



**PLANNING COMMISSION MEETING**  
**Monday, November 9, 2020 – 7:00 p.m.**  
**Zoom Meeting**  
**Meeting ID: 856 7212 3981**  
**Password: 945459**

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## **AGENDA**

- 1. Roll Call**
- 2. Approval of Agenda**
- 3. Approval of Items on the Consent Agenda**
  - A. September 14, 2020 Minutes**
- 4. Site Plan Review – Consideration to Approve Detached Garage Addition, 23812 Farmington Road**
- 5. Discussion of 2022/2027 Capital Improvement Program**
- 6. Public Comment**
- 7. Planning Commission Comment**
- 8. Adjournment**

FARMINGTON PLANNING COMMISSION PROCEEDINGS  
23600 Liberty Street  
Farmington, Michigan  
September 14, 2020

Chairperson Crutcher called the Meeting to order via Zoom remote technology at 7:00 p.m. on Monday, September 14, 2020.

**ROLL CALL**

Present: Crutcher, Kmetzo, Majoros, Mantey, Perrot, Waun and Westendorf  
Absent: None  
A quorum of the Commission was present.

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

**APPROVAL OF AGENDA**

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

**APPROVAL OF ITEMS ON CONSENT AGENDA**

A. August 10, 2020 minutes

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

**FINAL PUD SITE PLAN AMENDMENT – SAMURAI STEAKHOUSE (THE KRAZY CRAB), 32905 GRAND RIVER AVENUE**

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

Director Christiansen stated this item is a second discussion and review of a proposed final PUD, Planned Unit Development, Site Plan Amendment for Samurai Steakhouse. And the amendment is for the existing building/restaurant, which is as you are aware, the Krazy Crab. There's a little bit of history and that's outlined in your staff report which dates back to October of 2018 with review and approval of the PUD for both the existing building which again the first-floor restaurant is the Krazy Crab, with residential development above. The second building that was proposed and approved under the PUD is for Samurai Steakhouse which has yet to be constructed. There was a PUD conceptual plan approval and a preliminary PUD agreement approved by the City Council back in October of 2018. You might recall then the final PUD site plan was approved by the Planning Commission in December of 2018. Since that time through 2019 and to date we've been working with the owner of the property and with the owner's service providers, the owner's architect, and I believe Mr. D'Aleo is on the Zoom meeting tonight,

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he is the architect for Samurai and for the owner, Denny. There has been work back and forth with respect to the property under the approved PUD which again the second building, having yet to be constructed. There has been discussion and plans proposed for kind of a phasing of that second building. The initial steps then would be for now that the former property has been cleaned, the former barn, as you're aware, has been packed and moved off site. The former building on the site which was Ginger's Café last has been demolished and the site is ready for redevelopment. But the first phase would be installation of storm water management facilities, parking lot, and some other site elements. So in working with the Petitioner and then in the early part of this year that was moving forward. With respect to the impact of Covid this year and everything that it's brought to the business community and in the downtown here and to this site, the owner of the property has decided that it's in their interest to expand the existing first floor of the existing restaurant, the Krazy Crab. You might recall you reviewed a plan for that back on July 13<sup>th</sup> at that meeting. No action was taken by the Commission at that time but you discussed the proposed plans and you made some comments and recommendations for some changes to the Applicant and the Applicant's architect, Mr. D'Aleo, back in July and they then went and put together a set of revised plans. Those revised plans were submitted to the City, as required they have been reviewed by the DDA Design Committee and the DDA Design Committee last week at their September 10<sup>th</sup> meeting, forwarded the revised site plan amendment for Samurai Steakhouse, for the Krazy Crab, to the Planning Commission in accordance with the submitted revised plans which you see before you right now on screen subject to some modifications of conditions. I do have some notes from that meeting, they are unapproved or draft, so they were not included in your packet, they were not able to be included in your packet but what I've done now, I can indicate that the DDA Design Committee moved to forward the plans as I indicated, the revised plans, to the Planning Commission, to you, with the conditions of several revisions. One, a revision of some landscaping, a replacement of the trees shown in the park space that we'll look at in the plan here, some pear trees, there is some stone, gravel walkways that are proposed, the condition there by the Design Committee is recommended was for that to be limestone gravel and then for the proposed outdoor seating area and we'll see on the plans here, kind of an enclosure area, a wood framed enclosure with some trellis like structure, a beam. They indicated, the DDA Design Committee, that they would like to see that to be cedar wood cladding. So that was what the action of the DDA Design Committee was last Thursday at their meeting, forwarding this to you for this evening. So, with that, Mr. Chair, the Applicant again which is Denny and I'm sure he's on this call, has submitted the revised final PUD site plan for Samurai Steakhouse for a proposed building addition to the existing first floor dining room for the Krazy Crab. The final PUD site plan as revised, the amended plan includes a revised final site plan which we'll look at here this evening, revised floor plans and revised building elevations. I'm not going to go ahead and go into any detail, I'll turn it over back to you, Mr. Chair, again the architect is here this evening and he can go through these plans with you.

Chairperson Crutcher thanked Christiansen and asked if the architect would like to add anything.

Sal D'Aleo, architect for the project, stated that the plan essentially remains the same since we spoke last time, the only addition is the delineation of landscape features and what we were going to do with that building pad for future use. The idea is not wanting that to be just a future building pad, the intent is for it to look finished, landscaped and potentially an area for community space for anyone that is utilizing the restaurant or just passersby to just be able to pause there and then have a park like setting. So the landscaping has been defined on there, we already have a couple features in mind in terms of the tree species. If you look at the center of that grass area, we're designing a round seating area flanked with some boxwoods and then some benches. From the Design Committee of the DDA, we discussed with the owner making that something a little bit more, gravel, pavers, the limestone gravel that was mentioned. Otherwise the fence structure is detailed on the elevation sheet, the fence structure for the patio, and that's just a post and beam accent above the slatted wood rail that is going to be cedar. And no trellis back to the building, that's just a delineation of the patio area and containment of that patio area. Other than that there's some decorative lighting above, at the street side we're going to have some planter boxes and obviously they'll landscape the entire side down that walk. This, obviously the patio being a permanent structure, but certainly the vacant pad will eventually be a future building but it's going to look all finished and cohesive and obviously this addition as you can tell from the renderings is going to use the same brick, same awnings, we're going to match the cornice detailing so architecturally it's going to be all the same. And with that, I'll take any questions.

Christiansen asked Brian Golden to go back to the site plan drawing. He stated what is proposed is not to change the approved final PUD site plan and the overall PUD for this site, for these two properties, the development. But what is being proposed is kind of an intermediary step as I mentioned, it's a Phase I of the second portion of the development of this PUD. The existing building has the Krazy Crab restaurant, that's where the 990 square foot proposed addition to the existing restaurant comes from, out the west side of that building into an area that was approved under the PUD, the conceptual, the PUD agreement as drafted, and then the final PUD site plan that the Planning Commission approved into an area where there is a patio that is approved. Instead of that area being all patio, about half of it now is proposed to be bricks and mortar, an addition for the dining room of the restaurant. The remaining portion then is still to be patio. There's no other changes proposed on that existing building portion of the PUD. Again, restaurant downstairs, residential upstairs, the building is there, the parking is there, the fence is there. You see a landscape enhancement which is great and that's part of the overall PUD, that's what this plan was to do. You might recall at your July 13<sup>th</sup> meeting where the discussion was a landscape plan to be provided that was showing what was going to

be then proposed and hopefully realized on the site once everybody taking a look at it agreed to it. The second half, the western half of the property then, where the Samurai Steakhouse building is approved, right now is proposed to be that new grass area, that landscaped area that for all practical purposes is a small little pocket park or a park along Grand River for this site which can be accessed off Grand River so it's my understanding and Mr. D'Aleo can correct me, that they would welcome public to be there, it's intended to be a grass area with plantings, with some seeding, park benches that is shown there, and it's going to remain as such kind of as an intermediary step until such time as the second building, the steakhouse is proposed to move forward under the approved overall PUD and the final PUD plan. But this would be an amendment right now to the plan and until that building is built, that landscaped area is being proposed but it's also then part of this western portion as we've been discussing, as underground stormwater management and parking as well as you'll see the dumpster enclosure, you'll see some landscaping. One of the things we've talked about with Mr. D'Aleo and the owner, make sure we have that screening wall that's part of the overall PUD which will be between the apartment complex to the south and this property around the entire rear lot line, that's got to be shown, too, that's apparent in all these plans this evening. The other thing in accordance with all the dialogue for the PUD as a whole is delineating that crosswalk up on Grand River that was discussed and the City has interest and has been agreed to at least to be shown here as the whole process itself moves forward, across Grand River. Other than that, that's really what's being proposed. At such time, if this moves forward like this, at such time the owner wants to move forward with the new building, we would look to do that. That could be in a short while, it could be some time from now, but until that time this plan is the one, if it's supported by the Planning Commission, that would move forward and would be in place until such time as that next phase or the finish of the PUD as approved would take place. Again, what's being asked tonight is a revised final PUD site plan amendment as presented by the Petitioner.

Chairperson Crutcher thanked Christiansen and opened the floor for questions from the Commissioners.

Commissioner Waun asked if this needs to be subject to the modifications and conditions of the DDA Design Committee and Christiansen replied that the DDA Design Committee serves in an advisory capacity with respect to the review and consideration of site plans in the downtown, in the Central Business District, and also site plans under the City of Farmington PUD, Planned Unit Development, regulations. So their actions, recommendations to you are advisory and you can do with them as you like as a Planning Commission, so that's certainly up to you.

Commissioner Perrot asked if we get this really nice appealing park overlooking Grand River and it's presented as open to the public to use as they would with a City Park or a neighborhood park or similar to what we have around town, is there a plan to use this like

an extended dining room or to serve food in any capacity from the restaurant through the patio into this area?

Christiansen replied they haven't had that dialogue, it's been a question that's been asked, it's a good question. I'd let the Petitioner comment but it's my understanding the addition as proposed, and you can see that if you go to the next plan sheet, this is the floor plan, you can see just how many tables that are being added here in the new dining room. And then you look to see the seating in the patio as well, that's quite a bit of seating. If there is a need to go beyond that, we certainly would look to work with the Petitioner on that. As you're aware, City Council approved on June 1<sup>st</sup> a resolution allowing for expansion of outdoor dining into open spaces and we have that throughout the City, there was some discussion about that before the meeting tonight, where that has gone. We have about a dozen locations, mostly restaurants throughout the City that look to do that. But most of that is in parking lots and/or adjacent properties, those kind of things. We do have provision of seating, tables, chairs, picnic tables, in public spaces throughout the City, primarily downtown in locations. But if there was an interest in doing that, it would have to meet whatever the current requirements are. But as I said, there's quite a bit of new seating with the new dining room, the expansion of the existing, the new dining room, and the patio area.

Perrot said from a public perspective, if I was driving down Grand River, and I see this nice, laid out, what appeared to be a park, I would assume that it was a City park, not that it was private property being utilized for anyone's benefit. So in terms of the maintenance and the keep up and the landscaping and everything, it's basically they're building a nice yard. What is the assurance that the City is going to have that this is going to be maintained and it's going to be, because it's right off of our nice downtown area, and we spent and really put a lot of effort into keeping our downtown area really nice, and I just want to make sure if we sign off on something like this that it has the appearance that this is a City property and I want to make sure it gets maintained to the level that we maintain our public spaces. Because the perception of the average resident or the average citizen that just happens to be passing through and they see this nice park there, they're going to assume it's a City park, I mean quite honestly how many businesses have a nice as this is laid out, a nice sitting area next to their business for anyone to enjoy. So I'd like to understand that there's going to be an expectation that comes along with this to make sure that this is held up. I feel bad saying this, feel funny saying this, but there's a level of buy-in here that we expect as Farmington residents.

Chairperson Crutcher stated that Perrot brings up a good point, another consideration for use of this space, I don't see trash containers in the area, but also to the point about using it for eating, I imagine people will use it for if they take carry out somewhere, like if someone were to go to Slider's across the street and come here and bring their carryout.

Christiansen stated those that want to go ahead and utilize expanded dining areas or outdoor eating for carryout, there are parks where we have provided for seating and people have taken advantage of carry outs and bringing whatever they have to park settings and eating their carryout. The only thing we ask is for consideration of your park and everybody else and certainly clean up after yourself and use the garbage receptacles and be mindful of that and for the most part people have been and that's a great thing. I think the same thing applies here. I don't think there's any prohibition of that, again, it is private property. What I can tell you is for this to be available to the public, there will be a few things between the attorneys representing the owner of the property and the City, there's a PUD agreement that will need to be adjusted for this. And so those kind of items like liabilities and holding harmless, etc., will be accommodated in that PUD agreement adjustment. That's what I believe will be the situation that will happen. With respect to the maintenance of the property like Mr. Perrot was asking, like any other property throughout the City, whether it's through the downtown or the City as a whole, the City of Farmington has maintenance standards and so those maintenance standards must be followed and complied with, whether it is property appearance, whether it is materials and equipment, whether it is facilities, whether it is landscaping, and so certainly that will have to take place. Everybody does it a little bit different. Some people are pretty on top of it all of the time, that's a great thing and we appreciate that. Not everybody is, and that's when we have to get into Code Enforcement. So we have those tools available, we have the requirements and the regulations in place to provide a mandate that there's a standard to be adhered to and then we have a process for compliance if it's not done through Code Enforcement. So those things are in place right now and we would utilize those tools, all of them, as need be. But we're very confident that the owner of the property is very much wanting to have something that has a very high level of appearance. There's some things still with the building that we're working on with them right now, but they're very interested in getting their second site developed and whatever they put here we're confident and very hopeful that it will be maintained in a high-quality fashion. And like I said the City's rules, regulations, requirements and Code Enforcement are there to ensure that that happens.

Perrot said he has one additional question for Kevin, does he know if there is any plan in terms of this new grassy seating area, is there any plans for signage indicating that it's affiliated with the restaurant to the immediate east?

Christiansen replied no, there's not, and he doesn't know if that's intended because we really don't have that to any large extent with certain other areas in the City. Some parks have more identification in public parks, we do have signage at Riley Park along the perimeter. We do have signage at Shiawassee and Drake Park. We don't have signage at some of the other parks, a kind of pedestal and granite placard for Women's Park and that's it. There's nothing at Memorial Park except for those utilities there, or 9-11, we do have something at Flander's, so there isn't really anything here to do that, something

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could be considered if you would like something. But it's really intended to be a very passive, just a gathering spot. There's going to be landscaping maintained and can be used until such time that that second building is built.

Commissioner Kmetzo stated she has a follow-up question for Christiansen, asking since this is private property can the owner at any time close down that area and say for one reason or another that the public cannot use the space?

Christiansen replied that's a possibility, sure. It is private property as you're indicating and certainly circumstances might come about, he doesn't know what they may or may not be, but certainly that could be the case but right now the property owner is indicating their willingness to allow for public use of that greenspace. So up until such time as that would change then it would stay as is. Again, there's some legal coordination in terms of how all of this is going to function. We talked a little bit about the property maintenance and certainly circumstances could change, but right now the intent is to allow it to be used.

Kmetzo stated that being private property that they will do all the maintenance that they can to preserve the area but if the users also do not cooperate, then you assume the City is going to take care of it, but it's private property, so she just wants to understand if there will be signs or something to indicate that it is.

Christiansen replied that the goal here is to have a Grand River Streetscape within the downtown and here in this location that is high quality, that it is very much user friendly to all who look to use the corridor in the community and here in the downtown. And whatever agreements we need to put in place to ensure that happens, whether it's private property or public property, we look to try to achieve and all properties have to be maintained whether they're public or private. So we have processes in place to ensure that can be done; if not, then we have other things in place to ensure that can be done through the legal process and the like. But we're pretty comfortable that we're going to be able to make sure that working with the owner that this small area here on this site can be developed as shown on the plan as supported and approved and well maintained by the property owner for use and if something changes, we'll have to address it.

Commissioner Majoros asked Christiansen if the Commission approves a physical structure that the footprint of the potential second building in the approved PUD doesn't interfere with that, in other words the greenspace is still completely clear for what would have been the second building, but then the related question is remind us what would need to happen let's say they do go forward with the second building as proposed, we were looking at two discreet buildings as they existed, now one is going to have a big addition on it. Is there any downstream implication, I think we talked about this last time, but can you remind me of if the second building as proposed goes through, do we need



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to relook at that because now we'd really be considering it in the context of an original building with a modification to it, does that matter?

Christiansen replied it does matter and that's a very good question and we did talk about it back on July 13<sup>th</sup>. That the proposed addition to the restaurant into the proposed patio area and the patio area and the adjustments thereto, we went back and looked at the final PUD site plan for this second portion of the property for Samurai Steakhouse on the site where the former building for Ginger's Café was at. We talked about the fact that it's likely that that building as approved for the final PUD site plan will have to have its own approval and when it's ready to move forward it will need to as required to come back to you for a final PUD site plan amendment for that building at that time because it's very likely it's going to be a different building, the footprint is going to be different. So you recall correctly and I would through the Chair, defer to Mr. D'Aleo if he has any comments because we talked about that before.

D'Aleo replied that the only thing he can say at this point is that the pad indicated as the park space is literally the specs of the future building pad and again, this would come back to be reviewed to move forward. But the owner's intent is anything that is installed currently as far as the restaurant and the patio space that is going to be part of any future development.

Majoros stated he wants to make sure that we're future proofing but you are, too, there's no expectation that a secondary as originally approved is not necessarily automatic, it needs to be comprehended in a manner now with an addition on the first structure, that's all and D'Aleo replied right.

Chairperson Crutcher then asked Christiansen what the task is for the Planning Commission and Christiansen replied that your task this evening as indicated in the staff report and as was discussed, is to act on the revised final PUD site plan amendment as proposed for the Krazy Crab in accordance with the revised plans that have been submitted and considered this evening and then any conditions that the Commission wants to place. It was pointed out that the DDA Design Committee had asked for the consideration of limestone in the stone walkway, of pear trees in the park, of cedar cladding for the wood enclosure around the outdoor seating area and the details for the rear screening fence along the rear of the property, the south lot line needs to be provided as well as the crosswalk across Grand River needs to be delineated on the plan. Those are the items we talked about that needed to be assured at any action taken by the Commission.

Crutcher then stated he doesn't see any trash receptacles delineated in the new patio but perhaps that's something that needs to be considered in the park area.

Christiansen replied you can place that as a condition on any action in terms of the detail.

MOTION by Majoros, supported by Waun, to approve the final PUD site plan amendment as presented at this evening's Planning Commission meeting, September 14, 2020, for the Samurai Steakhouse, now Krazy Crab, located at 32905 Grand River Avenue; the approval of this final amended PUD site plan is contingent upon three recommendations as presented by the DDA Design Committee having to do with pear trees in the adjacent public space, the appropriate limestone or other suitable material for the pathway, as well as the use of cedar as far as the outdoor patio enclosure; in addition for City recommended suggestions, that the screened fencing in the back as well as delineation for the potential crosswalk across Grand River; and the last item would be the appropriate upkeep and trash receptacle and appropriate maintenance of the public space commensurate with what would be associated with a City owned property.

Motion carried, all ayes.

**PROPOSED FAÇADE MODIFICATION – VILLAGE MALL (FARMINGTON STATE SAVINGS BANK (33335 GRAND RIVER AVENUE))**

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

Director Christiansen stated that Kevin Biddison with Biddison Architects and Design is present here to present this item on behalf of GLP Financial, the Village Mall, the former Farmington State Savings Bank. He stated this item is a review of a proposed façade modification of the existing Village Mall which is the Farmington State Savings Bank. At the September 10, 2020 Downtown Development Authority Design Committee meeting, they recommended a proposed façade modification as shown on the submitted plans that are before you this evening. That modification to the existing Village Mall building, again recommended to the Planning Commission in accordance with the existing plans, and subject to some modifications and conditions. Again, there are notes from last week's meeting, they are drafts so they will be referred to here. There was a motion by the DDA Design Committee recommending to the Planning Commission to approve the submitted plans as proposed with the exception of the window wells, and you'll see those on the plan, they're grade level wells, and those wells then actually provide light down to a level below and we'll let the architect talk about them, but the condition was that the surface be glass block or a grate rather than open with a railing, and this is in their motion, so that the sidewalks are not restricted, that was their one condition after review by the DDA Design Committee to you of approval of the plans as presented. So that is the action of the Design Committee. The Applicant again, GLP Financial Group, has submitted plans for the proposed façade modification. Also submitted, and this is attached with your staff packet from the project architect, Biddison Architects, is a letter dated 9-8-20 explaining the proposed façade modifications to the existing building. Included in your packets are proposed floor plans, some of what you see there is intended for interior building

modifications, that's not part of this review, it's the exterior modifications, but that's for your edification. Also, with the plan set for proposed modified building elevations, including rendered elevations and Mr. Biddison did submit supplement some additional materials today which have been forwarded on and may be available through our Zoom media host, Mr. Golden, this evening.

Chairperson Crutcher invited Kevin Biddison, architect, to speak.

Kevin Biddison, architect, stated just as a quick overview from what you're looking at, most of the façade modifications will show up on colored elevations which will be below the plans that you have. This is just giving a real quick kind of thumbnail view of what we are proposing on the inside of the building. So the lowest level below the sidewalk below grade, and that is the area where you see the table and chairs down there which we were originally proposing and to open up the window wells, the largest one being along Grand River, which follows within the building property outside of the right-of-way of MDOT and we would still be looking at providing some either glass or grading over that as was requested by the DDA to allow light down into that area of the building. The other two floors in the building, the middle floor is the current existing first floor which would be rebuilt to allow us some open areas just inside the front entry and then a connection of a stair that goes to all three stories to what we'll call a mezzanine, mezzanine level, which is a new floor slightly different than the existing floor that is existing in the building. And this will all be office space for GLP Financial for executives on the upper level, the offices and meeting areas and function areas for their staff on the lower two levels. So this kind of gives you an overall view from the exterior of the building. Our intent is to bring the bank portion of the building in the first phase, we see the blue windows, to bring the outside of that building back to the original stone material so we would be removing the paint and the color that's on the existing building and try to bring back the old building design on the existing façade. The windows that you see there will be removed and replaced with 1-inch insulated glass windows. We are also proposing to cut down just about just under 3-feet of lower the bottom sills of those windows to bring the windows inside and outside back to the sidewalk back to the public space, right now when you walk by it's 5-feet high and when you're in the building you can't really see out, so our intent is to bring the inside floors and people back to the sidewalk and vice versa. On the top elevation you'll see the railing along the Grand River side, that was the original proposal, to open up under the existing window well there that is currently under the sidewalk, you'll see three dotted squares below that, those are the existing window openings that are in the basement level of the basement as it occurs now. And again, what our intent was to try and bring light and possibly fresh air into that level of the building and open that back up to the sidewalk areas and to the outside of the building. Just to the right of that which is the corner of the building you'll see an area between those two columns. In order to be able to bring a vestibule into that building because of space we are proposing a metal enclosure that would come out that would be a zinc metal enclosure

with a large scale glass door inside of that which has a matching door on the inside to provide a vestibule going into the building that does not extend past the front of the columns and is still on the property of the owner. To the right of that on that elevation you'll see some railings again which would show up on the elevation below this. So there are three locations, underground there are three locations that have existing either window or door locations. And you're all familiar with the stair that is on the corner of Farmington. The intent is that that stair would be removed and infilled. In this proposal we would be providing an additional retaining wall to create a window well as opposed to that stair and infill the door at the bottom of the stair and make that a window. And then there are two other existing window wells that are again underneath concrete, underneath the pavers at this point and the intent was to minimally bring additional light into that side of the building and through our conversation with the DDA and with OHM and the groups talking about the new Farmington extension, it kind of makes sense that those would not be open, railings, the open window wells, but a walkable surface to maintain as much width as possible on the sidewalk. To the right of the bank building on the first level you'll see some additional blue glass, that is one area, an existing retail area that is going to be a portion of the GLP Financial offices, that's going to be provided with a new door and entry glass, new store fronts, and new brick below the window that will be painted then to match the painted brick with the rest of the retail and residential portions to the south of the bank building. The additional item that you see on the roof, a blue square, you may go down into the building and actually into the midst of the residential units that were in that portion of the building. At some point in the past it's been kind of closed up, it's a mechanical shaft at this point, there's a large rooftop unit that tucks into that and our proposal is to obviously remove the unit, remove the rooftop cupola that is there and basically double the size of it width-wise building it to the same height it currently is. Again, you're seeing it very tall here but from the street and maybe down the road you might catch a glimpse of it but many people don't even know it's there because it's just not visible from street level. But our proposal is to bring back daylight into that second-floor level and kind of recreate that daylight element into the building. Other than that, the first two to three windows at the corner of the tall windows will be part of a two-story space that then opens up down into the lower level as well so those windows will all be clear glass. The last couple of windows on each side will be at a floor level where you see it shaded so that area would actually be a frosted glass element to cover up that floor level. Other than that, I'd be happy to answer any other specific questions you might have from something that you see. We're currently again in conversations with our general contractors in terms of ways that we can enclose those window wells and looking at a couple of different options in allowing walkable surfaces on those and still allow daylight into the lower level of the building.

Chairperson Crutcher opened the floor for questions from the Commissioners.

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Commissioner Mantey asked if the window wells that would be along Grand River, would those be enclosed and Biddison replied that was the recommendation of the DDA board, that they were wanting those to be covered so that they could maintain a pedestrian area there. The way it is currently is there is glass block currently underneath the pavers that are there, that needs to be replaced, it's not in good repair so we would be doing that at that point. Biddison stated if you go to the bottom to the image that is just below that, this is just to kind of show it in perspective, in context, what the white on the building is really just to project that we're going to take it back to the grandeur that it was. We don't know exactly what the color of those stones are that we're going to find under all the paint but again our intent is to bring it back to the materials that were underneath and to enhance it and bring it tied into the sidewalk and pedestrian area additionally with the expansions and such.

Commissioner Perrot stated he had one comment as a parent of two kids on bicycles going around that corner from Grand River onto Farmington Road, removing the railing that leads to the stairwell where Plus Skateboard used to be downstairs, that is going to be outstanding because it's a pretty harrowing corner to round the building as it is to go from westbound to southbound on Farmington Road, so opening that up and making it more walkable as was mentioned earlier as a resident and as a parent, I am two thumbs up on that so I think this looks like a really, really good project and a really good one for the City.

carry him across the stairs.

Commissioner Westendorf asked how is this area impacted by the pending Farmington Streetscape project and Christiansen replied that they had a meeting specifically for that purpose, in fact a couple meetings for that purpose and Mr. Biddison can attest to that, he was in attendance at those meetings that were held with City management, City Administration, Downtown Development Authority Executive Director, representatives of the DDA, representatives of City administration, public works, and OHM Advisors, so we've all been pretty much working together to insure that all this work is in concert with the plans for the Farmington Road Streetscape which also requires review of those agencies that have jurisdiction over both Farmington Road, the Road Commission for Oakland County, and Grand River, the Michigan Department of Transportation. So they're all very much working together and in concert together with all of the work being proposed and certainly need to make sure that that happens.

Biddison stated that the plans that they're looking at currently along Farmington Road side, that is OHM's landscape and streetscape that's been attached to their building and that is where the discussion came from to look at eliminating those window wells because there became three pinch points between that dark landscape band along the curb and

the window wells so we felt that that was a reasonable suggestion to cover those back up and allow that to become pedestrian walking space.

Christiansen said if you look at this vertical schematic here where the streetscape and the building and the floor plan, but look to the outside exterior, look to Grand River, you can see where that subgrade well is at and you can see the two subgrade wells on Farmington Road, it's actually three, as well. But the point being those are the areas along sidewalk that we've had dialogue as to what would be best for those areas. The decision was to keep them at grade but make sure that they can be used with the ability to provide light and/or air depending upon the material used, whether it's glass block as recommended by the DDA Design Committee or a grate type system which would allow for both light and air as Mr. Biddison was talking about earlier. So those kind of details are to be worked but those are the two material types that were recommended by the DDA for those areas. That way you don't have another railing scenario for your dog. In this current configuration with the current property boundaries, rights of way, we felt it would be best to keep everything at grade and whether it's glass block or grading, use those material types.

Commissioner Kmetzo asked what considerations have been made while making these changes to make this building more energy efficient.

Biddison replied a great deal has been done. This building is currently is very energy inefficient. There is essentially no insulation in the bank building, there's essentially no roof insulation and they will be providing all new glazing, insulated glass throughout the bank building. They will also be providing insulation on the inside of the walls which doesn't exist now below the new finishes that will be inside. They also are removing the existing tar roof and adding a new rubber roof with insulation to meet the energy code which does not exist right now. They are keeping the existing roof joists, steel beams that are exposed inside and wood deck and their intention is to keep those and have those as a visible part of the inside of the building. So all of the insulation on the roof will be actually on the outside. There roof currently slopes so we will be keeping that as it is and not changing the slope of the existing roof so the parapets as you see will not change. The cupola that is on the roof currently is in pretty bad repair. There are some single paned windows in there from the original building and we are going to be removing that cupola and building again a new insulated glass flat roof, insulated roof. So everything on the exterior skin and the roof will all have new material and new insulating materials.

MOTION by Waun, supported by Perrot, to move to approve the façade modifications for the Farmington State Savings Bank at 33335 Grand River Avenue, subject to the modifications and conditions of the DDA Design Committee at their September 10, 2020 meeting.

Motion carried, all ayes.

**PUBLIC COMMENT**

None heard.

**PLANNING COMMISSION COMMENTS**

Commissioner Perrot commented on the magnitude of the items that came before the Planning Commission tonight in light of pandemic times and spoke about the value that the free park will bring to the community.

Majoros commended the Petitioner of Krazy Crab for all they have done in being good community partners in bringing forth their project.

Director Christiansen gave a brief commentary on ongoing projects in the community and upcoming ones. He commented on the significance on the repurposing of the Farmington States Savings Bank which was built in 1921.

He then stated that services for former Planning Commissioner Ken Chiara will be held on Friday, October 9, 2020, at 10:00 a.m. at Our Lady of Sorrows Catholic Church, and that visitation will begin at 9:30 a.m., and thanked Commissioner Kmetzo for sharing that information.

**ADJOURNMENT**

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

The meeting was adjourned at 8:08 p.m.

Respectfully submitted,

---

Secretary

<b>Farmington Planning Commission Staff Report</b>	<b>Planning Commission Date: November 9, 2020</b>	<b>Item Number 4</b>
<b>Submitted by:</b> Kevin Christiansen, Economic and Community Development Director		
<b>Description</b> Site Plan Review – Consideration to Approve Detached Garage Addition, 23812 Farmington Road		
<p><b><u>BACKGROUND</u></b></p> <p>Article 13 of the Zoning Ordinance, Site Plan Review, Section 35-162, Uses Subject to Review, specifies uses subject to site plan review and approval. Construction, renovation, and expansion of buildings and structures within the City of Farmington Historic District are subject to site plan review by the Planning Commission. The Zoning Ordinance further states, "Prior to submittal of a site plan to the Planning Commission, a site plan shall be submitted to the City Historical Commission for review and comment."</p> <p>The City received an application from Kevin Mulcahy, 23812 Farmington Road, to remove an existing detached garage and construct a new detached garage addition for his existing single family residence located in the City of Farmington Historic District. The design and location of the new detached garage is shown on the attached information submitted by the applicant.</p> <p>The Historical Commission has reviewed the plans and has provided their recommendations (see attached copy of recommendations). The responsibility of the Planning Commission is to review the site plan for the proposed detached garage addition. The Economic and Community Development Department has reviewed the dimensional aspects of the plan and has indicated that it meets the requirements of the Zoning Ordinance.</p> <p>Attachments</p>		



City of Farmington  
CivicSight Map



MAP LEGEND:

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

2017 AERIAL PHOTOS (Image)



Map Scale: 1 inch = 35 feet

Map Date: 11/06/2020

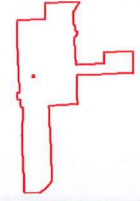
Data Date: October 30, 2020

Sources: City of Farmington, Oakland County GIS Utility, River's Edge GIS, LLC.

Disclaimer:  
Note: The information provided by this program has been compiled from recorded deeds, plats, taxmaps, surveys, and other public records and data. It is not a legally recorded map or survey and is not intended to be used as such. The information is provided for informational purposes only. Information sources mentioned above should be consulted for verification of the information. Once again, USE AT YOUR OWN RISK !!!



Reference Map



October 23, 2020

TO: Farmington Planning Commission  
FROM: Farmington Historical Commission  
RE: Replacement garage at 23812 Farmington Rd

We met on October 22, 2020, to consider the garage replacement at 23812 Farmington Rd. The existing garage is past its useful life and unusable.

We approved the design of the proposed two car garage. The shape and size is appropriate. The vinyl shake siding on the eaves resemble the design of the house. Our only suggestion was to ask the homeowner to consider a Craftsman style garage door if it's affordable.

Respectfully,  
Laura Myers  
Chair, Farmington Historical Commission



# CITY OF FARMINGTON

*For office use only*

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

Fee Paid: \_\_\_\_\_

## Site Plan Application

1. Project Name Mulcahy Garage

2. Location of Property

Address 23812 Farmington Road

Cross Streets Farmington and Grand River

Tax ID Number \_\_\_\_\_

3. Identification

Applicant Kevin M. Mulcahy

Address 23812 Farmington Road

City/State/Zip Farmington, MI 48336

Phone 313-378-6686 Fax \_\_\_\_\_

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

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

Property Owner Same

Address \_\_\_\_\_

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

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

Preparer of Site Plan Carl E. Gaiser, Architect

Address 33018 Grand River

City/State/Zip Farmington, MI 48336

Phone 478-7022 Fax \_\_\_\_\_

4. Property Information

Total Acres 0.150 (See attachments)  
Lot Width \_\_\_\_\_ Lot Depth \_\_\_\_\_  
Zoning District \_\_\_\_\_  
Zoning District of Adjacent Properties to the  
North \_\_\_\_\_ South \_\_\_\_\_ East \_\_\_\_\_ West \_\_\_\_\_

5. Use

Current Use of Property Residential

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 1 general contractor and a sub

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

I, Kevin Mulcahy (applicant), do hereby swear that the above statements are true.

Kevin Mulcahy 10/18/20  
Signature of Applicant Date

Kevin Mulcahy 10/18/20  
Signature of Property Owner Date

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

City Action

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

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

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

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

\_\_\_\_\_

\_\_\_\_\_

# Historical Application

1. Project Name (if applicable) \_\_\_\_\_

2. Location of Property

Address 23812 Farmington Road  
Cross Streets Farmington and Oakland

3. Identification

Applicant Kevin M. Mulcahy  
Address 23812 Farmington Road  
City/State/Zip Farmington, MI 48336  
Phone 313-378-6686 Fax \_\_\_\_\_

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

Property Owner  Other (Specify) Property Owner

Property Owner Same  
Address \_\_\_\_\_  
City/State/Zip \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_

Preparer of Site Plan Carl E. Gaiser  
Address \_\_\_\_\_  
City/State/Zip 33018 Grand River, Farmington, MI  
Phone 248-472 7022 Fax \_\_\_\_\_

4. Property Information

Zoning District Residential Area \_\_\_\_\_

Width \_\_\_\_\_ Depth \_\_\_\_\_

Current Use of the Property and Structure

There is a garage on it now, but it is in bad shape

5. Structure Information

Age of Structure 1940

Type of Siding on Present Structure

Type of Foundation on Present Structure

- |   |                |   |                           |
|---|----------------|---|---------------------------|
| G | Brick          | ~ | Poured Cement             |
| G | Wood Wood      | ~ | Cement Block Cement Block |
| G | Fir            | ~ | Stone                     |
| G | Stucco         | ~ | Brick                     |
| G | Aluminum/Vinyl | ~ | Other _____               |
| G | Other _____    |   |                           |

Type of Roofing on Present Structure

- G Asphalt
- G Tile
- G Tar and Gravel
- G Hand split Shakes
- G Cement Block
- G Wood Shingles
- G Other Asphalt shingles

6. Proposed Modifications

Describe the nature of the modification to the exterior structure

We plan to remove the current structure and build a two-car garage.

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Describe how the proposed modifications will alter the historic character and value of the structure

The building now is run down, with broken windows, holes in the sides, holes in the roof and a garage door that does not open. The new garage will look similar to our home, and should therefore maintain the historic character of the neighborhood. It should be a significant upgrade over the eye sore that is the garage that currently stands.

Describe any previous modifications to the structure and any previous Historic Commission decisions (If known)

None that we know about.

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

I, Kevin Mulcahy (applicant), do hereby swear that the above statements are true.

Kevin Mulcahy 10/7/20  
Signature of Applicant Date

Kevin Mulcahy 10/7/20  
Signature of Property Owner Date

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

City Action

Historical Commission Review: ~ Applicable ~ Not Applicable

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

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

Recommendations: \_\_\_\_\_

Planning Commission

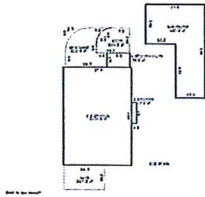
Approved/Denied: \_\_\_\_\_

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

Conditions: \_\_\_\_\_

**23812 FARMINGTON RD FARMINGTON, MI 48336-2319 (Property Address)**

Parcel Number: 20-23-27-106-015 Account Number: 0003-00325-01-1



Item 1 of 1 0 Images / 1 Sketch

**Property Owner: MULCAHY, KEVIN M**

**Summary Information**

- > Residential Building Summary
  - Year Built: 1925
  - Full Baths: 2
  - Sq. Feet: 1,747
  - Bedrooms: 3
  - Half Baths: 0
  - Acres: 0.152
- > Assessed Value: \$152,480 | Taxable Value: \$95,600
- > Property Tax information found
- > 12 Building Department records found
- > Utility Billing information found

**Owner and Taxpayer Information**

<b>Owner</b>	MULCAHY, KEVIN M MULCAHY, SHANNA L 23812 FARMINGTON RD FARMINGTON, MI 48336-2319	<b>Taxpayer</b>	SEE OWNER INFORMATION
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**General Information for Tax Year 2020**

<b>Property Class</b>	401 Res Imp	<b>Unit</b>	20 City of Farmington
<b>School District</b>	FARMINGTON PUBLIC SCH DIST	<b>Assessed Value</b>	\$152,480
<b>ITOnly</b>	POST	<b>Taxable Value</b>	\$95,600
<b>PPBusCode</b>	0	<b>State Equalized Value</b>	\$152,480
<b>User Alpha 1</b>	Not Available	<b>Date of Last Name Change</b>	01/24/2014
<b>User Alpha 3</b>	Not Available	<b>Notes</b>	Not Available
<b>Historical District</b>	No	<b>Census Block Group</b>	No Data to Display
<b>User Alpha 2</b>	Not Available	<b>Exemption</b>	No Data to Display

**Principal Residence Exemption Information**

Homestead Date 12/08/2006

Principal Residence Exemption	June 1st	Final
2020	100.0000 %	100.0000 %

**Previous Year Information**

Year	MBOR Assessed	Final SEV	Final Taxable
2019	\$150,420	\$150,420	\$93,820
2018	\$133,120	\$133,120	\$91,630
2017	\$128,730	\$128,730	\$89,750

**Land Information**

<b>Zoning Code</b>	R1	<b>Total Acres</b>	0.152
<b>Land Value</b>	\$32,760	<b>Land Improvements</b>	\$2,940
<b>Renaissance Zone</b>	No	<b>Renaissance Zone Expiration Date</b>	No Data to Display
<b>ECF Neighborhood</b>	ECF RAJ CENTRAL DWTN	<b>Mortgage Code</b>	02014
<b>Lot Dimensions/Comments</b>	No Data to Display	<b>Neighborhood Enterprise Zone</b>	No

Lot(s)	Frontage	Depth
Lot 1	50.00 ft	132.25 ft
<b>Total Frontage: 50.00 ft</b>		<b>Average Depth: 132.25 ft</b>

**Legal Description**

T1N, R9E, SEC 27 ASSESSOR'S PLAT NO 5 LOT 23

**Land Division Act Information**

<b>Date of Last Split/Combine</b>	No Data to Display	<b>Number of Splits Left</b>	0
<b>Date Form Filled</b>	No Data to Display	<b>Unallocated Div.s of Parent</b>	0
<b>Date Created</b>	No Data to Display	<b>Unallocated Div.s Transferred</b>	0
<b>Acres of Parent</b>	0.00	<b>Rights Were Transferred</b>	Not Available



Split Number 0  
 Parent Parcel No Data to Display  
 Courtesy Split Not Available

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
11/22/2013	\$10.00	QC	MULCAHY KEVIN M	MULCAHY KEVIN M	2-\$1orNoConsideratn	46636:274
12/08/2006	\$242,500.00	WD	BEAMER JESSICA	MULCAHY KEVIN M	1-ValidSale	38587:459
08/22/1997	\$161,750.00	WD			1-ValidSale	18033:524
05/31/1990	\$125,000.00	WD			1-ValidSale	11410:86

Building Information - 1747 sq ft SingleFamily (Residential)

General

Floor Area	1,747 sq ft	Estimated TCV	Not Available
Garage Area	657 sq ft	Basement Area	1,133 sq ft
Foundation Size	1,189 sq ft		
Year Built	1925	Year Remodeled	1976
Occupancy	Single Family	Class	C +5
Effective Age	52 yrs	Tri-Level	No
Percent Complete	0%	Heat	Forced Heat & Cool
AC w/Separate Ducts	No	Wood Stove Add-on	No
Basement Rooms	0	Water	No Data to Display
1st Floor Rooms	4	Sewer	No Data to Display
2nd Floor Rooms	1	Style	SingleFamily
Bedrooms	3		

Area Detail - Basic Building Areas

Height	Foundation	Exterior	Area	Heated
1.5 Story	Basement	Siding	1,116 sq ft	1.5 Story
1 Story	Basement	Siding	17 sq ft	1 Story
1 Story	Crawl Space	Siding	56 sq ft	1 Story

Exterior Information

Brick Veneer	630 sq ft	Stone Veneer	0 sq ft
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Basement Finish

Recreation	0 sq ft	Recreation % Good	0%
Living Area	0 sq ft	Living Area % Good	0%
Walk Out Doors	0	No Concrete Floor Area	0 sq ft

Plumbing Information

3 Fixture Bath	2
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Built-In Information

Dishwasher	1
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Fireplace Information

Exterior 1 Story	1
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Garage Information

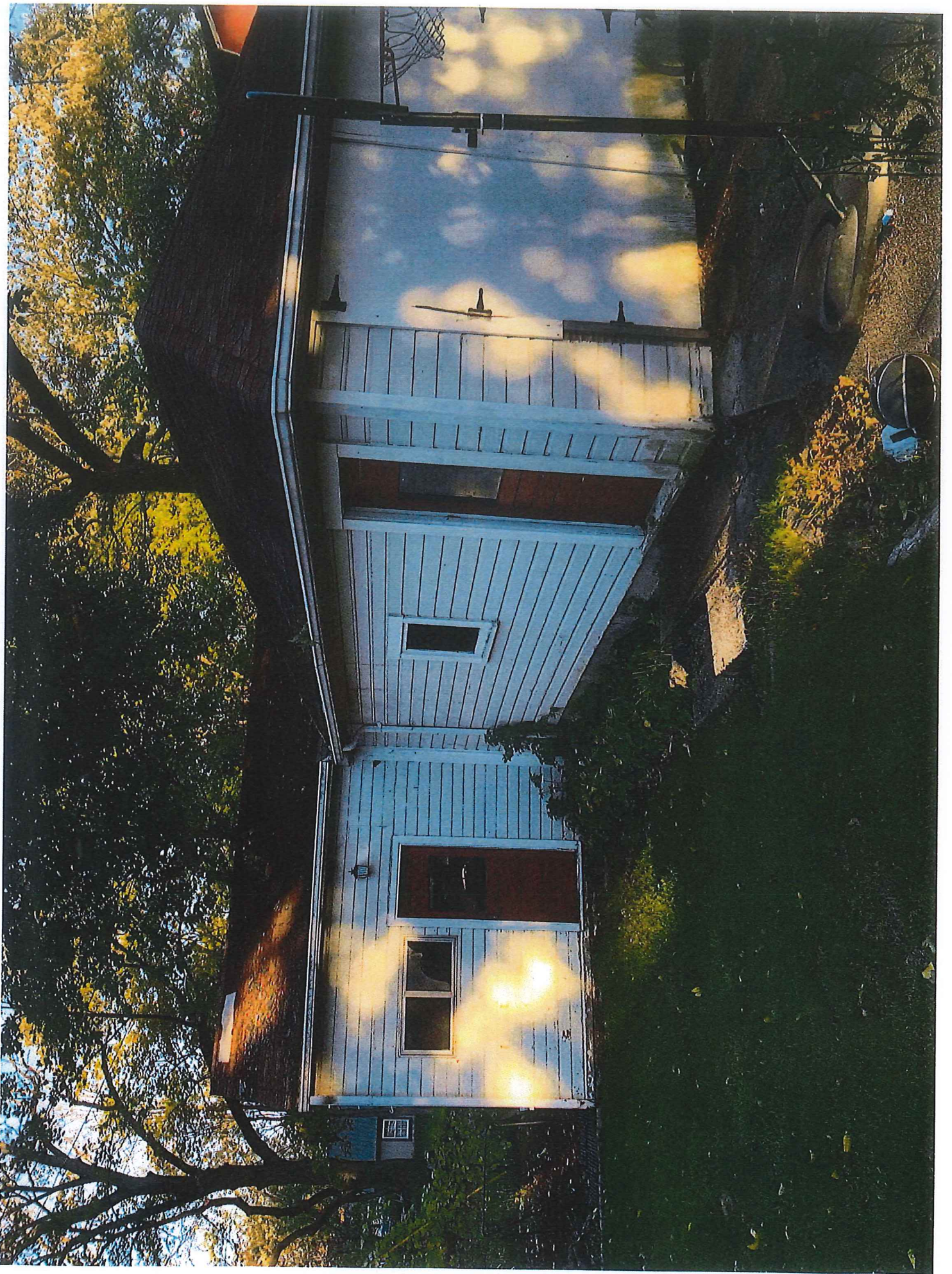
Area	657 sq ft	Exterior	Siding
Foundation	42 Inch	Common Wall	Detached
Year Built	1925	Finished	Yes
Auto Doors	0	Mech Doors	0

Porch Information

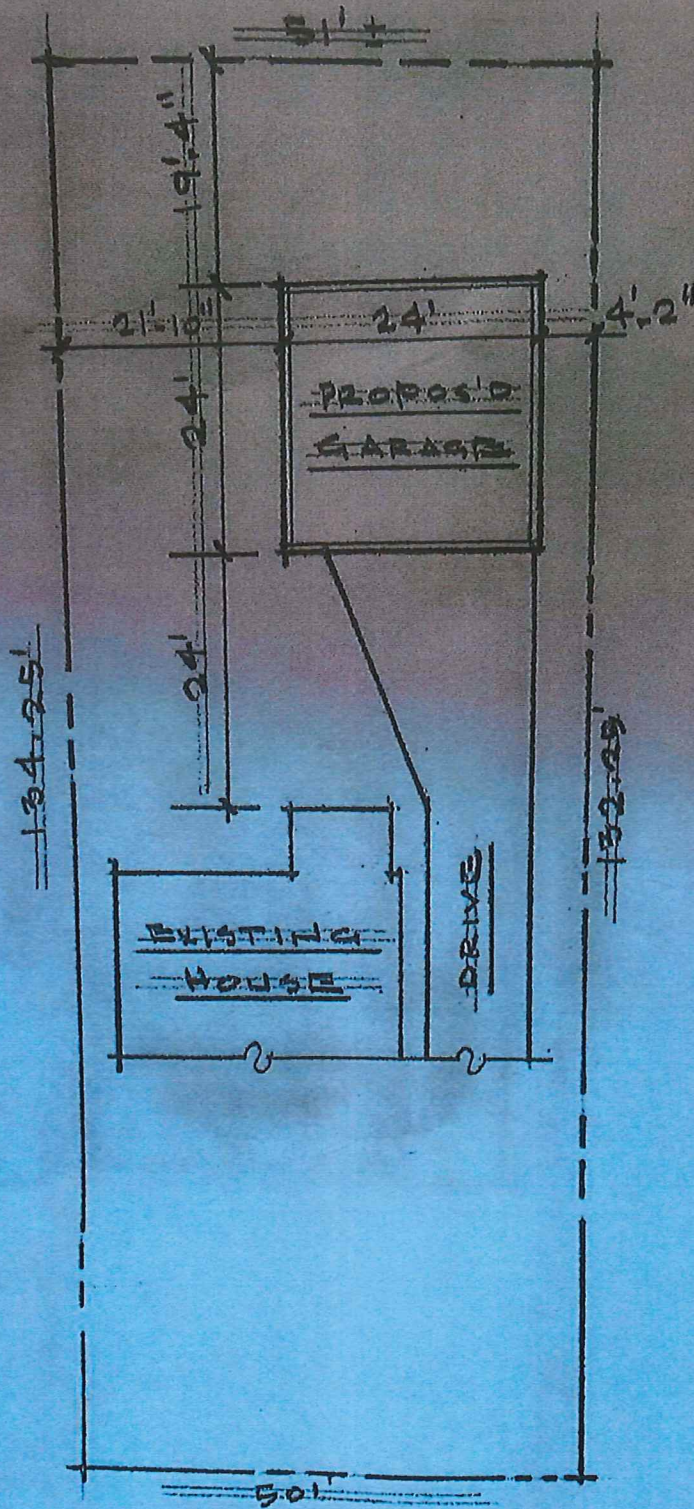
WCP (1 Story)	167 sq ft	Foundation	Standard
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\*\*Disclaimer: BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.









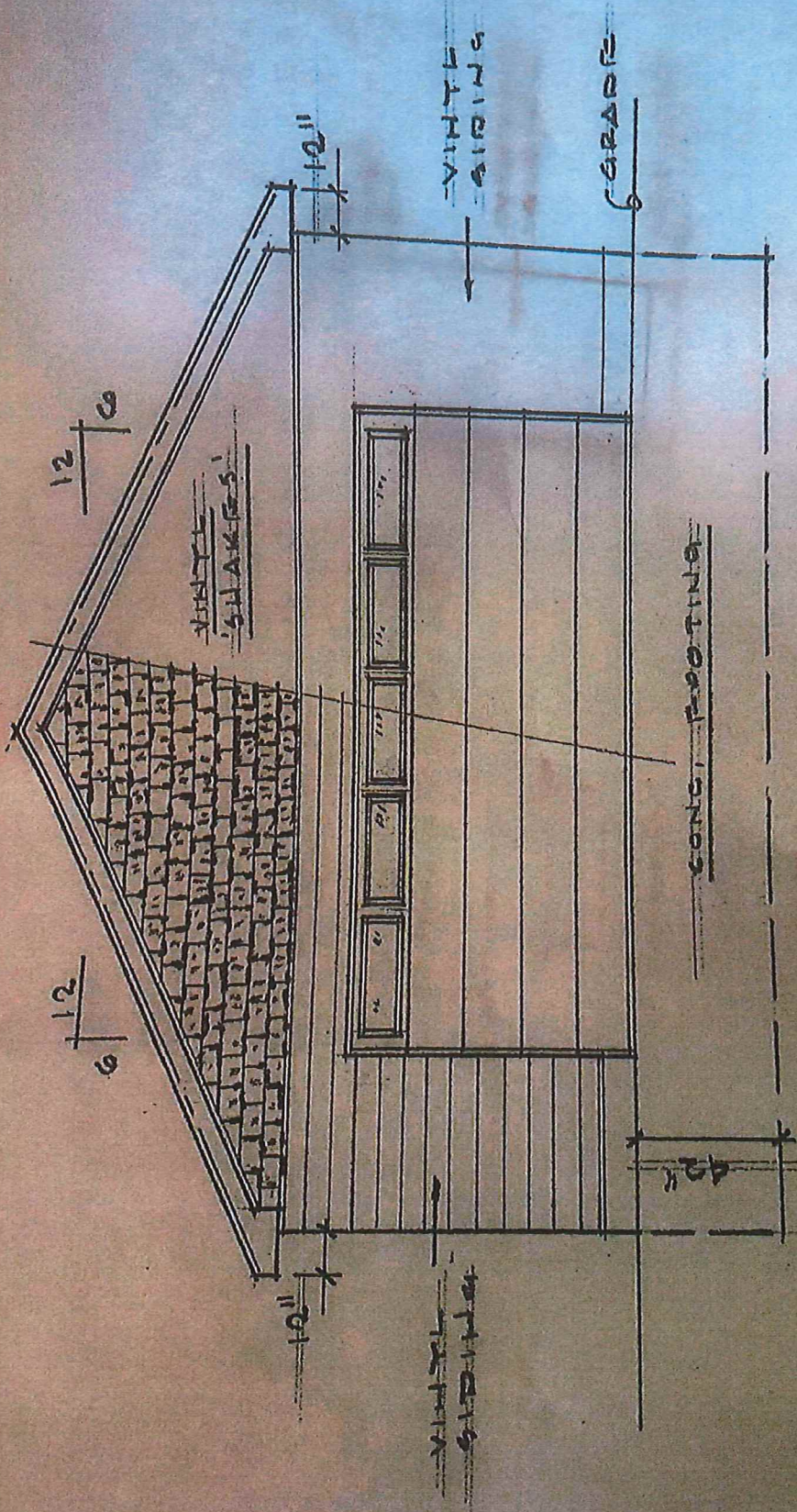
28812 FARMINGTON

SITE PLAN

1" = 20'-0"

PROPOSED NEW GARAGE -

REMOVES EXISTING GARAGE



WEST ELEVATION (TYP) 1/4"-1'-0"

EDGE SQAIR

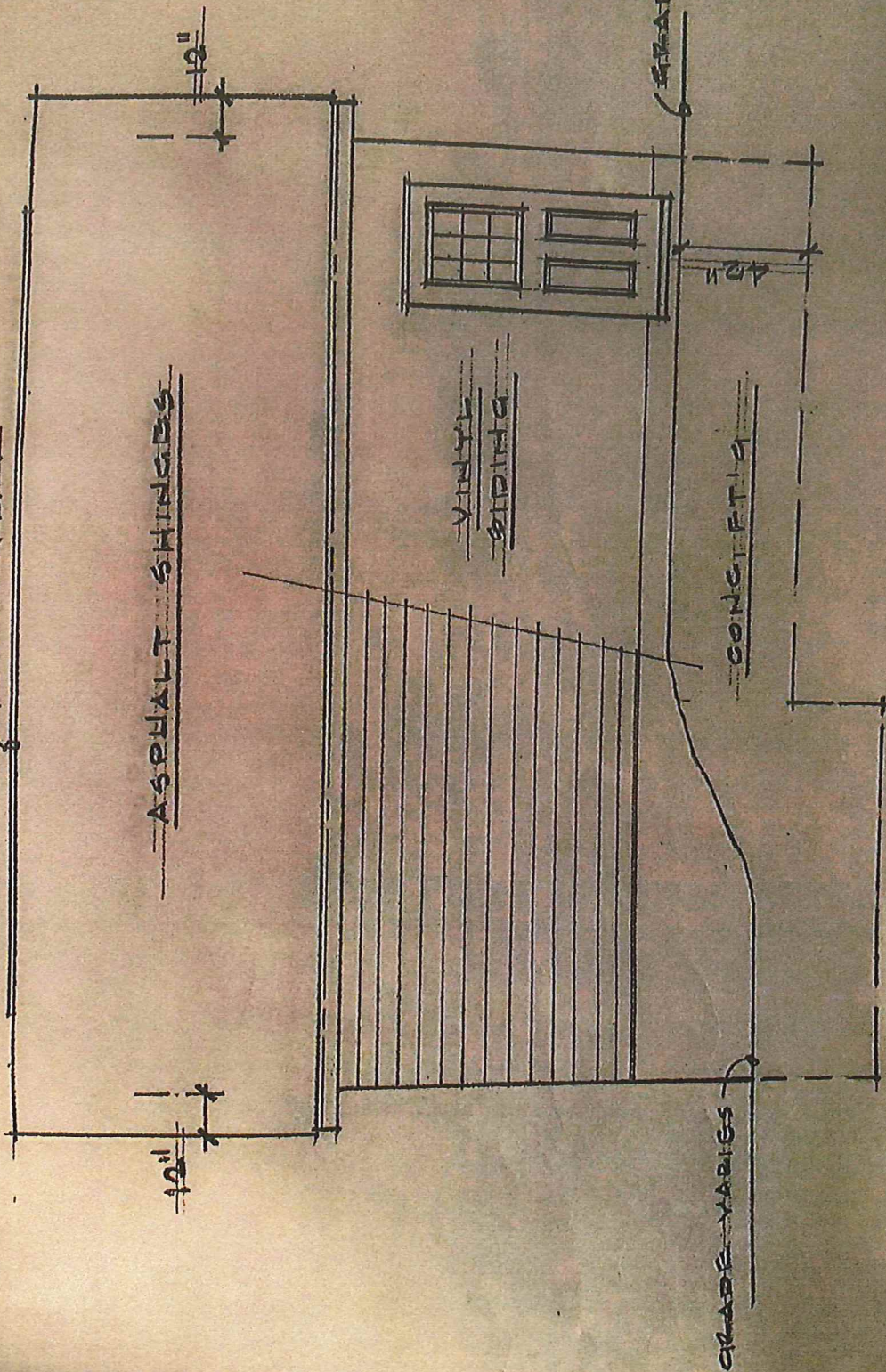
ASPHALT SHINGLES

VINYL SIDING

CONCRETE

GRADE VARIES

GRADE



NORTH ELEVATION (TYP) 14'3 1/2" x 11'0"

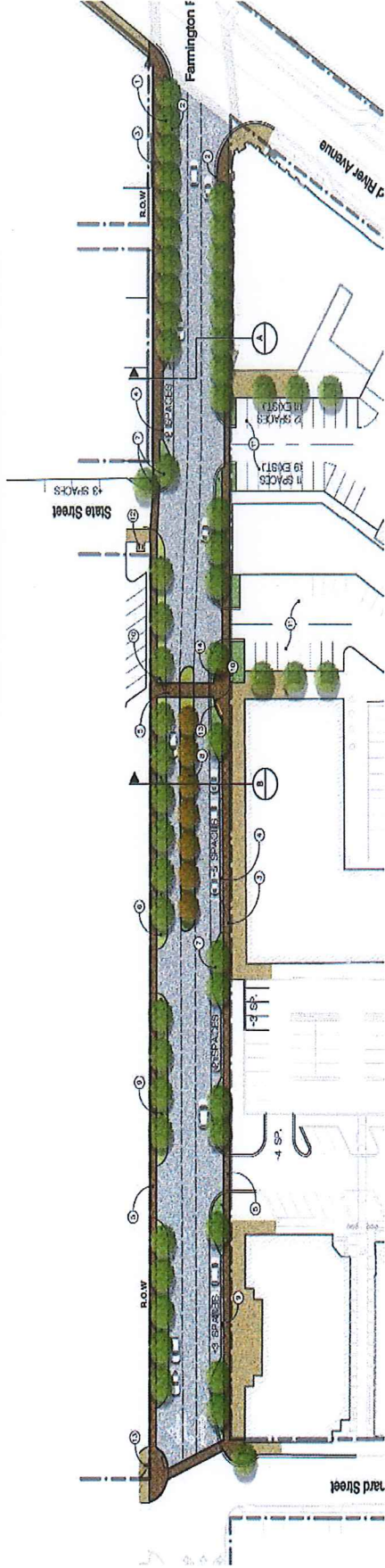
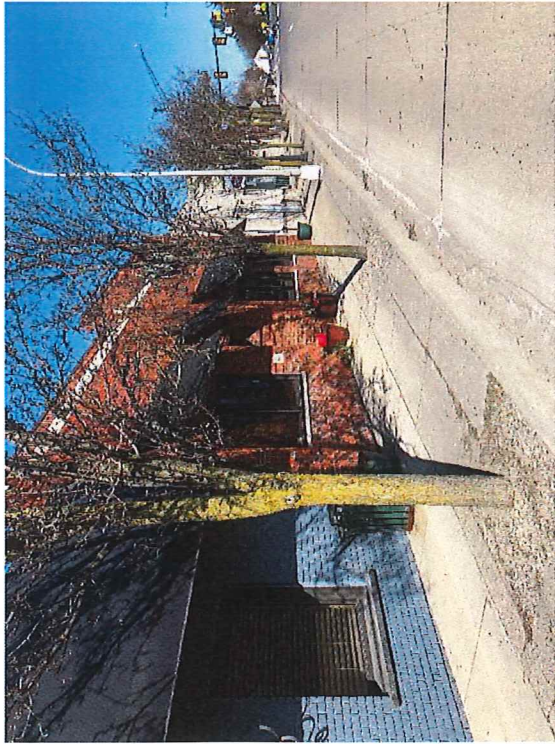
## Calendar for Fiscal Year 2022-27 Capital Improvement Program Process

October	Planning Meeting to discuss calendar David, Kevin, Chuck, Chris
October 28	Department Heads meet to discuss CIP Program at Department Head Meeting.
November 2	City Council meets to discuss CIP Program and to appoint representative to CIP Steering Committee. Items must be submitted by January 6.
November 4	DDA Meeting to discuss CIP and appoint Kate or a Board member to Steering Committee. Items must be submitted by January 8.
November 9	Planning Commission meets to discuss CIP Program and appoint a member to serve on the committee. Items must be submitted by January 13.
November 12	CIA Meeting to discuss CIP Program and appoint representative to CIP Steering Committee. Items must be submitted by January 9.
December 11	City Manager's Office to schedule 3 meetings in January/February for CIP Steering Committee.
December 7	Council to formalize items for submission to CIP Steering Committee.
December 8	DDA to formalize items for submission to CIP Steering Committee.
December 10	CIA to formalize items for submission to CIP Steering Committee.
December 11	Department Heads to formalize items for submission to CIP Steering Committee
December 14	Planning Commission to formalize items for submission to CIP Steering Committee



December 14	All Submittals in
December 18	Draft Schedule of Capital Improvements circulated to CIP Steering Committee.
Jan 4 – Feb 7	CIP Steering Committee meets to create CIP.
Feb 8	Planning Commission schedules public hearing for March 8.
Feb 8 – Feb 19	Draft CIP created.
Feb 22	E&CD advertises Public Hearing for FY 2022-27 CIP on February 22 and posts plan on website on February 19.
March 8	Planning Commission meets to hold public hearing regarding CIP and possibly approve plan.
April 12	Planning Commission meets to approve CIP if not already approved on March 8.
April 19	City Manager submits CIP along with proposed budget to City Council.
April 26	City Council Budget Review Session & Review of DDA Budget.
April 27 - May 17	City Council reviews and adjusts proposed budgets.
May 17	City Council schedules budget and millage public hearing for June 21.
June 7	City Clerk advertises Public Hearing for FY 2021-22 Budget.
June 21	City Council holds Public Hearing regarding FY 2021-22 Budget and Millage Rate, and considers adoption.
June 23	City Clerk publishes summary of adopted budget.

Planning Commission  
 Department Heads  
 DDA  
 City Council  
 CIA



The City of  
Founded 1824

**FARMINGTON**

# Capital Improvement Program FY 2021-2026

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Appendix A: Schedule of Capital Improvement Projects

## Planning Commission Members

Kenneth Crutcher  
Chair  
Steven Majoros  
Vice Chair  
Vacant  
Secretary  
Miriam Kmetzo  
Cathi Waun  
Geof Perrot  
Dan Westendorf

## Steering Committee

### Organization Representatives

Steven Majoros  
Planning Commission Representative  
Steven Schneemann  
City Council Representative  
Kate Knight  
Downtown Development Authority  
Representative  
Patrick Thomas  
Corridor Improvement Authority  
Representative

### City Staff

David M. Murphy  
City Manager  
Kevin Christiansen  
Director of Economic & Community  
Development  
Frank Demers  
Director of Public Safety  
Charles J. Eudy  
Superintendent of Public Works  
Christopher M. Weber  
Director of Finance & Administration

CITY OF FARMINGTON  
OAKLAND COUNTY, MICHIGAN

**PLANNING COMMISSION RESOLUTION**

At a meeting of the Planning Commission of the City of Farmington, Oakland County Michigan, held on March 9, 2020 at City Hall, 23600 Liberty Street, Farmington, Michigan 48335: The following resolution was offered by Planning Commission member Majoros and supported by Kmetzo.

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 Farmington 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 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 March 9, 2020, therefore;  
BE IT RESOLVED, the Capital Improvement Program presented for review on March 9, 2020, is adopted by the City of Farmington Planning Commission.

AYES: All (Crutcher, Kmetzo, Majoros, Perrot, Waun, Westendorf)

NAYS: None

ABSTENTIONS: None

## **Transmittal Letter**

City of Farmington  
Planning Commission

March 9, 2020

To the residents of the City of Farmington and all interested parties,

The enclosed Capital Improvement Program (CIP) was created to comply with state and local laws and was adopted by the City Planning Commission on March 9, 2020. It is designed to do specifically two things: 1. Enhance public awareness of issues in the community that need to be addressed, and show the residents that the City is actively working towards remedying them; and 2. Increase transparency and efficiency in the budget process.

The CIP is a resource that examines large expenditure capital projects that the City, the residents, and the Planning Commission have identified as improvements of need for safety, usability, or future planning purposes. For each project the plan recognizes a source of funding, and a desired window of completion. Having a comprehensive list of this kind is critical to effective financial and land use planning. This year's CIP identifies a total of 117 projects totaling \$28,332,937.

The CIP is not a plan of projects to be completed; rather it is a list of all potential projects, so that inventory of costs, funding sources and timelines can be easily seen and planning can be accomplished in a proper and logical manner.

Several entities were integral to creating the finalized CIP. They are, the public, the administration of the City of Farmington, the City Council, the Downtown Development Authority, the Grand River Corridor Improvement Authority, the Parking Committee and the Steering Committee. The CIP was developed with their input over the course of several months and with great dedication.

Under the authority and direction of the Michigan Planning Enabling Legislation (Public Act 33 of 2008), The City of Farmington's Planning Commission is pleased to present the Capital Improvement Program FY2021-2026.

Respectfully Submitted,

The City of Farmington Planning Commission

# Introduction

## What is a Capital Improvement Program (CIP)?

A Capital Improvement Program (CIP) is a short-term plan for identifying and categorizing large and/or very expensive projects. Like a household's budgeting plan for big-ticket items, a CIP is a city's plan to find funding for projects that cannot be accomplished in one year.

A "Capital Improvement" for the City's purposes here is any improvement that is at least one of the following:

- A purchase or improvement of a facility, system, infrastructure, or piece of equipment that costs \$10,000 or more, with an expected service life of more than 1 year
- Is a non-recurring expenditure
- Is a study that leads to such purchases

## CIP vs City Budget

A CIP is not the same as a city budget. A city budget appropriates funds, a CIP is merely an identification of projects. The CIP assists City Council and the City Administration by having a comprehensive list of projects that need to be accomplished. This list helps prioritize and plan for the budget year after year. A CIP cannot spend funds on projects, rather, its purpose is to examine each of the projects in detail and determine estimated costs, timelines and funding sources for each project.

## Why Create a CIP?

A CIP is required by state law and City Ordinance. The state law statute is the [Michigan Planning Enabling Act, Act 33 of 2008](#). Section 65 reads, "To further the desirable future development of the local unit of government under the master plan, a planning commission, after adoption of a master plan, shall annually prepare a capital improvements program of public structures and improvements, unless the planning commission is exempted from this requirement by charter or otherwise."

Additionally, Farmington City Code requires a Capital Improvement Plan. [Section 23-39](#) of the Farmington City code states, "The planning commission shall annually prepare a capital improvements program of public structures and improvements, showing those structures and improvements in general order of their priority, for the following six-year period, in accordance with the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3801 et seq."

## Benefits of the CIP

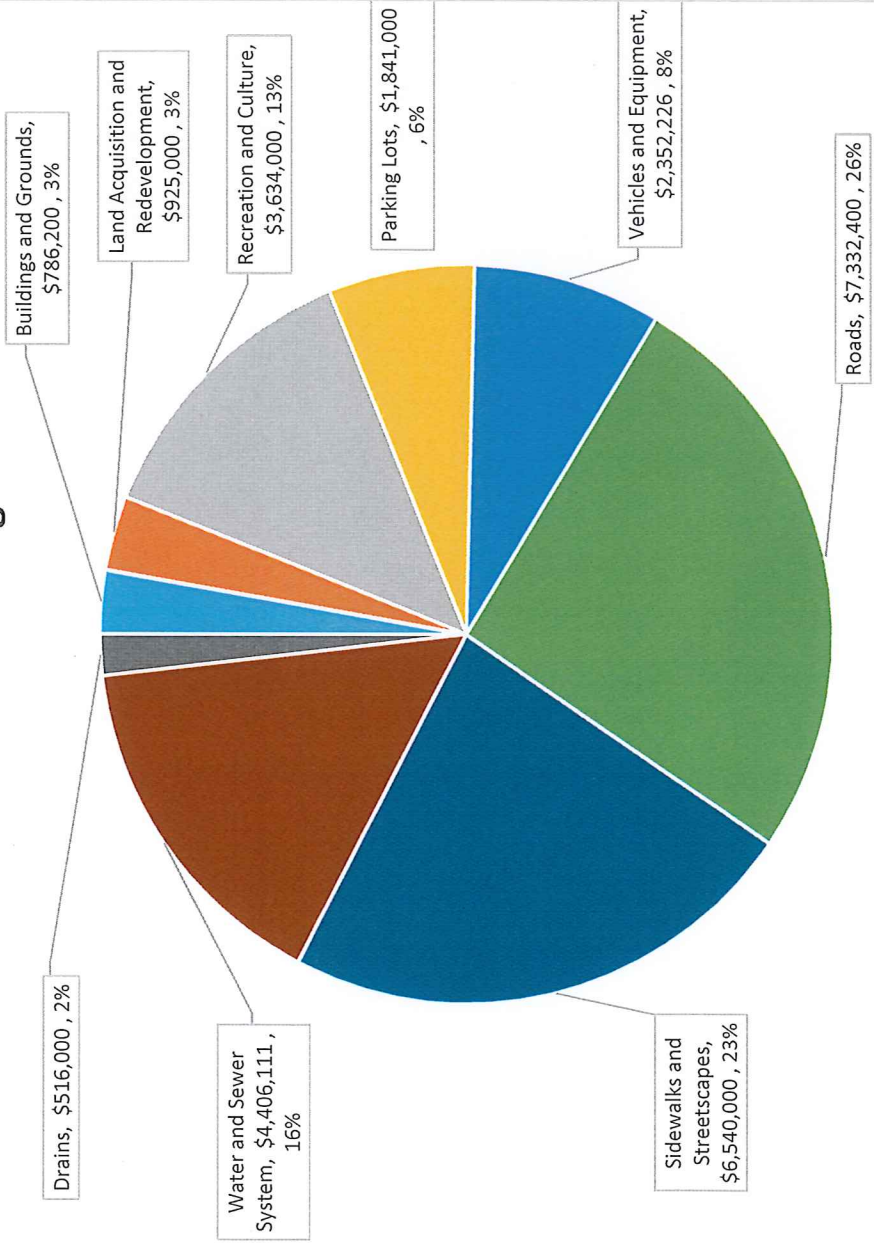
There are many benefits to creating a CIP. Because a CIP is a list of all projects the City has identified, it enables proper planning in a logical manner. A well-executed CIP program has many benefits, including:

- Calling attention to community deficiencies, and providing a means to correct them
- Identifying long-term and short-term expenditures, which greatly improves the budgeting process and efficiency
- Enhancing the ability to secure grants, reducing the taxpayer burden
- Increasing the likelihood of departmental inter-governmental cooperation, improving continuity and reducing costs
- Encouraging efficient governance



# Executive Summary

## 2021-2026 Funding Need



## Quick View

Total Projects:	117
Total Value:	\$28.3 Million
Projects \$ by Year:	
2021	\$7,300,560
2022	\$7,504,930
2023	\$4,850,560
2024	\$2,671,853
2025	\$3,918,434
2026	\$2,086,600

# Executive Summary



### Significant Projects Added Include:

- Drake Park Improvements \$450,000
- MTC Demolition and Cleanup of Site - \$860,000
- Comprehensive Improvement to the Warner Mansion - \$400,000

### Significant Projects Completed Include:

- Mayfield Street - \$400,000\*
- Freedom Road - \$945,000\*
- Oakland Street - \$1,075,320\*
- Mayfield Water Main - \$404,500\*
- Bel Aire Sewer Lining - \$499,300\*
- Water Meters - \$137,101
- US-16 Drain - \$113,756
- Caddell Drain - \$126,968
- Backhoe - \$131,998

\* - Estimated completion through June 30, 2020.

## Program Summary

The CIP identified 116 projects across 9 different categories. Some will generate revenue for the City and others will not, but they will all benefit the City. The CIP is guided by the plans and policies that the City has in place, as well as studies, reports and public input. The following plans were used as a basis for this CIP:

- [City of Farmington Master Plan \(2019\)](#)
- [Grand River Corridor Vision Plan \(2013\)](#)
- [Recreation Master Plan \(2016\)](#)
- [Orchard Lake & 10 Mile Roads Intersection Redesign Analysis \(2015\)](#)
- [Farmington Vision Plan \(2013\)](#)
- [Rouge River Trail Project \(2016\)](#)
- [Downtown Area Plan \(2015\)](#)
- [Downtown Master Plan \(2017\)](#)

These plans can be found on the City's website [www.farmgov.com](http://www.farmgov.com).

## Funding Sources

Various funding sources are needed to accomplish CIP projects, and not all will be completed. As is often the case, project totals exceed available funding. A large portion of the funding for the projects in the CIP comes from the City's General Fund. Additional major sources of funding include a voter-approved 3 mill levy; water and sewer rates for any water and sewer infrastructure projects; and, [Act 51](#) and a voter-approved 1.5 mill levy for roads. There are also grants, federal programs and other sources that will help decrease the City's share of the costs.

Currently, the following resources are available on a yearly basis:

- \$750,000 for Capital Projects
- \$200,000 for Department of Public Works Equipment
- \$800,000 for Roads
- \$50,000 for DDA Eligible Projects
- \$400,000 for Water and Sewer
- \$25,000 for Theater

## Project Prioritization

Projects are prioritized. Their prioritization is a result of several factors including: need, funding status, citizen safety and well-being, and time restraints. As would be expected, the projects with the higher priority are likely to be accomplished earlier than those with lower priority. Items in the CIP are categorized in terms of priority. Ranked from low to high they are: Under Consideration → Desired, Not Necessary → Necessary, Long Term → Necessary, Short Term → Urgent.

## Capital Improvement Program

The Capital Improvement Program is broken down into nine categories:

- Buildings and Grounds
- Drain System
- Land Acquisition and Redevelopment
- Parking Lots
- Recreation and Culture
- Roads
- Sidewalks and Streetscapes
- Vehicles and Equipment
- Water and Sewer System

These categories each have the most notable projects listed, as well as project values by year. To keep this document succinct, not all projects are listed. The full list of projects is in Appendix A. In addition, the appendix spreadsheet includes a total of 10 (ten) years of projects. This document will be updated annually to include new project ideas and remove those that have been completed or are deemed no longer to be necessary. This document is not a directive to spend money, only a tool to guide possible projects by showing their importance level, judged by the community. Not all projects will be completed. Some may never happen, others will.

# Buildings and Grounds

## Significant Building and Grounds projects include:

**Repair of City Hall and DPW Building** - City Hall and the DPW Building were constructed in the 1950's and 1960's. These buildings were last renovated in the 1990's and 1970's respectively. Both structures are in need of significant repairs including: new roofs, windows, HVAC systems, boilers, and ADA accessible entryways.

**Relocation of City Hall** - City Hall is located near the southwest corner of Grand River Avenue and Farmington Road. Its prime location in the heart of downtown has drawn interest from developers and could lead to significant redevelopment opportunities if City Hall is moved to a new location. There are no current plans to move City Hall, but consideration should be given to the decision of whether to pay the extensive costs of renovating City Hall versus the potential for relocation.



## Quick View

Total City owned Buildings:	13
Total Projects:	13
Total CIP:	\$786,200
Projected cost by year:	
2021	\$333,000
2022	\$141,800
2023	\$128,800
2024	\$128,800
2025	\$53,800
2026	\$-

## Buildings and Grounds - Continued

### **Significant Building and Grounds projects include:**

**Roof Replacement** – The roofs at City Hall, the DPW Building, the Governor Warner Mansion, and other City-owned buildings have reached the end of their useful lives. Leaks occur on a regular basis requiring emergency repairs and placing expensive equipment at risk. Replacing these roofs are anticipated to cost the City \$310,000.



**City Hall Entrances** – The east and west entrances to City Hall are in need of repair. Repairing these entrances includes new concrete stairs and ramps and brick replacement which are anticipated to cost the City \$65,000.



# Drain System

## Significant Drain System projects include:

The Mayfield Drain has experienced issues with water backing up after significant rainfall. City engineers have identified a fix for the problem. Work will be performed in the 2019/20 and 2020/21 fiscal years and will cost approximately \$100,000.

The City has been notified by the Oakland County Water Resource Commissioner of various repairs that are required for the Caddell Drain system. The repairs will be performed in 2 phases. The first phase will take place in the 2019/20 fiscal year and will cost approximately \$127,000. The second phase will take place in the 2020/21 fiscal year and will cost approximately \$476,000.

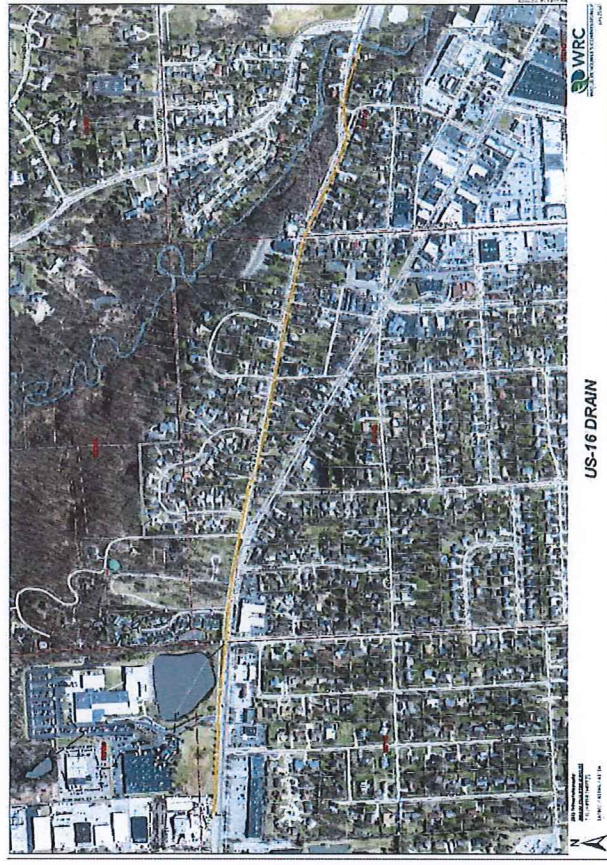
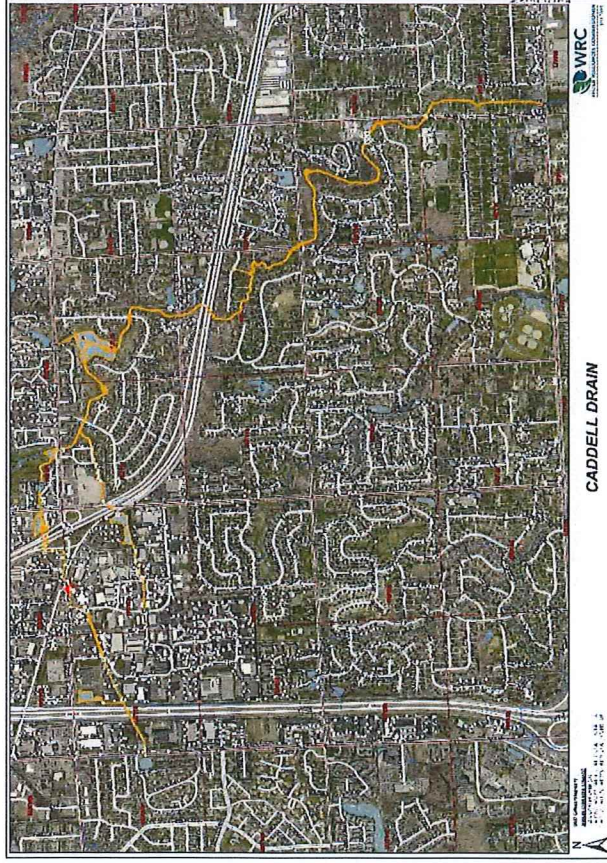
## Quick View

Total Projects:	3
Total CIP:	\$516,000
Projected cost by Year:	
2021	\$516,000
2022	\$-
2023	\$-
2024	\$-
2025	\$-
2026	\$-

# Drain System-Continued

## Significant Drain projects include:

There are 2 County Drains that run through the City of Farmington – Caddell Drain and US-16 Drain. In addition, the City maintains multiple stormwater outfall to the Rouge River or tributaries to the Rouge, and many points of connection to Road Commission of Oakland County storm sewers on Farmington Road and Orchard Lake Road.

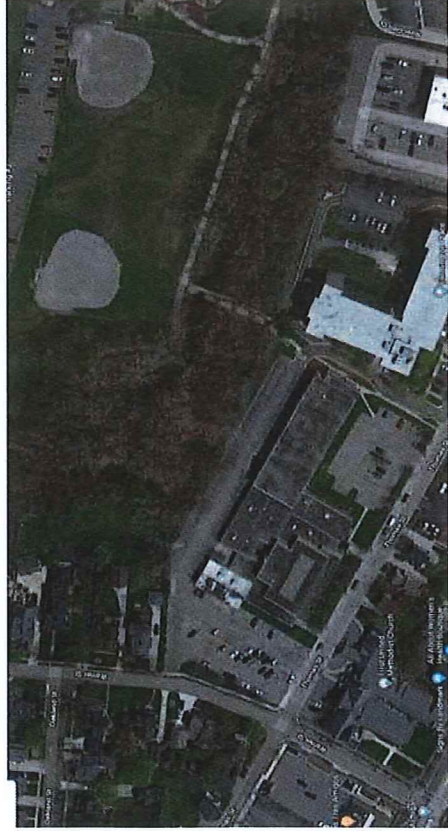




# Land Acquisition and Redevelopment

## Significant Land Acquisition and Redevelopment projects include:

**Maxfield Training Center** – The City is in the process of purchasing the Maxfield Training Center and a portion of Shiawasse Park from Farmington Public Schools. The plans for the Maxfield Training Center include demolishing the current building, cleaning up any potential contamination on the site, and selling the property to a developer for residential/commercial redevelopment. The City will seek grants/low interest loans to pay for demolishing and site cleaning up. The Shiawasse Park property will be retained as part of the park. The City purchased the Shiawasse Park property from Farmington Public School because many of the grants available to improve and revitalize parks require ownership of the land.



## Quick View

Total Projects:	2
Total CIP:	\$925,000
Projected cost by Year:	
2021	\$875,000
2022	\$50,000
2023	\$-
2024	\$-
2025	\$-
2026	\$-

# Land Acquisition and Redevelopment - Continued

## Significant Land Acquisition and Redevelopment projects include:

**Land Acquisition and Redevelopment** – Several studies have been completed in the last several years that have recommended an increase in the density of various commercial areas throughout the City. In order to increase densification, the City may have to purchase parcels in order to facilitate consolidation. These concepts are shown in detail in the Farmington Vision Plan, Downtown Area Plan, Downtown Master Plan, and Grand River Corridor Improvement Vision Plan. There are currently no specific land acquisition and redevelopment projects planned in the next 6 years. However, these types of projects are based on opportunities that may present themselves at any time. An example of the concept is shown below.



# Parking Lots

## Significant Parking Lot projects include:

The City owns or maintains 23 parking lots, driveways, and alley ways. Routine maintenance of these items is anticipated to cost approximately \$10,000 on an annual basis. Maintenance includes crack sealing, sealcoating, and striping. Occasional resurfacing is also required. Below is a map of City owned parking lots. The lots at Drake Park and the DPW Building are not shown.



## Quick View

Total City owned Parking Lots:	7
Total Spaces:	779
Total Projects:	10
Total CIP:	\$1,841,000
Projected cost by year:	
2021	\$260,000
2022	\$25,000
2023	\$510,000
2024	\$834,000
2025	\$160,000
2026	\$52,000

# Parking Lots - Continued

## Significant Parking Lot projects include:

The [Downtown Farmington Parking Study Update](#), determined that an additional 429 parking spaces would be required in 5-10 years to support land use densification from retail to restaurant. In order to begin creating additional parking spaces, the City and DDA are considering various properties throughout the DDA to purchase or reconfigure for surface parking. The CIP includes the purchase or reconfiguration of properties in the amount of \$500,000 (50 spaces x \$10,000 per space)

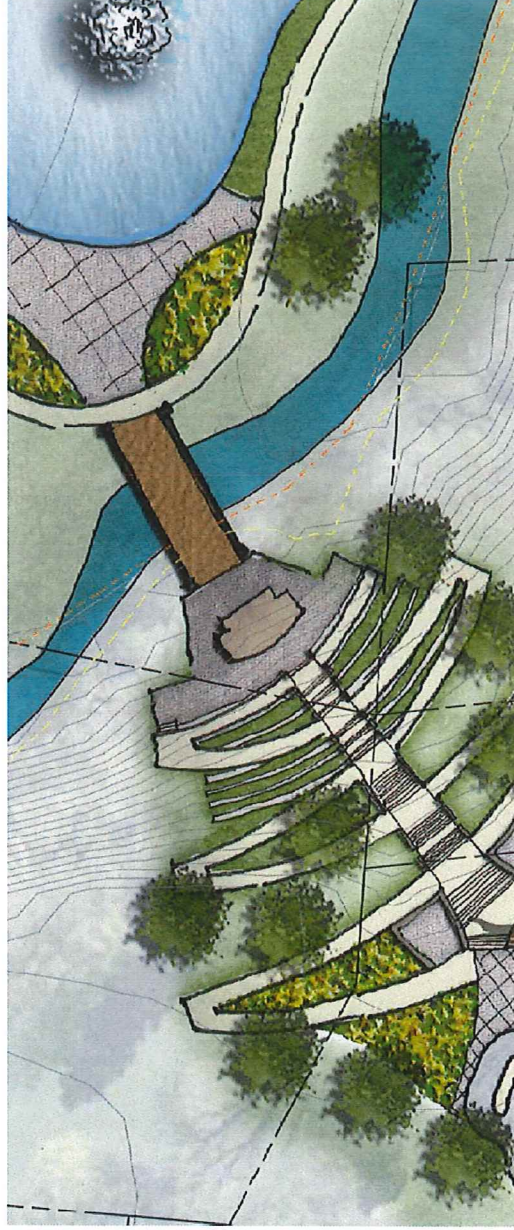
In order to create 429 parking spaces, a parking structure would need to be constructed. Below are the locations suggested for a new parking structure. A new structure is included in the CIP for construction in the next 7-10 years.



# Recreation and Culture

## Significant Recreation and Culture projects include:

**Shiawassee Park Comprehensive Improvements** - The City's largest park, Shiawassee, is in need of maintenance and improvement. Included in this plan is a project to connect Shiawassee Park to the downtown via an ADA compliant switchback pathway. Additional projects include updating and potentially redesigning current park amenities, such as bathrooms, ball fields, walking paths, etc. A conceptual drawing of the switchback pathway is displayed below. The switchback pathway would begin at the Maxfield Training Center property and enter the park on the western end. The Recreation Master Plan and the Rouge River Trail Project provide more details related to the Recreation and Culture opportunities in the City of Farmington and surrounding community.



## Quick View

City Parks:	6
Total Area:	37.2
Total Projects:	24
Total CIP:	\$3,634,000

### Projected cost by year:

2021	\$736,000
2022	\$418,000
2023	\$2,080,000
2024	\$-
2025	\$400,000
2026	\$-

# Roads

## Significant Road projects include:

The City levies property taxes of 1.5 mills for roads. This levy, together with Act 51 gas and weight taxes, provide funding to resurface all of the roads in the City of Farmington. Unlike many communities, the City does not special assess for road projects. Significant road projects in the CIP include Mayfield and Freedom roads in 2020/21. Additional projects are planned each year over the next 6 years, but are not specifically identified in this report.

**Mayfield Street** – The CIP includes the reconstruction of Mayfield Street in the 2020/21 fiscal year. The City selected this street for reconstruction due to flooding problems. Included in this project are reconstruction of the road, replacement of the water main, addition of a drain line, and other improvements.



## Quick View

Miles of Major Street roads in Farmington: 7.36

Miles of Local Street roads in Farmington: 26.35

Total Projects: 4

Total CIP: \$7,332,400

Projected cost by Year:

2021	\$2,582,400
2022	\$750,000
2023	\$1,000,000
2024	\$1,000,000
2025	\$1,000,000
2026	\$1,000,000

# Roads - Continued

## Significant Road projects include:

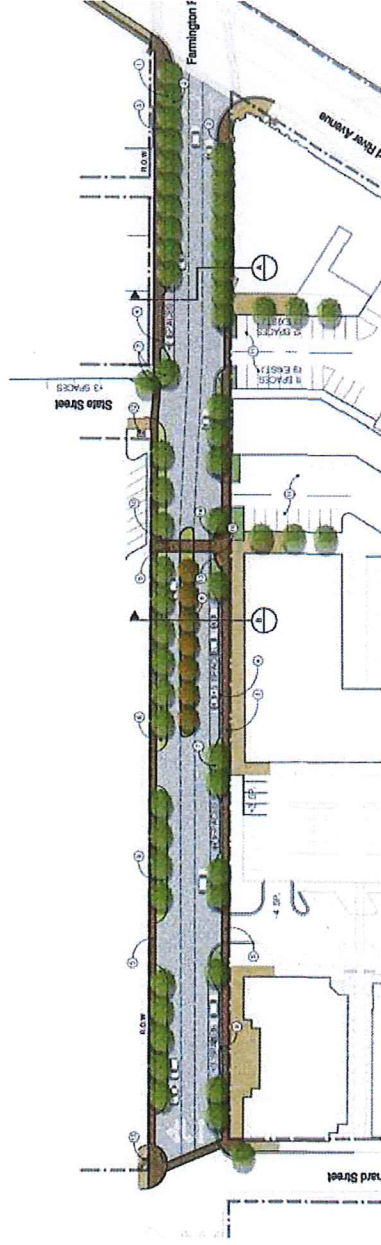
**Freedom Road** - The CIP includes the resurfacing of a portion of Freedom Road in the 2020/2021 fiscal year. The total cost of the project is estimated to be \$2,000,000 and the City has received a grant for approximately 50% of the cost. The portion to be resurfaced is shown on map below.



# Sidewalks and Streetscapes

## Significant Sidewalks and Streetscapes projects include:

**Farmington Road Streetscape** – The City of Farmington has completed the engineering for a streetscape along Farmington Road, from Grand River to Orchard Street. A grant for the project was submitted in 2019 and the City will learn if it has been awarded in the spring of 2020. Costs for the project that are not covered by the grant will be split between the City and DDA. The CIP contains \$4,000,000 for this project, \$1,000,000 of which should be covered by grants. Below is a diagram of the proposed streetscape.



## Quick View

Total CIP:	\$6,540,000
Total Projects:	10
Projected cost by Year:	
2021	\$330,000
2022	\$4,240,000
2023	\$380,000
2024	\$230,000
2025	\$680,000
2026	\$680,000



# Vehicles and Equipment

## Significant Vehicle and Equipment projects include:

**Self-contained Breathing Apparatus** – The CIP contains \$130,000 in fiscal year 2020/21 to replace the self-contained breathing apparatus used by public safety. The City plans on obtaining a grant to fund this purchase.



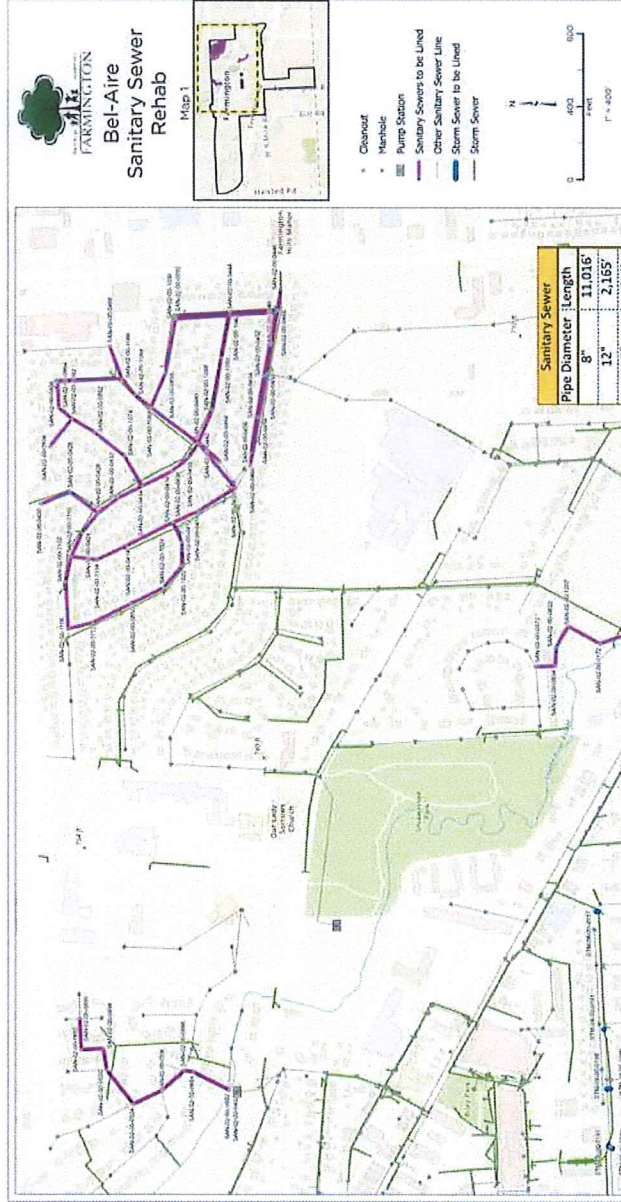
## Quick View

Total CIP:	\$2,352,226
Total Projects:	40
Projected cost by Year:	
2021	\$464,749
2022	\$503,130
2023	\$716,760
2024	\$433,553
2025	\$152,034
2026	\$82,000

# Water and Sewer System

## Significant Water and Sewer projects include:

**Bel Aire Sewer Lining** – This project involves the lining of the most problematic sewer lines in the Bel Aire subdivision, as well as digging up and replacing sections that are not suitable for lining. Included in the CIP is \$1,200,000 in the fiscal years ended 2019/20 and 2020/21.



## Quick View

Total Projects: 10  
Total CIP: \$4,406,111

Projected cost by year:

2021	\$1,203,411
2022	\$1,377,000
2023	\$35,000
2024	\$45,500
2025	\$1,472,600
2026	\$272,600



City of Farmington  
 Capital Improvement Plan  
 Appendix A  
 Overview

Project Category	Project Name	Priority/ Rank	City	Fund	Outside Source	Total	Fiscal Year Ended June 30									
							2021	2022	2023	2024	2025	2026	2027-2030			
Sidewalks and Streetscapes	Grand River Streetscape - Mayfield to Power	Desired, Not Necessary	100% CIA	Various	0% N/A	1,470,500	-	1,470,500	-	-	-	-	-	-	-	1,470,500
Sidewalks and Streetscapes	Grand River Streetscape - Power to Brookdale	Desired, Not Necessary	100% CIA	Various	0% N/A	1,470,500	-	1,470,500	-	-	-	-	-	-	-	1,470,500
Sidewalks and Streetscapes	Grand River Streetscape - Brookdale to Orchard Lake	Desired, Not Necessary	100% CIA	Various	0% N/A	1,102,500	-	1,102,500	-	-	-	-	-	-	-	1,102,500
Vehicles and Equipment	Electric Vehicle Charging Stations - Pair with Farmington Rd Streetscape	Under Consideration	0% DDA	Various	100% Source	10,000	-	10,000	-	-	-	-	-	-	-	-
Buildings and Grounds	Building and Grounds Routine Capital Improvements	Various	Various	Various	Various	1,591,200	393,000	141,800	178,800	51,800	-	-	-	-	-	1,105,000
Public	Public Safety Routine Capital Improvements	Various	Various	Various	Various	707,600	116,000	31,000	-	-	-	-	-	-	-	-
Parking Lots	Parking Lot Routine Capital Improvements	Various	Various	Various	Various	1,471,000	260,000	25,000	10,000	834,000	160,000	51,000	-	-	-	130,000
Recycling and Public	Public Facility Routine Capital Improvements	Various	Various	Various	Various	695,000	236,000	235,000	50,000	-	-	-	-	-	-	137,000
Roads	Major and Local Roads Routine Capital Improvements	Various	STREET	Various	Various	12,627,400	2,582,400	700,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	4,000,000
Sidewalks and Streetscapes	Sidewalks and Streetscape Routine Capital Improvements	Various	Various	Various	Various	1,600,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	500,000
Vehicles and Equipment	Public Safety Routine Capital Improvements	Various	Various	Various	Various	1,714,000	1,714,000	208,500	272,000	114,000	84,000	71,000	-	-	-	709,000
Vehicles and Equipment	DPW Equipment Routine Capital Improvements	Various	Various	Various	Various	1,752,535	170,249	54,630	434,760	309,553	28,034	-	-	-	-	755,309
Vehicles and Equipment	General Government Equipment Routine Capital Improvements	Various	Various	Various	Various	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	100,000
Water and Sewer System	Water and Sewer System Routine Capital Improvements	Various	MS	Various	Various	10,310,911	903,800	1,377,000	35,000	45,500	1,472,600	272,600	-	-	-	5,000,900
<b>TOTAL</b>						<b>\$ 61,581,414</b>	<b>2,485,768</b>	<b>\$ 59,145,646</b>	<b>\$ 7,800,930</b>	<b>\$ 4,850,560</b>	<b>\$ 2,671,853</b>	<b>\$ 3,918,434</b>	<b>\$ 2,086,600</b>	<b>\$</b>	<b>\$</b>	<b>\$ 36,122,709</b>

\$ 28,392,937

Note: The colored lines above represent totals from the detail pages that follow. In other words, the overview pages show unique, one-time projects and the summary of the routine projects of the detail pages can be shown in summary format.

City of Farmington  
 Capital Improvement Plan  
 Appendix A  
 Buildings and Grounds

Project Category	Project Name	Prioritization Rank	Funding Source			Prior Years		Future City		Fiscal Year Ended June 30						
			City	Fund	Outside	Outside Source	Total	City Cost	Cost	2021	2022	2023	2024	2025	2026	2027-2030
1 Buildings and Grounds	Study of City Hall Conditions	Necessary, Short Term	100% GF	30,000	0%	N/A	30,000	0	30,000	30,000						
2 Buildings and Grounds	HVAC City Hall (6 units)	Necessary, Short Term	100% GF	112,200	0%	N/A	112,200	0	112,200	17,000	23,800	23,800	23,800	23,800		
3 Buildings and Grounds	Replacement of Concrete Ramp and Stairs on East Side of City Hall	Necessary, Short Term	100% GF	65,000	0%	N/A	65,000	0	65,000	65,000						
4 Buildings and Grounds	Drake Park Storage	Necessary, Short Term	100% GF	50,000	0%	N/A	50,000	0	50,000	50,000						
5 Buildings and Grounds	City Hall & DPW Carpet Replacement and Paint	Necessary, Short Term	100% GF	33,000	0%	N/A	33,000	0	33,000	33,000						
6 Buildings and Grounds	Public Safety Front Desk Ballistic Glass	Necessary, Short Term	100% GF	25,000	0%	N/A	25,000	0	25,000	25,000						
7 Buildings and Grounds	South Truck Bay Door Replacement	Necessary, Short Term	100% GF	20,000	0%	N/A	20,000	0	20,000	20,000						
8 Buildings and Grounds	Training Room Upgrade	Necessary, Short Term	100% GF	24,000	0%	N/A	24,000	0	24,000	24,000						
9 Buildings and Grounds	OffSite Property Room Upgrade	Necessary, Short Term	100% GF	10,000	0%	N/A	10,000	0	10,000	10,000						
10 Buildings and Grounds	City Hall Furniture	Necessary, Short Term	100% GF	30,000	0%	N/A	30,000	0	30,000	30,000						
11 Buildings and Grounds	DPW Roof Replacement	Necessary, Short Term	100% GF/WS	310,000	0%	N/A	310,000	0	310,000	100,000	105,000	105,000				
12 Buildings and Grounds	Floor Drains/Epoxy Truck Bay Floor	Necessary, Short Term	100% GF	50,000	0%	N/A	50,000	0	50,000	50,000						
13 Buildings and Grounds	Renovation of Firearms Range	Necessary, Long Term	100% GF	500,000	0%	N/A	500,000	0	500,000							500,000
14 Buildings and Grounds	Salt Dome Roof Replacement (2021) Reconstruction (2027-2030)	Necessary, Long Term	55% GF	452,000	45%	N/A	452,000	0	452,000	27,000						425,000
15 Buildings and Grounds	City Hall Roof Replacement	Necessary, Long Term	100% GF	150,000	0%	N/A	150,000	0	150,000							150,000
16 Buildings and Grounds	9 Mile Retention Boiler Replacement	Necessary, Long Term	100% WS	30,000	0%	N/A	30,000	0	30,000							30,000
<b>TOTAL</b>				<b>\$ 1,891,200</b>			<b>\$ 1,891,200</b>	<b>\$ -</b>	<b>\$ 333,000</b>	<b>\$ 141,800</b>	<b>\$ 128,800</b>	<b>\$ 128,800</b>	<b>\$ 53,800</b>	<b>\$ -</b>	<b>\$ 1,105,000</b>	

City of Farmington  
 Capital Improvement Plan  
 Appendix A  
 Drains

Project Category	Project Name	Prioritization Rank	City	Fund	Funding Source		Total	Prior Years			Fiscal Year Ended June 30				
					City	Outside		City Cost	Future City Cost	2022	2023	2024	2025	2026	2027-2030
1 Drains	Caddell Drain - 9 Mile & Drake Culvert Replacement	Urgent	100%	General	0%	N/A	\$ 380,800	\$ -	\$ 380,800	\$ 380,800					
2 Drains	Maryfield Drain	Urgent	100%	General	0%	N/A	100,000	60,000	40,000	40,000					
3 Drains	Caddell Drain System Improvements	Necessary, Short Term	100%	General	0%	N/A	222,168	126,968	95,200	95,200					
<b>TOTAL</b>		<b>3</b>					<b>\$ 702,968</b>	<b>\$ 186,968</b>	<b>\$ 516,000</b>	<b>\$ 516,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

City of Farmington  
 Capital Improvement Plan  
 Appendix A  
 Recreation and Culture

Project Category	Project Name	Prioritization Rank	City	Fund	Outside Source	Total	Prior Years		Future City								
							City Cost	Future Cost	2021	2022	2023	2024	2025	2026	2027-2030		
1 Recreation and Culture	Shiawassee Park Play Structure and Wooden Fence Replacement	Necessary, Short Term	50% GF		50% Grant	20,000 \$	-	20,000 \$	20,000								
2 Recreation and Culture	Shiawassee and Drake Bathroom Replacement	Necessary, Short Term	100% GF		0% N/A	130,000	-	130,000	130,000								
3 Recreation and Culture	Mansion painting of exterior of Mansion, Gazebo, and Carriage House	Necessary, Short Term	50% GF		50% Grant	20,000	-	20,000	10,000	10,000							
4 Recreation and Culture	Mansion roof repair of Mansion, Gazebo, and Carriage House	Necessary, Short Term	50% GF		50% Grant	24,000	-	24,000	11,000	13,000							
5 Recreation and Culture	Theater Stage lighting upstairs	Necessary, Short Term	100% Theater		0% N/A	10,000	-	10,000	10,000								
6 Recreation and Culture	Theater New carpet throughout	Necessary, Short Term	100% Theater		0% N/A	15,000	-	15,000	15,000								
7 Recreation and Culture	Theater cinema servers (2)	Necessary, Short Term	100% Theater		0% N/A	17,000	-	17,000	17,000								
8 Recreation and Culture	Theater stage lighting downstairs	Necessary, Short Term	100% Theater		0% N/A	18,000	-	18,000	18,000								
9 Recreation and Culture	Theater Roof Repair	Necessary, Short Term	100% Theater		0% N/A	10,000	-	10,000	10,000								
10 Recreation and Culture	Overhead lighting in Theaters	Necessary, Short Term	100% Theater		0% N/A	20,000	-	20,000	20,000								
11 Recreation and Culture	Exhaust/AC Downstairs Project	Necessary, Short Term	100% Theater		0% N/A	15,000	-	15,000	15,000								
12 Recreation and Culture	Shiawassee Tennis Court Renovation/Demo	Necessary, Short Term	50% GF		50% Grant	20,000	-	20,000	20,000								
13 Recreation and Culture	Theater digital projectors (2)	Necessary, Long Term	100% Theater		0% N/A	95,000	-	95,000	95,000								95,000
14 Recreation and Culture	Theater Concessions update	Necessary, Long Term	100% Theater		0% N/A Grant /	12,000	-	12,000	12,000								12,000
15 Recreation and Culture	Mansion driveway paver repairs	Necessary, Long Term	50% GF		50% Donation	10,000	-	10,000	10,000			10,000					
16 Recreation and Culture	Sundquist Pavillion Floor Resurfacing	Necessary, Long Term	100% GF		0% N/A	10,000	-	10,000	10,000								10,000
17 Recreation and Culture	Sundquist Pavillion Painting	Necessary, Long Term	100% GF		0% N/A	10,000	-	10,000	10,000								10,000
18 Recreation and Culture	Public Art	Desired, Not Necessary	100% DDA		0% N/A	10,000	-	10,000	10,000								
19 Recreation and Culture	Ice Rink Chiller Screen	Desired, Not Necessary	100% DDA		0% N/A	15,000	-	15,000	15,000								
20 Recreation and Culture	Riley Park Paver and Approaches	Desired, Not Necessary	50% GF		50% Grant	90,000	-	90,000	90,000								
21 Recreation and Culture	Grand River at Shiawassee Bridge Property Acquisition	Desired, Not Necessary	50% CIA		50% Grant	10,000	-	10,000	10,000			10,000					
22 Recreation and Culture	Sundquist Pavillion Lighting	Desired, Not Necessary	100% GF		0% N/A	10,000	-	10,000	10,000			10,000					
23 Recreation and Culture	Flanders Park Playcapets(s)	Desired, Not Necessary	50% GF		50% Private	30,000	-	30,000	30,000								
24 Recreation and Culture	Flanders Park Shelter	Desired, Not Necessary	0% GF		100% Private	25,000	-	25,000	25,000								
25 Recreation and Culture	Memorial Park Improvements (Masonic Temple)	Desired, Not Necessary	50% GF		50% Grant	50,000	-	50,000	50,000			50,000					
<b>TOTAL</b>						<b>696,000 \$</b>	<b>-</b>	<b>696,000 \$</b>	<b>256,000 \$</b>	<b>253,000 \$</b>	<b>80,000 \$</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>127,000</b>

City of Farmington  
 Capital Improvement Plan  
 Appendix A  
 General Government Equipment

Project Category	Project Name	Prioritization Rank	Funding Source		City	Fund	Outside Source	Total	Fiscal Year Ended June 30									
			City	Outside					Prior Years City Cost	Future City Cost	2021	2022	2023	2024	2025	2026	2027-2030	
1 Vehicles and Equipment	Large Format Scanner	Necessary, Short Term	100% GF	0% N/A	\$	10,000	\$	10,000	\$	-	\$	10,000	\$	10,000				
2 Vehicles and Equipment	Poll Booth Replacement	Necessary, Short Term	100% GF	0% N/A		10,000		10,000		-		10,000						
3 Vehicles and Equipment	Phone System	Necessary, Short Term	100% GF	0% N/A		45,000		45,000		-		45,000						
4 Vehicles and Equipment	Storage	Necessary, Short Term	100% GF	0% N/A		65,000		65,000		-		65,000						
5 Vehicles and Equipment	Network Switches (5)	Necessary, Short Term	100% GF	0% N/A		20,000		20,000		-		20,000						20,000
6 Vehicles and Equipment	Access Points (6)	Necessary, Short Term	100% GF	0% N/A		10,000		10,000		-		10,000						10,000
7 Vehicles and Equipment	Election Equipment Replacement	Necessary, Long Term	100% GF	0% N/A		50,000		50,000		-		50,000						50,000
8 Vehicles and Equipment	IT Equipment	Necessary, Long Term	100% GF	0% N/A		120,000		120,000		-		10,000		10,000		10,000		10,000
<b>TOTAL</b>						<b>\$ 330,000</b>		<b>\$ 330,000</b>		<b>\$ -</b>	<b>\$ 330,000</b>	<b>\$ 20,000</b>	<b>\$ 130,000</b>	<b>\$ 10,000</b>	<b>\$ 10,000</b>	<b>\$ 40,000</b>	<b>\$ 10,000</b>	<b>\$ 110,000</b>



City of Farmington  
 Capital Improvement Plan  
 Appendix A  
 Public Safety Equipment

Project Category	Project Name	Project Rank	Funding Source				Fiscal Year Ended June 30											
			City	Fund	Outside	Outside Source	Total	Prior Years		Future City		2021	2022	2023	2024	2025	2026	2027-2030
								City Cost		Cost								
1 Vehicles and Equipment	Patrol Vehicles	Urgent	50%	GF	50%	Drug Forf	\$ 720,000	\$ -	\$ 720,000	\$ 68,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 72,000	\$ 72,000	\$ 72,000	\$ 296,000	
2 Vehicles and Equipment	Administration Vehicles	Necessary, Short Term	100%	GF	0%	N/A	91,000	-	91,000	28,000							35,000	
3 Vehicles and Equipment	Firearms	Necessary, Short Term	80%	GF	20%	Resale	25,000	-	25,000		25,000							
4 Vehicles and Equipment	Fire Turnout Gear	Necessary, Short Term	10%	GF	90%	Grant	57,000	-	57,000	28,500	28,500							
5 Technology	In-Car Computers	Necessary, Short Term	100%	GF	0%	N/A	52,000	-	52,000		25,000						27,000	
6 Vehicles and Equipment	Emergency Siren Controls	Necessary, Short Term	100%	GF	0%	N/A	36,000	-	36,000			12,000	12,000					
7 Vehicles and Equipment	Body Worn Cameras	Necessary, Short Term	50%	GF	50%	Grant	150,000	-	150,000		50,000							
8 Vehicles and Equipment	In-Car Cameras	Necessary, Short Term	50%	GF	50%	Grant	50,000	-	50,000		50,000							
9 Vehicles and Equipment	Self Contained Breathing Apparatus (SCBA)	Necessary, Short Term	10%	GF	90%	Grant	130,000	-	130,000	130,000								
10 Vehicles and Equipment	Portable Light Trailer	Necessary, Short Term	100%	GF	0%	N/A	10,000	-	10,000		10,000							
11 Vehicles and Equipment	Portable Radios	Necessary, Short Term	25%	GF	75%	CLEMIS	40,000	-	40,000			40,000						
12 Vehicles and Equipment	Pumper Truck	Necessary, Long Term	100%	GF	0%	N/A	325,000	-	325,000								325,000	
13 Vehicles and Equipment	Thermal Imaging Camera	Necessary, Long Term	60%	GF	40%	RAP Gran	10,000	-	10,000								10,000	
14 Technology	Phone Recording System	Necessary, Long Term	50%	GF	50%	Drug Forf	18,000	-	18,000								18,000	
<b>TOTAL</b>							\$ 1,714,000	\$ -	\$ 1,714,000	\$ 254,500	\$ 208,500	\$ 272,000	\$ 114,000	\$ 84,000	\$ 72,000	\$ 72,000	\$ 709,000	

City of Farmington  
 Capital Improvement Plan  
 Appendix A  
 DPW Equipment

Project Category	Project Name	Priority/ Rank	City	Fund	Outside	Source	Total	Prior Years		Funding Source						
								City Cost	Future City Cost	2021	2022	2023	2024	2025	2026	2027-2030
1 Vehicles and Equipment	Ford 2000 F350 4x4 Pickup, 2005 GMC Pickup w/Plow	Necessary, Short Term	100%	ISF	0%	N/A	\$ 71,351	\$ -	\$ 71,351	\$ 71,351						
2 Vehicles and Equipment	Leaf Loader	Necessary, Short Term	100%	ISF	0%	N/A	61,160	-	61,160	61,160						
3 Vehicles and Equipment	2005 Savanna Van	Necessary, Short Term	100%	ISF	0%	N/A	48,100	-	48,100	48,100						
4 Vehicles and Equipment	2014 Ford F-250 4x4 Utility Body	Necessary, Short Term	100%	ISF	0%	N/A	37,440	-	37,440	37,440						
5 Vehicles and Equipment	2018 GMC	Necessary, Short Term	100%	ISF	0%	N/A	121,704	-	121,704	39,335						82,369
6 Vehicles and Equipment	Emark 60" Laser Mower	Necessary, Short Term	100%	ISF	0%	N/A	33,329	-	33,329	15,295						18,034
7 Vehicles and Equipment	Calcote Pedestal Calcium Pre-Wetter	Necessary, Short Term	100%	ISF	0%	N/A	10,400	-	10,400	10,400						
8 Vehicles and Equipment	1998 GMC Dump Truck, Plow, Scaper and Spreader	Necessary, Short Term	100%	ISF	0%	N/A	242,080	-	242,080	242,080						
9 Vehicles and Equipment	2007 GMC Pickup w/Plow	Necessary, Short Term	100%	ISF	0%	N/A	44,200	-	44,200	44,200						
10 Vehicles and Equipment	1984 Ford Tractor	Necessary, Short Term	100%	ISF	0%	N/A	45,870	-	45,870	45,870						
11 Vehicles and Equipment	Steel ROPS Cab/Hydraulic Broom Sweeper	Necessary, Short Term	100%	ISF	0%	N/A	20,850	-	20,850	20,850						
12 Vehicles and Equipment	Fayette Trailer 10 Ton	Necessary, Short Term	100%	ISF	0%	N/A	20,400	-	20,400	20,400						
13 Vehicles and Equipment	Stepp SPH 1.2LP Pre-Mix Heater	Necessary, Short Term	100%	ISF	0%	N/A	27,200	-	27,200	27,200						
14 Vehicles and Equipment	Sewer Televising Camera	Necessary, Short Term	100%	ISF	0%	N/A	40,800	-	40,800	40,800						
15 Vehicles and Equipment	1989 Liberty Landscape Trailer	Necessary, Short Term	100%	ISF	0%	N/A	12,240	-	12,240	12,240						
16 Vehicles and Equipment	2005 GMC Extended Cab 4x4 Pickup w/Plow	Necessary, Short Term	100%	ISF	0%	N/A	40,798	-	40,798	40,798						
17 Vehicles and Equipment	1994 Bandit Brush Chipper	Necessary, Long Term	100%	ISF	0%	N/A	29,000	-	29,000	29,000						29,000
18 Vehicles and Equipment	2000 GMC Dump Truck, Scaper, Plow & Spreader	Necessary, Long Term	100%	ISF	0%	N/A	263,440	-	263,440	263,440						263,440
19 Vehicles and Equipment	2014 Freightliner Dump Truck, Scaper, Plow & Spreader	Necessary, Long Term	100%	ISF	0%	N/A	284,800	-	284,800	284,800						284,800
20 Vehicles and Equipment	2015 Chevy Express	Necessary, Long Term	100%	ISF	0%	N/A	39,893	-	39,893	39,893						
21 Vehicles and Equipment	Leaf Loader	Necessary, Long Term	100%	ISF	0%	N/A	63,800	-	63,800	63,800						63,800
22 Vehicles and Equipment	2001 Ildi185Q6D Compressor w/Access	Necessary, Long Term	100%	ISF	0%	N/A	20,300	-	20,300	20,300						20,300
23 Vehicles and Equipment	Caterpillar 9N 9M101504	Necessary, Long Term	100%	ISF	0%	N/A	141,780	-	141,780	141,780						
24 Vehicles and Equipment	Digital DPW Maintenance Records	Necessary, Long Term	100%	GF	0%	N/A	10,000	-	10,000	10,000						
25 Vehicles and Equipment	SCADA Field Equipment	Necessary, Long Term	100%	GF/W/S	0%	N/A	10,000	-	10,000	10,000						10,000
26 Vehicles and Equipment	Beuhling Mdl B-60 Tandem Asphalt Roller	Necessary, Long Term	100%	ISF	0%	N/A	11,600	-	11,600	11,600						
Total							\$ 1,752,535	\$ -	\$ 1,752,535	\$ 1,702,249	\$ 54,630	\$ 434,760	\$ 309,553	\$ 28,034	\$ -	\$ 755,309

City of Farmington  
 Capital Improvement Plan  
 Appendix A  
 Parking Lots

Project Category	Project Name	Prioritization Rank	Funding Source			Total	Prior Years		Fiscal Year Ended June 30								
			City	Fund	Outside Source		City Cost	Future City Cost	2021	2022	2023	2024	2025	2026	2027-2030		
1 Parking Lots	Downtown Parking Lot	Necessary, Short Term	0% N/A	0% N/A	100% Private	\$ 700,000	\$ -	\$ 700,000									
2 Parking Lots	Drake Park Parking Lot	Necessary, Short Term	50% GF	50% GF	50% Grant	250,000	-	250,000	250,000								
3 Parking Lots	City Hall Horseshoe Drive	Necessary, Short Term	100% GF	100% GF	0% N/A	15,000	-	15,000		15,000							
4 Parking Lots	Mailbox	Necessary, Short Term	100% GF/DDA	100% GF/DDA	0% N/A	53,000	-	53,000					53,000				
5 Parking Lots	Parking Lot Pay Station	Necessary, Short Term	100% DDA	100% DDA	0% N/A	50,000	-	50,000					50,000				
6 Parking Lots	14 Parking Meters on Grand River	Necessary, Short Term	100% DDA	100% DDA	0% N/A	21,000	-	21,000					21,000				
7 Parking Lots	City Hall East Lot	Necessary, Short Term	100% GF	100% GF	0% N/A	42,000	-	42,000									42,000
8 Parking Lots	DPW Lot	Necessary, Short Term	100% GF	100% GF	0% N/A	150,000	-	150,000						150,000			
9 Parking Lots	Slate Street Lot	Necessary, Long Term	100% GF/DDA	100% GF/DDA	0% N/A	40,000	-	40,000									40,000
10 Parking Lots	Page's Lot	Necessary, Long Term	100% GF/DDA	100% GF/DDA	0% N/A	50,000	-	50,000									50,000
11 Parking Lots	Routine Parking Lot Maintenance	Necessary, Short Term	100% GF/DDA	100% GF/DDA	0% N/A	100,000	-	100,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	40,000
<b>TOTAL</b>						<b>\$ 1,471,000</b>	<b>\$ -</b>	<b>\$ 1,471,000</b>	<b>\$ 260,000</b>	<b>\$ 25,000</b>	<b>\$ 10,000</b>	<b>\$ 10,000</b>	<b>\$ 834,000</b>	<b>\$ 160,000</b>	<b>\$ 52,000</b>	<b>\$ 130,000</b>	

City of Farmington  
 Capital Improvement Plan  
 Appendix A  
 Roads

Project Category	Project Name	Prioritization Rank	Funding Source		City	Fund	Outside Source	Total	Prior Years		Future City		Fiscal Year Ended June 30				
			City	Outside					City Cost	Cost	2021	2022	2023	2024	2025	2026	2027-2030
1 Roads	Mayfield Road	Necessary, Short Term	100%	0%	Street	N/A	\$ 1,127,400	\$ 400,000	\$ 727,400	727,400							
2 Roads	Freedom Road	Necessary, Short Term	64%	36%	Street	Grant	2,800,000	945,000	1,855,000								
3 Roads	Road Program	Necessary, Long Term	100%	0%	Street	N/A	8,700,000	-	8,700,000		700,000	1,000,000	1,000,000	1,000,000	1,000,000	4,000,000	
<b>TOTAL</b>		3					\$ 12,627,400	\$ 1,345,000	\$ 11,282,400	\$ 2,582,400	\$ 700,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 4,000,000	



City of Farmington  
 Capital Improvement Plan  
 Appendix A  
 Water and Sewer

Project Category	Project Name	Prioritization Rank	City	Fund	Funding Source		Total	Prior Years		Future City Cost	Fiscal Year Ended June 30					
					Outside	Source		City Cost	Cost		2021	2022	2023	2024	2025	2026
1 Sewer System	9 Mile Retention Storage Basin Repairs	Necessary, Short Term	100%	WS	0%	N/A	\$ 1,845,000	\$ -	\$ 1,845,000	\$ 45,000						\$ 1,800,000
2 Water System	Water Booster	Necessary, Short Term	100%	WS	0%	N/A	32,000	-	32,000	32,000						
3 Water System	Mayfield Street	Necessary, Short Term	100%	WS	0%	N/A	666,511	404,500	262,011	262,011						
4 Sewer System	Pump Stations Repairs	Necessary, Short Term	100%	WS	0%	N/A	100,000	-	100,000	10,000	10,000	10,000	10,000	10,000	10,000	40,000
5 Water System	Auto Read Meters	Necessary, Short Term	100%	WS	0%	N/A	278,700	-	278,700	153,700	25,000	25,000	25,000	25,000	25,000	
6 Water System	Portable Electronic Devices	Necessary, Short Term	100%	WS	0%	N/A	21,000	-	21,000			10,500				10,500
7 Water System	Frederick Water Main	Necessary, Short Term	100%	WS	0%	N/A	542,000	-	542,000		542,000					
8 Water System	Watermain Replacement 2 Miles per Year	Necessary, Short Term	100%	WS	0%	N/A	1,425,600	-	1,425,600					237,600	237,600	950,400
9 Sewer System	Evergreen Farmington Sewer District	Necessary, Short Term	100%	WS	0%	N/A	800,000	-	800,000	800,000						
10 Sewer System	Belaire Sewer Lining	Necessary, Long Term	100%	WS	0%	N/A	3,600,000	499,300	3,100,700	700,700				1,200,000		1,200,000
11 Sewer System	Chesley Lift Station	Necessary, Long Term	100%	WS	0%	N/A	250,000	-	250,000							250,000
12 Water System	Water Meter Pit Installation	Necessary, Long Term	100%	WS	0%	N/A	750,000	-	750,000							750,000
<b>TOTAL</b>							<b>\$ 10,310,811</b>	<b>\$ 903,800</b>	<b>\$ 9,407,011</b>	<b>\$ 1,203,411</b>	<b>\$ 1,377,000</b>	<b>\$ 35,000</b>	<b>\$ 45,500</b>	<b>\$ 1,472,600</b>	<b>\$ 272,600</b>	<b>\$ 5,000,900</b>