



PLANNING COMMISSION MEETING
Monday, April 14, 2025 – 7:00 p.m.
City Council Chambers
23600 Liberty Street
Farmington, MI 48335

AGENDA

- 1. ROLL CALL**
- 2. APPROVAL OF ITEMS ON CONSENT AGENDA**
 - A. March 10, 2025 Minutes**
- 3. APPROVAL OF REGULAR AGENDA**
- 4. PUBLIC HEARING – 2026-2031 CAPITAL IMPROVEMENT PROGRAM**
- 5. UNFINISHED BUSINESS**
- 6. NEW BUSINESS**
 - A. SITE PLAN REVIEW – PROPOSED OUTDOOR SEATING, SPRUCE AND ASH, 33043 GRAND RIVER AVENUE**
 - B. 2026-2031 CAPITAL IMPROVEMENT PROGRAM**
- 7. UPDATE - CURRENT DEVELOPMENT PROJECTS**
- 8. PUBLIC COMMENT**
- 9. PLANNING COMMISSION COMMENTS**
- 10. ADJOURNMENT**

The City will follow its normal procedures for accommodation of persons with disabilities. Those individuals needing accommodations for effective participation in this meeting should contact the City Clerk (248) 474-5500, ext. 2218 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

FARMINGTON PLANNING COMMISSION PROCEEDINGS

23600 Liberty Street
Farmington, Michigan
March 10, 2025

Chairperson Perrot called the meeting to order in Council Chambers, 23600 Liberty Street, Farmington, Michigan, at 7:00 p.m. on Monday, March 10, 2025.

ROLL CALL

Present: Crutcher, Gray, Kmetzo, Majoros, Mantey, Perrot, Westendorf
Absent: None

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Chris Weber, Assistant City Manager; Jeff Bowdell, Building Inspector, Brian Belsky, Director of Media, Brian Golden, Director of Media, Bonnie Murphy, Recording Secretary.

APPROVAL OF ITEMS ON CONSENT AGENDA

A. February 10, 2025 Minutes

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

APPROVAL OF AGENDA

MOTION by Kmetzo, seconded by Mantey, to approve the agenda. Motion carried, all ayes.

UNFINISHED BUSINESS

a. Discussion of 2026-2031 Capital Improvement Program and Request to Schedule Public Hearing

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

Weber stated at the last meeting in February we scheduled a public hearing and made a motion to hold a public hearing to talk about the Capital Improvement Plan. That needs to be posted 15 days in advance and it was published a day late so we are coming back before the Commission today to reschedule a public hearing for the April 14, 2025 Planning Commission meeting.

MOTION by Majoros, supported by Kmetzo, to hold a Public Hearing at the April 14, 2025 Planning Commission Meeting to discuss the 2026-2031 City of Farmington Capital Improvement Program.

Motion carried, all ayes.

NEW BUSINESS

A. Proposed Building Façade Modification – Jax Car Wash, 31500 Grand River

Perrot introduced this item and turned it over to staff.

Weber stated this item is a review of a proposed façade modification to the existing Jax Car Wash building located at 31500 Grand River which is the corner of Orchard Lake and Grand River. The proposed modifications include removal and replacement of façade materials for rebranding purposes. Site plan review is required under Section 35-152, building renovations, modifications to building façade or other architectural features that do not result in additional to floor area or increased building height. In this case they will increase additional features to have additional height. The materials will also give the building a different look. The applicant, Frank Toma, prepared by Gateway Engineering for the proposed façade modifications and those plans are in your packets. Attached in your packets are the design standards to be considered and the specific items to be dealt with this project are the following:

New façade includes a tower effect in the southeast corner. The metal along the east elevation being changed from vertical to horizontal. There will be new siding and landscaping will be discussed when reviewed by the Building Inspector's final inspection. And a monument sign will be installed in lieu of the non existing pole sign. So, I think we have Alex Gensen here tonight who will go over those plans with you and we have our Building Official, Jeff Bowdell, here to answer any questions you might have.

Chairperson Perrot called Gensen to the podium.

Alex Gensen came to the podium and presented the project.

Discussion was held concerning the proposed tower changes and middle elevation changes as well as adding parking spots and vacuum stations as well as modifications to curb, adding a lane added going in and the monument sign will be brought to code.

Crutcher inquired about the siding and Gensen replied it will be metal siding with horizontal slats 3 by 10 sheets and the tile is ceramic, beige & bronze.

Majoros asked if the tower height extension is consistent with with Jax branding and Gensen replied absolutely. It is for brand consistency.

Majoros inquired about the addition of vacuum stations and Gensen responded that there will be one central vacuum that services all ten stations.

Perrot asked about lighting with no residential immediately facing ,lighting is a sensitive thing and if there are any dramatic changes from the existing condition.

Gensen replied that they will be adding shielding to the lighting. Hours will be 7:00 a.m. to 8:00 p.m. and pay stations are timed as to avoid back-ups.

Frank Toma, developer of Jax Car Wash came to the podium. Building Inspector Bowdell asked if there was a sample of the metal siding on the top and Toma replied it is powdered coated steel. Bowdell also questioned if vacuums are overhead and Toma replied they're called umbrella vacuums and can vacuum on either side.

Further discussion was held concerning the alteration of the curb and the signage as well as the dumpster enclosure.

Bowdell asked the value of the investment Jax is making and Toma replied 2 to 2.5 million between the equipment and the building and further discussion was held.

MOTION by Majoros, supported by Mantey, to approve the proposed façade modifications at Orchard Lake Road, as they are in compliance with and subject to final approval requirements as outlined,

UPDATE – CURRENT DEVELOPMENT PROJECTS

Perrot introduced this item and turned it over to staff.

Weber stated there is a Master Plan meeting tomorrow as well as the second steering committee .

PUBLIC COMMENT

None heard.

PLANNING COMMISSION COMMENT

Commissioner Gray asked about the Citgo gas station and discussion was held pertaining to the need for a new site plan.

City of Farmington Planning Commission
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ADJOURNMENT

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

The meeting was adjourned at 7:32 p.m.

Respectfully submitted,

Secretary

Farmington Planning Commission Staff Report	Planning Commission Date: April 14, 2025	Reference Number
Submitted by: Chris Weber, Assistant City Manager		
Description Public Hearing for 2026-2031 Capital Improvement Program		
Proposed Motion Planning Commission Opens the Public Hearing to accept comments Planning Commission Closes the Public Hearing		
Background <p>As discussed at prior meetings, Michigan P.A. 33 of 2008 and Farmington City Code section 23-39 state that a Capital Improvement Program (CIP) shall be created each year for the ensuing six years. The goal of the CIP is to provide a road map for future funding and planning of capital improvement projects and is based on information from all of the City's planning documents and input from Administration and various Boards and Commissions.</p> <p>The plan has been available for review on the City's website at: https://www.farmgov.com/media/p0zcpopi/capital-improvement-program-2026-2031.pdf and in printed format in the City Manager's Office.</p> <p>At the Planning Commission's March 10th meeting, a public hearing was scheduled to hear comments from the public on the 2026-2031 Capital Improvement Program. This public hearing was advertised as required. Administration is requesting the Planning Commission to hold the public hearing. After the public hearing, later in the agenda, the Planning Commission will determine whether to approve the program.</p> <p>Attachments:</p> <p>None</p>		

Farmington Planning Commission Staff Report	Planning Commission Date: April 14, 2025	Reference Number
Submitted by: Chris Weber, Assistant City Manager		
<u>Agenda Topic:</u> Site Plan Review – Proposed Outdoor Seating, Spruce and Ash, 33043 Grand River Avenue		
<u>Proposed Motion:</u> Motion to approve the outdoor seating for Spruce and Ash, because the plans meets the standards of Section 35-102 (b), of the Zoning Ordinance, Central Business District, subject to review and approval of insurance by city staff and completion of a license agreement between Spruce and Ash and the City for location of outdoor seating in the public right-of-way.		
<p><u>Background</u></p> <p>The owners of Spruce and Ash have submitted a site plan for an outdoor seating area at their restaurant located at 33043 Grand River, in the CBD Central Business District. Outdoor Seating in the CBD requires review and recommendation by the Downtown Development Authority (DDA) and approval by the Planning Commission. The DDA Design Committee reviewed and recommended approval of Spruce and Ash’s outdoor seating site plan at their 4/3/25 meeting (see attached copies of meeting minutes and approved site plan/support materials).</p> <p>The applicant/petitioner, Good Food Farmington, LLC, has submitted a layout of the proposed outdoor seating area. This will be reviewed with the Planning Commission at the April 14, 2025 meeting.</p> <p>Under Section 35-102 of the Zoning Ordinance:</p> <p>(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:</p> <ol style="list-style-type: none"> 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. Outdoor seating shall be permitted between April 15 and October 31, with all furniture and fixtures removed after October 31. 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 five (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.

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. 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.

8. For outdoor seating areas located within the public right-of-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.

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

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 article 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.

Attachments

Proposed site plan

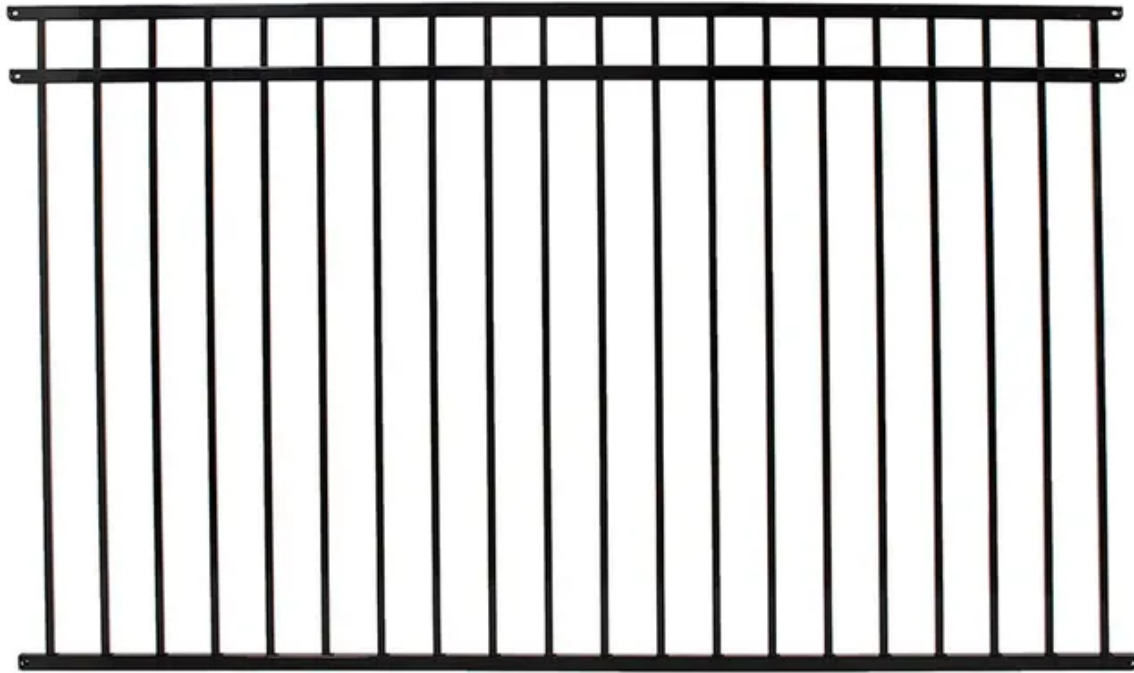
DDA Design Committee Meeting Minutes

Description of materials

Fence Panel

Black metal fence panel

3' tall, 6' long between planter boxes

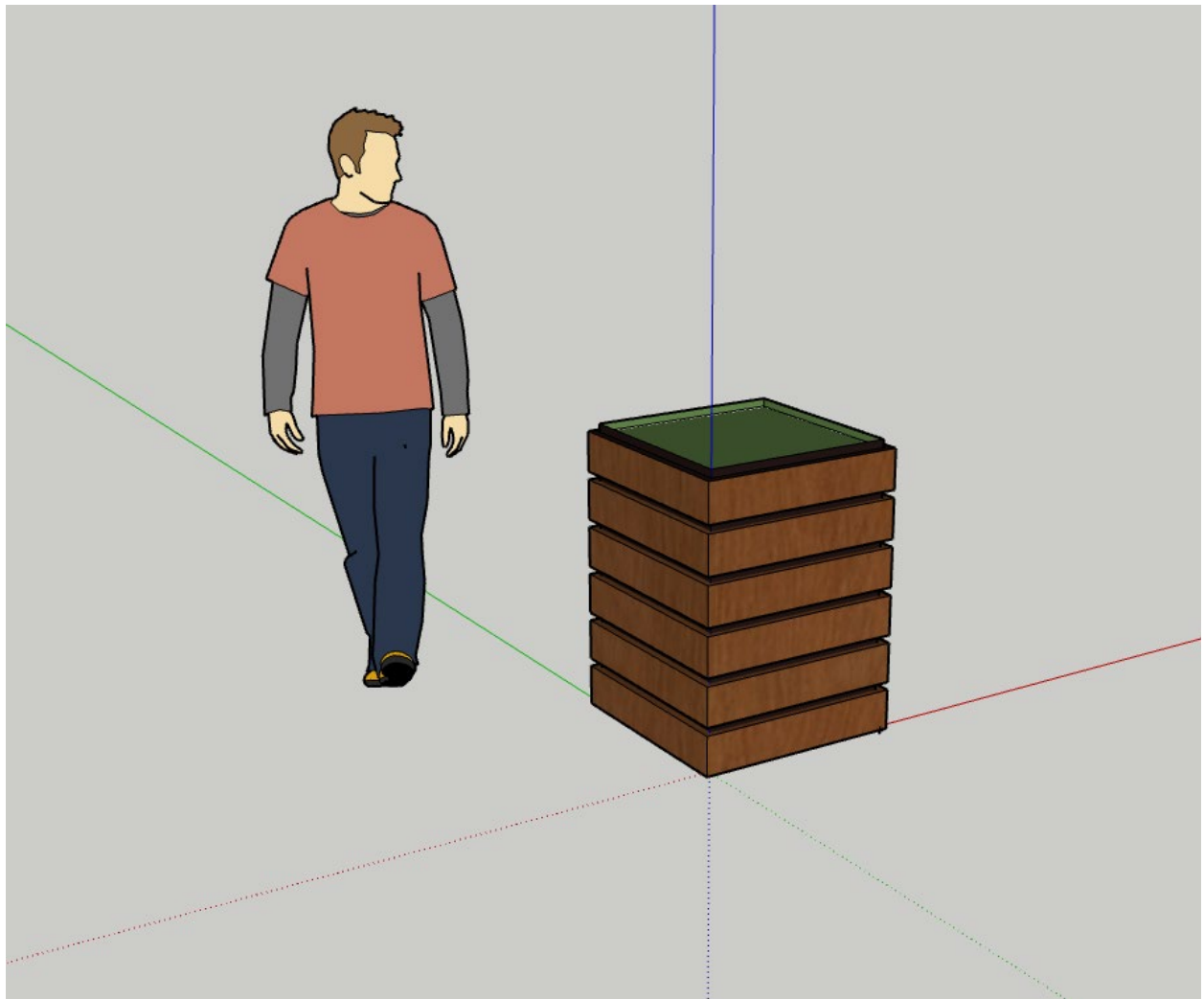


Planter Boxes

2' x 2' x 3'

Composite decking clad around a plywood box

Fence panels in between each box (acting as fence poles)



Chairs

36 total (9, 4 person tables)



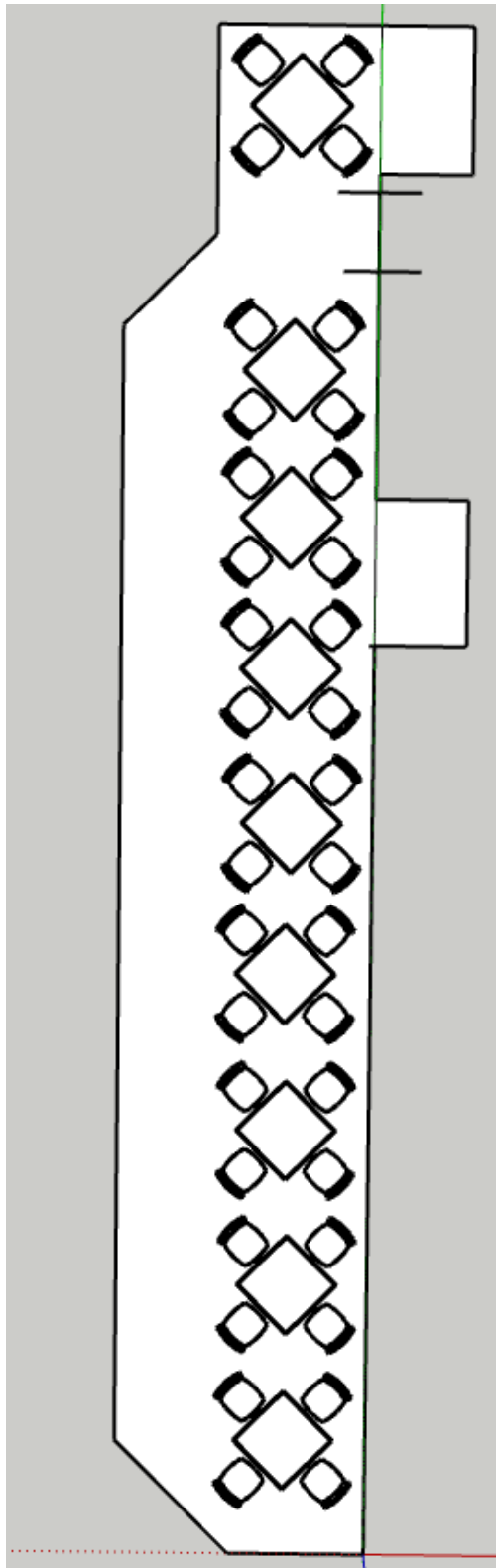
Tables

9 tables

36" x 36"



Patio Layout











DDA Design Committee Meeting
7:30AM, April 3, 2025
Masons Corner
Farmington, MI 48335

MINUTES

Roll Call: Claire Perko, Steve Schneemann, Brian Golden, Brett Budnik, Donovan Singleton, Trevor Tipton, Kate Knight, Jess Westendorf

Unanimous approval: March 13, 2025 Design Committee Minutes

Spruce and Ash – 33043 Grand River Ave, Farmington, 48336

Outdoor Seating Advisory Comments

Packet presented to DDA Design Committee, including finishes and general specifications. Tipton showed 3D rendering of outdoor seating area. Knight: Does your plan run rail around outside perimeter of patio area, against existing hedge planting? Schneemann: Hedge is compliant with requirement for outdoor patio areas where alcohol is served. There is a visual delineation of the service area. Tipton: We had the same feedback from the MLCC inspector on site. We were compliant with requirements with our proposed black metal rail treatment anchored with intermittent planter boxes. The patio is enclosed for service, with designated point of access as illustrated in plan and rendering. Schneemann: Note that umbrellas are shown in rendering as black, but cut sheet is drawing of red umbrella top. Which color? Tipton: Black umbrellas, and cut sheet is noted as "black" specified on drawing. Other details: plant material in containers will be herbs.

Committee approved furnishings (specified locally from Costco Business Center, recognized by committee) and composite resin material of planting boxes in medium wood finish.

Method of attachment of proposed fence is not shown, but rendering depicts that rails will run between planter boxes, weighted and planted, attached with metal brackets. Knight: You will be asked about the fasteners attaching the metal fence rail to the planter boxes. Tipton: We have that; we made decision to not drill/anchor into the decorative clay pavers.

Hours of operation could affect lighting needs. (Bars can serve until 2AM) Spruce and Ash will not be open that late and would supplement lighting as needed in that instance. There is existing street lighting, and tabletop lighting (LED task lighting per table) will suffice.

Other Business; Knight updated on Masons Corner construction installation of final details, hopeful for plant material still this week. Initial discussion of recommending the Art Park Promenade become a designated common area for the Syndicate Social District. Discussion of Outdoor Seating Ordinance at Planning Commission.

Adjourn 8:10am

Farmington Planning Commission Staff Report	Planning Commission Date: April 14, 2025	Reference Number
Submitted by: Chris Weber, Assistant City Manager		
<u>Description</u> Adoption of 2026-2031 Capital Improvement Program		
<u>Proposed Motion</u> Move to Approve the Attached Resolution Adopting the 2026-2031 Capital Improvement Program		
<u>Background</u> Discussed in staff report for public hearing. Attachments: Adoption Resolution for the 2026-2031 Capital Improvement Program.		

CITY OF FARMINGTON
OAKLAND COUNTY, MICHIGAN

PLANNING COMMISSION RESOLUTION

A regular meeting of the Planning Commission of the City of Farmington, Oakland County Michigan, was held on April 14, 2025 at City Hall, 23600 Liberty Street, Farmington, Michigan 48335: The following resolution was offered by Planning Commission member _____ and supported by _____.

WHEREAS, adhering to Michigan P.A. 33 of 2008 and Farmington City Code section 23-39, a Capital Improvement Program (CIP) shall be created for the ensuing six years; and

WHEREAS, the CIP will further the goals of the City to promote the safety, well-being, and general welfare of its residents; and

WHEREAS, the CIP is a road map for future funding and planning of capital improvement projects, not an appropriation of funds and;

WHEREAS, the City has created a number of plans to help guide the creation of a CIP, including, the Farmington Master Plan, the Farmington Recreation Master Plan, the Farmington Vision Plan, the Farmington Downtown Area Plan, the Downtown Master Plan, the Grand River Corridor Vision Plan, the Rouge River Nature Trail Project, and the Orchard Lake & 10 Mile Roads Intersection Report, and;

WHEREAS, the Capital Improvement Program Steering Committee was created to evaluate and finalize the CIP, and;

WHEREAS, appropriate stakeholders including the public, the administration of the City of Farmington, the City Council, the Planning Commission, the Downtown Development Authority, the Grand River Corridor Improvement Authority, the Parking Committee, the Pathways Committee and the Steering Committee have developed a comprehensive list of potential capital improvement projects; and

WHEREAS, the components of the CIP have been subject to public hearing, review and a duly noticed full public hearing on April 14, 2025, therefore;

BE IT RESOLVED, the Capital Improvement Program presented for review on April 14, 2025, is adopted by the City of Farmington Planning Commission.

AYES:

NAYS:

ABSTENTIONS: