the City, and now with access to the Pavilion and to the Syndicate, some degree of true outdoor seating, was there any consideration for perhaps the addition filling in what would be the full span of the west elevation, one, maybe two garage doors, and still keeping three or four tables outside? I'm not the business owner I'm just trying to think about true outdoor seating because we've all come to enjoy, I think, walking around and seeing people and the garage doors might not always be open or what have you. Was there any consideration of that in any of your discussions?

Fineout replied between the owner and himself, they had never had that discussion, nor through the DDA Design Committee, we didn't have that discussion. I think we're sort of thinking the type of investment we propose and we think will ultimately produce a product here that will be something that you'll like and with the glass being able to see through it in the winter. I mean we can't be outside in the winter anyway and in the summer, we're going to have the overhead doors rolled up, so you're almost getting the best of both worlds. In the winter they're just going to take all the seats and tables and put them back in one of those storage areas, so hopefully with this proposal we can provide the City with a good solution to what we can't do and what you want us to do.

Crutcher said to clarify, you were looking at the east side of the addition, where that is now, proposing that that would potentially open up similar to the overhead doors, not an overhead door but something that could slide along the wall and Fineout replied yes, and since we're on frontage there, I know that Code allows us to do that and we'd be happy to have a stipulation in any type of proposed approval that would say you want that to open and match, you know, the doors match as much as possible. I'm not exactly sure if I can do overhead because we have a staging height difference if they're both open, but I think we can do a folding type of door or some other type that went all the way down through the patio.

Majoros said just my personal opinion, I appreciate the business owner and that being the property, I appreciate the position that they occupy in the City, the facility is great, the open doors are great, I just want to maximize the use of that because I do think it's a bit

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of an anchor property and so close to the Pavilion and so close to where a lot of people engage, and I just don't want to lose something very unique that Farmington enjoys that not a lot of other communities have.

Crutcher said in looking at the scope, when this new addition is built, is that existing patio going to be removed and rebuilt with a new floor or are you just building on top of that patio?

Fineout replied I've got to do over the floor, just the Health Department and such, I mean those are like open pavers and such.

Crutcher said so that construction will go all the way to the corner then, with planters and everything to the corner, they're all going to have to be rebuilt to the east side?

Fineout replied to the east side, no, it will just be rebuilt within the confines of the addition and then we'll keep the Artscape that's already there and the planters and such.

Crutcher said so basically putting a proposed door east of the proposed door on the addition, that will all remain and everything west of it will be new and Fineout replied yes.

MOTION by Crutcher, seconded by Perrot, to approve the site plan for the proposed outdoor seating area enclosure for Los Tres Amigos Restaurant, 33200 Grand River Avenue, with the condition that the entrance to the addition on the east side be operable to match the operable windows on the south of the building and as presented in the site plan as presented.

Motion carried, all ayes.

Chairperson Majoros thanked the Los Tres Amigo team.

**PROPOSED BUILDING FAÇADE MODIFICATION – JOHN COWLEY & SONS PUB,
33338 GRAND RIVER AVENUE**

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

Director Christiansen stated this item is the review of a proposed building façade modification of the existing John Cowley & Sons Pub. The proposed modifications include new awnings on the existing restaurant building. At their April 8, 2021 meeting, the Downtown Development Authority Design Committee reviewed and recommended the proposed building façade modification, the proposed awning, to the existing Cowley's Pub building to the Planning Commission in accordance with the submitted plans. A copy of those draft meeting minutes from last Thursday's meeting are attached with your staff report. Section 35-104, of the Zoning Ordinance Central Business District, CBD, the

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nonresidential and mixed use development requirements permit awnings for buildings in the CBD projecting over the public sidewalk with Planning Commission approval and subject to conditions after review and recommendation by the DDA Design Committee. Once again, the DDA Design Committee has reviewed and made the recommendation for support for the awnings as proposed. The Applicant, Greg and Mike Cowley, submitted the plans for the proposed building façade modifications, again, awnings as proposed, the submitted plans include a proposed front building elevation, project details and specifications package are all included with your staff packet. The Applicant did indicate they were planning to attend this evening's meeting; however I don't think they are here this evening so we will certainly represent what has transpired to date in terms of their submittal and what transpired at the DDA Design Committee and the presentation and request before you this evening.

Chairperson Majoros thanked Christiansen for his overview and opened the floor for questions from the Commissioners.

Crutcher said looking at the rendering in the packet, is this different than what was presented at the Design Committee and Christiansen replied yes, because the Design Committee requested that it be. The Design Committee, if you go back and look at the review and recommendation, the Committee reviewed the awning or the sun shading itself for John Cowley & Sons, it discussed the striped pattern material and the Design Committee wanted to see a more solid blue to match the small center awning over the door with bronze housing for the retractable awnings and no scalloped edges. And that's what you see in this drawing. So that the striping has been changed to be solid blue and that the support structure and all the hardware are to be dark material, black metal material. So as recommended and requested by the Design Committee that's now requested in this elevation.

Crutcher said I also noticed there's no awnings on the second floor and Christiansen replied that is correct, that is a decision that was made as well.

Commissioner Perrot asked if there was any consideration of the surround tenants like the brewery, the barber shop, in terms of something like this, it's a big front for the restaurant, big bold blue, and now he's going to put tow of these pretty sizable awnings on it. Does the surrounding tenants, aside from going through the DDA, do they have any kind of input or consideration in terms of something like this, because this really does transform to an extent that block?

Christiansen replied that is a good question but the Zoning Ordinance is very specific in terms of modifications of this type, materials of this type, the various elements of a façade and then all the recommendations of the DDA Design Committee. So, it's not something that is to be reviewed or asked to be reviewed or any input from adjacent or other

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properties. It does rest with the DDA that oversees the downtown and, in this case, the DDA Design Committee. So, that's why in the Zoning Ordinance in the Central Business District provision, that process is in place which has taken place here. But no, adjacent businesses, other businesses, do not have an opportunity to weigh in per se, they certainly can participate in the process if they so choose, it's not something where there's a public hearing is required either. Again, in the downtown, in accordance with the Zoning Ordinance or the Central Business District's regulations, that oversight rests with the DDA Design Committee.

Commissioner Mantey asked if this is retractable just like at the Brewery and Christiansen replied the Brewery has a small one that comes out right over their doorway. And these are a little different, let me say it that way, these are a little different than that element. And so yes, these are intended to be retractable and in fact, they're intended to be retractable, they operate on a motor system and also, too, there is a wind sensor that is part of this package and you can see that in the specs. So that they're retractable during high speed wind periods. The one at the Brewing Company is a little bit different. But again, this is specific to Cowley's, it's specific to what their proposal is. As far as the ability to use the awning with the umbrellas, it's my understanding that the awnings are going to replace umbrellas in this outdoor seating area. At least to the extent that they cover the seats.

Mantey said I think that will be a big improvement for Cowley's and for customers there. Umbrellas can be hard to get just right so everyone is in as much shade as they'd like to be.

Christiansen said that's a great point made from Commissioner Mantey. You might know from your own experiences that umbrellas against the face of the building are a little more difficult than the ones out in the open. So what will happen here is this awning coming from the building will allow those tables to share against the building to be completely covered. And then anything out of the perimeter if it doesn't cover those areas then umbrellas can continue to suffice for that covering. But that's what the interest of the owner is here.

Majoros asked if there is an intent that these awnings can coexist with these umbrellas or is it an either/or for Cowley's?

Christiansen replied no, they'll coexist as long as it continues to meet the approved site plan for outdoor seating with the tables and the chairs and the umbrellas that are already approved and then these awnings replacing what needs to be replaced in order for it to be more functional, which is the intent; and yes, the intention is to coexist.

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Crutcher stated I thought the awning was going to replace them, so will it take up their entire sidewalk seating area and Christiansen replied he thinks that is what they're going to find once installation and the specs then being met is that it will cover that entire area. That's really what their goal is.

Majoros said Perrot's comment about neighboring businesses, the one thing is you may want to be at the Farmington Brewery wanting to sit in the sun and have a beer and then there's an awning at Cowley's that maybe people are under or maybe they're not and you're kind of like I kind of like that late afternoon sun but these are real things. So, these are what, 8 feet and what's the width of them, 14 feet wide? I mean a 16 x 8 awning is not a small awning and that's going to knock a lot of the Brewery's sun. Which is why I ask for co-existing because is this the kind of thing that is this relationship that the Brewery may say that your awning that borders the barber shop really doesn't impeded on the Brewery's outdoor patio enjoyment and the barber shop is on the other side of the sun, so it doesn't matter but the people aren't hanging out at the barber shop to enjoy a sunny afternoon. But that is the case at the Brewery and there may be times where Brewery patrons may want to be sitting outside with umbrellas folded up because they've just taken a nice long walk and want to cool off and refresh and enjoy the sun and a canopy is out, it's kind of like, I'm outside but I'm not enjoying the purpose of an outdoor patio, per se.

Christiansen replied I can't tell you, Mr. Chairman, the level of impact about awnings on the façade of Cowley's on the adjacent property, you know, without specification, dimension, etc. But I can tell you this: that although it has not been proposed formally, there is an interest by the Brewing Company to do something not dissimilar and in fact, they've been talking about it and we've got some materials and information from them on what they're going to do. An awning, ironically from the same company, on their façade. So when Commissioner Mantey said their awning, I immediately said is they don't have an awning but I really should have said it's not the same thing, but I'll tell, now it's now just interest with Cowley's and maybe with others, but before you tonight it's just one. But I'm finding this is something of interest with the businesses so they can make and more functional use of their outdoor seating areas.

Chairperson Majoros said it's their business, they have to be the one to make business decisions about what their patrons want and don't want, and I suppose if an awning is out and you still want a little bit of sun, you're going to have to crowd your way to Grand River side of seating and you're going to have to deal with that.

Christiansen said it's probably more for inclement weather.

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Westendorf said in looking at the front elevations when this canopy is going to be folded up, it appears as though it's going to block the top row of windows, is that any concern about a certain amount of glazing we have to maintain on the front of the building?

Christiansen replied that's not a Code concern, it's not something that the owner finds visually or functionally obstructive for them. At least that's what they've indicated to us.

Chairperson called for a motion from the Commissioners.

MOTION by Waun, seconded by Perrot, to move to approve that the proposed awnings at the John Cowley & Sons Pub, located at 33338 Grand River Avenue, be approved as per the site plans as submitted.

Motion carried, all ayes.

UPDATE – CURRENT DEVELOPMENT PROJECTS

Chairperson Majoros introduced this item and asked Christiansen if there were any updates to this item.

Christiansen replied he will give a quick overview of the current projects.

Tropical Smoothie, building up and enclosed, moving forward, they're inside doing their work to finish their interior. That's really going well, the build-up is going on right now. You might see that some of the exterior site work that is the finished type of work is ongoing. Take a look at the landscaping, take a look at the landscape beds that are now being repurposed and in accordance with the approved site plan and the landscaping elements. The parking lot, you'll see signs are starting to go up on the building façade right now and are being put back after the façade modifications. So all of that is really moving forward pretty quickly. We anticipate that work to be done in the next several weeks so that hopefully we will realize Tropical Smoothie opening up in the spring, before the summer season.

The Liberty Hill development, Ten Mile Road, the old 47th Courthouse property, a lot of the site development work as far as the underground has been completed. You'll note that the road that is now cut is going to start to move forward with its spacing and its curbing and then that road can be put in. We can also tell you that we have received the first set of house plans for the first house and that homes have been sold. So that's the current status there.

And then I can also tell you that the Nine Mile gas station, that building has moved along pretty quickly and they are starting to do their site work as well. Dumpsters up, you'll see

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the perimeter repurposing of the hardscapes being done right now, so that's moving along pretty quickly, too.

We're waiting for some revised plans for the Farmington States Savings Bank, got a couple things to finish up before the interior building plans and permit is finalized and then the exterior plans need to be finalized, too, for permit and then we're working to see which roads, how we're going to be able to facilitate road closures for Farmington and Grand River, so that is ongoing right now.

I can tell you that the Maxfield Training Center, Council selected one of the two respondent developers to the RFQ to the Concept Plan and selected Robertson Brothers Homes for fifty-nine townhouse condominiums back at their previous meeting back in March and they're moving forward right now, Robertson Brothers is coordinating with City Management and Administration on the property acquisition documents and materials, so that's ongoing. And we anticipate the development and approval process, the PUD process to start moving along sometime soon thereafter and that will certainly be involved with the Planning Commission. So that's FYI to you upcoming.

Other than that there's a lot of little things. You've seen some new businesses coming in with some promising things throughout the community. You might note unfortunately we lost Pet Value, the pet store, after the DDA had been working very hard in their retail market analysis in implementing their vision for the downtown tenancy having secured a pet store was a priority, unfortunately Pet Value was not able to continue after only about two years, but that space has been picked up by another pet store and it's going to be operated by a family that lives right here in Farmington and we're really happy for that.

So that's going on, some other things, little by little. Coming out of the impact of the pandemic economically so we're really glad to see that.

Christiansen then said you might notice in your packet there are some materials included in there for your information. And there were two things I included in your packet. The first is with respect to the 2020 University of Michigan Dearborn E-Cities program. And the E-Cities program has been implemented by U of M Dearborn for many years and the program recognizes communities in successes and efforts in contributing to Michigan's entrepreneurial growth and economic development. There is an annual E-Cities study that is conducted by researchers at I-Labs at the University of Michigan Dearborn Center for Innovation Research. This past year in 2020 the City of Farmington was honored as a five star community as well as 110 other communities across the state. So of all of the communities in the State of Michigan, of the approximately 1,800 cities, villages and townships, the City of Farmington was honored as one of 110 of other communities as a five star community. And this is a step up from our four star recognition last year. So we're very pleased with this and wanted to share this with you, this reflects

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a lot of your efforts, Planning Commission, and all that you do with respect to all of the Planning work that you do, the Planning preparations, the tools that you have helped to create and have put in place certainly, things that we do here as far as our long range efforts, our Capital Improvement Program, and a result of the implementation of those tools, and those programs, let alone what you do with individual properties on a site by site basis, the site plans and the like, all of that has together has contributed to the City of Farmington's success and now recognition this year as a five star community for our entrepreneurial growth and our economic development. So thank you for all of your hard work.

Chairperson Majoros stated that Christiansen is being modest in all the hard work we've done, we're appreciative but we're just a small instrument in a lot of the work Christiansen does and the DDA and Council and everybody else that has a huge part in this and you live it each and every day and we just sort of drift in and drift out so this is a testament to your work for sure. It doesn't go unnoticed, Kevin, your dedication and spirit and knowledge is very much appreciated.

Christiansen thanked him and stated his focus is just to do the best on behalf of the City and to be part of the great team that we have here from City Council to the various boards and commissions and committees, the Planning Commission included, everybody else whose involved, the Downtown Development Authority and all the other various boards and commissions, we could name them all, the Grand River Corridor Improvement Authority, and all that are involved. And all the volunteers, and the roles that they play and decide to undertake, and much of it with much of our boards and commission is volunteer. So what I will say is right back at you. Thank you, Mr. Chair, and thank you, Commission, and thank you City Council and thank all the boards and commissions and all the great team we have in Farmington because without a team effort like we have we couldn't realize the success that we have, so thank you.

Christiansen went on to state the second on that he included is something that the City has been working on for a number of years. And this is a focus that the City has had working with the Michigan Economic Development Corporation in working on achieving what the MEDC has put in place as a recognition, a certification of individual communities' efforts for redevelopment. As you are aware, a city like Farmington is we are an older established community that was built out a number of years ago and we are in a stage and have been in a stage for a number of years of repurpose and redevelopment of making new from what's in place, what's been built, what's old, if you will. Breathing new life into established developments so that it can continue, not only to maintain and sustain its viability but to certainly enhance what the City has in its built environment throughout the community and now for the future. What is attached with your staff report is a package of information from the Michigan Economic Development Corporation after again many years working with the MEDC in putting

City of Farmington Planning Commission

March 9, 2020

Page 14

together the required materials and then making sure that everything required is in place and the last of those items is the 2019 City of Farmington Master Plan Update, completed at the end of 2019, beginning of 2020, which now have allowed us to achieve Redevelopment Ready Certification from the Michigan Economic Development Corporation. So attached with your staff packet is a letter to the Mayor, this is from Mr. Mark Burton, Chief Executive Officer of the MEDC, he in his letter to the Mayor, offered his congratulations to the City of Farmington on their recent recognition as the 49th Certified Redevelopment Ready Community. And the milestone of accomplishment for the City and for the Redevelopment Ready Program indicates that our City, the City of Farmington, has met the RRC best practices and is proactively planning, zoning and marketing itself to achieve the community's development vision, and that's in this letter. Also attached is a copy of the press release that was put together by the MEDC and you'll see the focus as to the real purpose of the Redevelopment Ready Communities Program, it supports Michigan's strong economic momentum and it empowers communities to establish a strong planning, zoning and economic development foundation, that's what this recognition is, the City has done that. And the City received a comprehensive assessment and we went through the entire process, for recertification we worked to improve upon numerous policies and processes and update all of our tools to be current and to be then ready as far preparing the community and putting the community in a position to be redevelopment ready and to be attractive to developers, residents and investors giving them confidence to become part of our community. So, also included what you're seeing here is the new certification that we can now put on our correspondence and you'll see that around town. In fact, there's two signs that have been placed of three at the entrances to the community. One is on the south end of Farmington Road and Eight Mile and one is at the Orchard Lake and Ten Mile and there will be on the east side at the entrance there on Grand River, we're working to see if we can get a fourth sign, we were only able to get three now.

The next thing is the trophy. You know every winner needs a trophy. So this is our trophy. The certification hardware that we have and we've displayed that now at City Hall and so that is here and the other thing is the MEDC requested that we provide them some information, some quotes, some other items, they really wanted to do this in person but they made their presentation to the City Council last Monday is when the MEDC attended the City Council meeting and made this presentation which again is our certification. We are again the 49th community in the State of Michigan out of 1,800 cities and villages and townships, so it's a pretty unique recognition so I think right now they have 220, 230 communities that are under review, we are the 49th community in the State since the inception of the program. And this is a poster that from the pictures they asked us to provide to them, they made for us. So this is a poster you may see around the community, around the City as well, that is unique and specific to Farmington, showing our uniqueness and our assets and our unique places and the certification from the MEDC.

City of Farmington Planning Commission
March 9, 2020
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PLANNING COMMISSION COMMENT

Crutcher addressed the issue of Starbucks having a pick-up spot in their parking lot and further discussion was held.

ADJOURNMENT

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

The meeting was adjourned at 8:11 p.m.

Respectfully submitted,

Secretary

Farmington Planning Commission Staff Report	Planning Commission Date: May 10, 2021	Reference Number 4
Submitted by: Kevin Christiansen, Economic and Community Development Director		
Description Site Plan Review – Proposed Building Addition, MI.Mosa Restaurant, 23360 Farmington Road		
<p><u>Background</u></p> <p>This item is a review of a proposed building addition for the existing MI.Mosa Restaurant. The proposed building addition is intended to be located in the rear of the existing restaurant covering/enclosing the existing rear on-site outdoor seating area. At their May 6, 2021 meeting, the Downtown Development Authority (DDA) Design Committee reviewed and recommended the proposed building addition for MI.Mosa to the Planning Commission in accordance with the submitted plans (see attached meeting minutes). No changes regarding building dimensions or to the exterior of the existing restaurant building, or other site improvements are proposed.</p> <p>The applicant has submitted plans for the proposed building addition, including a proposed site plan, proposed building elevations, and detailed elevation and plan views.</p> <p>The applicant will be at the May 10, 2021 meeting to review the proposed building addition with the Commission.</p> <p>Attachments</p>		



CITY OF FARMINGTON

For office use only

Date Filed: _____

Fee Paid: _____

Site Plan Application

1. Project Name Permanent Tent Structure

2. Location of Property

Address 23360 Farmington RD

Cross Streets Grand River Ave

Tax ID Number 81-2076828

3. Identification

Applicant Jacob Khalil

Address: 23360 Farmington RD

City/State/Zip Farmington

Phone 734 637 7206 Fax _____

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

Property Owner Other (Specify) my father (Tom Khalil)

Property Owner Tom Khalil

Address 18180 Manor Lane

City/State/Zip Hivonia, MI 48152

Phone (734) 679 0707 Fax _____

Preparer of Site Plan Steve Schaeeman

Address 33610 Grand River Ave

City/State/Zip Farmington, MI 48335

Phone 248 427 0007 Fax _____

4. Property Information

Total Acres .1 ACRES
Lot Width 30' Lot Depth 149'
Zoning District CENTRAL BUSINESS DISTRICT
Zoning District of Adjacent Properties to the
North CBD South CBD East CBD West CBD

5. Use

Current Use of Property TO REMAIN (COMMERCIAL)

Proposed Use

G Residential	Number of Units	_____
G Office	Gross Floor Area	_____
G Commercial	Gross Floor Area	_____
G Industrial	Gross Floor Area	_____
G Institutional	Gross Floor Area	_____
G Other _____	Gross Floor Area	_____

Proposed Number of Employees 30

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

I, Jacob Khalil (applicant), do hereby swear that the above statements are true.

Jacob Khalil
Signature of Applicant Date _____

Talal Khalil
Signature of Property Owner Date _____

I, Talal Khalil (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.

<u>City Action</u>
Approved/Denied: _____
Date: _____
By: _____
Conditions of Approval: _____



CITY OF FARMINGTON

Site Plan Review Checklist

a. Site Plan Descriptive and Identification Data	Provided	Not Provided
Site plans shall consist of an overall plan for the entire development, drawn to an engineer's scale of not less than 1 inch = 50 feet for property less than three acres, or one inch = 100 feet for property 3 acres or more in size	X	
Sheet size shall be at least 24 x 36 inches	X	
If a large development is shown in sections on multiple sheets, then one overall composite sheet shall be included		
Title block with sheet number/title; name, address and telephone number of the applicant and firm or individual who prepared the plans; and date(s) of submission and any revisions (month, day, year)	X	
Scale and north-point	X	
Location map drawn to a separate scale with north-point, showing surrounding land uses, water features and streets within a quarter mile	X	
"Not to be Used as Construction Drawings" must be noted on the site plan	X	
Legal and common description of property	X	
Identification and seal of registered or licensed architect, civil engineer, land surveyor, landscape architect or community planner who prepared drawings	X	
Zoning classification of petitioner's parcel and all abutting parcels	X	
Proximity to section corner and major thoroughfares	X	
Net acreage (minus rights-of-way) and total acreage	X	
b. Site Data	Provided	Not Provided
Existing lot lines, building lines, structures, parking areas and other improvements on the site and within 100 feet of the site	X	

Where grading is proposed, topography on the site and within 100 feet of the site at two-foot contour intervals, referenced to a U.S.G.S. benchmark	_____	_____
Proposed lot lines, lot dimensions, property lines, setback dimensions, structures and other improvements on the site and within 100 feet of the site	X	_____
Location of existing drainage courses, floodplains, rivers and MDEQ regulated wetlands with elevations	_____	_____
All existing and proposed easements	X	_____
Details of exterior lighting including locations, height, fixtures, method of shielding and a photometric grid overlaid on the proposed site plan indicating the overall lighting intensity of the site (in footcandles)	_____	_____
Location of waste receptacle(s) and mechanical equipment and method of screening	_____	_____
Location, size, height and lighting of all proposed freestanding and wall signs	_____	_____
Location, size, height and material of construction for all walls or fences with cross-sections	_____	_____
Extent of any outdoor sales or display area	_____	_____
Location, height and outside dimensions of all storage areas and facilities	_____	_____
c. Access and Circulation	Provided	Not Provided
Dimensions, curve radii and centerlines of existing and proposed access points, roads and road rights-of-way or access easements	_____	_____
Driveways and intersections within 250 feet of site	_____	_____
Cross section details of existing and proposed roads, driveways, parking lots, sidewalks and pathways illustrating materials, width and thickness	_____	_____
Dimensions of acceleration, deceleration and passing lanes	_____	_____
Dimensions of parking spaces, islands, circulation aisles and loading zones	_____	_____
Radii for driveways and parking lot islands	_____	_____

Calculations for required number of parking and loading spaces	_____	_____
Designation of fire lanes	_____	_____
Traffic regulatory signs and pavement markings	_____	_____
Shared parking or access easements, where applicable	_____	_____

d. Landscape Plans (city reserves the right to require plans be prepared and sealed by a registered landscape architect)	Provided	Not Provided
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The general location, type and size of all existing plant material, with an identification of materials to be removed and materials to be preserved	_____	_____
Limits of grading and description of methods to preserve existing landscaping	_____	_____
The location of proposed lawns and landscaped areas	_____	_____
Landscape plan, including location, of all proposed shrubs, trees and other plant material	_____	_____
Planting list for proposed landscape materials with callper size or height of material, spacing of species, botanical and common names, and quantity	_____	_____
Calculations for required greenbelts, buffer zones, parking lot trees, detention ponds and interior landscaping	_____	_____
Method of installation and proposed dates of plant installation	_____	_____
Landscape maintenance program	_____	_____

e. Building and Structure Details	Provided	Not Provided
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Location, height, and outside dimensions of all proposed buildings or structures	X _____	_____
Building floor plans and total floor area	_____	_____
Details on accessory structures and any screening	_____	_____
Building facade elevations for all sides, drawn at an appropriate scale	X _____	_____
Method of screening for all ground-, building- and roof-mounted equipment	_____	_____

Description of exterior building materials including colors (samples or photographs may be required)

X

f. Information Concerning Utilities, Drainage and Related Issues

Provided

Not Provided

Location of sanitary sewers and septic systems, existing and proposed

Location and size of existing and proposed water mains, water service, storm sewers and drains, and fire hydrants

Storm water retention and detention ponds, including grading, side slopes, depth, high water elevation, volume and outfalls

Location of above and below ground gas, electric and telephone lines, existing and proposed

Location of utility boxes

g. Additional Information Required for Multiple-family Residential Development

Provided

Not Provided

The number and location of each type of residential unit (one bedroom units, two bedroom units, etc.)

Density calculations by type of residential unit (dwelling units per acre)

Garage and/or carport locations and details, if proposed

Mailbox clusters

Location, dimensions, floor plans and elevations of common building(s) (e.g., recreation, laundry, etc.), if applicable

Swimming pool fencing detail, including height and type of fence, if applicable

Location and size of recreation and open space areas

Indication of type of recreation facilities proposed for recreation area

h. Miscellaneous

Provided

Not Provided

A general operations plan including description of the nature of the proposed use or activity, noise impacts, hours of operation, the number of employees, etc

Assessment of potential impacts from the use, processing, or movement of hazardous materials or chemicals, if applicable

For additions and expansions, a clear distinction between existing buildings, structures and impervious surface areas and any proposed development must be made

X

Any additional graphics or written materials requested by the planning commission to assist in determining the compliance with site plan or special land use standards, such as but not limited to: aerial photography; cross-sections which illustrate impacts on views and relationship to adjacent land uses; photographs; traffic impact studies and parking demand studies; and environmental impact studies; such information shall be prepared by a qualified individual or firm with experience in the specific discipline



DDA Design Committee Meeting
7:30 AM, Thursday, May 6, 2021
Zoom Meeting ID: 837 0394 0572
Passcode: 749461
Farmington, MI 48335

REGULAR AGENDA

1. Roll Call

Present: Claire Perko, Brian Golden, Miguel Williams, Todd Craft, Kevin Christiansen, Kate Knight, Jess Westendorf

2. Approve April 22, 2021 and April 29, 2021 Meeting Notes

Motion by Golden, Second by Perko to approve the notes from 4/22 & 4/29.

3. Review MI.Mosa Outdoor Enclosure, 23360 Farmington Road

Overview by Christiansen of a proposed addition on the rear of Mi.Mosa that would enclose the back patio. It is canvas / fabric material for the awning and a heavier plastic storm door and windows. Panels are removable but the intention is to keep the structure/frame permanently.

Committee discussed material colors, confirmed black, and reviewed Stable Bar & Grill in Livonia for an aesthetic example.

This enclosure could have a shorter lifespan than more permanent building materials. If this starts to fade or peel in a few years, committee inquired what means are available to encourage them to repair or replace. Christiansen confirmed that they are required to maintain it.

Committee recommends matching black stanchions and awnings plus planters, or other features, to dress up the appearance, adding planter boxes, or piers, that would define the perimeter when the sides are not being used.

4. Other Business

Committee will meet again next week to discuss new sign ordinance.

5. Adjourn

MI. MOSA AWNING

23360 FARMINGTON RD, FARMINGTON MI 48336

PRELIMINARY NOT FOR CONSTRUCTION

ISSUED DATE	BY
4.26.21	SS

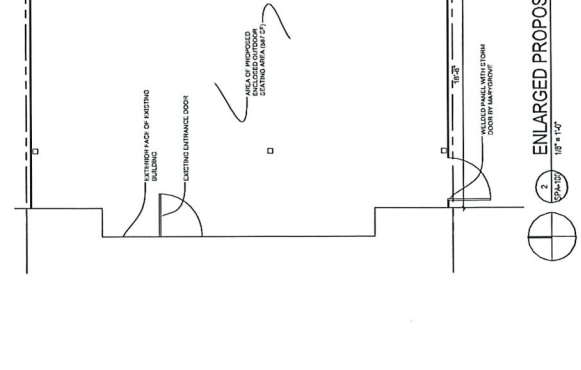
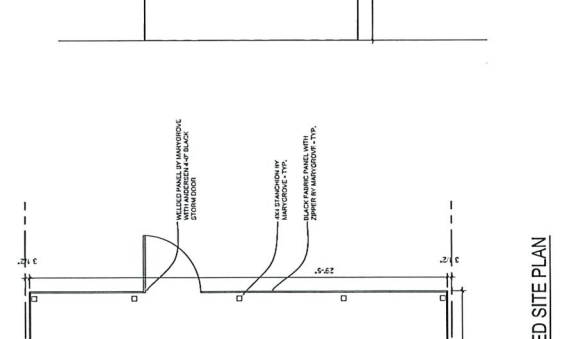
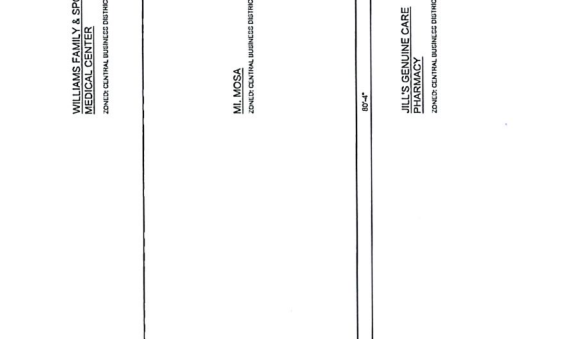
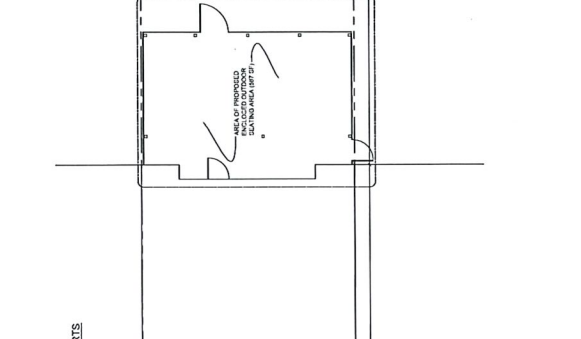
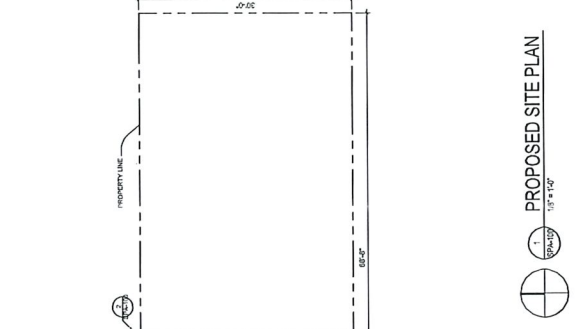
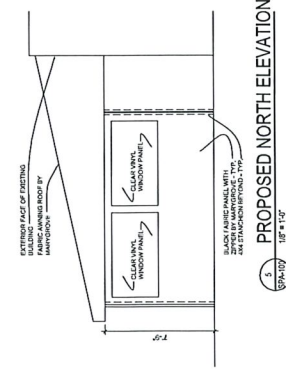
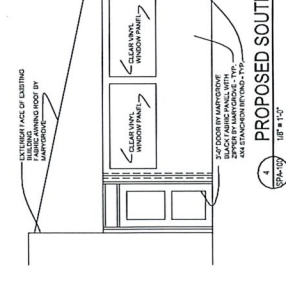
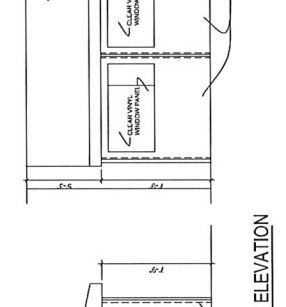
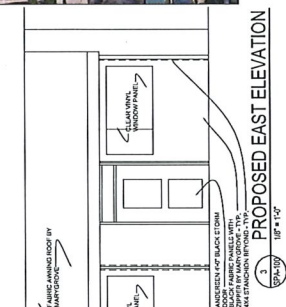
INDEX OF DRAWINGS	
NO.	SHEET TITLE
1	PROPOSED SITE PLAN
2	ENLARGED PROPOSED SITE PLAN
3	PROPOSED EAST ELEVATION
4	PROPOSED SOUTH ELEVATION
5	PROPOSED NORTH ELEVATION

APPLICABLE CODES	
1.	CITY OF FARMINGTON MI CODE OF ORDINANCES
2.	RECORDING ACT 1174-3209
3.	RECORDING ACT 1174-3209
4.	RECORDING ACT 1174-3209

LEGAL DESCRIPTION	
THE PART OF THE WEST HALF OF SECTION 16, TOWNSHIP 33 NORTH, RANGE 4 WEST 3RD E.C. OF LANSING ADDITION TO VILLAGE OF FARMINGTON, CITY OF FARMINGTON, AS RECORDED IN LIBERTY PAGE 27 OF PLATS, LANSING COUNTY, MICHIGAN.	

SHEET LEGEND	
●	SHEET LEGEND
●	SHEET LEGEND
●	SHEET LEGEND

LOCATION MAP	
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23360 FARMINGTON RD, FARMINGTON MI 48336

DATE: 03.08.21 | SCALE: AS NOTED | DRAWN BY: KT | APPROVED BY: SS | JOB NO: 2103 | SHEET NAME: PROPOSED SITE PLAN | SHEET NO: SPA-100

33 ARCHITECTURE

23360 FARMINGTON RD, FARMINGTON MI 48336

DATE: 03.08.21 | SCALE: AS NOTED | DRAWN BY: KT | APPROVED BY: SS | JOB NO: 2103 | SHEET NAME: PROPOSED SITE PLAN | SHEET NO: SPA-100

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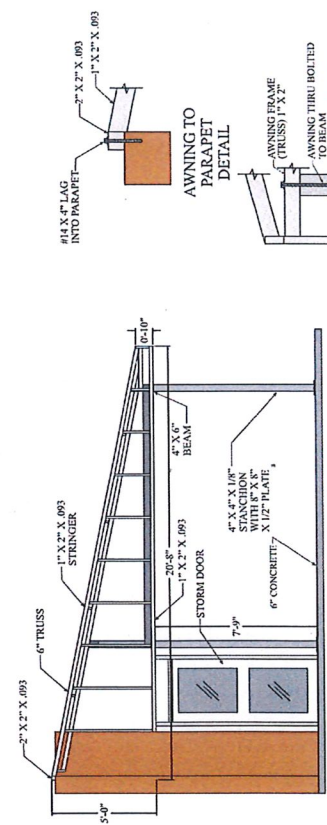
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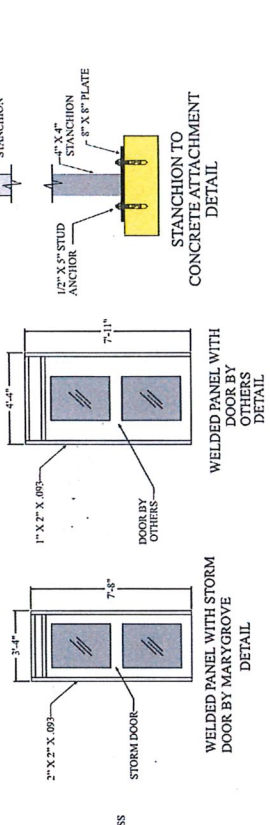
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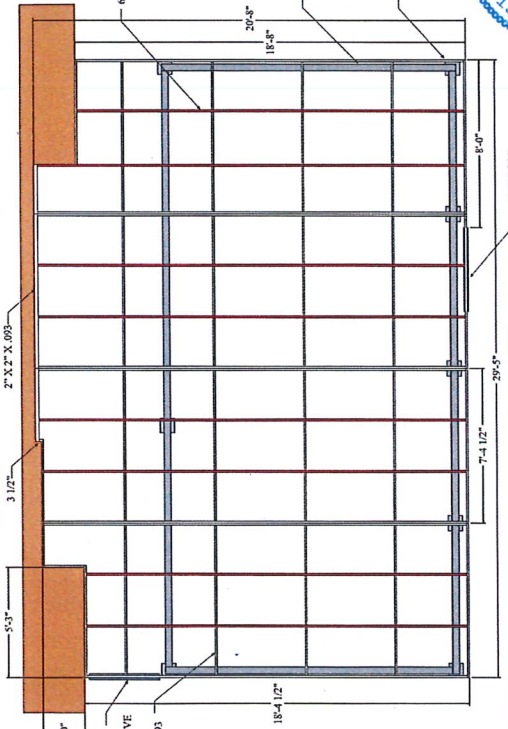
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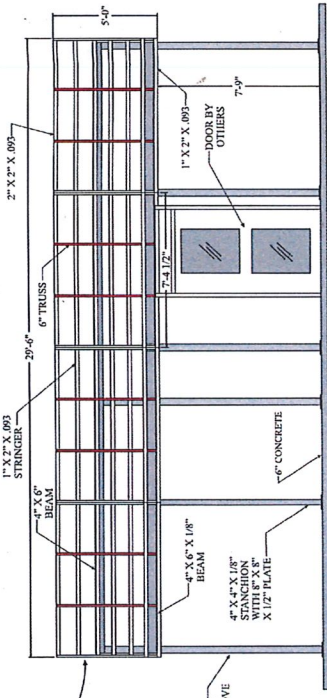
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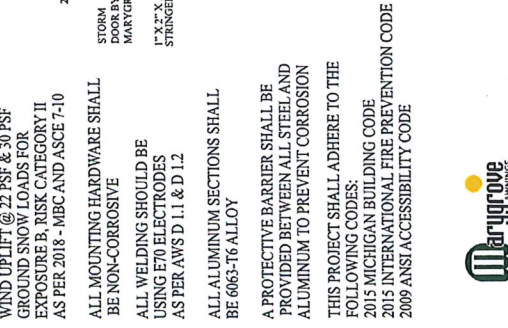
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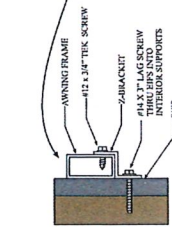
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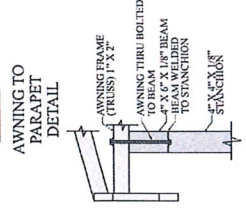
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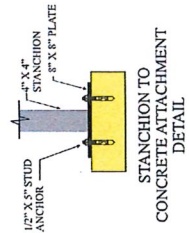
PLAN VIEW



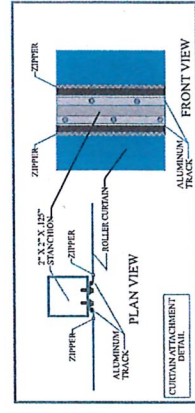
AWNING ATTACHMENT AT WINGS DETAIL



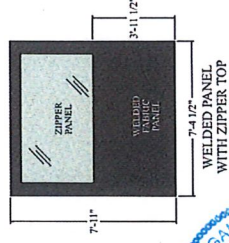
AWNING TO PARAPET DETAIL



STANCHION TO CONCRETE ATTACHMENT DETAIL



CURTAIN ATTACHMENT DETAIL



WELDED PANEL WITH ZIPPER TOP

DESIGN CRITERIA:
 THE AWNING SUPPORTS ARE DESIGNED FOR 115 MPH WIND UPLIFT @ 22 PSF & 30 PSF 3 SEC. GUST ULTIMATE WIND SPEED GROUND SNOW LOADS FOR EXPOSURE B, RISK CATEGORY II AS PER 2018 - MBC AND ASCE 7-10
 ALL MOUNTING HARDWARE SHALL BE NON-CORROSIVE
 ALL WELDING SHOULD BE USING E70 ELECTRODES AS PER AWS D 1.1 & D 1.2
 ALL ALUMINUM SECTIONS SHALL BE 6063-T6 ALLOY
 A PROTECTIVE BARRIER SHALL BE PROVIDED BETWEEN ALL STEEL AND ALUMINUM TO PREVENT CORROSION
 THIS PROJECT SHALL ADHERE TO THE FOLLOWING CODES:
 2015 MICHIGAN BUILDING CODE
 2015 INTERNATIONAL FIRE PREVENTION CODE
 2009 ANS/ACCESSIBILITY CODE



DALE BACHE
 2340 FARMINGTON ROAD
 FARMINGTON, MI 48336
 734-253-5942



NOTES:
 1. AWNING ALUMINUM FRAMES SHALL FINISH SUBSTRUCTURE: BLACK FABRIC: THERMOGRIP BLACK 505-5046-02

Farmington Planning Commission Staff Report	Planning Commission Date: May 10, 2021	Reference Number 5
Submitted by: Kevin Christiansen, Economic and Community Development Director		
Description Site Plan Amendment – Amoco Gas Station, 22145 Farmington Road		
<p><u>Background</u></p> <p>This item is review of a site plan amendment for the installation and use of exterior building façade lighting at the recently redeveloped Amoco Gas Station located at 22145 Farmington Road. The applicant/petitioner has submitted a site plan amendment and support materials in order to install an illuminated LED light band (accent lighting) around the exterior perimeter of the repurposed gas station pump island canopies. The existing commercial site is zoned C-3, General Commercial. Exterior lighting for non-residential uses is subject to the review and approval of the Planning Commission in accordance with the requirements of Sections 35-48 of the Zoning Ordinance (see attached).</p> <p>The property/business owner, Jamie Robinson of Royal Gas and Oil Company, will be at the May 10, 2021 meeting to present this request to the Commission.</p> <p>Attachments</p>		

Sec. 35-47. Roof-Mounted Cellular Towers and Antennas.

Antennas for cellular telephone transmission and similar communication technology shall be permitted to be placed on the roofs of buildings in the O, OS, CBD, C2, C3, and IND Districts subject to the following conditions:

- A. The principal use of the site is a conforming use and the building is a conforming structure.
- B. The antenna shall not exceed the height of its supporting structure by more than twelve (12) feet.
- C. The top of the antenna's supporting structure may exceed the height requirements of the district in which it is located by not more than ten (10) feet.
- D. The antenna's supporting structure shall be set back from the outermost vertical wall or parapet of the building a distance equal to at least two (2) times the height of such structure.

(Ord. No. C-746-2010, § 1, 4-19-10)

**Sec. 35-48. Exterior Lighting.**

All exterior lighting including freestanding poles and building-mounted lights, shall be fully shielded and directed downward to prevent off-site glare on streets or adjacent property. Lighting shall be so arranged that such lighting does not produce any glare which is a nuisance, or annoyance to residents or occupants of adjoining premises or to the traveling public on public highways.

- A. *Intensity.*
 1. With the exception of gas station canopies and automobile dealerships, the intensity of lighting on any site shall not exceed ten (10) footcandles within the site and one (1) footcandle at any property line, except where adjacent to a public right-of-way or parking lot. Where a site abuts a residentially used or zoned site, a maximum of 0.5 footcandles is permitted at the property line.
 2. For gas station canopies and automobile dealerships, a maximum of twenty-two (22) footcandles is permitted within the site but the above standards shall apply to intensity at the property line.
 3. In the CBD, a greater intensity may be approved by the planning commission when the higher intensity level will result in a safer lighting design for a public area such as a parking lot, pedestrian walkway, or public gathering area.
- B. *Fixtures (for Non-Single-Family Residential Uses).*
 1. Metal halide "shoe box" type fixtures shall be used and directed downward in an effort to maintain a unified lighting standard throughout the city and prevent "sky glow."

2. In the CBD, decorative fixtures that reflect a traditional downtown character and that are consistent with other predominant decorative fixtures in the CBD are required in lieu of "shoe box" fixtures.
 3. In all other districts, the planning commission may approve decorative light fixtures as an alternative to shielded fixtures when it can be demonstrated that there will be no off-site glare, that permissible lighting levels will not be exceeded and the proposed fixtures will improve the appearance of the site.
- C. *Pole Height.* The maximum height of parking lot light fixtures shall be twenty (20) feet, except that the planning commission may permit a maximum height of thirty (30) feet in commercial or industrial districts for poles at least one hundred fifty (150) feet from a residential district.
- D. *Location of Poles in Parking Lots.* Parking lot poles shall be located in the parking lot islands or along the edge of the parking lot. Light poles shall be prohibited in parking spaces, loading spaces or maneuvering areas.
- E. *Window Lighting.* Any light fixtures visible through a window must be shielded to prevent glare at the property line.
- F. *Luminous Tube (Neon) and Exposed Bulb Lighting (for Non-Single-Family Residential Uses).*
1. Luminous tube (neon) and exposed bulb fluorescent lighting is prohibited as an architectural detail on all buildings (e.g., along the roofline and eaves, around windows, etc.). The planning commission may approve internally illuminated architectural bands when such bands will enhance the appearance of the building.
 2. Luminous tube (neon) and exposed bulb fluorescent lighting is permitted as part of a sign meeting the requirements of Chapter 25, Signs.
- G. *Other Lighting.*
1. The internal illumination of building-mounted canopies is prohibited.
 2. Indirect illumination of signs, canopies and buildings is permitted provided a maximum one hundred twenty-five (125) watt bulb is utilized and there is no glare.
 3. The use of laser light source, searchlights or any similar high intensity light for outdoor advertisement or entertainment is prohibited unless approved by the city as part of a special event.
 4. Except as may be permitted in 3., above, lighting shall not be of a flashing, moving or intermittent type.

(Ord. No. C-746-2010, § 1, 4-19-10)

16 Gauge Gal. Steel angle
1-1/2" x 2" 8' (top rail bracing)

.04 White Alum. Angle
1.5" x 4.5" x 8' (bottom rail bracing)

ROUNDED END CAP W/ BLANK CORNER

ACM WHITE

ACM BULLNOSE STRIPE RED

ACM BULLNOSE STRIPE RED W/ LIGHTBAR

ACM COLUMN

ACM BULLNOSE STRIPE BLUE

ACM BULLNOSE STRIPE BLUE W/ LIGHTBAR

COMBINED AMOCO CHANNEL LETTERS
PANEL W/ TAPERED END CAP PANELS

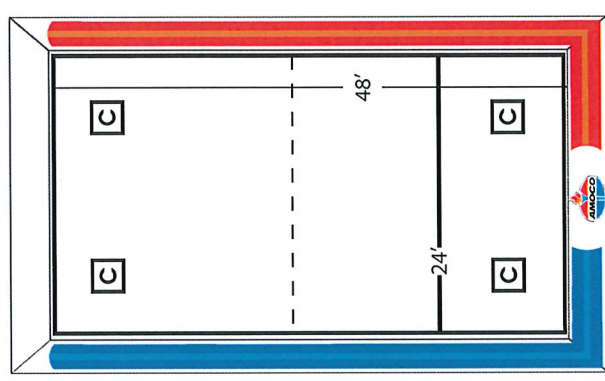
COMBINED T&O PANEL W/
TAPERED END CAP PANELS

INSTALL SEQUENCE

- 1 Corners
- 2 Helios Base Panels
- 3 Tapered and Rounded End Cap Panels
- 4 Bullnose Panels

Approval Signature _____ Date _____

Blank White ACM



1/8 Gauge Gal. Steel angle
1-1/2" x 2" 8' (top rail bracing)

1/4 White Alum. Angle
1.5" x 4.5" x 8' (bottom rail bracing)

ROUNDED END CAP W/ BLANK CORNER

ACM WHITE

ACM BULLNOSE STRIPE RED

ACM BULLNOSE STRIPE RED W/ LIGHTBAR

ACM COLUMN

ACM BULLNOSE STRIPE BLUE

ACM BULLNOSE STRIPE BLUE W/ LIGHTBAR

COMBINED AMOCO CHANNEL LETTERS
PANEL W/ TAPERED END CAP PANELS

COMBINED T&O PANEL W/
TAPERED END CAP PANELS

AMOCO

AMOCO

AMOCO

AMOCO

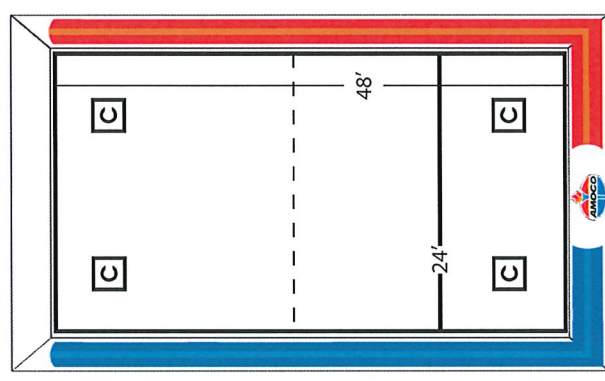
AMOCO

INSTALL SEQUENCE

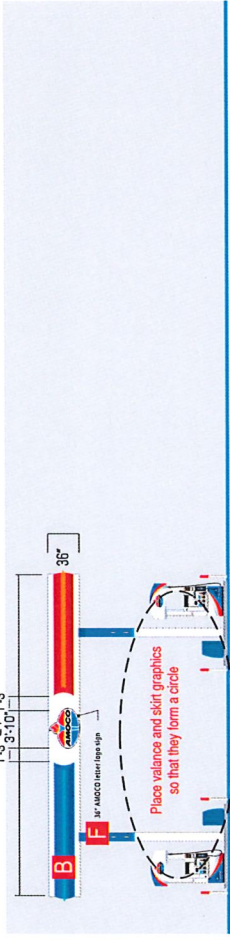
- 1 Corners
- 2 Helios Base Panels
- 3 Tapered and Rounded End Cappanels
- 4 Bullnose Panels

Approval Signature _____ Date _____

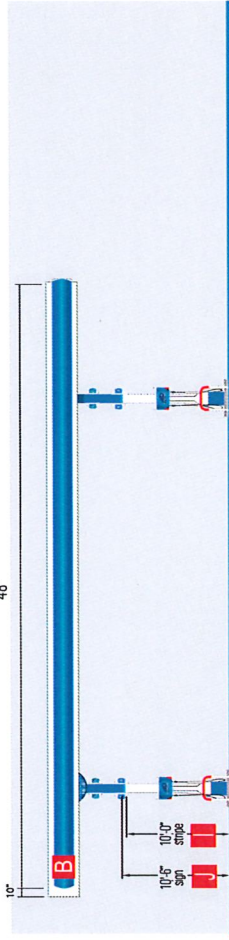
Approved By _____ Date _____
 Specific details for this above product has been permitted with my municipality.
 Involved. By signing this document, the product will be manufactured to these specifications.



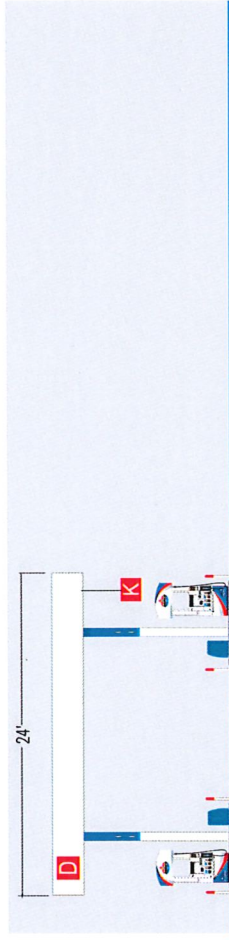
See Site Notes page for specific paint codes and contact info.
 REMOVE ALL EXISTING SIGNAGE



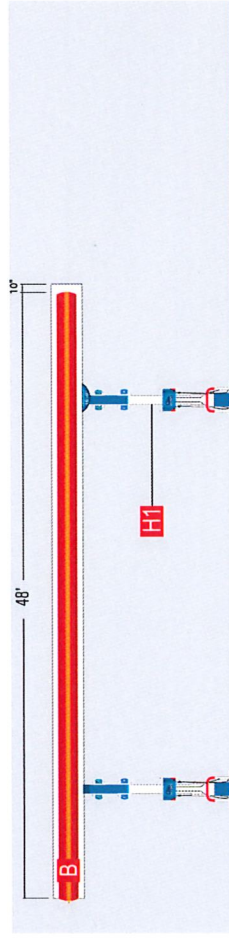
Front Elevation



Left Elevation



Back Elevation



Right Elevation

- B** Install Dimensional Bullnose Fascia With Light Bar
- C** Install Flat ACM With Decal Applied With No Lightbar
- D** Install New White ACM
- E** Jobber Supplied Federal Health Supplied
- E** Paint Existing Flat ACM White
- F** Install Bullnose Decal Leave White
- F** Install Amoco T&O 34" T&O (restricted P&Z only)
- F** 60" T&O 30" T&O (restricted P&Z only)
- G** Install Amoco Channel Letters
- G** 22" Channel Letters 15" Channel Letters (restricted P&Z only)
- H1** Paint Canopy Columns Amoco White & Amoco Dark Blue (Per Standards Shown on Note Page)
- H2** Paint As Shown In Guide
- I** Install Flag Signs 10'6" From The Ground
- J** Apply Amoco Light Blue Stripe 10'0" From The Ground
- K** Canopy Deck To Be Amoco White
- L** Canopy Corners: Are 90° Are NOT 90°
- M** Canopy Detail (Full Canopy Detail Page After Elevation)

Notes

- Any Additional Fascia Should Be Removed. ACM Is Meant To Fit Over First Layer Of Fascia Only.
- If Fascia Height Is Less Than 30" It Will Need To Be Built Up To At Least 30" Inches

MAP



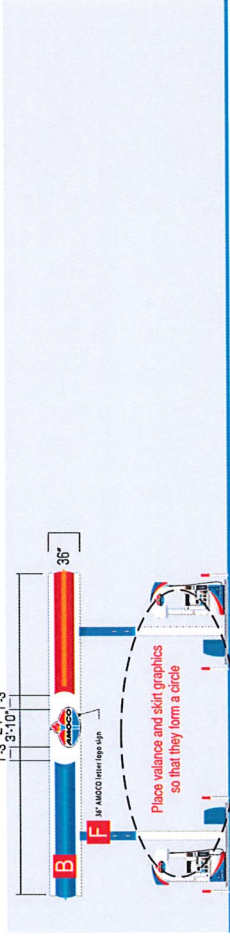
Signoff indicates that the above product has been permitted with any municipalities involved. By signing this document, the manufacturer warrants that the product is manufactured to these specifications.

Approved By: _____
 Date: _____

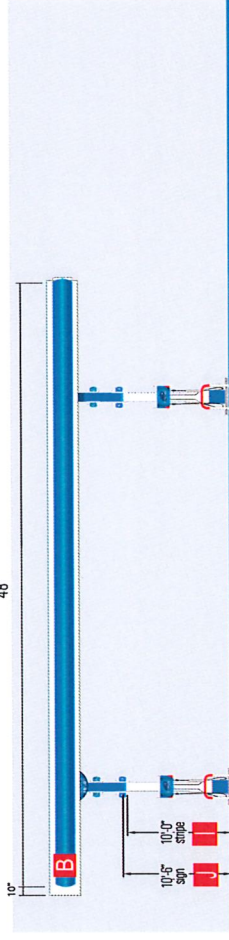


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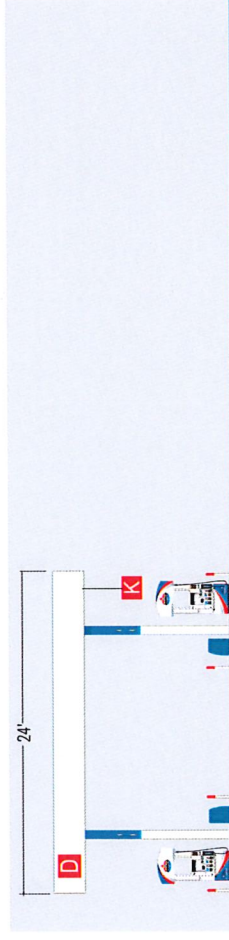
See Site Notes page for specific paint codes and contact info.
REMOVE ALL EXISTING SIGNAGE



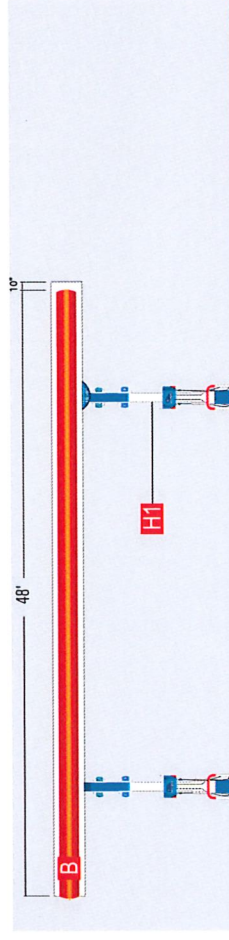
Front Elevation



Left Elevation



Back Elevation



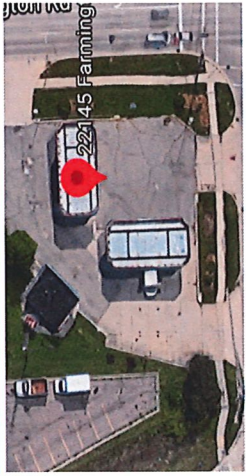
Right Elevation

- B** Install Dimensional Bullnose Fascia With Light Bar
- C** Install Flat ACM With Decal Applied With No Lightbar
- D** Install New White ACM
- E** Jobber Supplied Federal Health Supplied
- F** Paint Existing Flat ACM White Leave White
- G** Install Bullnose Decal Leave White
- H1** Install Amoco T&O 60" T&O 34" T&O (restricted P&Z only)
- H2** 36" T&O 30" T&O (restricted P&Z only)
- I** Install Amoco Channel Letters 15" Channel Letters (restricted P&Z only)
- J** Paint Canopy Columns Amoco White & Amoco Dark Blue (Per Standards Shown on Note Page)
- K** Paint As Shown In Guide
- L** Install Flag Signs 10'6" From The Ground
- M** Apply Amoco Light Blue Stripe 10'0" From The Ground
- N** Canopy Deck To Be Amoco White
- O** Canopy Corners: Are 90° Are NOT 90°
- P** Canopy Detail (Full Canopy Detail Page After Elevation)

Notes

- Any Additional Fascia Should Be Removed. ACM Is Meant To Fit Over First Layer Of Fascia Only.
- If Fascia Height Is Less Than 30" It Will Need To Be Built Up To At Least 30" Inches

MAP



Signoff indicates that the above product has been permitted with any municipalities involved. By signing this document, the signifier will be manufactured to these specifications.

Approved By: _____
 Date: _____

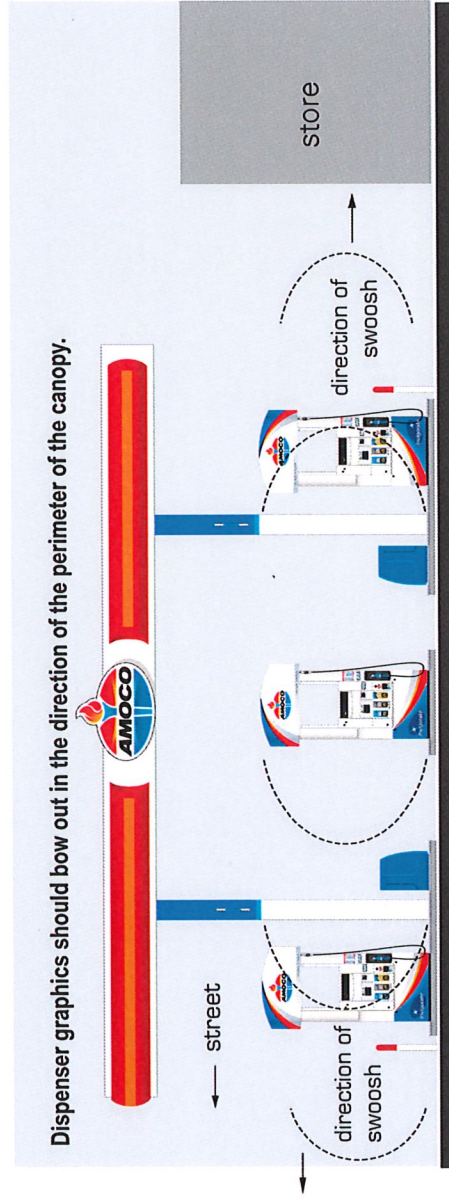
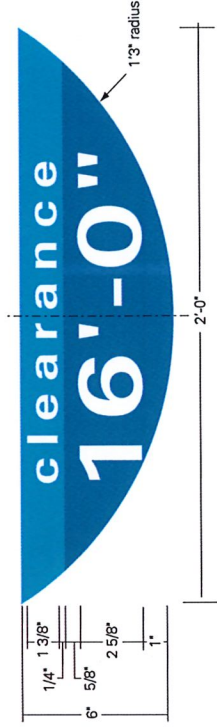
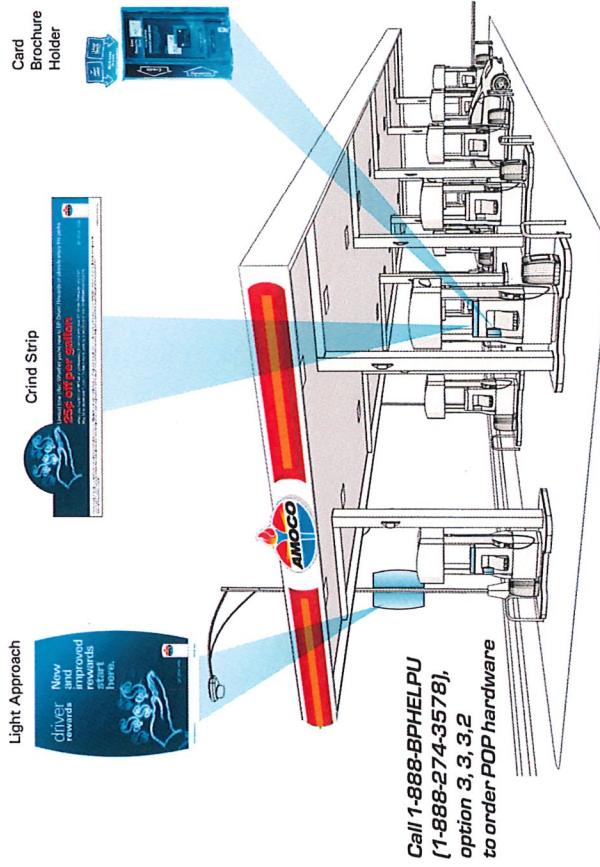




Approved By: _____
 Date: _____

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Dispenser graphics should bow out in the direction of the perimeter of the canopy.

Approved By: _____
Date: _____

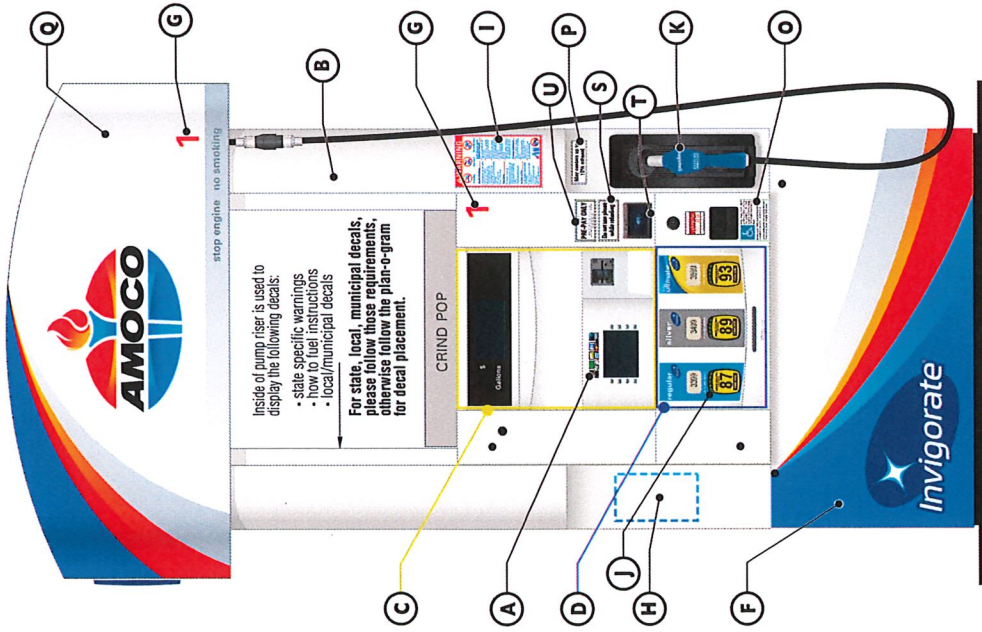


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Unless prior approval has been given by the Amoco Image Manager. The decals shown in this rendering are the only decals approved by Amoco. The failure to remove existing decals, or the installation of any additional decals will be considered non-compliant with Amoco Brand Standards.

REMOVE ALL UNAPPROVED SIGNAGE FROM DISPENSERS
See Site notes page for specific paint codes and contact info.

-Jobber stated they will be replacing existing dispensers with new dispensers. The above graphic is for illustrative purposes only and conforms to Amoco's Visual standards. Please use this graphic as a guideline when imaging your dispensers.



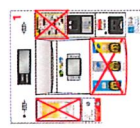
- A CRIND Hardware
- B Inverted Pump Sign Hardware (NY & NJ ONLY)
- C Install Amoco Credit card acceptance decal
- D Install Amoco White Dispenser Riser Panel Overlay
- E Panel surrounding electronics must be one of the following colors and/or any combination of Amoco Pearl, White, Grey, Beige and/or Black. Blue and Red are NOT approved Amoco colors.
- F Current electronic panel meets Amoco Standards
- G Current electronic panel DOES NOT meet Amoco standards

- D Apply Amoco Branded Grade Decals
- E Apply Please Prepay First Decal
- F Install Amoco Pump Appropriate skirt
- G Install Amoco Branded Skirt (as shown)

- G Apply Pump Numbers
(Decal supplied should have Amoco Retail Redn number with clear background)
- H Install Driver Rewards Brochure Holder
- I Apply Regulatory Graphic provided by Amoco
(Additional graphics may be required by your state.)
- J Install applicable octane decals
- K Install Correct Nozzle Covers (See Forecourt Notes Page)
- L Install nozzle surround for Amoco Branded Diesel
- M Install Amoco Branded Diesel Actuator Button
- N Apply vertical grade decal for Branded Amoco Diesel
- O Apply Handicap decal
- P Apply 10% Ethanol decal
(As required by code)
- Q Install Amoco Spec Valance (as shown)
- R Apply Riser Decal
- S Do not use phone while fueling decal
- T Tap to pay interface
- U Apply Please Prepay First Decal

Notes

- All filler panels, excluding those marked with an "X" will need to be purchased through the dispenser manufacturer, Wayne. Amoco Parts will not provide these on the estimate. This is only needed if you are reimaging an existing dispenser and this area is an unapproved dispenser color (Red or Blue).



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See Site Notes page for specific paint codes and contact info.

REMOVE ALL UNAPPROVED SIGNAGE FROM DISPENSERS

- YES, this location is receiving a Amoco "Togo" *image (Qty. 1). Install:
- 52" Illuminated Togo Sign
 - 77" Illuminated Togo Sign
 - 112" Illuminated Togo Sign

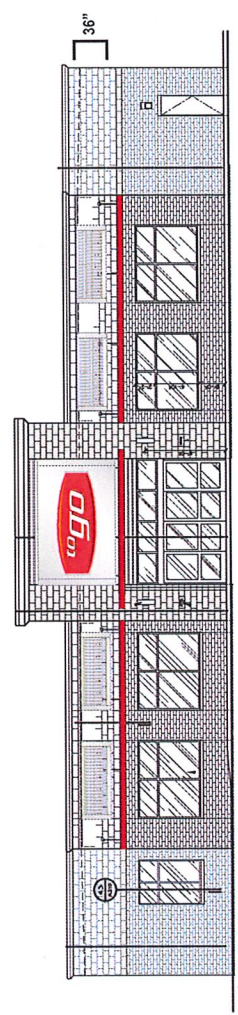
**Note: Togo sign to be centered over entry door and centered on the fascia above the gradient stripe.*

- YES, this location is receiving a Amoco "Service" image. (Qty. 0). Install:
- 5' Service Decal 5' Service on ACM 5' Illuminated Service Sign
 - 8' Service Decal 8' Service on ACM 8' Illuminated Service Sign
 - 12' Illuminated Service Sign

Exterior Building Walls

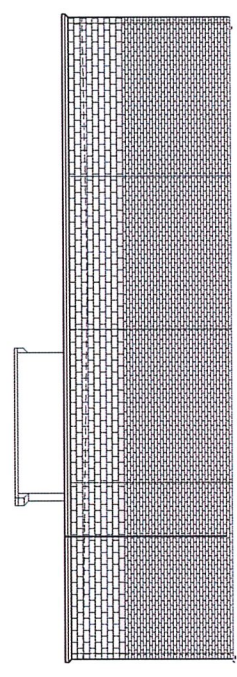
- to be painted BP Retail White (c.01) to be kept natural
- Building Fascia to be Amoco Retail White (C.01)
- Paint Fascia Install new ACM Install Vinyl

- Is this location receiving a Red Stripe?
- Yes, Dimensional Red Awning No



No Image Available

Front Elevation



No Image Available

Left Elevation

No Image Available

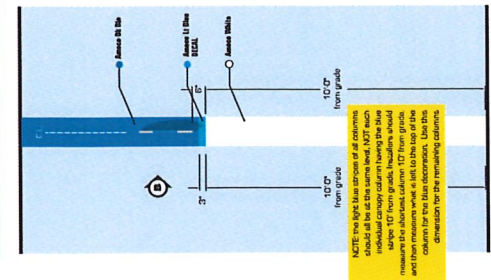
Back Elevation

No Image Available

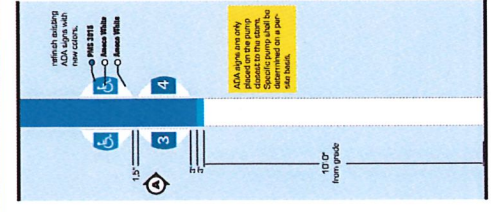
Right Elevation

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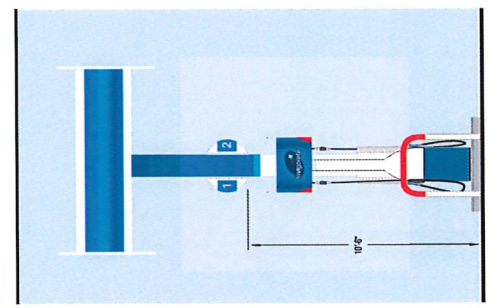




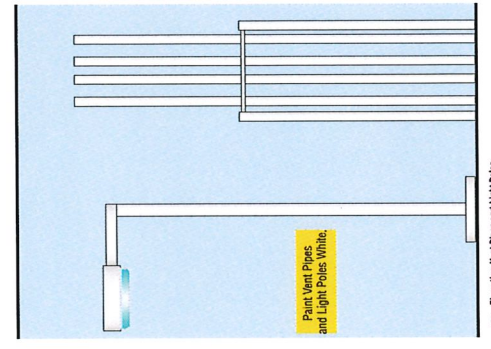
Side Elevation - Painted Column
SCALE: NTS



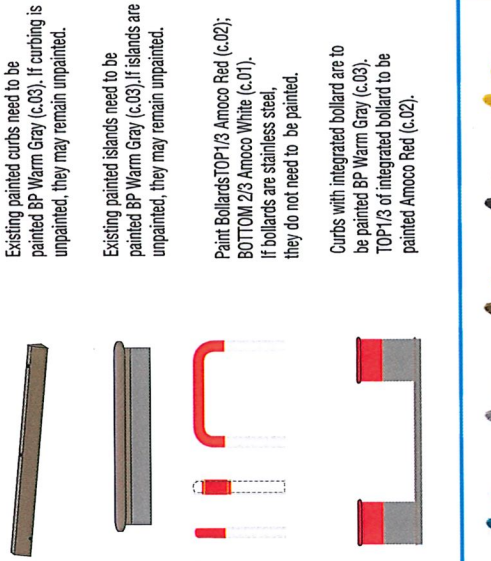
Front Elevation - Painted Column
SCALE: NTS



Elevation - Typical undercanopy (canopy)
SCALE: NTS



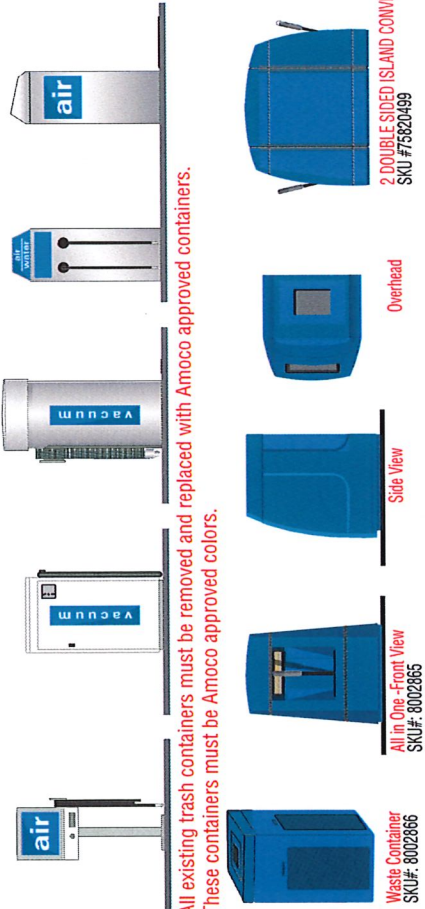
Elevation - Vent Pipes and Light Poles
SCALE: NTS



For all questions regarding here to locate paints, contact your local Benjamin Moore, Sherwin Williams, or ICI Paints.

- Benjamin Moore 877-626-5676 www.benjaminmoore.com
- ICI (now operated by Glidden) 888-615-8169 Opt. 2 www.anchorpaint.com
- Sherwin Williams 847-330-6262 www.sherwin-williams.com
- Anchor Paint 405-831-9446 www.anchorpaint.com

water air vacuum air air air vacuum



All existing trash containers must be removed and replaced with Amoco approved containers. These containers must be Amoco approved colors.

Notes

Printing Concepts:

- Open your PDF file through Adobe Acrobat and click the "File" tab > "Print..." This will cause a popup to appear on your screen. Locate the "Advanced" button to get to the next step.
- Select Print as Image
Clicking the 'Advanced' button will cause another popup to appear on your screen, this time you need to click the "Print as Image" button. With this, you are done! Just click "OK" and "Print."



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- C1 White (Canopy Deck, Canopy Columns, Store Exterior)**
 - Glidden Professional Order #A0128, Spec #50GY 83/010, "White Wing"
 - Sherwin Williams SW7006, "Extra White"
 - Benjamin Moore OC-67, "Ice Mist" - P28 DTM (Gallon)
 - Anchor Paint BP White - 4900 (Acrylic), 900 (Oil)



- C2 Amoco Red**
 - Sherwin Williams, SW6869, "Stop"
 - Glidden Professional, PPG Amoco Red (Custom Mix)



- C3 BP Warm Gray - Pump Islands**
 - Sherwin Williams, SW7053, "Adaptive Shade"
 - Glidden Professional, Order #A1860, Spec #40YY 25/074, "Gray Mountain"
 - Benjamin Moore, 2137-40, "Desert Twilight" - P28 DTM (Gallon)
 - Anchor Paint, BP Warm Gray - CC3068 (Acrylic), CC3115 (Oil)



- C4 Amoco Gray - Store Wainscot**
 - Sherwin Williams, SW7065, "Argos"
 - Glidden Professional, PPG1009-4 Gray Stone



- C6 Amoco Dark Blue**
 - Sherwin Williams - SW6965, "Hyper Blue"
 - Glidden Professional, PPG Amoco Blue (Custom Mix)



- C5 Amoco Light Blue**
Pantone Process BlueC (C100 M13 Y0 K0)



- C7 Amoco Silver**
Match PMS 877C



- P1 WALL PAINT - Eggshell finish**
 - Glidden Professional, Order #A0090, Spec #40YY 79/168, "Candle Wax"
 - Sherwin Williams, SW6379, "Jersey Cream"
 - Benjamin Moore, OC-112, "Goldtone" - P28 DTM (Gallon)
 - Anchor Paint, Candlewax Interior - CC3072 (Eggshell Latex)



- P2 PAINT FOR DROP CEILING & DOORS - Eggshell finish**
 - Glidden Professional, Order #A1807, Spec #30YY 62/127, "Water Chestnut"
 - Sherwin Williams, SW6141, "Softer Tan"
 - Benjamin Moore, OC-11, "Clay Beige" - P28 DTM (Gallon)
 - Anchor Paint, Water Chestnut Interior - CC3073 (Eggshell Latex)



- P3 PAINT FOR TO go BACKWALL - Eggshell finish**
 - Glidden Professional, Order #A0717, Spec #20YY 65/285, "Indian Corn"
 - Sherwin Williams, SW6380, "Humble Gold"
 - Benjamin Moore, 2160-50, "Oklahoma Wheat" - P28 DTM (Gallon)
 - Anchor Paint, Dark Pearl Interior - CC3070 (Eggshell Latex)



- P4 PAINT FOR COFFEE BACKWALL - Eggshell finish**
 - Sherwin Williams, SW6866, "Heartthrob"



- P5 PAINT FOR METAL CABINETRY - Eggshell finish**
 - Glidden Professional, Order #A0731, "Dakota Land"



- T0 ADA/Handicap Blue~**
 - Glidden Professional, "Handicap Blue", 25524 traffic paint
 - Sherwin Williams, TM2133, "Setfast Blue", Setfast marking latex
 - Benjamin Moore, P58-30, "Handicap Blue", Safety/Zone marking latex
 - Anchor Paint, BP ADA Blue - CC3074

-Handicap Blue paint is used for pavement striping and marking on site (as required).

EXT ERIOR PAINT S PECIAL ATION S

12255 West 187th Street
Mokena, Illinois 60448
(708) 479-8385

File : BlairSgnCo783a1.mcd

Site : Amoco
22145 Farmington Road
Farmington, Michigan 48336

Sign Type : 3'-0 1/4" x 3'-8 5/8" x 4'-1/2" deep single face Torch and Oval ID sign for installation on existing pump island canopy frame.
Drawing No. 2103058 rev. A

Design loads are based on the Michigan Building Code Rules (2015 IBC) using Exposure C and 115 mph wind speed.

Design Wind Speed : (mph) $V := 115.0$ Based on Risk Category II

Velocity Pressure Coefficient at a Height of Less Than 20', Exposure C : $K_z := 0.90$ Based on Table 30.3-1

Topographic Factor : $K_{zt} := 1.00$ Based on Table 26.8-1

Wind Directionality Factor : $K_d := 0.95$ Based on Table 26.6-1

Velocity Pressure : (PSF) $q_z := 0.00256 \cdot K_z \cdot K_{zt} \cdot K_d \cdot V^2$ $q_z = 28.947$ Based on 30.3-1

Combined External Pressure G_{Cp} (30.4-1) minus Internal Pressure G_{Cpi} (26.11-1) : $G_{C_{Comb}} := 1.65$

Load Combination Factor : $LCF := 0.60$ Based on 2.4.1, Case 7

Design Pressure : (PSF) $F := q_z \cdot G_{C_{Comb}} \cdot LCF$ $F = 28.657$ Use : $WL := 28.7$

Design Snow Load : (PSF) $SL := 25.0$ Based on Ground Snow Loads.

Reference : Manual of Steel Construction, AISC 13th Edition.

Mounting Screws : 18-8 Stainless Steel $F_u = 60.0$ ksi ; $F_t = 20.00$ ksi ; $F_v = 10.00$ ksi.

Design Loads :

Dead Load :

Based on 2.85 lbs./sq. ft. : $ShrDL := (3.02 \cdot 3.72) \cdot 2.85$ $ShrDL = 32.018$ lbs.

Wind Load:

Directional : $ShrWL := \left[3.72 \cdot \left(\frac{4.5}{12} \right) \right] \cdot WL$ $ShrWL = 40.036$ lbs.

Suction : $SuctWL := (3.02 \cdot 3.72) \cdot WL$ $SuctWL = 322.427$ lbs.

Snow Load :

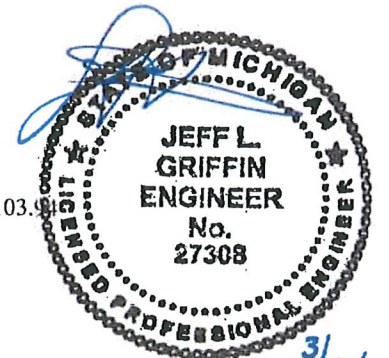
4-1/2" Deep Sign : $ShrSL := \left[3.72 \cdot \left(\frac{4.5}{12} \right) \right] \cdot SL$ $ShrSL = 34.875$ lbs.

Combined Shear :

Summation : (lbs.) $ShrSgn := \sqrt{[(ShrDL + ShrWL)^2 + (ShrSL + ShrWL)^2]}$ $ShrSgn = 103.9$

Design of Mounting Screws :

Mounting Screw Diameter : (in.) $MntScrwDia := 0.250$



$$\text{Stress Area : (in.}^2\text{)} \quad \text{ScrwArea} := \frac{\pi \cdot \text{MntScrwDia}^2}{4} \quad \text{ScrwArea} = 0.049$$

(Based on nominal diameter per AISC 4-3)

$$\text{Allowable Tension : (lbs.)} \quad \text{AllwTen} := 20000 \cdot \text{ScrwArea} \quad \text{AllwTen} = 982$$

$$\text{Allowable Shear : (lbs.)} \quad \text{AllwShr} := 10000 \cdot \text{ScrwArea} \quad \text{AllwShr} = 491$$

$$\text{Number of Mounting Screws :} \quad \text{NoScrws} := 6$$

$$\text{Shear Load per Screw : (lbs.)} \quad \text{ShrScrw} := \frac{\text{ShrSgn}}{\text{NoScrws}} \quad \text{ShrScrw} = 17.323$$

$$\text{Tension Load per Screw : (lbs.)} \quad \text{TenScrw} := \frac{\text{SuctWL}}{\text{NoScrws}} \quad \text{TenScrw} = 53.74$$

$$\text{Unity Check :} \quad \text{UCMntBlt} := \frac{\text{ShrScrw}}{\text{AllwShr}} + \frac{\text{TenScrw}}{\text{AllwTen}} \quad \text{UCMntBlt} = 0.09 < 1.00 \quad \text{OK}$$

Mounting Bolts

Note: Use 1/4" diameter 18-8 stainless steel self drilling, self tapping hex washer head screws into frame of canopy fascia.

Check Capacity of 1/8" Canopy Angle Frame : (Per AISI E4)

$$\text{Diameter of Screw : (in.)} \quad d := 0.250$$

$$\text{Diameter of Screw Head : (in.)} \quad dh := 0.375$$

$$\text{Steel Thickness : (in.)} \quad t_1 := 0.125 \quad (\text{Material in contact with screw head.})$$

$$\text{Steel Thickness : (in.)} \quad t_2 := 0.125 \quad (\text{Material not in contact with screw head.})$$

$$\text{Material Strength : (ksi.)} \quad Fu_1 := 45.0 \quad (\text{Material not in contact with screw head.})$$

$$\text{Material Strength : (ksi.)} \quad Fu_2 := 45.0 \quad (\text{Material not in contact with screw head.})$$

$$\text{Factor of Safety : (ksi.)} \quad FS := 3.0 \quad (\text{ASD})$$

Output - Shear :

$$\frac{t_2}{t_1} = 1$$

$$P_{ns} := 4.2 \cdot \sqrt{t_2^3 \cdot d} \cdot Fu_2 \quad P_{ns} = 4.176 \quad \frac{P_{ns}}{FS} = 1.392 \quad \text{kips.}$$

$$P_{ns} := 2.7 \cdot t_1 \cdot d \cdot Fu_1 \quad P_{ns} = 3.797 \quad \frac{P_{ns}}{FS} = 1.266 \quad \text{kips.}$$

$$P_{ns} := 2.7 \cdot t_2 \cdot d \cdot Fu_2 \quad P_{ns} = 3.797 \quad \frac{P_{ns}}{FS} = 1.266 \quad \text{kips.} \quad - \text{CONTROLS}$$

Output : Tension - Pullout :

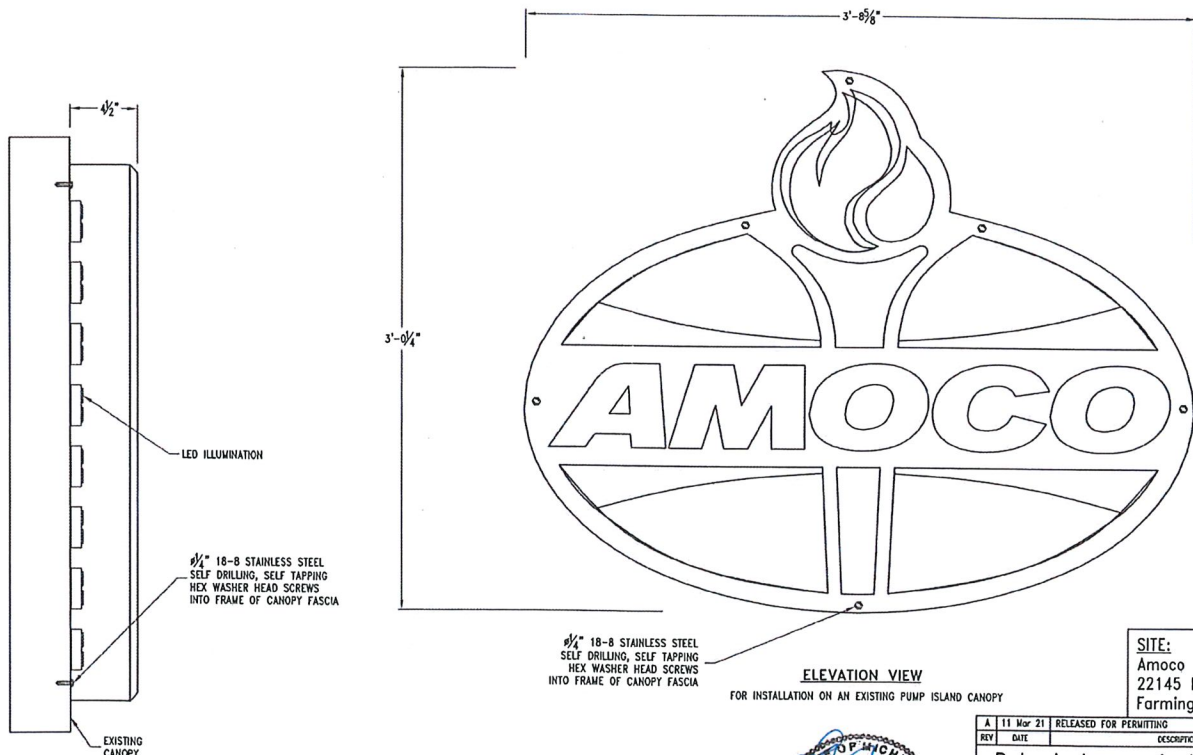
$$P_{not} := 0.85 \cdot t_2 \cdot d \cdot Fu_2 \quad P_{not} = 1.195 \quad \frac{P_{not}}{FS} = 0.398 \quad \text{kips.}$$

Output : Tension - Pullover :

$$P_{\text{nov}} := 1.5 \cdot t_1 \cdot d_h \cdot F_{u1} \quad P_{\text{nov}} = 3.164 \quad \frac{P_{\text{nov}}}{FS} = 1.055 \text{ kips.}$$

Unity Check - Angle Frame Capacity :

$$\text{UCFrameCpety} := \frac{\text{ShrScr w}}{1266} + \frac{\text{TenScr w}}{398} \quad \text{UCFrameCpety} = 0.149 < 1.00 \quad \text{OK}$$



DETAIL VIEW

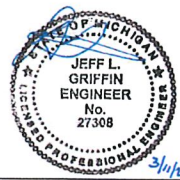
DESIGN WIND LOAD:
Based on the Michigan Building Code Rules (2015 IBC) using Risk Category II, Exposure C and 115 mph wind speed.

DESIGN SNOW LOAD:
Based on Ground Snow Loads.

SIGN WEIGHT: 32 LBS.

ELEVATION VIEW
FOR INSTALLATION ON AN EXISTING PUMP ISLAND CANOPY

SITE:
Amoco
22145 Farmington Road
Farmington, Michigan 48336



A	11 Mar 21	RELEASED FOR PERMITTING	J. HOGAN
REV	DATE	DESCRIPTION	APPROVED
Robert-James & Associates, Inc. 12255 West 187th Street, Mokena Illinois 60448-9737 phone: 708-479-8385 fax: 708-479-8395 email: rja37@comcast.net			
TITLE 3'-0 1/4" x 3'-8 5/8" LED CHANNEL ID LOGO SIGN MOUNTED TO CANOPY			
DRAWN BY	A. KLOTZKE	DATE	11 Mar 21
CHECKED BY	J. HOGAN	DATE	11 Mar 21
SCALE	NONE	DRAWING NUMBER	2103058
SHEET	1 OF 1	REV.	A

12255 West 187th Street
Mokena, Illinois 60448
(708) 479-8385

File: BlairSgnCo783b.mcd

Site: Amoco
22145 Farmington Road
Farmington, Michigan 48336

Sign Type: 3'-9" x 9'-4" x 9" deep single face sign with 'togo' copy for installation on building wall.
Drawing No. 2102117 rev. A

Design loads are based on the Michigan Building Code Rules (2015 IBC) using Exposure C and 115 mph wind speed.

Design Wind Speed: (mph) $V := 115.0$ Based on Risk Category II

Velocity Pressure Coefficient at a Height of Less Than 20', Exposure C: $K_z := 0.90$ Based on Table 30.3-1

Topographic Factor: $K_{zt} := 1.00$ Based on Table 26.8-1

Wind Directionality Factor: $K_d := 0.95$ Based on Table 26.6-1

Velocity Pressure: (PSF) $q_z := 0.00256 \cdot K_z \cdot K_{zt} \cdot K_d \cdot V^2$ $q_z = 28.947$ Based on 30.3-1

Combined External Pressure GC_p (30.4-1) minus Internal Pressure GC_{pi} (26.11-1): $GC_{Comb} := 1.65$

Load Combination Factor: $LCF := 0.60$ Based on 2.4.1, Case 7

Design Pressure: (PSF) $F := q_z \cdot GC_{Comb} \cdot LCF$ $F = 28.657$ Use: $WL := 28.7$

Design Snow Load: (PSF) $SL := 25.0$ Based on Ground Snow Loads.

Reference: Manual of Steel Construction, AISC 13th Edition.

Mounting Bolts: 18-8 Stainless Steel $F_u = 60.0$ ksi.; $F_t = 20.00$ ksi.; $F_v = 10.00$ ksi.

Reference: Hilti North American Product Technical Guide, Volume 2, Edition 16.1

3.2.9 HIT HY 70 Hybrid for Masonry Construction and Threaded HIT-IC Inserts

4.3.11 HLC Sleeve Anchor: Stainless Steel Sleeve Anchors

Design Loads:

Dead Load:

Based on 2.5 lbs./sq.ft.: $DL_{Sgn} := (3.75 \cdot 9.33) \cdot 2.5$ $DL_{Sgn} = 87.469$ lbs.

Wind Load:

Directional: $WLS_{gn} := \left[9.33 \cdot \left(\frac{9.0 + 2.0}{12} \right) \right] \cdot WL$ $WLS_{gn} = 245.457$ lbs.

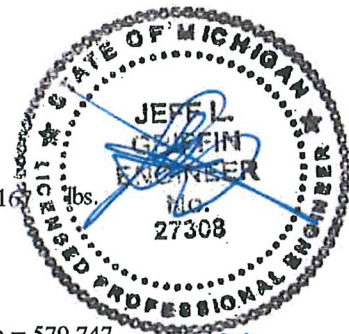
Suction: $Suct_{Sgn} := (3.75 \cdot 9.33) \cdot WL$ $Suct_{Sgn} = 1004.141$ lbs.

Snow Load:

9" Deep Sign plus 2" Embossed Face: $SL_{Sgn} := \left[10.0 \cdot \left(\frac{9.0 + 2.0}{12} \right) \right] \cdot SL$ $SL_{Sgn} = 229.167$ lbs.

Combined Shear:

Summation: (lbs.) $Shr_{Sgn} := \sqrt{(WLS_{gn} + DL_{Sgn})^2 + (WLS_{gn} + SL_{Sgn})^2}$ $Shr_{Sgn} = 579.747$



2/24/21

Design of Mounting Bolts :

Mounting Bolt Diameter : (in.) MntBltDia := 0.375

Stress Area : (in.²) MntBltArea := $\frac{\pi \cdot \text{MntBltDia}^2}{4}$ MntBltArea = 0.11
(Based on nominal diameter per AISC 4-3)

Allowable Tension : (lbs.) AllwTen := 20000 · MntBltArea AllwTen = 2209

Allowable Shear : (lbs.) AllwShr := 10000 · MntBltArea AllwShr = 1104

Number of Mounting Bolts : NoBlts := 6
(Three across the top and bottom.)

Shear Load per Mounting Bolt : (lbs.) ShrMntBlt := $\frac{\text{ShrSgn}}{\text{NoBlts}}$ ShrMntBlt = 96.625

Tension Load per Mounting Bolt : (lbs.) TenMntBlt := $\frac{\text{SuctSgn}}{\text{NoBlts}}$ TenMntBlt = 167.36

Unity Check : UCMntBlt := $\frac{\text{ShrMntBlt}}{\text{AllwShr}} + \frac{\text{TenMntBlt}}{\text{AllwTen}}$ UCMntBlt = 0.163 < 1.00 OK
Mounting Bolts

Use : 3/8" diameter 18-8 stainless steel bolts and washers.

Toggle bolts in hollow concrete block or plywood sheathing.

Self drilling, self tapping hex washer head screws in metal studs.

Lag bolts in wood studs.

All thread bolts with blocking between studs without sheathing.

Design of Hilti Adhesive and Inserts for Brick :

Based on allowable load data from 3.2.9 for the Hilti HY 70 and HIT-IC Inserts for brick with holes.

Nominal Anchor Diameter : 3/8"

Embedment Depth : 3-1/8"

Allowable Tension Load of Adhesive / Insert : (lbs.) AllwTenAdhInsrt := 880

Allowable Shear Load of Adhesive / Insert : (lbs.) AllwShrAdhInsrt := 1290

Unity Check - Hilti Adhesive / Inserts :

UCHiltiAdhInsrt := $\frac{\text{TenMntBlt}}{\text{AllwTenAdhInsrt}} + \frac{\text{ShrMntBlt}}{\text{AllwShrAdhInsrt}}$ UCHiltiAdhInsrt = 0.265 < 1.00 OK

Use : 3/8" diameter 18-8 stainless steel bolts with Hilti HIT-IC Insert embedded 3-1/8" in Hilti HY-70 Adhesive.

Design of Hilti Sleeve Anchors for Concrete :

Based on allowable load data from Table 3

Diameter of Sleeve : 1/2" (For 3/8" diameter bolt.)

Embedment Depth : 1-1/2"

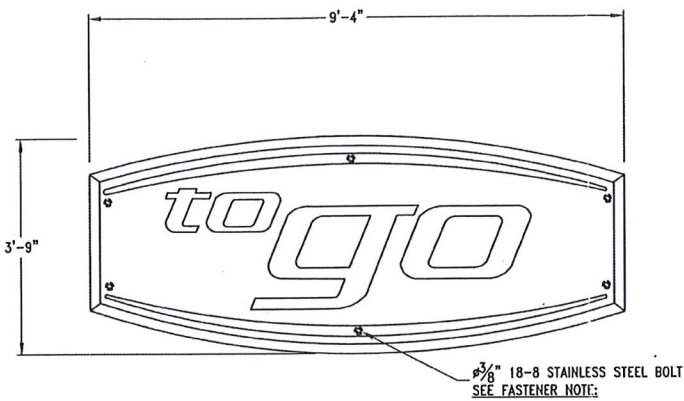
Allowable Tension Capacity : (lbs.) AllwTenCpcty := 450

Allowable Shear Capacity : (lbs.) AllwShrCpcty := 1000

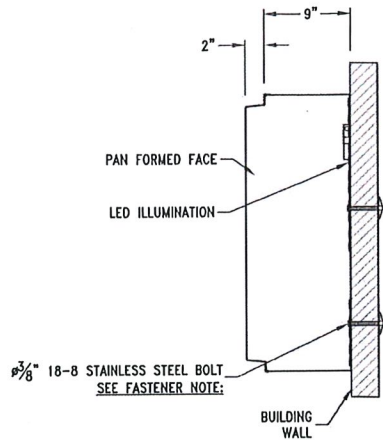
Unity Check - Hilti Sleeve Anchors :

$$UCHiltiSleeve := \frac{TenMntBlt}{AllwTenCpcty} + \frac{ShrMntBlt}{AllwShrCpcty} \quad UCHiltiSleeve = 0.469 < 1.00 \quad OK$$

Use : 1/2" diameter stainless steel Hilti HLC Sleeve anchors, for 3/8" diameter bolts, embedded 1-1/2" in concrete.



ELEVATION VIEW



SIDE VIEW

FASTENER NOTE:

Use Ø 3/8" 18-8 stainless steel bolts, w/spacers thru EIFS, as listed:
 Toggle bolts in hollow concrete block or plywood sheathing.
 Self drilling, self tapping hex washer head screws in metal studs.
 Lag Bolts in wood studs.
 All thread bolts with blocking between studs without sheathing.
 Hilti Insert embedded 3/8" in Hilti HY-70 Adhesive for brick.
 1/2" Sleeve Anchors embedded 1 1/2" in concrete or brick.

NOTE:

All electrical to be in accordance with U.L., the NEC and local code.

DESIGN WIND LOAD:

Based on the Michigan Building Code Rules (2015 IBC) using Risk Category II, Exposure C and 115 mph wind speed.

DESIGN SNOW LOAD:

Based on Ground Snow Loads.

SIGN WEIGHT: 88 LBS.

SITE:
 Amoco
 22145 Farmington Road
 Farmington, Michigan 48336



A	25 Feb 21	RELEASED FOR PERMITTING	J. HOGAN
REV	DATE	DESCRIPTION	APPROVED
Robert-James & Associates, Inc. 12255 West 187th Street, Mokena Illinois 60448-9737 phone: 708-479-8385 fax: 708-479-8395 email: rja37@comcast.net			
TITLE 3'-9" x 9'-4" CONTOURED SINGLE FACE ID SIGN w/ 2" PAN FORMED FACE			
DRAWN BY	A. KLOTZKE	DATE	25 Feb 21
CHECKED BY	J. HOGAN	DATE	25 Feb 21
SCALE	NONE	DRAWING NUMBER	2102117
SHEET	1 OF 1	REV.	A

**Farmington Planning Commission
Staff Report**

**Planning Commission
Date:** May 10, 2021

**Reference
Number
6**

Submitted by: Kevin Christiansen, Economic and Community Development Director

Description Discussion and Scheduling of Public Hearing – Proposed Zoning Ordinance Text Amendment: Permanent Outdoor Seating Enclosures

Background

This item is a discussion and scheduling of a public hearing for a proposed Zoning Ordinance Text Amendment regarding Permanent Outdoor Seating Enclosures. The proposed amendment would amend Chapter 35, Zoning, Article 7, CBD Central Business District, C2 Community Commercial District, C3 General Commercial District, and RO Redevelopment Overlay District, Section 35-102, Table of Uses, and the requirements of the accessory outdoor seating provisions to allow permanent outdoor seating enclosures. At their April 22, 2021 meeting, the Downtown Development Authority (DDA) Design Committee reviewed the proposed Zoning Ordinance Text Amendment and forwarded their comments to the Planning Commission (see attached meeting minutes). A copy of the proposed draft ordinance is attached.

Attachment



DDA Design Committee Meeting

7:30 AM, Thursday, Apr 22, 2021

Zoom Meeting ID: 817 4944 4062

Passcode: 300695

Present: Claire Perko, Brian Golden, Steve Schneemann, Kenneth Crutcher, Ben Ridderbos, Kevin Christiansen, Kate Knight, Jess Westendorf

Minutes approved

Review of Zoning and Text Amendment for Outdoor Seating Ordinance to allow for Structural elements.

Overview by Christiansen. The Planning Commission and City Council will soon consider Proposed Zoning and Text Amendment for Outdoor Seating Ordinance to Allow for Structural Elements. The increased awareness and desire for flexibility in outdoor dining as a direct impact of COVID-19 has driven interest by property owners and restaurateurs, to invest in solutions that enable this. Proposed projects within the DDA/CBD will come before the DDA Design Committee for review and recommendations. There are guidelines for structural elements on private property, and for additional scrutiny within the public ROW, not excluding MDOT review.

Discussion by committee-

- Concerns of what this could look like if all businesses added tents in our public right of way and corridors after working hard over the years to create a street life. The loss of human connection between passersby and patrons is a concern. The more we create separation, it disrupts the connectivity would change the character of our Downtown.
- Consider lifespan of these structures when they become discolored and frayed in 3-5 years.
- Consider snow removal along the sidewalks and around these structures ensuring pedestrians are still able to walk safely.
- Committee is still in support of awning as long as it isn't a vertical separation.

In summary, the Design Committee recommends to limit this ordinance to temporary seasonal seating during inclement weather seasons only. Allow structures on parking lot side, but not on main thoroughfares, and maintain a level of transparency.

Overview of the Sign Ordinance Review and Recommendations for a completely new Chapter 25 ordinance by the city attorney.

Committee discussed writing Design Committee review into the ordinance but wants to ensure that they are not holding up the process. The goal is to strike the balance between having a robust ordinance for the downtown and including the design committee on projects that are necessary to review.

Committee will review and make recommendations in May meeting.

STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF FARMINGTON
ORDINANCE NO. ____

AN ORDINANCE TO AMEND CHAPTER 35, ZONING, OF THE CITY OF FARMINGTON CODE OF ORDINANCES, IN ORDER TO AMEND ARTICLE 7 "CBD CENTRAL BUSINESS DISTRICT, C2 COMMUNITY COMMERCIAL DISTRICT, C3 GENERAL COMMERCIAL DISTRICT, AND RO REDEVELOPMENT OVERLAY DISTRICT," SECTION 35-102, "TABLE OF USES," TO AMEND THE REQUIREMENTS OF THE ACCESSORY OUTDOOR SEATING PROVISION TO ALLOW PERMANENT OUTDOOR SEATING ENCLOSURES.

THE CITY OF FARMINGTON ORDAINS:

Section 1. Chapter 35, Zoning, of the Farmington City Code, Article 7, "CBD Central Business District, C2 Community Commercial District, C3 General Commercial District and RO-Redevelopment Overlay District," Section 35-102, "Table of Uses," is hereby amended as follows:

Special Provisions

(a) [Unchanged]

(b) Accessory outdoor seating areas may be permitted by annual license when accessory to a permitted or special land use in the district subject to the following:

1. Whether the seating area is proposed as part of a site plan application or an existing business, it shall require site plan review and approval by the planning commission in accordance with Article 13 Site Plan Review. Insurance in a form and amount deemed acceptable by the City Attorney's office shall be provided with the application. Once initial approval has been granted by the planning commission, an annual license shall be issued by the building official. The license may be renewed annually by the building official, provided that it complies with the original planning commission approval and the requirements of this section. The building official may, at any time, refer an outdoor seating permit to the planning commission for renewal if the Building Official feels additional review is necessary.
2. Unless a permanent outdoor seating enclosure is authorized in accordance with Section _____, outdoor seating shall be permitted between April 15th and October 31st, with all furniture and fixtures removed after October 31st. All tables, chairs, railings and related fixtures shall be removed when not in use. If weather permits, the Building Official may extend this time for outdoor seating on privately owned property only.
3. Outdoor seating shall not be the primary seating of the restaurant, except for carry-out restaurants when approved by the planning commission.
4. Outdoor seating areas shall be located in a manner to maintain a minimum pathway width of 5 feet (clear of structures such as light poles, trees and hydrants) along the sidewalk so as not to interfere with pedestrian traffic. Outdoor dining areas may be either curbside or adjacent to the building front provided that the location change allows an appropriate walking path alignment with neighboring properties as determined by the City.
5. Chairs and tables shall be of quality durable material such as metal or wood.
6. Outdoor seating areas shall be maintained in a clean and sanitary condition. Waste receptacles shall be provided in instances where wait staff does not clear all tables.

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7. ~~Outdoor service areas shall be well-defined, with clearly marked access points, making it obvious to patrons whether they are within or outside of the designated dining area. Except in accordance with _____, the on-premises licensee shall not sell, or allow the consumption of, alcoholic liquor outdoors, except in the defined area. Outdoor seating areas shall be delineated by outlining the periphery in some manner as to distinguish the public walkway from dining area. This may be accomplished by the use of planters, railings, or walls reviewed and approved by the Planning Commission.~~

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8. For outdoor seating areas located within the public-right-way, approval by the corresponding jurisdiction (i.e. Farmington DPW, MDOT, or Road Commission for Oakland County) is required. Proof of Insurance naming the City as an additional insured, in a form and amount deemed acceptable by the City Attorney's office, shall be required. A license agreement in a form deemed acceptable to the City Attorney's office shall also be required.

9. ~~If there is not adequate space to allow for outdoor dining on the sidewalk adjacent to the site, an elevated, ADA compliant, platform may be erected in a parking lot to create an outdoor dining area, but only if the City Engineer determines there is sufficient space available for this purpose given parking and traffic conditions. Specially designated parking spaces (ADA accessible, loading zones etc.) shall only be considered for use if the spaces can be temporarily replaced within a close proximity. Use of a public parking lot for such purpose shall require city council approval.~~

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10. ~~Additional outdoor lighting and/ or amplification is prohibited without approval of the City.~~

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11. Applicants may be asked to demonstrate that additional parking demand can be met before approval.

12. The City retains the right to revoke outdoor seating permits if all sections of this ordinance have not been met, or if the operation of such areas is found by the City to be dangerous or otherwise detrimental to surrounding uses or pedestrian or vehicular traffic.

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13. ~~Applicants may seek a special land use approval for an enclosed accessory outdoor seating area to be used year-around. Such year use permits if granted shall be renewed annually.~~

~~i. Removable architectural elements such as awnings, canopies, marquees shall be approved by the Planning Commission with a recommendation from the DDA Design Committee. Such removable architectural elements may be permitted to project into the right of way provided that they are constructed to support applicable loads without any ground mounted supports on public property. Encroachments with less than 15' of clearance above the sidewalk shall not extend into or occupy more than two-thirds of the width of the sidewalk or 5 feet, whichever is less, and must not interfere with any existing or planned streetscape elements or infrastructure.~~

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ii. Permanent architectural features such as windows, balconies, overhangs and other architectural features that encroach into the right of way above 8' may be approved by the Planning Commission with a recommendation from the DDA Design Committee provided that they do not extend 2' or more into the right of way or create an obstruction and that the encroachment complies with the design review standards set forth in Section 35-152. Encroachments that extend more than 2' into the right of way will also require the approval of the City Council, and or applicable public agency having jurisdiction over the public right-of-way.

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iii. Permanent encroachments that create usable space such as cantilevered rooms, dormers, elevated walkways, balconies, bridges and similar projections may be approved by the Planning Commission with recommendation from the DDA Design Committee provided they comply with the design review standards set forth in Section 35-152, and must be approved by the City Commission and or applicable public agency having jurisdiction over the public right-of-way.

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Section 2. Chapter 35, Zoning, of the Farmington City Code, Article 12, "Special Land Uses," Section 35-158, "Special Land Use Specific Requirements" is hereby amended to add subsection BB as follows:

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BB. Outdoor Dining. Permanent and removable architectural features and/or encroachments shall be subject to the following design standards in addition to the special land use standards set forth in Section 35-152:

- i. Building materials shall possess durability and aesthetic appeal.
- ii. The building design shall include architectural features on the building facade that provide texture, rhythm, and ornament to a wall.
- iii. Colors shall be natural and neutral colors that are harmonious with both the natural and man-made environment. Stronger colors may be used as accents to provide visual interest to the facade.
- iv. The building design shall provide an interesting form to a building through manipulation of the building massing. This can be achieved through certain roof types, roof lines, and massing elements such as towers, cupolas, and stepping of the building form.
- v. These architectural elements shall be arranged in a harmonious and balanced manner.

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(c)–(h) [Unchanged]

Section 3.2. Repealer

All ordinances or parts of ordinances in conflict herewith are repealed.

Section 3. Severability

Should any section, subsection, paragraph, sentence, clause, or word of this ordinance be held invalid for any reason, such decisions shall not affect the validity of the remaining portions of the ordinance.

Section 4. Savings

This amendatory ordinance shall not affect violations of this ordinance or any other ordinance existing prior to the effective date of this ordinance and such violation shall be governed and shall continue to be separately punishable to the full extent of the law under the provisions of such ordinance at the time the violation was committed.

Section 5. Effective Date

Public hearing having been held hereon pursuant to the provisions of Section 103 of Act 110 of the Public Acts of 2006, as amended, the provisions of this Ordinance shall be published within twenty (20) days of its adoption by publication of a brief notice in a newspaper circulated in the City of Farmington stating the date of enactment and effective date, a brief statement as to its regulatory effect and that a complete copy of the Ordinance is available for public purchase, use and inspection at the office of the City Clerk during the hours of 8:00A.M. to 5:00P.M., Local Time. The provisions of this Ordinance shall become effective seven (7) days after its publication.

Section 6. Enactment

This Ordinance is declared to have been enacted by the City Council of the City of Farmington at a meeting called and held on the ____ day of _____, 2021 and ordered to be given publication in the manner prescribed by law.

Ayes:

Nays:

Abstentions:

Absent:

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

I, the undersigned, the qualified and acting City Clerk of the City of Farmington, Oakland County, Michigan, do certify that the foregoing is a true and complete copy of the Ordinance adopted by the City Council of the City of Farmington at a meeting held on the ____ day of _____, 2021, the original of which is on file in my office.

Mary Mullison, City Clerk
City of Farmington

Adopted:

Published:

Effective: