



REGULAR MEETING AGENDA

I. CALL TO ORDER

Roll Call

II. APPROVAL OF AGENDA

III. APPROVAL OF ITEMS ON THE CONSENT AGENDA

1. March 10, 2014 Minutes

IV. OUTSIDE DISPLAY AND SALES REQUEST

1. We Buy & Sell it All, 30930 Grand River Avenue

V. SITE PLAN REVIEW

1. Starlite Celebration, 32305 Grand River Avenue

VI. SITE PLAN REVIEW

1. Grand Plaza, 30760 Grand River Avenue

VII. SITE PLAN REVIEW

1. World Wide Shopping Center, 34701 Grand River Avenue

VIII. PRE-APPLICATION CONFERENCE WITH PLANNING COMMISSION

1. Pre-Application Conference with Planning Commission on PUD Planned Unit Development Concept Plan - Downtown Farmington Center

IX. PUBLIC COMMENT

X. PLANNING COMMISSION COMMENT

XI. ADJOURNMENT

**Farmington City Council
Staff Report****Council Meeting Date:**
April 14, 2014**Reference
Number
(ID # 1534)****Submitted by:** Kevin Christiansen, Economic Community Development Director**Description:** March 10, 2014 Minutes**Requested Action:****Background:****Agenda Review****Review:**

Kevin Christiansen Pending

City Manager Pending

Planning Commission Pending

FARMINGTON PLANNING COMMISSION PROCEEDINGS
City Council Chambers 23600 Liberty Street
Farmington, Michigan
Monday, March 10, 2014

Chairperson Bowman called the meeting to order at 7:00 p.m. in the Farmington City Council Chambers, 23600 Liberty Street, Farmington, Michigan.

ROLL CALL

Present: Babcock, Bowman, Buyers, Crutcher, Gronbach, Majoros
Absent: Chiara
A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Director Christiansen, Building Inspector Koncsol.

APPROVAL OF AGENDA

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

APPROVAL OF ITEMS ON CONSENT AGENDA

a. Minutes of Regular Meeting – February 10, 2014

MOTION by Buyers, seconded by Majoros, to approve the Consent Agenda.
Motion carried, all ayes.

**SCHEDULING OF PUBLIC HEARING – PUD PLANNED UNIT DEVELOPMENT
PRELIMINARY SITE PLAN AND DEVELOPMENT AGREEMENT:
GRAND RIVER/HALSTEAD PLAZA DEVELOPMENT**

Bowman introduced this item indicating it was presented at a prior Planning Commission meeting and moved to City Council and is now being brought back before the Planning Commission to schedule a public hearing. She turned the agenda item over to Director Christiansen.

Christiansen commented on wifi being installed in City Hall and that the Planning Commission meetings were now being digitally recorded.

He acknowledged two audience members, Hannah Peters, an intern and graduate student from Wayne State University, and Sierra Archibald from OCC.

He then stated the next step for this would be the scheduling of a public hearing and review of preliminary plan and draft development agreement which the Planning Commission will review and move forward to City Council. It would then come back to the Planning Commission for final site approval.

MOTION by Majoros, seconded by Crutcher , to schedule the Public Hearing to be held at the April 14, 2014 Planning Commission Meeting.
 Motion carried, all ayes.

GRAND RIVER AVENUE AND FARMINGTON ROAD INTERSECTION ANALYSIS PRESENTATION – HANNAH PETERS, ECONOMIC AND COMMUNITY DEVELOPMENT INTERN

Christiansen introduced Hannah Peters, a second year student in the Urban Planning Graduate Program at Wayne State University and Economic and Development Intern for the City.

She provided a handout of her Design Element Study: Streets & Circulation for the Grand River Avenue and Farmington Road – Downtown Farmington.

Areas of the study included:

Location and layout: Key points being its geographic location and adjoining cities, main intersection of Downtown Farmington, current number of lanes running east and west of Farmington and north and south of Grand River, prohibited left turn from southbound Farmington to eastbound Grand River, on street parking in that location, and it being extremely pedestrian friendly with brick crosswalks and widened sidewalks on Grand River.

The Evolution of the Intersection: History of the intersection, it being home to Farmington's first Central Business District, being sold to the Oakland County Road Commission in 1928 to be paved, and a 25 mile per hour speed limit to promote walkability.

Physical Conditions: Recent paving with no potholes conducive for car travel, brick paver crosswalks promoting pedestrian friendliness, clearly marked street signs, widened sidewalks with landscaping, indented parking.

The Intersection as a Community Linkage: Three corners of commercial activity and one corner of green space, north-south linkage to Farmington Hills and to Nine and Ten Mile Roads, east-west linkage to Orchard Lake and Drake, destination spot for attractions, adjacent to city services, built around pedestrian traffic in CBD.

Current & future improvement projects: Streetscape Phases I and 2, increased sidewalk widths, brick pavers, indented parking, possible addition of trolleybus for connection to

neighboring stops, and possible addition of new parking along Grand River and behind Grove Street.

Critiques and recommendations:

Light timers / adjustment of same, promote/identify vacant stores, stricter guidelines of current tenants, widen pedestrian crossing with additional pavers, planted medians, routine asphalt maintenance, left turn allowed onto Farmington and Grand River with green arrows, addition of bike lanes.

Analysis:

Ongoing project, serves as unique and well-functioning hub, draw new and better merchants, focus on foot traffic, historic charm is very valuable.

The floor was opened for comments and questions from the Commissioners.

Babcock explained how the term “walkability” excluded people in wheelchairs. She stated the sidewalk was not leveled when pavers were put in which made it hard for her to travel that route.

Buyers suggested that perhaps staff could speak to that issue.

Christiansen stated the correct term is accessibility – all nonmotorized modes of transportation.

Further discussion was held concerning the modifications to sidewalks and “walkability versus accessibility”.

Bowman thanked Babcock for bringing the matter up

Majoros inquired about the distance from parking to downtown destinations and cited the success of downtown Birmingham with their stacked parking decks and incentivized parking.

Buyers inquired about the trolley bus and discussion was held concerning how it could be a useful facility throughout the community by moving people from distant parking.

Director Christiansen provided a concentric ring analysis handout showing parking distances from locations such as Ikea, Costco and Twelve Oaks Mall in comparison with Downtown Farmington and further discussion was held.

Gronbach stated he was aware through DDA that there was talk of parking structures.

Bowman thanked Ms. Peters for her presentation.

CITY OF FARMINGTON 2014 PROPOSED DEVELOPMENT PROJECT

Director Christiansen summarized the proposed development projects for 2014.

1. Downtown Projects
 - a. Orchards RFP (second phase).
 - b. Riley Park restoration – cut park for ice rink – needs to be restored – bring grass back – pavers – hardscape.
 - c. Area plan development – task force created to look at downtown - come up with vision and plan – repurpose and upgrading park.
 - d. Grove Street facade – finish work to do.
 - e. Farmington Road – SHPO issue – grant given a year extension to do design work.
 - f. Grand River traffic analysis – OHM engaged to do traffic survey – cost to bring road up to the level where city would accept and take it over – Grand River Corridor Improvement Authority also looking at it
 - g. Kimco redevelopment - talk of new tenants, tearing down buildings or entire center.
 - h. David Judge parking
2. Corridor Improvement Authority –
 - a. Finalize development and TIF plan – schedule meetings with County
 - b. Marketing proposal
 - c. Zoning text amendments for C1–C2-C3 districts - engaging consultant regarding overlay district to allow for more flexibility
3. Redevelopment projects
 - a. Halsted-Grand River Plaza
 - b. Flanders School site
 - c. Old courthouse property
 - d. Mooney – Grand River
 - e. Panera Bread
 - f. Worldwide Center – new owner – looking to repurpose center
4. Other projects
 - a. Planning Commission – outdoor displays sales and storage
 - b. Multi committee – update signs
 - c. 2014 community events – Farmers Market – Summer Concert Series – Art on the Grand – Harvest Moon – Founders Festival - Holly Days.
 - d. Michigan Municipal League visit
 - e. Updating Parks and Rec Master Plan

Bowman thanked Kevin for the update.

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PUBLIC COMMENT

None heard

PLANNING COMMISSION COMMENT

The Grand Bakery and Café was discussed briefly.

ADJOURNMENT

MOTION by Buyers, seconded by Crutcher, to adjourn the meeting.
Motion carried, all ayes.

The meeting was adjourned at 8:20 p.m.

Respectfully submitted,

Secretary

**Farmington City Council
Staff Report**
Council Meeting Date:
April 14, 2014

**Reference
Number
(ID # 1535)**
Submitted by: Kevin Christiansen, Economic Community Development Director

Description: We Buy & Sell it All, 30930 Grand River Avenue

Requested Action:
Background:

The applicant/petitioner has submitted plans for outdoor display and sales to be located within the front yard adjacent to the existing commercial building at 30930 Grand River Avenue - We Buy & Sell It All. The existing commercial property is zoned C-2, Community Commercial. Seasonal commercial outdoor display and sales is permitted in the C-2 District subject to site plan review in accordance with the amended requirements of Article VII. CBD Central Business, C2 Community Commercial, C3 General Commercial and RO Redevelopment Overlay Districts, Section 35-102. Table of Uses, Special Provisions, sub-section (a) (6) of the Zoning Ordinance (see attached copy of Ordinance Amendment Approved by City Council on March 17, 2014). No changes regarding the existing commercial building or other site improvements are proposed.

The submitted plans show an outdoor display area within the front yard along Grand River Avenue adjacent to the existing commercial building. The applicant/petitioner is proposing to display no more than 4 items during normal/regular business hours in a 3' x 10' area outside the front of their store. The seasonal time period proposed for the outdoor display is from April 1st to October 30th. All sales are intended to take place within the existing commercial building.

The requested action of the Planning Commission is to review the submitted outside display and sales application and site plan for We Buy & Sell It All.

Attachments

Agenda Review
Review:

Kevin Christiansen	Pending
City Manager	Pending
Planning Commission	Pending

**Farmington City Council
Staff Report**

Council Meeting Date:
March 17, 2014

**Reference
Number**

Submitted by: Vincent Pastue, City Manager

Description: Consideration to Adopt Ordinance #C-775-2014 Amending Chapter 25 of the City Code, Zoning Ordinance, Pertaining to Outdoor Displays, Sales and Storage in Commercial Districts

Requested Action:

Move to adopt Ordinance #C-775-2014 amending Chapter 35 of the City Code, Zoning Ordinance, regarding outdoor displays, sales, and storage in commercial districts with changes since the ordinance was introduced

Background:

The City Council introduced Ordinance #C-775-2014 dealing with zoning text amendments pertaining to outdoor displays, sales, and storage in commercial areas. As part of the discussion, City Council requested to consider additional changes that dealt with outdoor propane sales and storage. Attached is a redlined and clean version of the ordinance that contained the proposed changes since the ordinance was introduced. We will discuss the changes dealing with propane tanks during the study session preceding the regular meeting; these are highlighted in yellow.

Part of the consideration to move the ordinance along expeditiously is to have it in place for the upcoming season. The Planning Commission held a public hearing at their February 10 meeting and recommended approval of the text amendments that were introduced at the City Council's February 17 meeting. The City Council also previously discussed proposed changes at their February 3 study session.

The highlights of the proposed text amendments include: limiting outdoor displays, sales, and storage to commercial shopping centers, stand along buildings with at least 10,000 square feet, and the central business district.

Agenda Review

Review:

Vincent Pastue Pending
City Manager Pending
City Council Pending

**ORDINANCE NO. (ID # 1505)
STATE OF MICHIGAN**

COUNTY OF OAKLAND

CITY OF FARMINGTON

ORDINANCE NO. C-____-2014

**AN ORDINANCE TO AMEND CHAPTER 35, "ZONING," OF THE
CITY OF FARMINGTON CITY CODE, ARTICLE
7,"COMMERCIAL DISTRICTS," SECTION 35-102 "TABLE
OF USES, SPECIAL PROVISIONS," IN ORDER TO REVISE
THE PROVISIONS RELATING TO OUTDDOR DISPLAYS.**

THE CITY OF FARMINGTON ORDAINS:

Section 1 of Ordinance

Chapter 35, Zoning, of the Farmington City Code, Article 7, Commercial Districts, Section 35-102, Table of Uses, Special Provisions, is hereby amended as follows:

[TABLE UNCHANGED]

- (a) All retail businesses shall be conducted within a completely enclosed building; provided, however, that a site plan may be approved by the planning commission for accessory outdoor display, sales, or storage, including garden centers and nurseries, subject to ARTICLE 13, SITE PLAN APPROVAL and the following requirements:
 - 1. Outdoor display, sales, or storage may be considered for the following businesses:
 - a. Businesses located within a Shopping Center as defined in this ordinance.
 - b. Businesses located within a building that exceeds 10,000 square feet in size.
 - c. Businesses located within the Central Business District (CBD).
 - d. Service stations located within a "C" Commercial District.
 - 2. Items sold shall:
 - a. Relate and be accessory to the permanent business conducted within the building in which the business is located, such as the sale of flowers at a home improvement store, or sale of ice melt at automobile service stations, and shall be owned and operated by the same merchant operating within the building.
 - b. Not include items that are customarily sold inside the building. For example, furniture stores may not place furniture outside for sale.

Ordinance (ID # 1505)

Meeting of March 17, 2014

- c. Be located on a durable and dustless surface and shall be graded and drained to dispose of all surface water.
 - d. Be arranged and constructed so as not to pose a hazard to pedestrians and to minimize risk of fire hazard.
3. Outdoor storage, sales, or display is allowed outside of the required yards and is confined to areas shown on an approved site plan. The planning commission may require that areas where outdoor display, sales, or storage are permitted be clearly marked with pavement markings or other means for purposes of enforcement and ensure maintenance of fire lanes.
 4. Outdoor vending machines and drop boxes or donation bins shall be prohibited. This provision shall not apply to ice machines and newspaper stands.
 5. Display or storage areas shall be limited to 10% of the gross floor area of the principal building, or that portion of the building occupied by the business.
 6. Display or storage areas shall also maintain adequate clear area for safe pedestrian circulation along the sidewalk in front of the building, which shall be no less than 3 feet wide in C-2 and C-3; provided, however, that the width of the clear area shall in all events meet all applicable state and federal regulations and building codes, including all barrier-free and ADA requirements.
 7. Displays or sales shall be prohibited on municipally-owned sidewalks, public land, or public right-of-way except as may be allowed by the City Council for special events.
 8. Outdoor storage of propane tanks is permitted provided that:
 - a. The tanks do not exceed 20 pounds.
 - b. The tanks are stored in a locked storage container.
 - c. The container does not exceed 50 cubic feet and 6 feet in height.
 - d. The container complies with all applicable fire and safety codes.
 - e. At least 3 feet of clearance for pedestrian traffic is provided.
 - f. Advertising shall be limited to 1 square foot.
 9. All loading and truck maneuvering shall be accommodated on-site or on a dedicated easement.
 10. Fencing and lighting for security and aesthetic purposes may be required as determined by the planning commission. Fences shall comply with All lighting shall be shielded from adjacent residential areas in accordance with *Section 35-48, Exterior Lighting*.
 11. Uncovered items may be displayed or stored outside between April 15th and October 31st. The Building Official may extend this time as weather permits.

Ordinance (ID # 1505)

Meeting of March 17, 2014

All structures associated with temporary outdoor display shall be temporary and removed at the end of the season for storage indoors.

- 12. Outdoor display, sales, and storage may be permitted as part of an approved site plan, under the following terms:
 - a. The permit shall be valid for one calendar year.
 - b. Following the initial Planning Commission site plan approval, the permit may be renewed annually by the building official, subject to the plan originally approved by the Planning Commission. If the building official finds any violations of this ordinance or the conditions of the planning commission's original approval, no renewal shall be issued, and any new outdoor display shall require a new permit from the Planning Commission.
 - c. Approved outdoor display, sales and storage areas may continue until such time as the property ownership changes or a revised site plan is approved. Approval shall not be transferrable to new owners or users. Changes of ownership or use shall be required to return to the Planning Commission for a renewal of their privileges, to ensure they are aware of the limitations that exist.

- 13. The Planning Commission may allow outdoor display, sales, and storage for businesses that do not meet the criteria listed in sub-section 1, provided all other provisions of this Section (a) are met and the applicant establishes that compliance with the strict requirements of sub-section 1 would unreasonably prevent the use of the property for a permitted purpose; that the proposed display, sales, and/or storage would not adversely affect adjacent or nearby properties and would not adversely affect the public health, welfare, and safety.

Section 2 of Ordinance Severability

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

Section 3 of Ordinance Savings

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

Section 4 of Ordinance Effective Date: Publication. Public hearing having been held hereon pursuant to the provisions of Section 103 of Act 110 of the Public Acts of 2006, as amended, the provisions of this Ordinance shall be published within twenty (20) days of its adoption by publication of a brief notice in a newspaper circulated in the City of Farmington stating the date of enactment and effective date, a brief statement as to its regulatory effect and that a complete copy of the Ordinance is available for public purchase, use and inspection at the office of the City Clerk during the hours of 8:00 A.M. to 5:00 P.M., Local Time. The provisions of this Ordinance shall become effective seven (7) days after its publication.

Ordinance (ID # 1505)
Ayes:
Nayes:
Abstentions:
Absent:

Meeting of March 17, 2014

STATE OF MICHIGAN)
COUNTY OF OAKLAND) ss.

I, the undersigned, the qualified and acting City Clerk of the City of Farmington, Oakland County, Michigan, do certify that the foregoing is a true and complete copy of the Ordinance adopted by the City Council of the City of Farmington at a meeting held on the ____ day of _____, 2014, the original of which is on file in my office.

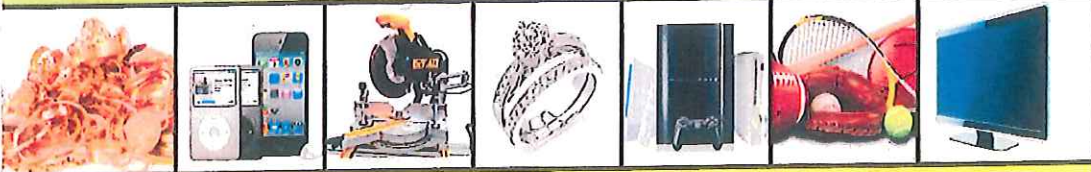
SUSAN K. HALBERSTADT, City Clerk
City of Farmington

Adopted:
Published:
Effective:

Introduced:
Adopted:
Effective:
Published:

We Buy It & Sell It All

30930 Grand River Ave, Farmington, MI 48336 248-477-9977



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Now Buying & Selling Fine Jewelry / Fine Watches/ Designer Handbags
& Accessories / Electronics / Musical Instruments /Power Tools
Business Hours Monday thru Saturday 11am - 6pm

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\$ 20.00 MONEY ORDER

CITY OF FARMINGTON OUTSIDE SALES APPLICATION

This application shall be completed in full for outside sales requests located on private or public areas when approvals are required by the City Council or Planning Commission.

An application for outside sales shall include all requests for outside sales for the following 12 month period.

The application shall provide a drawing, including dimensions, of the total area of outside sales in relationship to adjacent building and parking lots, including references to all applicable criteria as established in the "Guidelines for Outside Display and Sales".

The application requires that both the property owner and lessee request approval. The City Council has established that the property owner shall be required to be the co-applicant (in those situations where property owner and business operator are not the same) with the tenant/lessee. The property owner review and approval of the application shall be done in consideration of any outside sales requests pending or approved on the same property and in consideration of all applicable City ordinances and zoning requirements.

BUSINESS NAME: WE Buy It, Sell it ALL

PROPERTY ADDRESS: 30930 Grand River Ave.

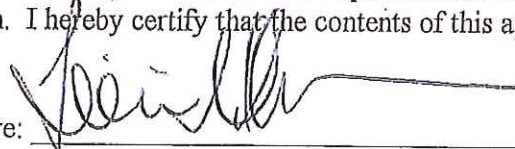
PROPERTY OWNER: Farmington, MI 48336

Name: Nick Dedvukaj

Address: 35685 Valley Creek

Business Phone: Farmington Hills, MI 48335 Home Phone: 248 778-5338

As property owner, I have reviewed this application by the tenant/lessee as it affects the property management and City ordinances and request formal consideration of this request by the City of Farmington. I hereby certify that the contents of this application are true and accurate.

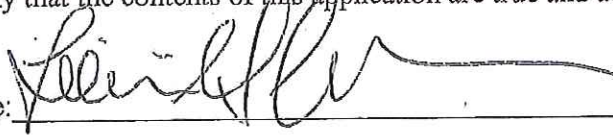
Signature: 

CITY OF FARMINGTON - OUTSIDE SALES APPLICATION
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TENANT/LESSEE:

Name: Lillian H. Calukyan
 Business Address: 30930 Grand River Ave Farmington, MI 48334
 Residence Address: 5508 Hampshire West Bloomfield, MI 4832
 Business Phone: 248 477-9977 Residence Phone: 248 978-3636

As tenant/lessee, this outside sales application/request has been presented to the property owner for review. As tenant/lessee this request has been prepared in accordance with applicable City ordinances and special direction (if any) of the City Building Department/Ordinance Officer. I hereby certify that the contents of this application are true and accurate.

Signature: **OUTSIDE SALES LOCATION PLAN:**

Provide **12 SETS** of plan drawings describing the following for each request for any 12 month period:

- * Display time period (day/date to day/date) 11-6
- * Location
- * Materials to be displayed MUSICAL INST./TOOLS/BIKES/MOWERS/VACUUMS/BIKES
- * Sidewalks
- * Display racks
- * Display platforms
- * Sales areas (cash register)
- * Safety measures (stop signs, crosswalks, etc.)
- * Fencing (height & description)
- * Storage areas if any (extra materials)
- * Lighting
- * Hours of operation
- * Dimensions of all affected areas
- * Any additional information required in the "Guidelines for Outside Display and Sales."

OUTSIDE SALES APPLICATION
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BUILDING DEPARTMENT REVIEW/RECOMMENDATION

APPROVED _____ NOT APPROVED _____

COMMENTS: _____

CITY COUNCIL APPROVAL (If applicable) YES _____ NO _____

PLANNING COMMISSION APPROVAL (If applicable) YES _____ NO _____

DATE OF CONSIDERATION: _____

3-18-2014

WE BUY IT & SELL IT ALL
30930 GRAND RIVER AVE.
FARMINGTON, MI 48336

TO WHOM IT MAY CONCERN;


WE AT WE BUY IT & SELL IT ALL WOULD LIKE TO BE ABLE TO DISPLAY ONLY 4 ITEMS OUTSIDE OF OUR STORE FRONT.. THE SPACE CONSISTS OF A 3X10 AREA AGAINST THE STOREFRONT ONLY. WE UNDERSTAND RECENTLY A NEW ORDINANCE WAS PASSED IN JANUARY. WE WERE UNAWARE OF THE NEW ORDINANCE. WE FEEL THAT WE AUTOMATICALLY WOULD HAVE BEEN GRAND FATHERED IN ONLY BECAUSE OF OUR PREVIOUS YEARS APPROVAL. WE PROMISE TO ABIDE BY 4 ITEMS ONLY!!! THESE ITEMS WILL BE ONCE AGAIN PUT AGAINST OUR STOREFRONT . IT WILL DEFINETLY NOT BE AN EYE SORE AND WILL NOT ATTRACT ATTENTION OR CAUSE A DISTRACTION. THE ITEMS WILL CONSIST OF; MUSICAL INSTRUMENTS, ELECTRONICS, POWER TOOLS, BIKES, AND OUTDOOR LAWN EQUIPMENT. THESE ARE THE ITEMS THAT WE SELL THROUGHOUT THE YEAR. WE WERE GRANTED BY THE BOARD LAST YEAR TO DISPLAY A MUCH LARGER AREA. WE WERE GRANTED A MUCH LARGER AREA WITH A LOT MORE ITEMS TO DISPLAY. WE UNDERSTAND THE NEW ORDINANCE AND WE ARE ASKING ONLY FOR A VERY REASONABLE AMOUNT OF SPACE TO CONTINUE TO CONDUCT OUR BUSINESS AND HELP OUR COMMUNITY WITH 2ND HAND SHOPPING. WE ARE A PART OF A VERY SMALL MINI STRIP PLAZA WHICH CONSISTS OF 5 BUSINESSES.

IF WE ARE GRANTED THE 4 ITEMS TO BE DISPLAYED OUTDOORS, WE WILL PROMISE TO KEEP IT AGAINST OUR STORE FRONT, UNDER OUR AWNING AND AGAINST THE BRICK. OUR AREA WOULD ONLY BE OF A 3'X10' SPACE. DURING OUR BUSINESS HOURS OF 11AM-6PM MONDAY THRU SATURDAY. OUR SIDEWALK CLEARANCE WOULD BE APPROXIMATELY 16FT AWAY FROM OUR OUTDOOR DISPLAY.

PLEASE TAKE INTO CONSIDERATION OUR ECONOMY STRUGGLES. IF ONLY 4 ITEMS A DAY WOULD BE APPROVED AND SET OUTSIDE, IT WILL GIVE OUR CONSUMERS AN OPPURTUNITY TO SEE WHAT WE SELL. WE DEFINETLY WILL MAKE SURE IT WILL BE A CLEAN AND NEAT DISPLAY. ALSO, NOT TO FORGET SAFE AND PROFESSIONAL, WITHOUT THE LOOK OF A YARD SALE! WE HELP OUR CITIZENS TO HAVE THE OPPURTUNITY TO HAVE AND TO PURCHASE THE BETTER THINGS IN LIFE WITH THE 2ND HAND STORE PRICES.

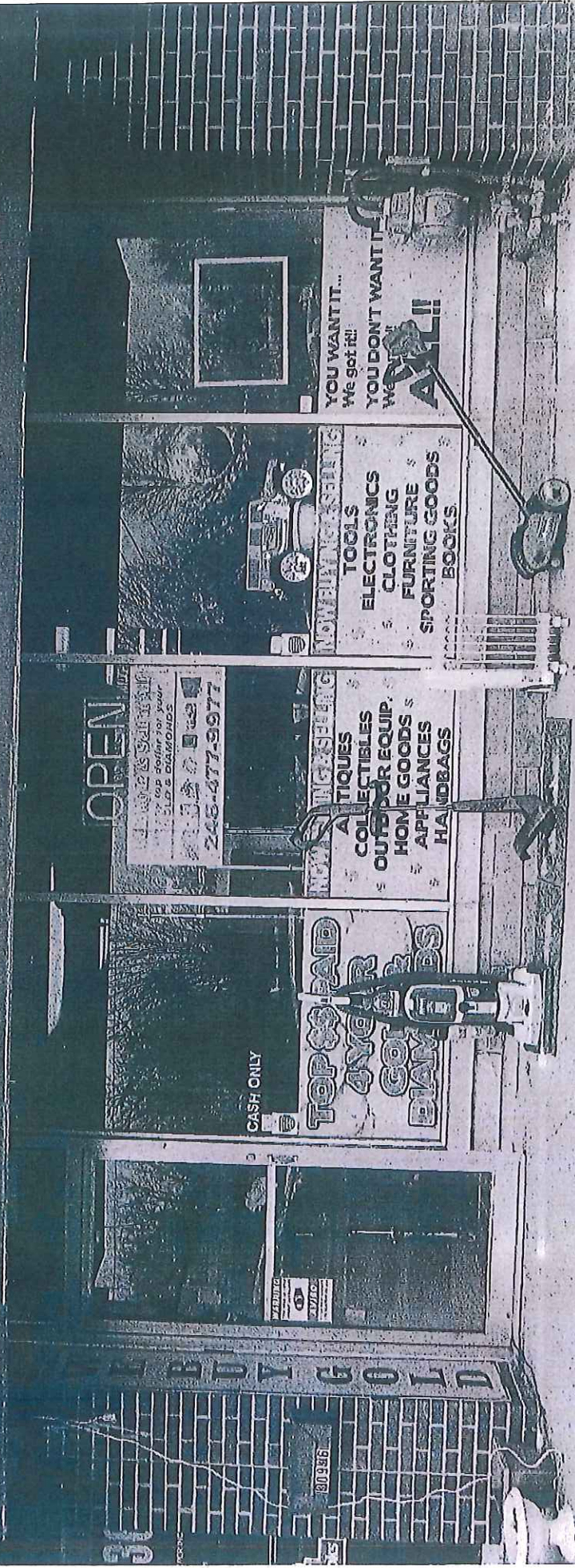
ATTACHED YOU WILL FIND SOME PHOTO'S OF OUR SHOP WITH AND WITHOUT THE OUTDOOR DISPLAY REQUESTED.

THANK YOU IN ADVANCE FOR YOUR TIME AND CONSIDERATION

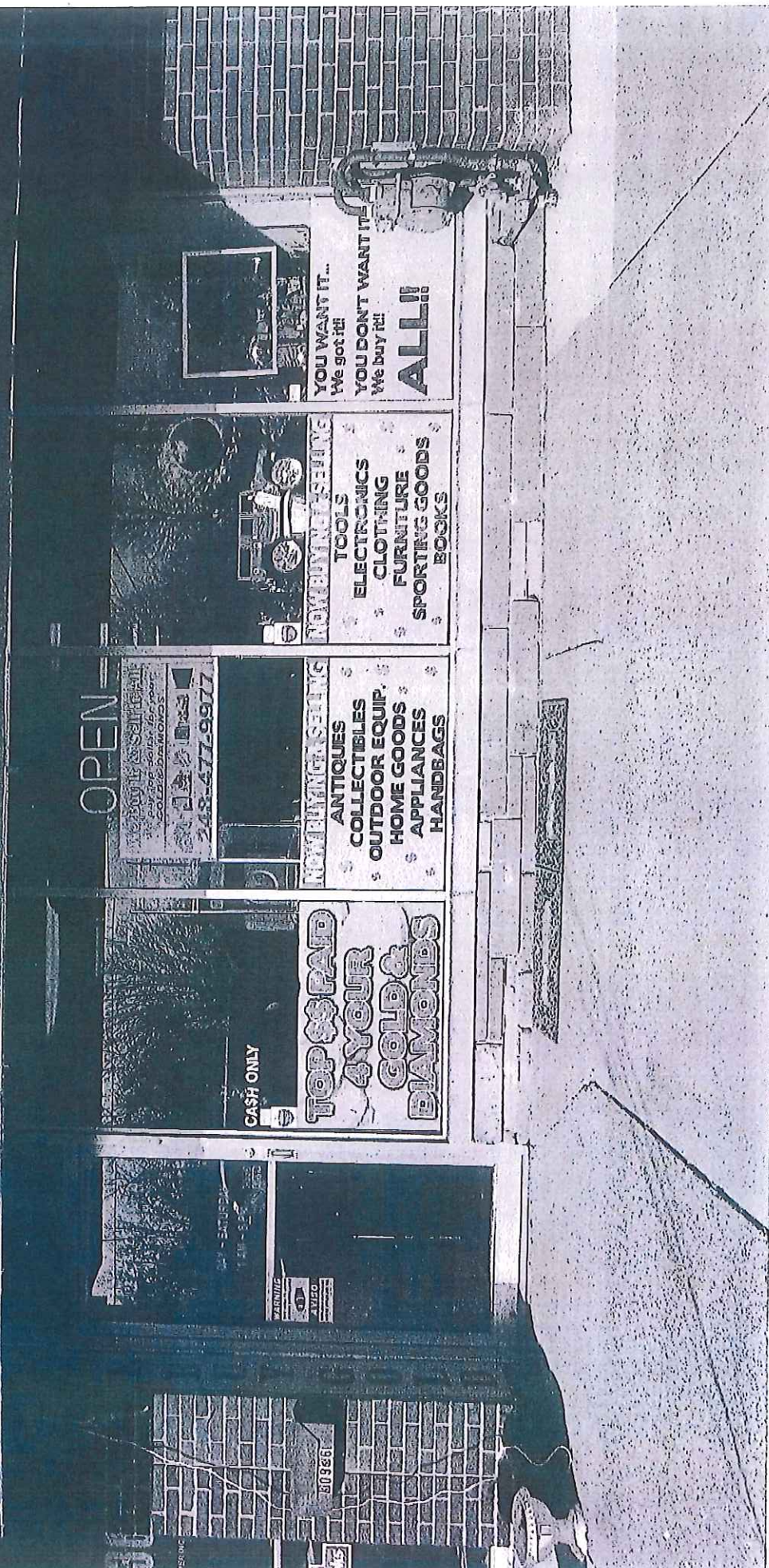

MILLIAN H. CALUKYAN - OWNER

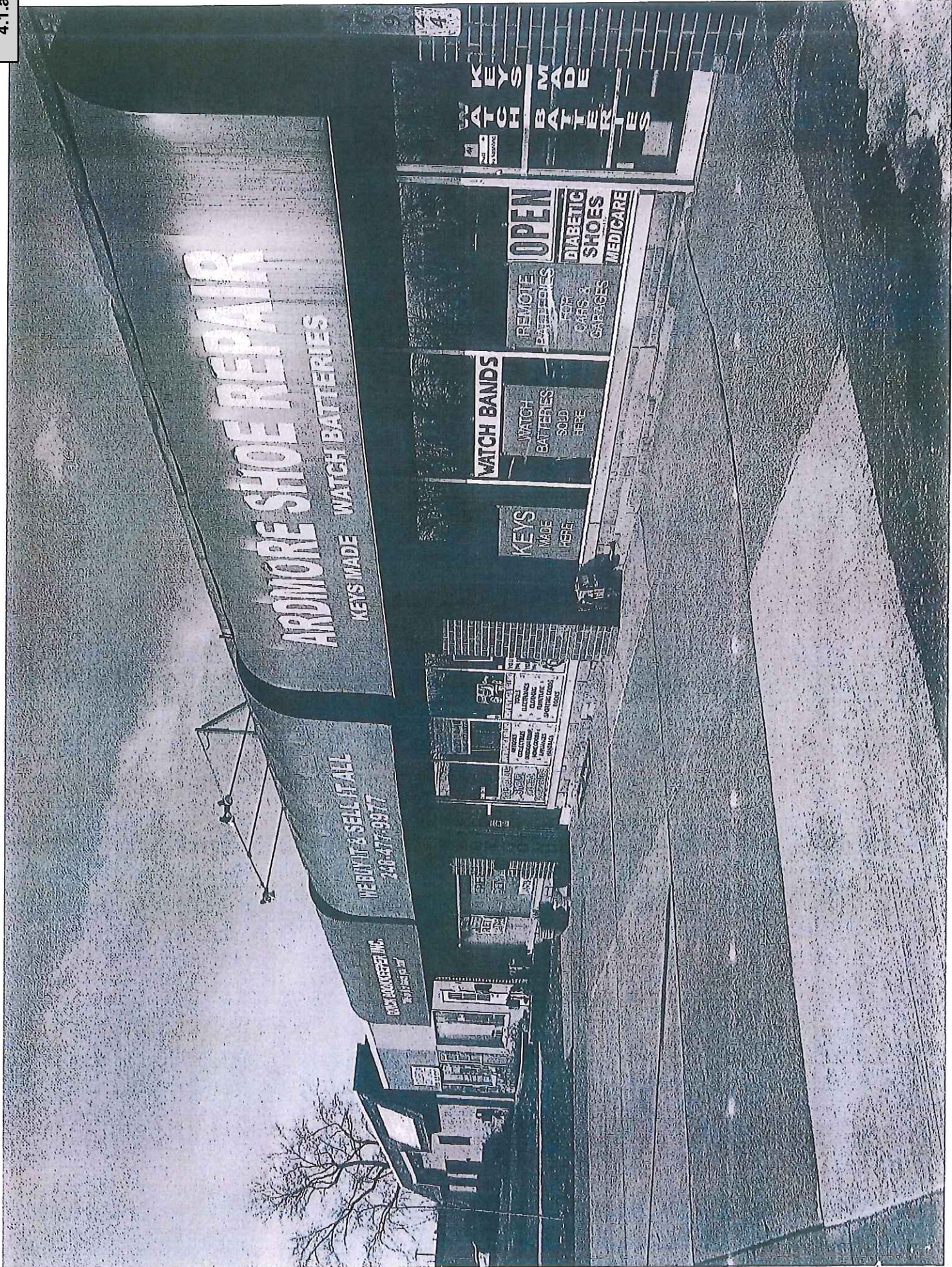
WE BUY IT & SELL IT ALL

248-477-9977



WE BUY IT & SELL IT ALL 248-477-9977





DRAFT

FARMINGTON PLANNING COMMISSION PROCEEDINGS
City Council Chambers 23600 Liberty Street
Farmington, Michigan
July 8, 2013

Chairperson Bowman called the meeting to order at 7:00 p.m. in the Farmington City Council Chambers, 23600 Liberty Street, Farmington, Michigan.

ROLL CALL

Present: Babcock, Bowman, Chiara, Crutcher, Gronbach, Scott

Absent:

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Director Christiansen, Building Inspector Koncsol

APPROVAL OF AGENDA

Chairperson Bowman indicated a change in the agenda submitted in the Planning Commission packets with Item No. 4 being removed, the Consideration to Schedule Special Land Use Public Hearing for Church Service – Farmington Civic Theater, 33332 Grand River Avenue.

Director Christiansen stated the applicant withdrew their request.

MOTION by Gronbach, seconded by Crutcher, to approve the amended agenda.
Motion carried, all ayes.

APPROVAL OF ITEMS ON CONSENT AGENDA

a. Minutes of Regular Meeting – June 10, 2013

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

OUTSIDE DISPLAY AND SALES REQUEST – WE BUY & SELL IT ALL, 30930 GRAND RIVER AVENUE

Chairperson Bowman stated this agenda item was similar in nature to last month's request for Mommies Must Haves, the applicant requesting outside display and sales.

Christiansen summarized the applicant's request stating the Petitioner had submitted plans for outdoor display and sales to be located within the front yard adjacent to the existing commercial building at 30930 Grand River Avenue, "We Buy & Sell It All", being located in the C-2 district where seasonal commercial outdoor display and sales is

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Bowman responded although it does not fit within overall vision of plan the Petitioner was before the Board under an ordinance that does allow for this type of provision and is making the request within a special provision,

Crutcher inquired of administration if there were any restrictions with resale as opposed to retail or pawn shops and discussion followed.

MOTION by Babcock, supported by Chiara, to approve the outside display for 30930 Grand River Avenue, We Buy & Sell It All, for the area that is 6 ft by 15.ft in front of store, that the display is not to encumber the door in any way or especially for reasons of emergency egress and ingress and can occur only from April 1st to Oct 30th.

Ayes: Babcock, Crutcher, Chiara, Bowman
Nays: Gronbach, Scott.
Motion carried

PUBLIC COMMENT

None heard.

PLANNING COMMISSION COMMENT

Chairperson Bowman stated she had contacted City Manager Pastue to tell him the sign on the Grand River bridge saying right lane is closed completely blocks sidewalk and inquired who to contact.

Christiansen responded Public Works or City Manager or Director Schulz and further discussion was held.

Bowman indicated that two Commissioners will be out of town for the meeting of August 12th and that rescheduling it may be in order.

Koncsol stated a home on Shiawassee and Cass that was in foreclosure that the new owners are going to rehab the home and build a garage and that it will go before the Historical Commission first and then Planning Commission in August to review their proposal.

Chairperson Bowman stated she was happy and thankful to be serving on the Planning Commission, that Steve Schneemann moved to City Council and that discussion of candidates for filling the position on the Planning Commission is on the City Council agenda for July 15th.

Gronbach suggested that administration have a defined guideline for proponents for the sketches that are submitted with their request and discussion was held.

Approve, Support 4-2
 6'x15' - no obstruction
 of door
 Apr 1 - Oct 30

Farmington Planning Commission Staff Report	Planning Commission Date: July 8, 2013	Reference Number
Submitted by: Kevin Christiansen, Economic and Community Development Director		
Description Outside Display and Sales Request – We Buy & Sell It All, 30930 Grand River Avenue		
Background <p>The applicant/petitioner has submitted plans for outdoor display and sales to be located within the front yard adjacent to the existing commercial building at 30930 Grand River Avenue – We Buy & Sell It All. The existing commercial property is zoned C-2, Community Commercial. Seasonal commercial outdoor display and sales is permitted in the C-2 District subject to site plan review in accordance with the requirements of Article VII. CBD Central Business, C2 Community Commercial, C3 General Commercial and RO Redevelopment Overlay Districts, Section 35-102. Table of Uses, Special Provisions, sub-section (a) (6) of the Zoning Ordinance (see attached). No changes regarding the existing commercial building or other site improvements are proposed.</p> <p>The submitted plans show an outdoor display area within the front yard along Grand River Avenue adjacent to the existing commercial building. The applicant/petitioner is proposing the outdoor display Monday through Friday (approximately 12 items) and on Saturday (approximately 25 – 30 items) during normal/regular business hours. The seasonal time period proposed for the outdoor display is from April 1st to October 30th. All sales are intended to take place within the existing commercial building.</p> <p>The requested action of the Planning Commission is to review the submitted outside display and sales application and site plan for We Buy & Sell It All.</p> <p>Attachments</p>		

CITY OF FARMINGTON OUTSIDE SALES APPLICATION

This application shall be completed in full for outside sales requests located on private or public areas when approvals are required by the City Council or Planning Commission.

An application for outside sales shall include all requests for outside sales for the following 12 month period.

The application shall provide a drawing, including dimensions, of the total area of outside sales in relationship to adjacent building and parking lots, including references to all applicable criteria as established in the "Guidelines for Outside Display and Sales".

The application requires that both the property owner and lessee request approval. The City Council has established that the property owner shall be required to be the co-applicant (in those situations where property owner and business operator are not the same) with the tenant/lessee. The property owner review and approval of the application shall be done in consideration of any outside sales requests pending or approved on the same property and in consideration of all applicable City ordinances and zoning requirements.

BUSINESS NAME: We Buy & Sell it all
PROPERTY ADDRESS: 30930 Grand River Ave

PROPERTY OWNER:
Name: Nick Dadvukaj
Address: 30930 Grand River Ave Farmington, MI
Business Phone: 248 477-9977 Home Phone: Business
248 978-3636 ← Cell

As property owner, I have reviewed this application by the tenant/lessee as it affects the property management and City ordinances and request formal consideration of this request by the City of Farmington. I hereby certify that the contents of this application are true and accurate.

Signature: Kumllarie K. Abro

OUTSIDE SALES APPLICATION
PAGE -3-

BUILDING DEPARTMENT REVIEW/RECOMMENDATION

APPROVED _____ NOT APPROVED _____

COMMENTS: _____

CITY COUNCIL APPROVAL (If applicable) YES _____ NO _____

PLANNING COMMISSION APPROVAL (If applicable) YES _____ NO _____

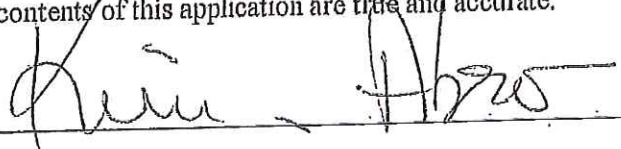
DATE OF CONSIDERATION: _____

CITY OF FARMINGTON - OUTSIDE SALES APPLICATION
PAGE -2-

TENANT/LESSEE:

Name: We Buy & Sell it all.
Business Address: 30930 Grandriver ave.
Residence Address: 5508 Farmington, mi Hampshire dr.
West Bloomfield, mi
Business Phone: 248 978-3636 Residence Phone: 248 477-9977

As tenant/lessee, this outside sales application/request has been presented to the property owner for review. As tenant/lessee this request has been prepared in accordance with applicable City ordinances and special direction (if any) of the City Building Department/Ordinance Officer. I hereby certify that the contents of this application are true and accurate.

Signature: 

OUTSIDE SALES LOCATION PLAN:

Provide 12 SETS of plan drawings describing the following for each request for any 12 month period:

- * Display time period (day/date to day/date)
- * Location
- * Materials to be displayed
- * Sidewalks
- * Display racks
- * Display platforms
- * Sales areas (cash register)
- * Safety measures (stop signs, crosswalks, etc.)
- * Fencing (height & description)
- * Storage areas if any (extra materials)
- * Lighting
- * Hours of operation
- * Dimensions of all affected areas
- * Any additional information required in the "Guidelines for Outside Display and Sales."

248477-997
248477-997

7/3/13

Hi John, This is Lillian & Kim

From 30930 Grand River Ave.
Farmington, mi 48336

WE Buy & Sell it ALL
→ NAME OF Business

This is a Copy and Letter
I will be Sending to Kevin C.
(248) 474-550

For my Planning Commission
Approval For Mon. July 8.

See letter attached.



Thank you.

7/13/13

Attn: Kevin Christianson

I have been a business owner in the city of Farmington for almost 4 yrs. I am in need of the planning Commission to approve my business to display 12 items Mon-Fri. Outside of my store which is called We Buy & Sell it All.
30930 Grand River Av.

Also on Sat. No more than 25-30 items. As we all know 2nd hand shopping is in great demand, I have spoken to John and he told me to draft up a plan of approval to present
→

to you. I am willing to pull
a permit for this Order to be
Compliance, Once again I feel I
am in need to help the Community
better itself by having 2nd hand
Shopping available to my Community.
But also not Cause any form of
distractions to Our City drivers and
or any Eyesore to the Community.

Please know that my main bread
& butter Comes from Sat. So please →

be prompt a.s.a.p. and Call me
@ (248) cell (248) 978-3636
(248) business (248) 477-9977

So No further issues will
occur. I appreciate your time,
and Greatly Appreciate if you
can keep in touch a.s.a.p.

Thank you, Lillian Calukyan
and Kimmie K. Abro



* 6' x 15' sign lot off just

No more than 3 lanes which will NOT EXCEED 25-30 items.

STORE FRONT MEASURES 15 FT. across

I would like to propose 12 items to be put against my building Mon.- Fri.

7 FT. ADDITIONAL CLEARANCE

13' ft. away from building Sat.

AN ADDITIONAL 7 FT will be cleared from SIDEWALK

SIDEWALK will be Clear

grass will be Clear

RESIDENTIAL			
Multiple-family dwelling units	P	-	-
Adult and child care facilities	In accordance with section 35-25, Adult and child care facilities		
Residential dwellings in upper stories	P	-	-
OTHER			
Accessory drive-through window facilities	-	SLU	SLU
Off-street parking as a principal use, including parking decks	SLU-	-	-
Essential public services	P	P	P
Essential public service buildings	P	SLU	SLU
Accessory buildings and uses	In accordance with section 35-43, Accessory buildings		

Special Provisions:

(a) All retail businesses shall be conducted within a completely enclosed building; provided, however, that a site plan may be approved by the planning commission for accessory outdoor display, sales or storage, including garden centers and nurseries, subject to Article XIII, Site Plan Approval, and the following requirements:

- (1) Merchandise displayed shall be accessory to the retail business conducted within the building and shall be owned and operated by the same merchant within the building.
- (2) Outdoor storage or display is allowed outside of the required yards where confined to areas shown on an approved site plan. The planning commission may require that areas where outdoor display, sales, or storage are permitted be clearly marked with pavement markings or other means for purposes of enforcement and ensure maintenance of fire lanes.
- (3) Outdoor display, sales, or storage, including any structure or enclosure, shall be arranged and constructed to minimize risk of fire hazard and be structurally sound.
- (4) Any staging area intended for the temporary loading or unloading of materials for outdoor display or sales shall be clearly noted on the site plan and marked on the pavement. Activities in such areas are restricted to unloading and may not be used for storage or display.

(5) Outdoor vending machines and drop boxes shall be prohibited. This provision shall not apply to ice machines and newspaper stands.

(6) Where seasonal commercial outdoor display and sales of retail items is proposed, such as a sidewalk sale, the following requirements shall apply:

a. Display areas shall be limited to the paved area adjacent to the building and shall be located so as to not obstruct parking and circulation. Display areas shall also maintain adequate clear area for safe pedestrian circulation along the sidewalk in front of the building, which shall be no less than 5 feet wide in the CBD and three (3) feet wide in C-2, and C-3; and shall meet all applicable state, and federal regulations and building codes. Other open or unused areas of the site may be utilized so long as parking is not obstructed and there is no detriment to adjacent property. Outdoor display areas shall not exceed ten (10) percent of the footprint of the principal building and shall not consume required parking nor block vehicular or pedestrian accessibility or circulation through the site.

b. Items shall be arranged so as not to pose a hazard to pedestrians. No items shall be stored, displayed, or stacked above a height of four (4) feet.

c. Displays shall be prohibited on municipally-owned sidewalks, public land or public right-of-way unless approved by the city council.

d. The permit shall be valid for one (1) calendar year. During that calendar year, merchandise may be placed outdoors for a total of no more than eight (8) months, which need not be consecutive months, such as four (4) months in spring and fall. The timeframe shall be specified in the permit application. All structures associated with the outdoor display shall be temporary and removable at the end of the season for storage indoors.

e. Following the initial planning commission site plan approval, the permit may be renewed annually by the building official, subject to the plan originally approved by the planning commission. If the building official finds any violations of this ordinance or the conditions of the planning commission's original approval, no renewal shall be issued, and any new outdoor display shall require a new permit from the planning commission.

(7) Outdoor display, sales, or storage that is permanent or is utilized for more than eight (8) months during a calendar year, such as a garden center, shall be permitted, subject to site plan approval and the following:

a. Decorative fences, knee walls, other architectural features containing limits or enclosures may be required by the planning commission to assure compatibility with the existing or intended

character of the general vicinity. An obscuring screen consisting of a wall, fence or landscaping shall be required as determined by the planning commission.

b. All stored materials or equipment, including loosely-packaged materials, shall not be piled, stacked or stored higher than the height of the obscuring screen or the height of the building if stored along a building wall.

c. The storage of pallets, soil, stone, sand, mulch, and similar loosely-packaged materials shall be contained and covered to prevent blowing onto adjacent properties. The planning commission may require construction of a containment area for such uses, particularly when large quantities will be present.

d. All outdoor storage areas shall be paved with a permanent, durable, and dustless surface and shall be graded and drained to dispose of all surface water.

e. All loading and truck maneuvering shall be accommodated on-site or on a dedicated easement.

f. Fencing and lighting for security and aesthetic purposes may be required as determined by the planning commission. All lighting shall be shielded from adjacent residential areas in accordance with section 35-48, Exterior lighting.

(b) Accessory outdoor seating areas are permitted by right when accessory to a permitted or special land use in the district subject to the following:

1. Whether the seating area is proposed as part of a site plan application or an existing business, it shall require site plan review and approval by the planning commission in accordance with Article 13, Site Plan Review. Insurance in a form and amount deemed acceptable by the city attorney's office shall be provided with the application. Once initial approval has been granted by the planning commission, it may be renewed annually by the building official, provided that it complies with the original planning commission approval.

2. Outdoor seating shall be permitted between April 15 and October 31, with all furniture and fixtures removed after October 31. Outdoor seating shall not be the primary seating of the restaurant.

3. Outdoor seating areas shall be located in a manner to maintain a minimum pathway width of five (5) feet (clear of structures such as light poles, trees and hydrants) along the sidewalk so as not to interfere with pedestrian traffic. Chairs and tables shall be of quality durable material such as metal or wood. Waste receptacles shall be provided in instances where wait staff does not clear all tables.

**Farmington City Council
Staff Report**
Council Meeting Date:
April 14, 2014

**Reference
Number
(ID # 1536)**
Submitted by: Vincent Pastue, City Manager

Description: Starlite Celebration, 32305 Grand River Avenue

Requested Action:
Background:

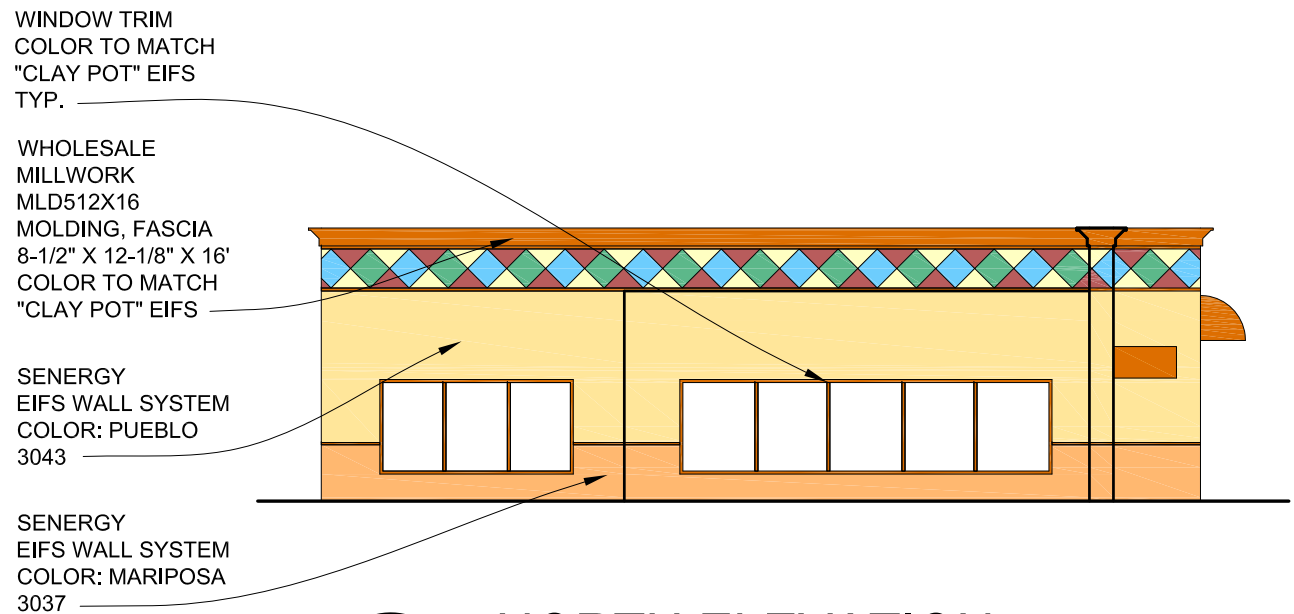
The new property owner of the former Grand Celebration banquet hall is proposing several changes/improvements and upgrades to the existing building and banquet hall site for his new banquet hall, Starlite Celebration. The proposed changes include interior modifications to the existing banquet hall building and exterior changes to the existing building façade and banquet hall site. These exterior changes include façade improvements, new site landscaping and parking lot upgrades/improvements, and requires the review and approval the Planning Commission. No changes regarding building dimensions or other site improvements are proposed.

The applicant/petitioner has submitted a site plan for the proposed changes and improvements, including proposed exterior building elevations and a site plan showing proposed landscaping and parking lot improvements.

Attachments

Agenda Review
Review:

Vincent Pastue	Pending
City Manager	Pending
Planning Commission	Pending



WINDOW TRIM
COLOR TO MATCH
"CLAY POT" EIFS
TYP.

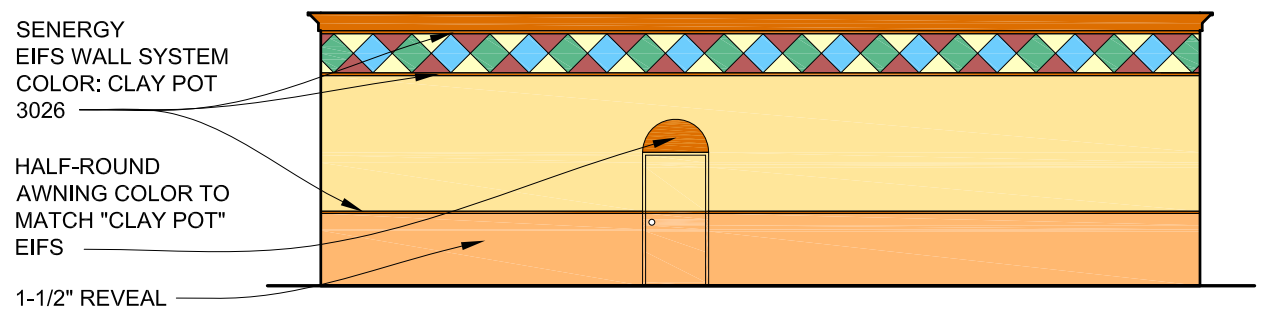
WHOLESALE
MILLWORK
MLD512X16
MOLDING, FASCIA
8-1/2" X 12-1/8" X 16'
COLOR TO MATCH
"CLAY POT" EIFS

SENERGY
EIFS WALL SYSTEM
COLOR: PUEBLO
3043

SENERGY
EIFS WALL SYSTEM
COLOR: MARIPOSA
3037

3
SPA-01

NORTH ELEVATION
SCALE: 3/32" = 1'-0"



SENERGY
EIFS WALL SYSTEM
COLOR: CLAY POT
3026

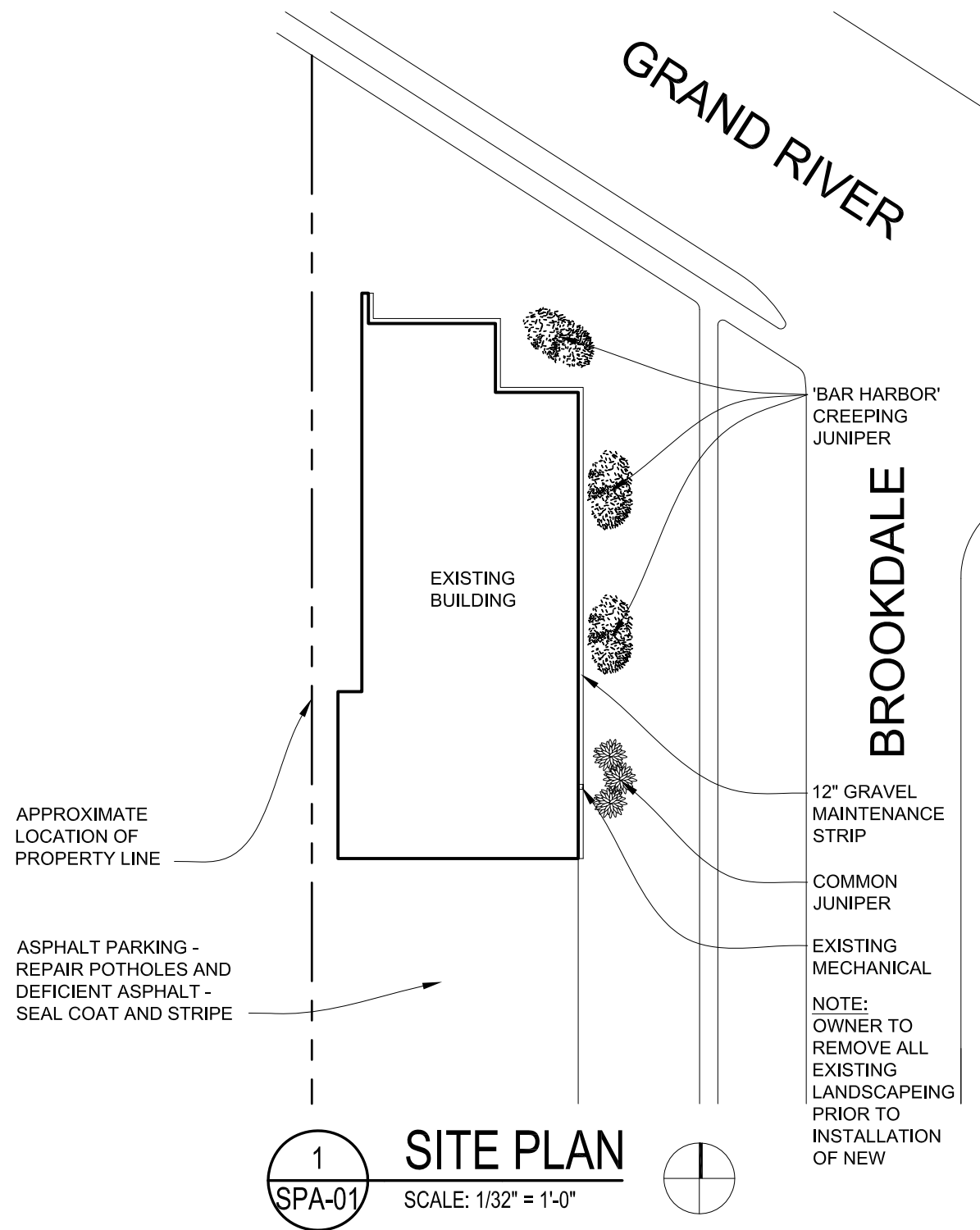
HALF-ROUND
AWNING COLOR TO
MATCH "CLAY POT"
EIFS

1-1/2" REVEAL

NOTE:
MATCH COLORS ON
DOOR TO
ADJACENT EIFS
COLOR

2
SPA-01

SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



APPROXIMATE
LOCATION OF
PROPERTY LINE

ASPHALT PARKING -
REPAIR POTHOLES AND
DEFICIENT ASPHALT -
SEAL COAT AND STRIPE

'BAR HARBOR'
CREEPING
JUNIPER

BROOKDALE

12" GRAVEL
MAINTENANCE
STRIP

COMMON
JUNIPER

EXISTING
MECHANICAL

NOTE:
OWNER TO
REMOVE ALL
EXISTING
LANDSCAPEING
PRIOR TO
INSTALLATION
OF NEW

1
SPA-01

SITE PLAN
SCALE: 1/32" = 1'-0"

ISSUED	DATE
SPA	04.02.14

S3
architecture

tel. 248.427.0007
fax 248.427.0077
23629 Liberty #200
Farmington, MI 48335
s3architecture.com

STARLITE CELEBRATIONS
32305 GRAND RIVER, FARMINGTON, MI 48336

Date	03.27.14
Scale	AS NOTED
Drawn by	CB
Approved by	SS
Job	1402
Sheet Name	SITE PLAN AND ELEVATIONS
Sheet No.	SPA-01

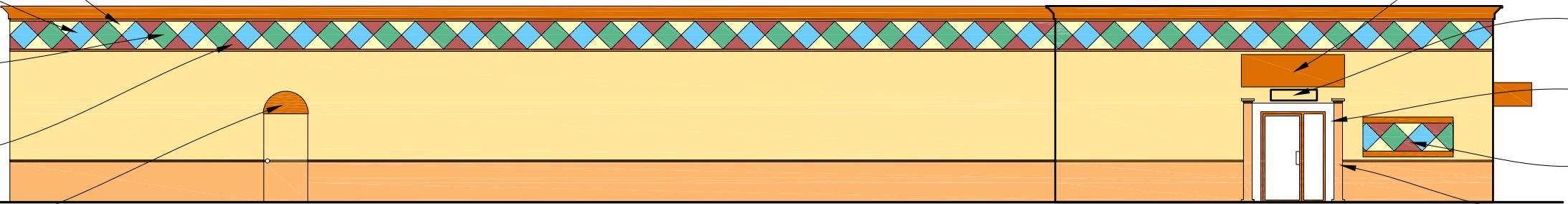
ISSUED	DATE
SPA	04.02.14



STARLITE CELEBRATIONS
32305 GRAND RIVER, FARMINGTON, MI 48336

Date	03.27.14
Scale	AS NOTED
Drawn by	CB
Approved by	SS
Job	1402
Sheet Name	ELEVATIONS
Sheet No.	SPA-02

- SENERGY EIFS WALL SYSTEM COLOR: GAUZE 3089
- SENERGY EIFS WALL SYSTEM COLOR: ATLANTIS 603
- SENERGY EIFS WALL SYSTEM COLOR: GLADE 608
- SENERGY EIFS WALL SYSTEM COLOR: PAPRIKA 3025
- HALF-ROUND AWNING COLOR TO MATCH "CLAYPOT" EIFS

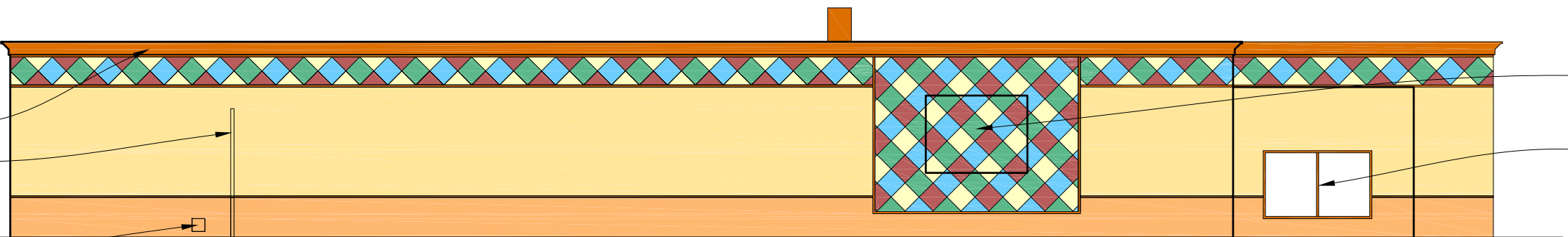


- QUARTER ROUND AWNING COLOR TO MATCH "CLAY POT" EIFS
- SIGN ATTACHED TO WALL BENEATH AWNING
- EXISTING 8" STONE TRIM AROUND DOOR
- AREA RECESSED 4"
- 8" DECORATIVE COLUMNS ATTACHED TO WALL COLOR TO MATCH "MARIPOSA" EIFS

NOTE:
MATCH COLORS ON DOOR TO ADJACENT EIFS COLOR

2 WEST ELEVATION
SCALE: 3/32" = 1'-0"

- WHOLESALE MILLWORK MLD512X16 MOLDING, FASCIA 8-1/2" X 12-1/8" X 16" COLOR TO MATCH "CLAY POT" EIFS
- EXISTING CONDUIT
- EXISTING ELECTRICAL METER



- PROPOSED LOCATION OF SIGN RECESSED 4"
- WINDOW TRIM COLOR TO MATCH "CLAY POT" EIFS TYP.

1 EAST ELEVATION
SCALE: 3/32" = 1'-0"

**Farmington City Council
Staff Report**
Council Meeting Date:
April 14, 2014

**Reference
Number
(ID # 1537)**
Submitted by: Kevin Christiansen, Economic Community Development Director

Description: Grand Plaza, 30760 Grand River Avenue

Requested Action:
Background:

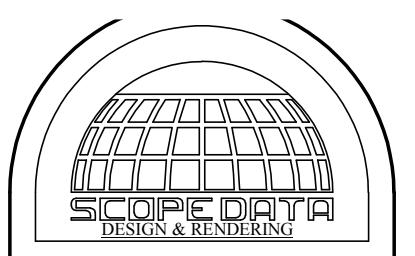
The applicant/petitioner has submitted plans to remove an existing vacant office building located at 30748 Grand River Avenue and to repurpose/redevelop an existing 2nd office building on the site located at 30752 Grand River Avenue for the adjacent Grand Plaza commercial center, redeveloping the existing office and commercial sites. The existing office/commercial property is zoned C-2, Community Commercial.

The project includes the demolition of the existing vacant office building and the repurposing/redevelopment of the existing 2nd office building on the site for commercial use. New windows, a new entrance canopy and a new brick exterior matching the existing façade of the adjacent Grand Plaza commercial center will be added to the existing 2nd office building on the west and front sides of the existing building. The existing parking area of the office building site will be resealed and restriped, with new parking spaces being added to be the existing Grand Plaza commercial center and to the adjacent office building site for the new commercial use. The existing driveways will be maintained and the existing landscaping will be modified, with the existing front landscape area for the existing Grand Plaza commercial center being reduced. New lighting will be installed, including wall mounted building lighting. A new dumpster enclosure will be constructed.

Attachments

Agenda Review
Review:

Kevin Christiansen	Pending
City Manager	Pending
Planning Commission	Pending



SCOPE DATA, LLC.
381 DEER PATH TRL.
WATERFORD
MICHIGAN 48327
WWW.SCOPEDATA.COM

CONTACT NUMBER
PH: (248) 739-6390
FAX: (248) 562-1450

EMAIL
INFO@SCOPEDATA.COM

PROJECT:
GRAND PLAZA

ADDRESS:
30760 GRAND RIVER AVE

OWNER:
PHILLIP MANSOUR

CONTRACTOR:

SUBMITTALS

#	Revision Date

REVISIONS

#	Revision Date

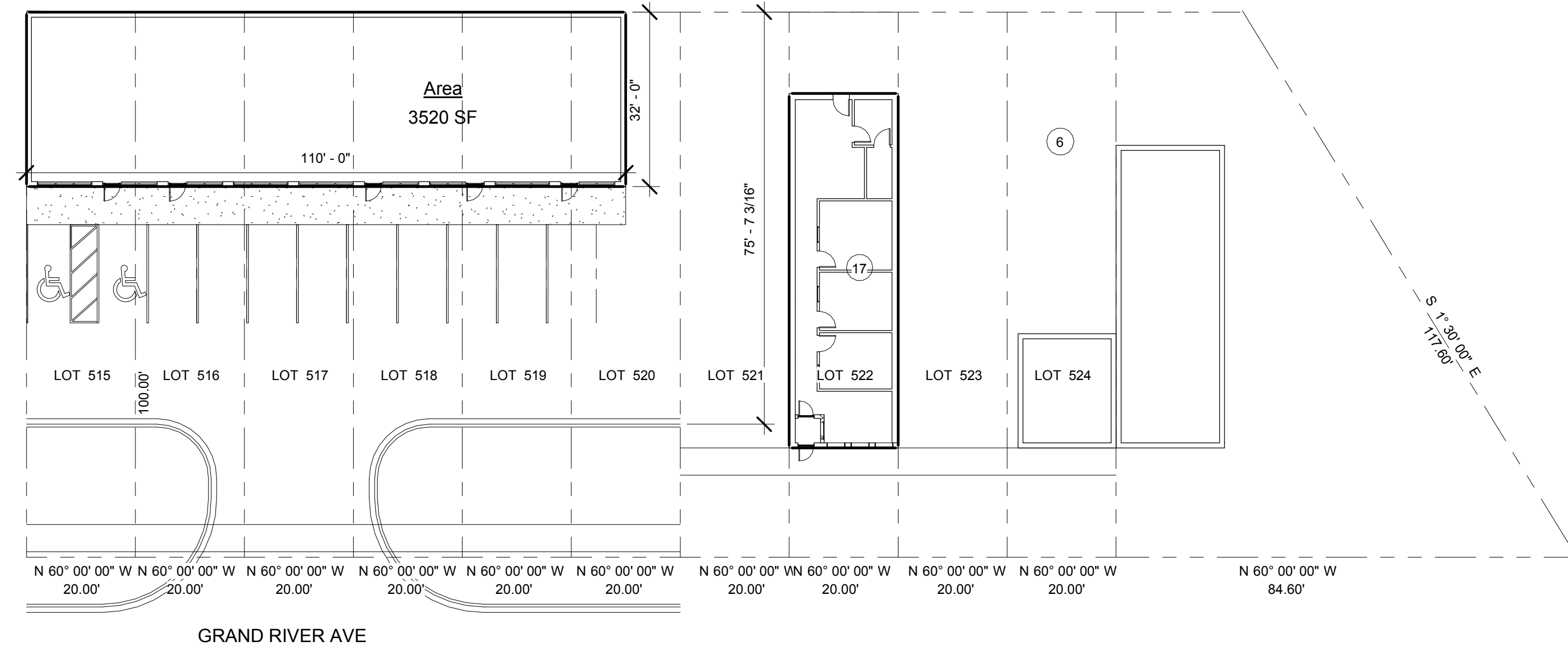
PROJECT NO:

DATE:
02/01/14

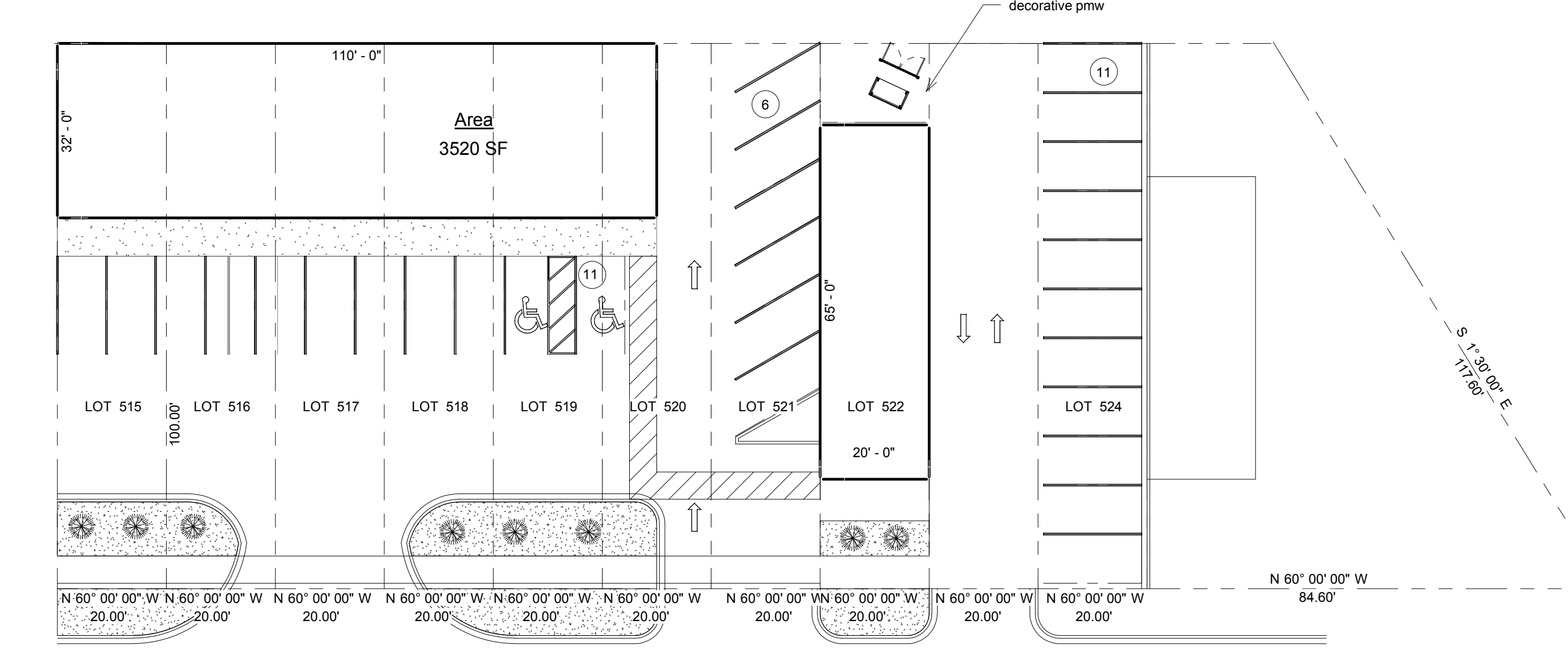
SCALE:

SHEET TITLE:
PROPOSE SITE PLAN AND ELEVATION

SHEET #:
A101



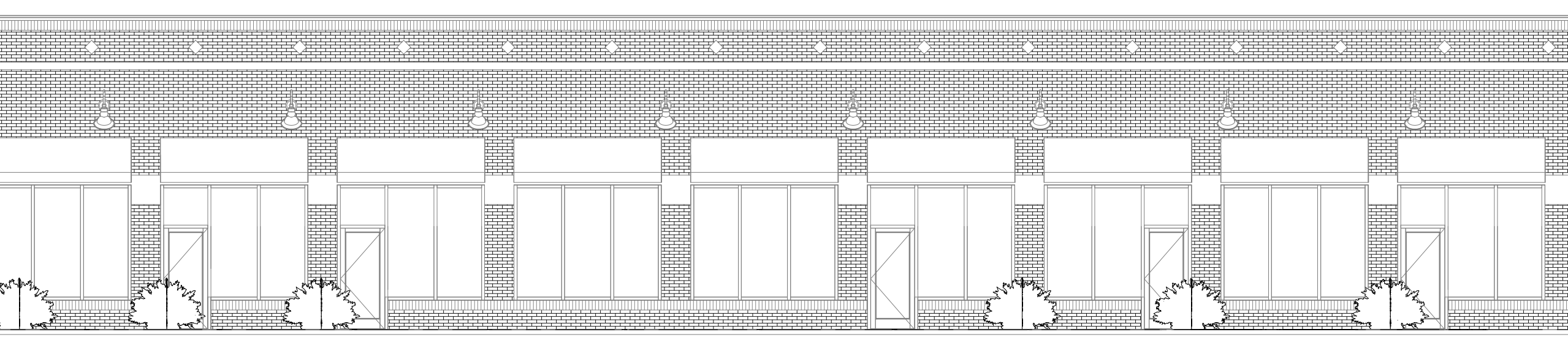
3 EXISTING SITE PLAN
1" = 20'-0"



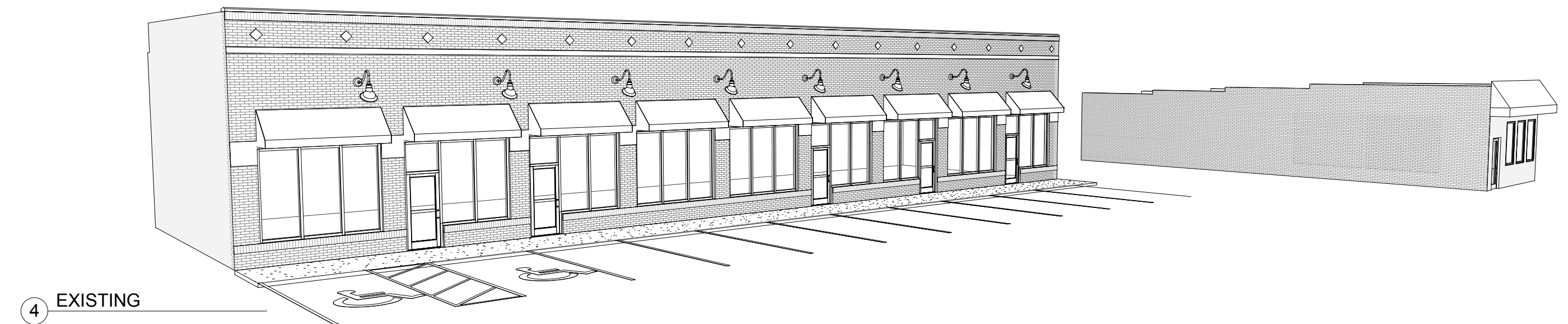
6 PROPOSED SITE PLAN GRAND RIVER AVE
1" = 20'-0"



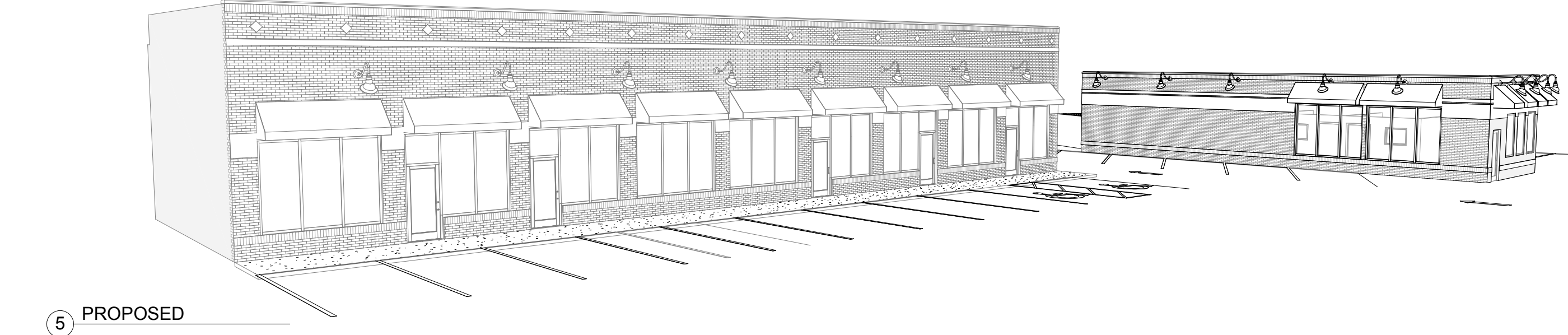
1 EXISTING FRONT ELEVATION
1/8" = 1'-0"



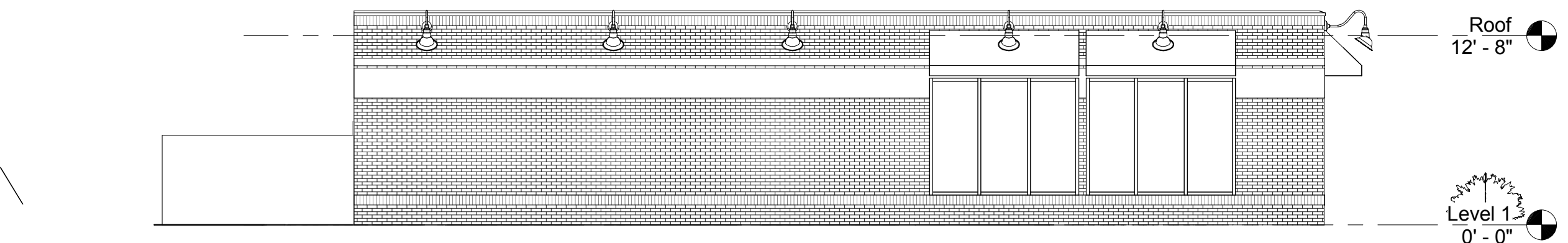
2 PROPOSED FRONT ELEVATION
1/8" = 1'-0"



4 EXISTING



5 PROPOSED

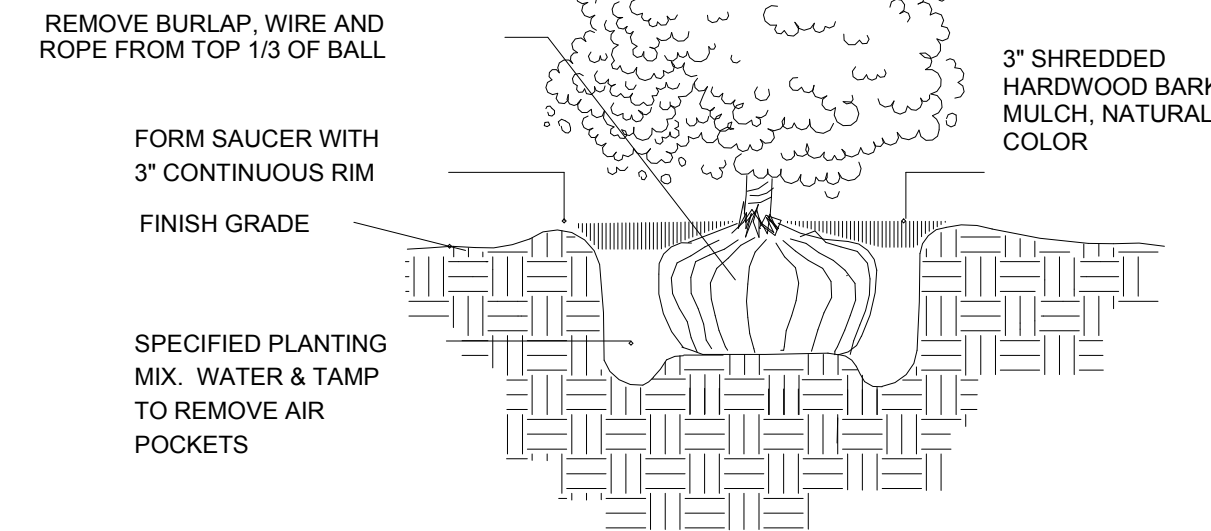


8 NEW SIDE ELEVATION
1/8" = 1'-0"

PROPOSED PLANT LIST

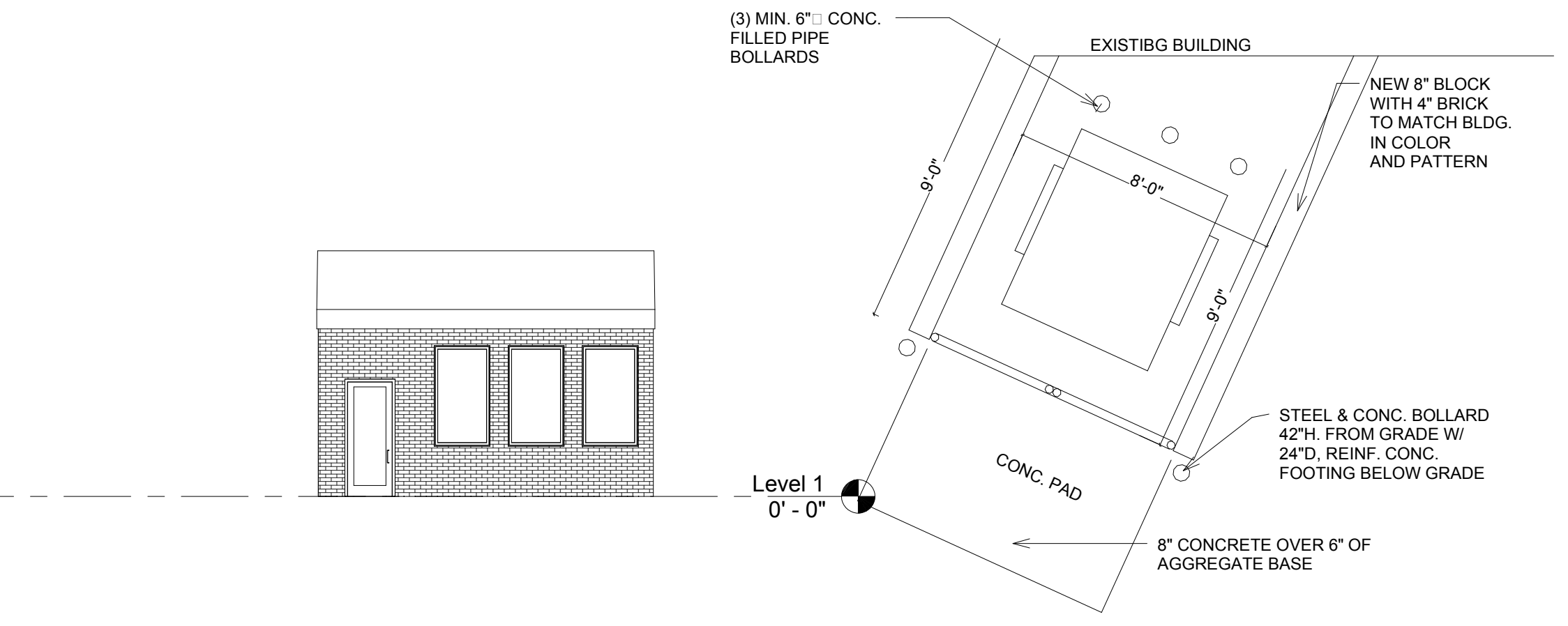
SHRUBS & BUSHES	QUANTITY	SIZE	BOTANICAL NAME	COMMON NAME	SYMBL
		36 IN TALL	PINUS MUGO PUMILIO 'ABRUZZI-MAIELLA'	DWARF MUGO PINE	☼
		36 IN TALL	EUONYMUS FORTUNEI	SUNSPOT EUONYMUS	☼

9 BUSHES
1" = 20'-0"

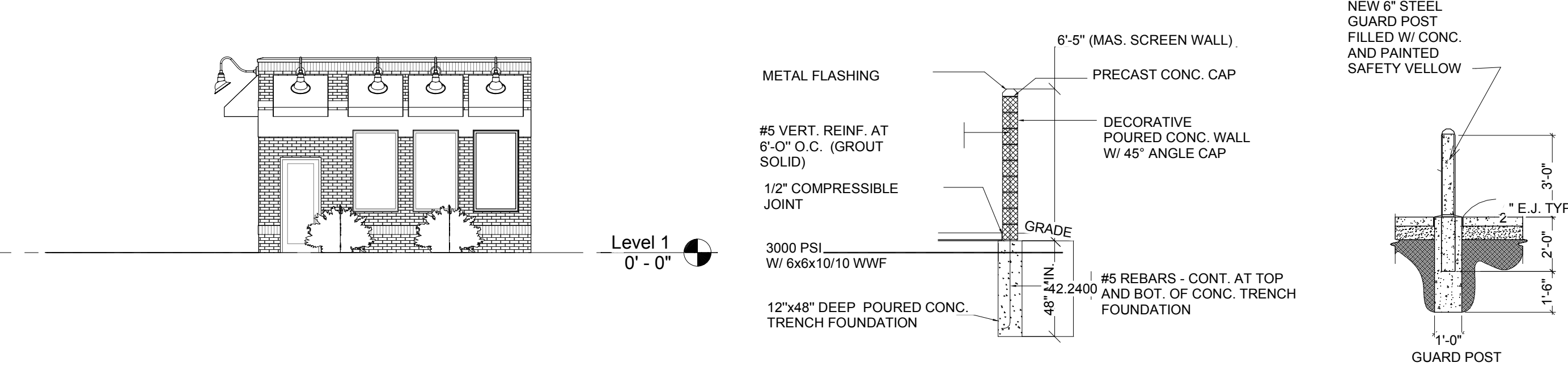


SHRUB PLANTING DETAIL

SCALE: NOT TO SCALE



TRASH ENCLOSURE PLAN



7 DUMPSTER DETAIL
1/4" = 1'-0"

DUMPSTER SECTION

**Farmington City Council
Staff Report**
Council Meeting Date:
April 14, 2014

**Reference
Number
(ID # 1538)**
Submitted by: Vincent Pastue, City Manager

Description: World Wide Shopping Center, 34701 Grand River Avenue

Requested Action:
Background:

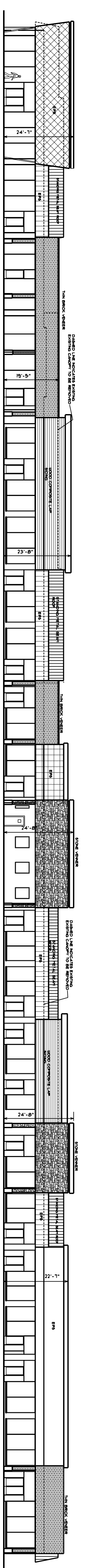
The applicant/petitioner is proposing several changes/improvements and upgrades to the existing building and commercial site at the World Wide Shopping Center. The proposed changes include exterior changes to the existing building façade and shopping center site. These exterior changes include façade improvements, revised/modified site landscaping, revised/modified parking lot and building lighting and new site and building/tenant signage, and requires the review and approval of the Planning Commission. No changes regarding building dimensions or other site improvements are proposed. The existing commercial property is zoned C-2, Community Commercial.

The applicant/petitioner has submitted a site plan for the proposed changes and improvements, including proposed exterior building elevations and a site plan and a landscaping plan showing proposed landscaping, lighting and parking lot improvements.

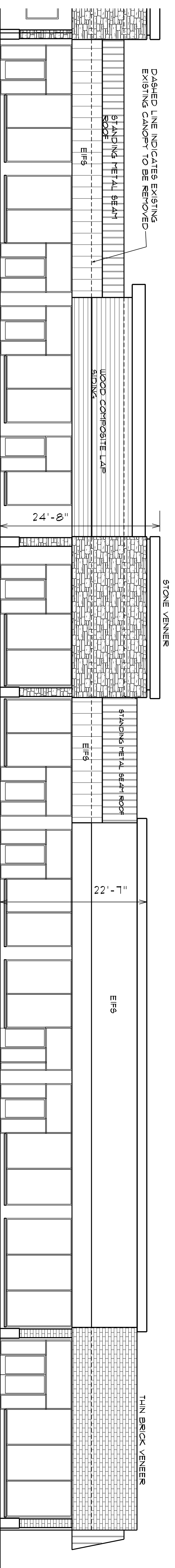
Attachments

Agenda Review
Review:

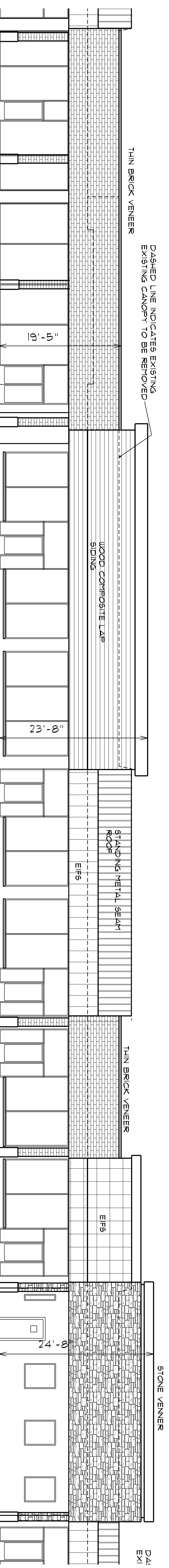
Vincent Pastue	Pending
City Manager	Pending
Planning Commission	Pending



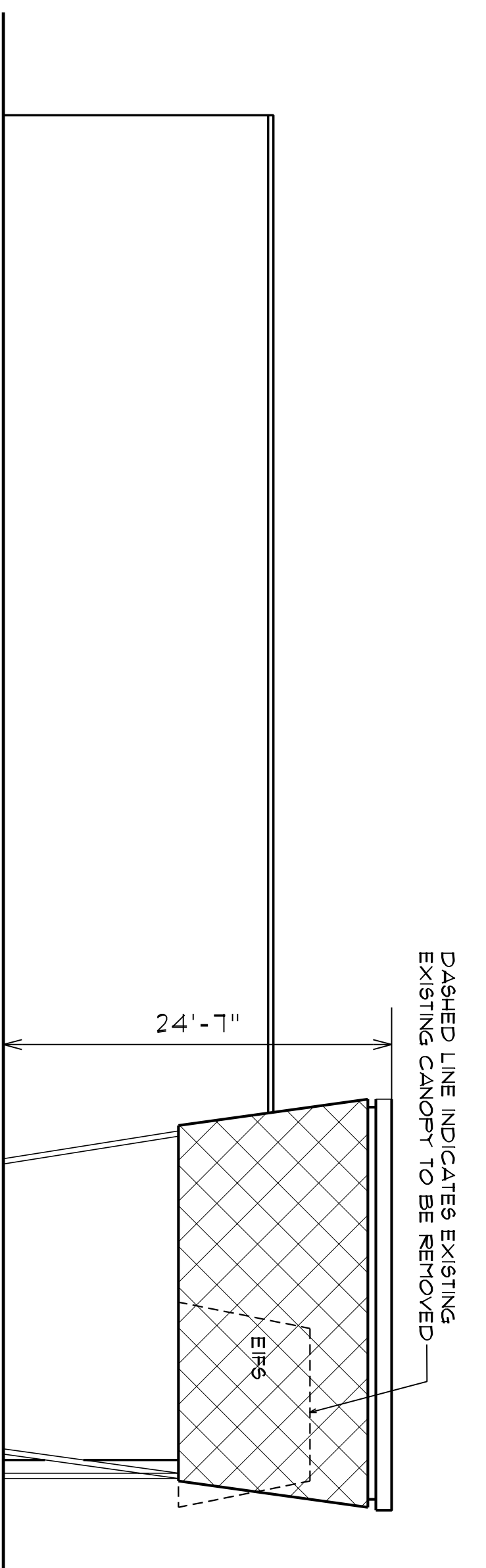
FRONT ELEVATION - OVERALL
NO SCALE



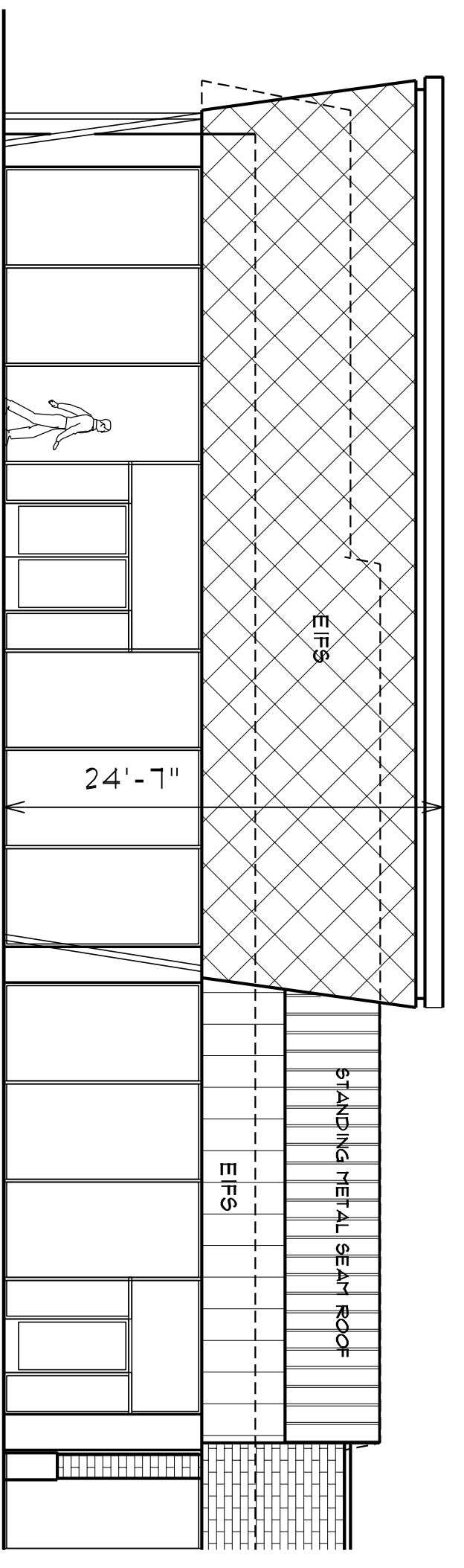
FRONT ELEVATION - WEST END
1/8" = 1'-0"



FRONT ELEVATION - MIDDLE SECTION
1/8" = 1'-0"



LEFT SIDE ELEVATION
1/8" = 1'-0"



FRONT ELEVATION - LEFT END
1/8" = 1'-0"

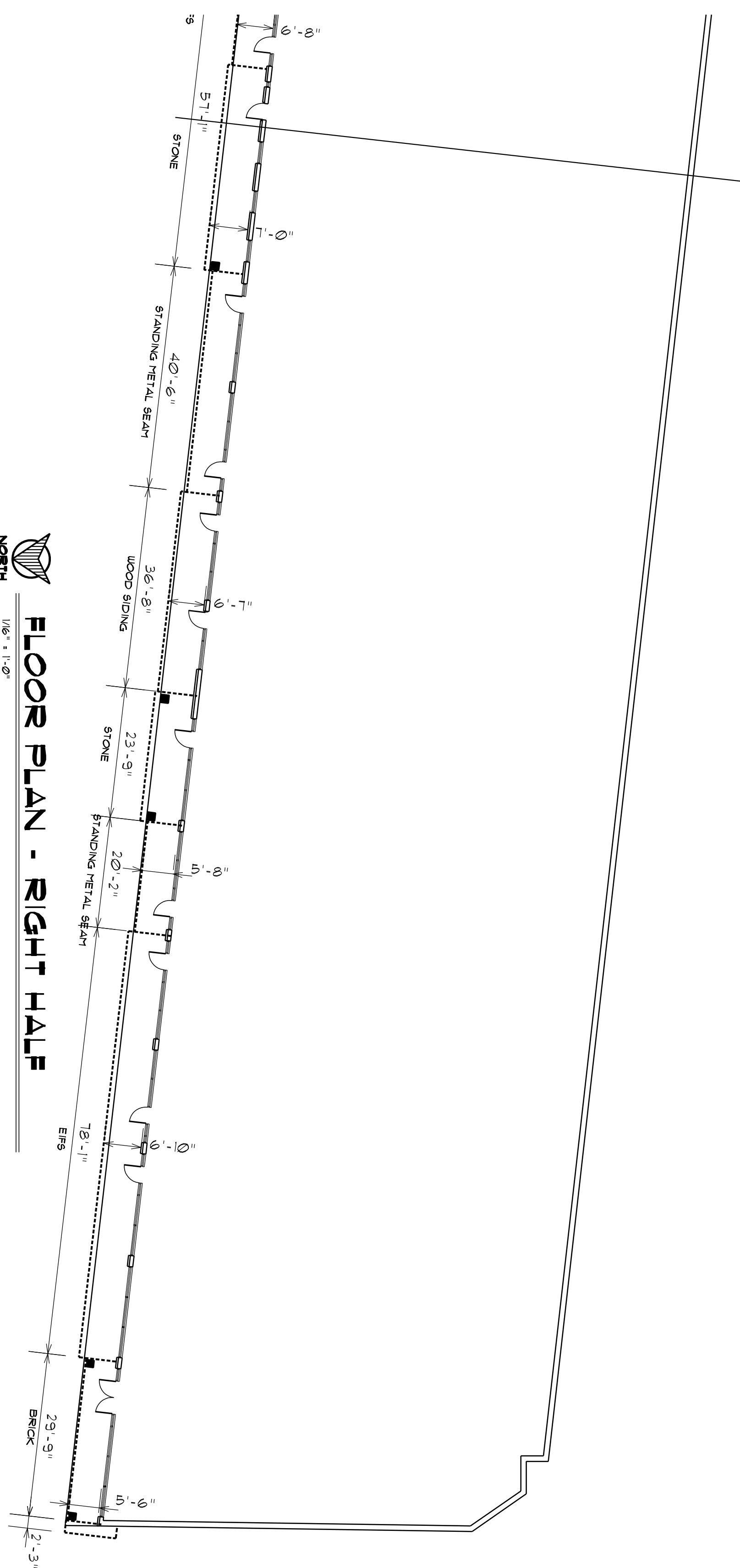
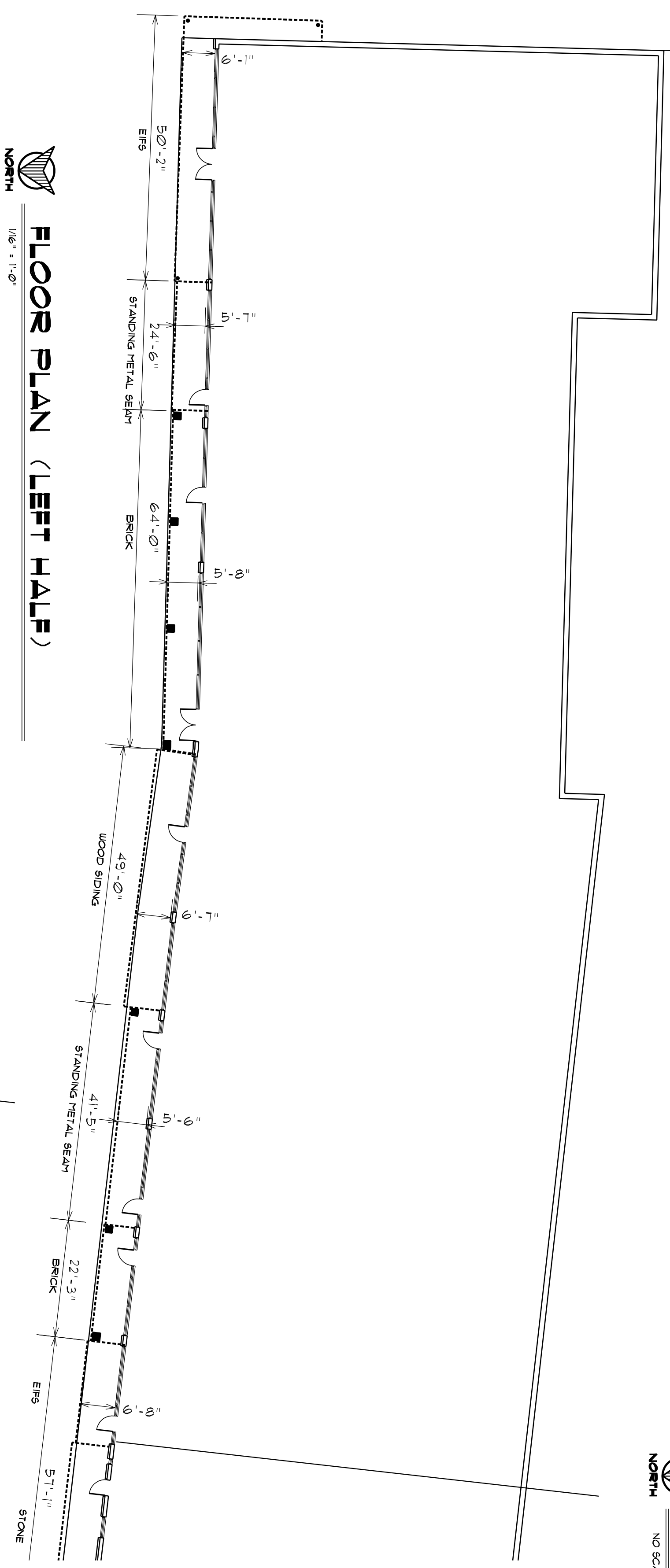
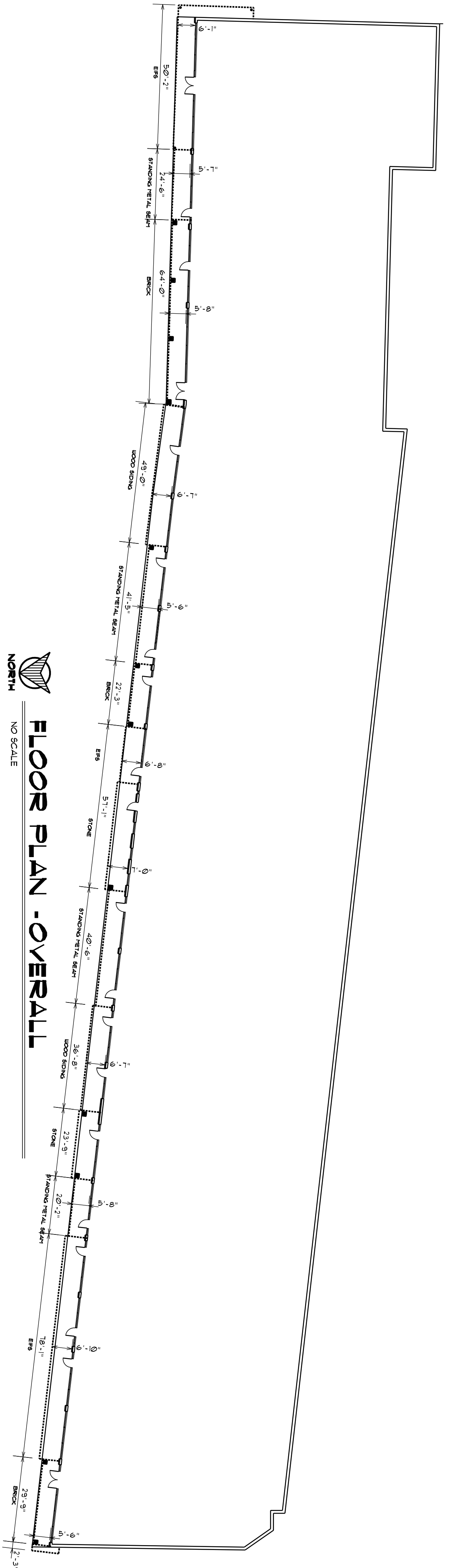
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NO ALTERATIONS OR TRANSFERS OF WORK
IS GRANTED BY ANY OTHER PERSON, FIRM, OR
FIRM WITHOUT THE WRITTEN APPROVAL OF THE
ARCHITECT. THE ARCHITECT'S LIABILITY SHALL
FULLY EXTEND TO THE LIMIT.

ARCHITECTS
PLANNERS
INTERIOR DESIGN
SCOTT MONCHNIK
& ASSOCIATES, INC.
1700 STUTZ DRIVE
SUITE 104-B
TROY, MICHIGAN
48064
TEL: 248-654-1010
FAX: 248-654-3002
SCOTT@SMARCH.COM

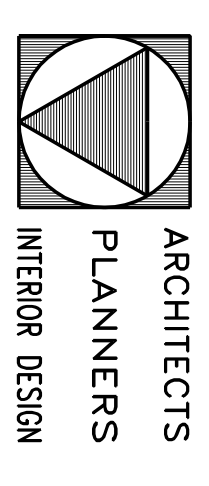
WORLD WIDE PLAZA
34701 - 34801 GRAND RIVER AVENUE
FARMINGTON, MICHIGAN

ISSUED FOR:
2 APRIL 14
SPA REVIEW
9 APRIL 14
SPA APPROVAL

SHEET# SPA-4
DATE: 9 APRIL 14
JOB# 13036



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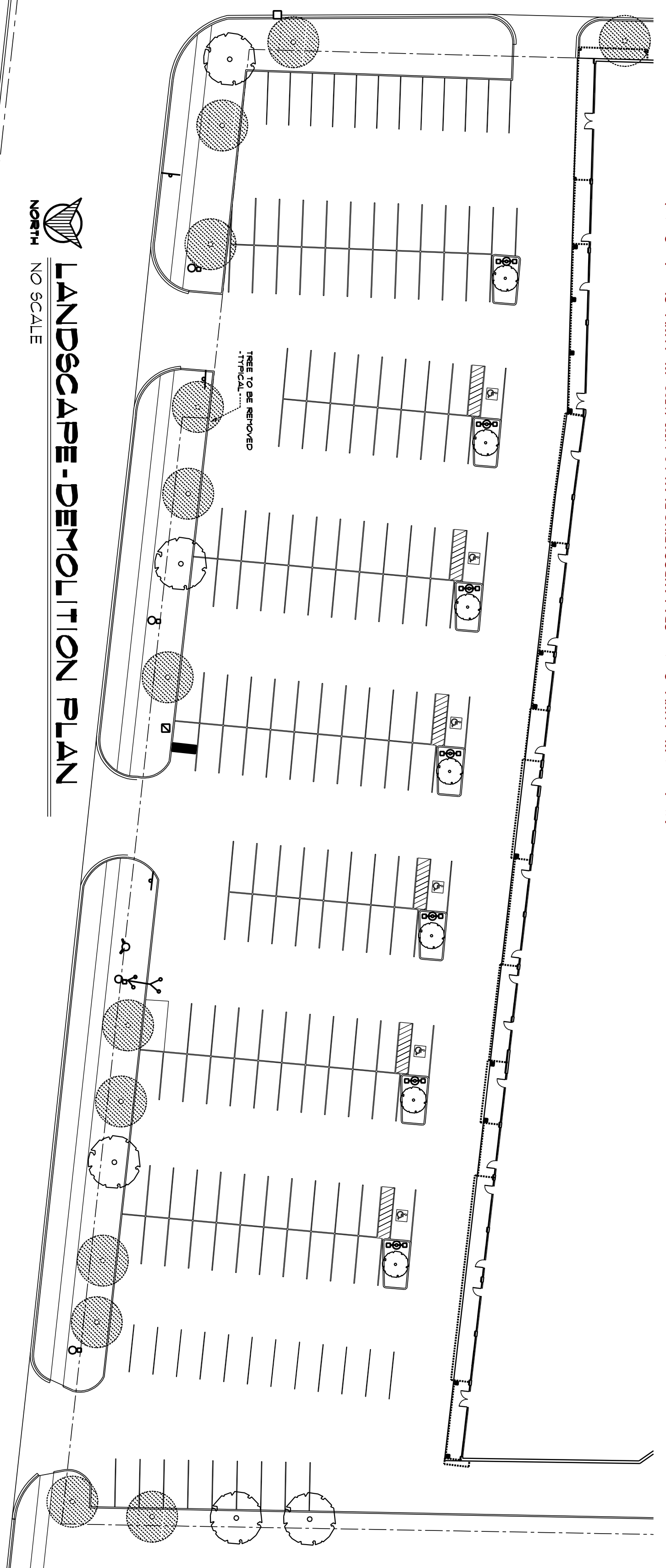


**ARCHITECTS
 PLANNERS
 INTERIOR DESIGN**
**SCOTT MONCHNIK
 & ASSOCIATES, INC.**
 1700 STUTZ DRIVE
 SUITE 104-B
 TROY, MICHIGAN
 48064
 TEL: 248-654-1010
 FAX: 248-654-3002
 SCOTT@SMAARCH.COM

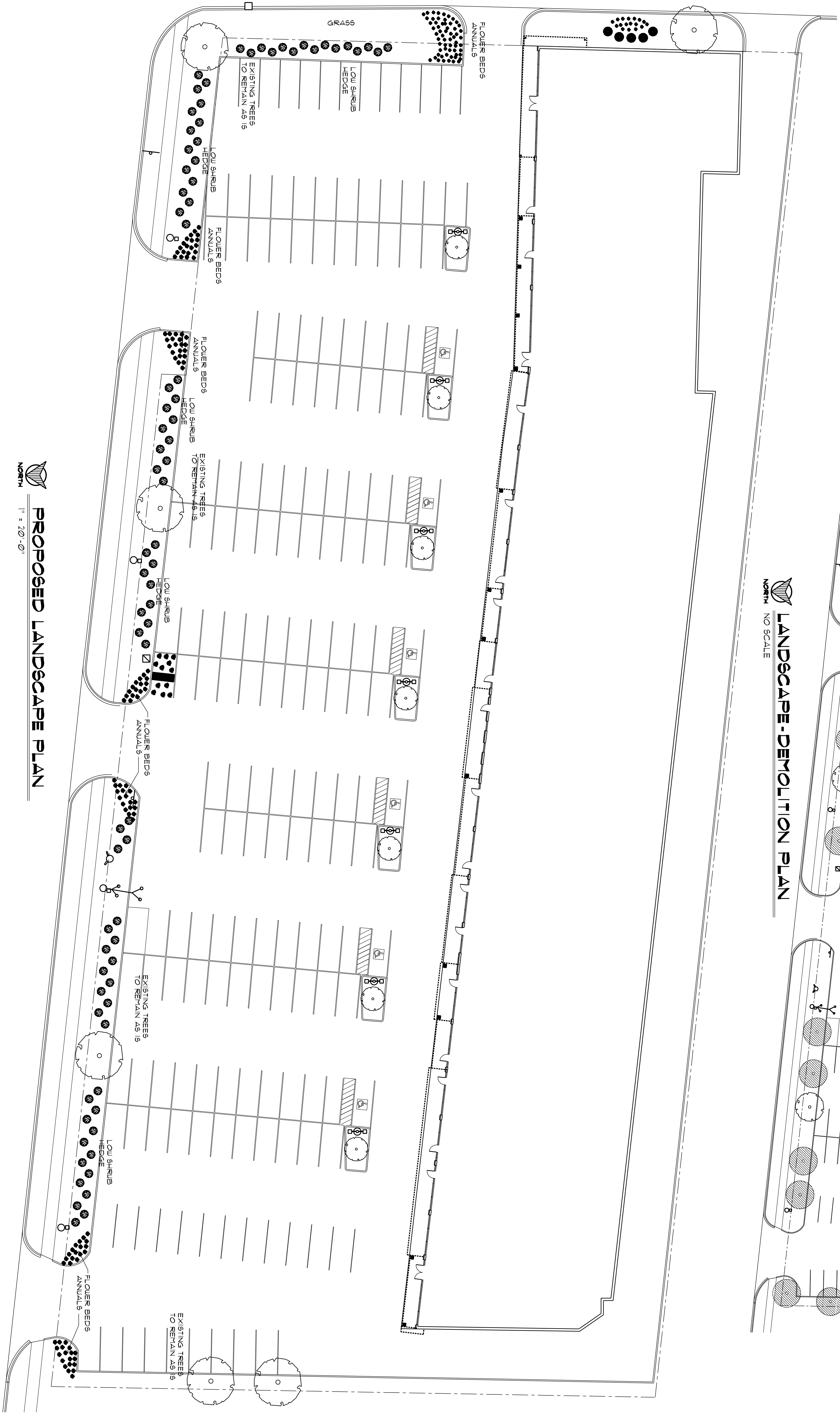
WORLD WIDE PLAZA
 34701 - 34801 GRAND RIVER AVENUE
 FARMINGTON, MICHIGAN

ISSUED FOR:
 2 APRIL 14
 SPA REVIEW
 9 APRIL 14
 SPA APPROVAL

SHEET# SPA-3
 DATE: 9 APRIL 14
 JOB# 13036

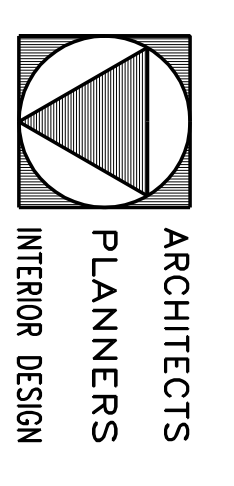


Attachment: World Wide Center - SPA LANDSCAPING PLAN 4-2-14(2) (1538 : World Wide Shopping Center)



PROPOSED LANDSCAPE PLAN
1" = 20'-0"
NORTH

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WORLD WIDE PLAZA
 34701 - 34801 GRAND RIVER AVENUE
 FARMINGTON, MICHIGAN

ISSUED FOR:
 2 APRIL 14
 SPA REVIEW
 9 APRIL 14
 SPA APPROVAL

SHEET# SPA-2
 DATE: 9 APRIL 14
 JOB# 13036

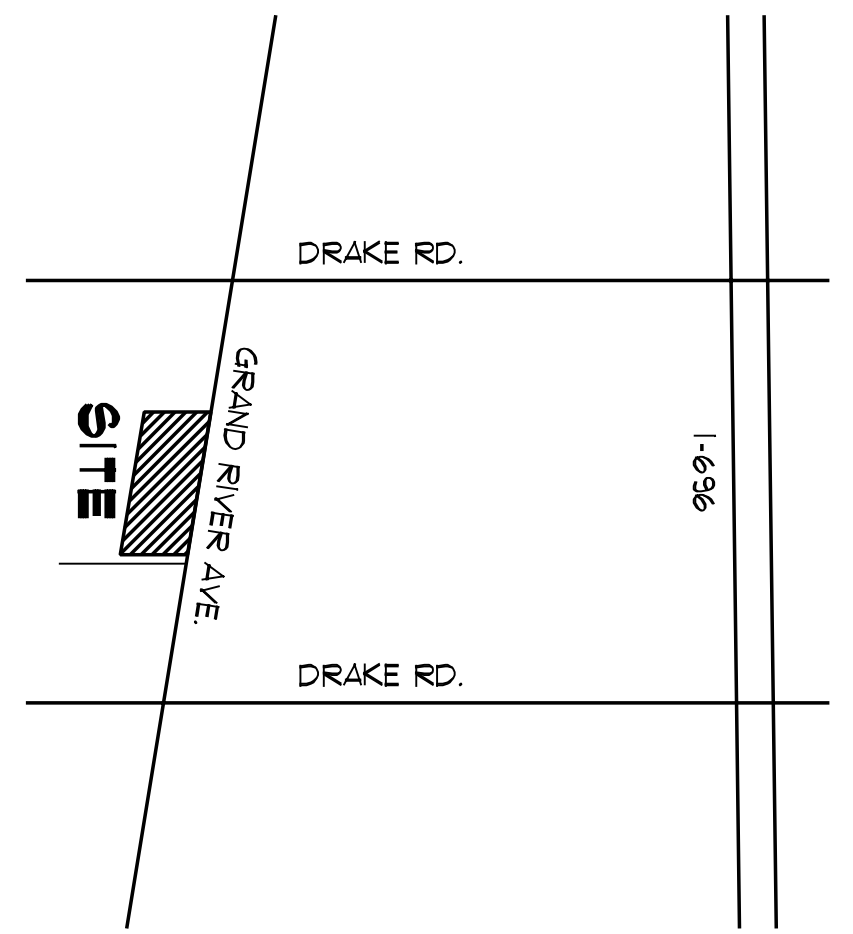
LAND - BUILDING - PARKING DATA

LAND AREA	1/2-3.18 ACRES
BUILDING AREA	42,084 SF
TOTAL BUILDING AREA	42,084 SF

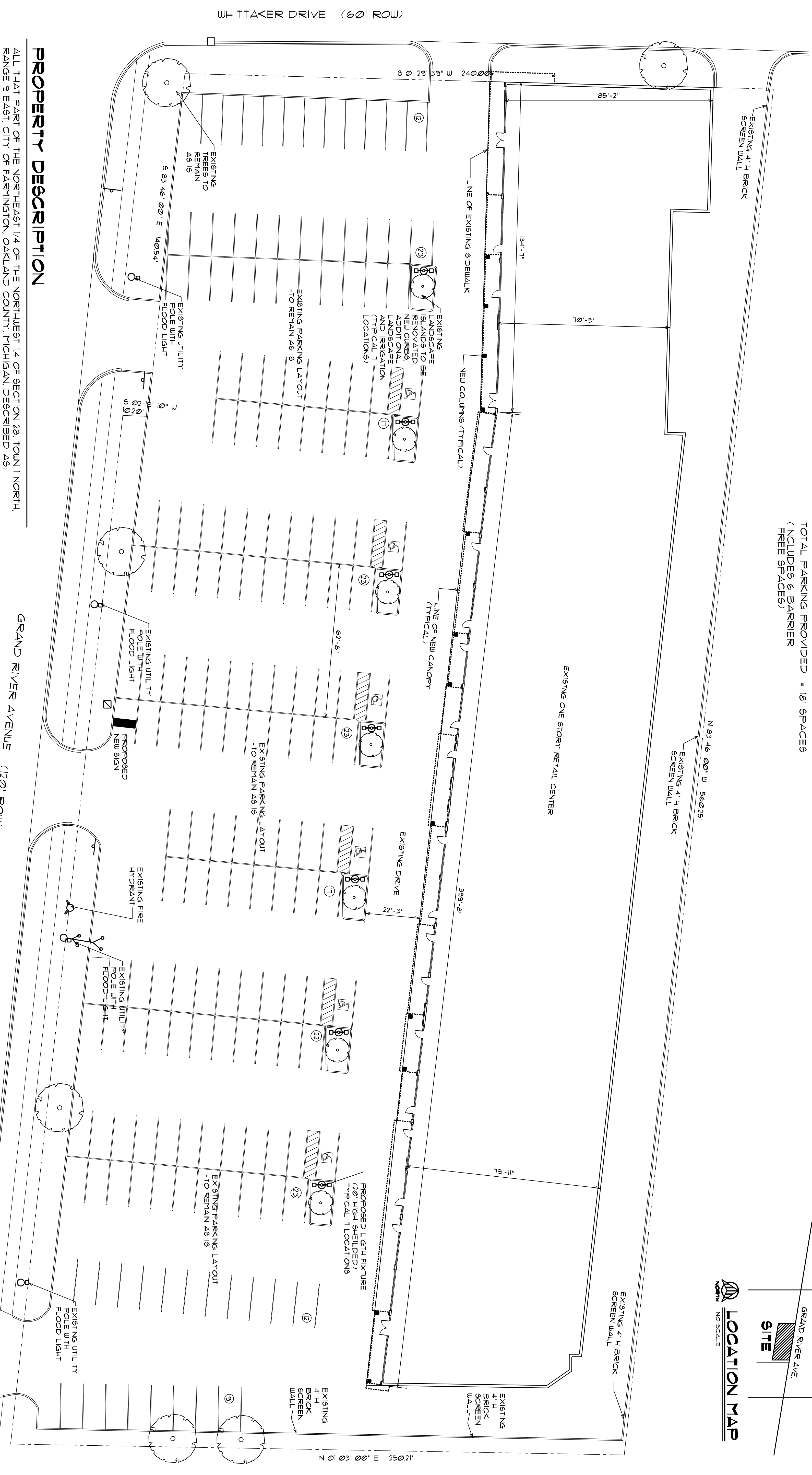
PARKING DATA	
PARKING REQUIRED	
GENERAL COMMERCIAL / RETAIL GREATER THAN 25,000 SF	4.5 SPACES / 1,000 SF
PROVIDED PARKING	181 SPACES
TOTAL PARKING PROVIDED (INCLUDES 6 BARRIER FREE SPACES)	181 SPACES

SITE PLAN - GENERAL NOTES:

1. ZONED: C-2 COMMUNITY COMMERCIAL
2. SETBACKS: FRONT 20 FEET, REAR 10 FEET, SIDE 10 FEET
3. BUILDING HEIGHT: 35 FEET (3 STORIES) ALLOWED



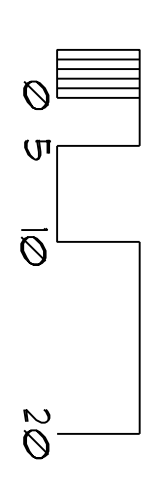
LOCATION MAP
NO SCALE



PROPERTY DESCRIPTION

ALL THAT PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWN 1 NORTH, RANGE 9 EAST, CITY OF FARMINGTON, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING ON THE SOUTHERLY LINE OF GRAND RIVER AVENUE AT A POINT DISTANT 583'46'00" E 1322.81 FEET MEASURED (1322.00 FEET RECORDED) ALONG THE CENTER LINE OF SAID GRAND RIVER AVENUE AND S17°03'00"W 50.21 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 28; THENCE ALONG THE SOUTHERLY LINE OF SAID GRAND RIVER AVENUE, 583'46'00" E 421.60 FEET; THENCE ALONG THE WEST LINE OF LOT 8 AND ITS EXTENSION, NORTHERLY OF "VOLLEYHILL SUBDIVISION" AS RECORDED IN LIBER 100 OF PLOTS, PAGE 6, OAKLAND COUNTY RECORDS, S17°14'44"W 250.16 FEET; THENCE ALONG A LINE WHICH IS AN EXTENSION WESTERLY OF THE SOUTHERLY LINE OF SAID LOT 8 OF "VOLLEYHILL SUBDIVISION" N83°46'00"W 420.36 FEET; THENCE N17°03'00"E 250.21 FEET TO THE POINT OF BEGINNING.

SITE PLAN
1" = 20'-0"



- LIST OF DRAWINGS**
- SPA-1 SITE PLAN
 - SPA-2 LANDSCAPE PLAN
 - SPA-3 FLOOR PLAN
 - SPA-4 ELEVATIONS
- ALTA SURVEY - FOR REFERENCE

WORLD WIDE PLAZA
34701 - 34801 GRAND RIVER AVENUE
FARMINGTON, MICHIGAN

ARCHITECTS
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INTERIOR DESIGN
1700 STUTZ DRIVE
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TEL: 248-654-1010
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ISSUED FOR:
2 APRIL 14
SPA REVIEW
9 APRIL 14
SPA APPROVAL

SHEET # SPA-1
DATE: 9 APRIL 14
JOB# 13036

LEGAL DESCRIPTION:
PARCEL 7:

All that part of the Northeast 1/4 of the Northwest 1/4 of Section 28, Town 1 North, Range 9 East, City of Farmington, Oakland County, Michigan, described as Beginning on the Southern line of Grand River Avenue at a point distant S83°46'00"E 1322.87 feet measured (1322.00 feet recorded) along the center line of said Grand River Avenue and S1°03'00"W 50.21 feet from the Northwest corner of said Section 28; thence along the Southern line of said Grand River Avenue, S83°46'00"E 421.60 feet; thence along the West line of Lot 8 and its extension Northernly of "Valleyhill Subdivision" as recorded in Liber 100 of Plats, page 6, Oakland County Records, S11°14'4"W 250.18 feet; thence along a line which is an extension Westerly of the Southern line of said Lot 8 of "Valleyhill Subdivision" N83°46'00"W 420.96 feet; thence N1°03'00"E 250.21 feet to the Point of Beginning. And.

Lot 8 of "Valleyhill Subdivision" part of the Northwest 1/4 of Section 28, Town 1 North, Range 9 East, Farmington Township (now City of Farmington), Oakland County, Michigan, according to the plat thereof as recorded in Liber 100, page 6 of Plats, Oakland County Records.
Tax ID # 23-28-126-026
Parcel Size = 3.18 acres
BASIS OF BEARINGS:
BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 8, "VALLEYHILL SUBDIVISION" BEING N83°46'00"W.

NW CORNER, SECTION 28
T1N, R9E, CITY OF FARMINGTON
OAKLAND COUNTY, MICHIGAN
C/L GRAND RIVER AVENUE
S83°46'00"E 1322.87'

- GENERAL NOTES:
1. THERE IS NO OBSERVABLE EVIDENCE OF ON-SITE EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
 2. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 3. THERE IS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.

LEGEND

- CATCH BASIN
- ⊕ STORM MANHOLE
- SIGN
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- FOUND IRON
- SET PROPERTY CORNER
- FOUND CONCRETE MONUMENT
- MEASURED
- RECORD
- ⊕ LIGHT POLE
- ⊕ UTILITY POLE
- ⊕ GUY ANCHOR
- ELECTRIC METER
- GAS METER
- FIRE HYDRANT
- NUMBER OF PARKING SPACES
- ◇ ITEM CORRESPONDING TO SCHEDULE B SECTION II/EXCEPTIONS

ZONING DATA:

SITE ZONED: C2
MAXIMUM BUILDING HEIGHT = 36 FEET OR 3 STORIES
MINIMUM USABLE FLOOR AREA = 600 SQ. FT.
MINIMUM SETBACKS (UNLESS OTHERWISE MODIFIED BY FRONT YARD = PLANNING COMMISSION):
FRONT YARD = 10 FEET
SIDE YARD = 20 FEET
REAR YARD = 20 FEET

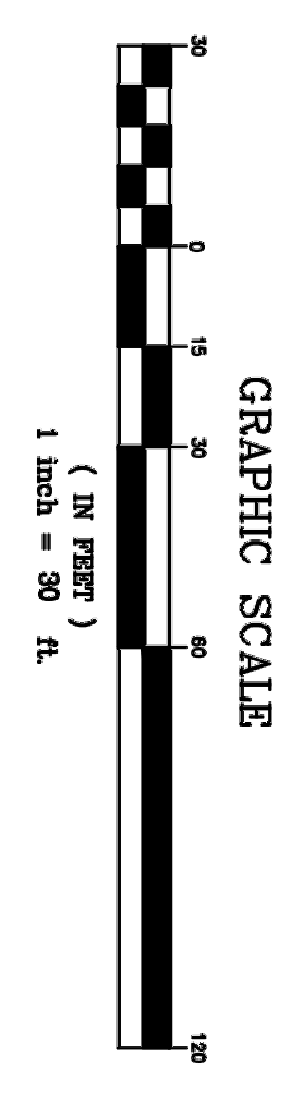
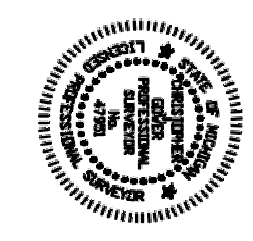
NOTE: DATA ABOVE IS PER PRESENT ZONING ORDINANCE WHICH MAY OR MAY NOT HAVE BEEN THE SAME AS ORDINANCES IN FORCE AT TIME OF CONSTRUCTION OF IMPROVEMENTS SHOWN.

EXCEPTIONS

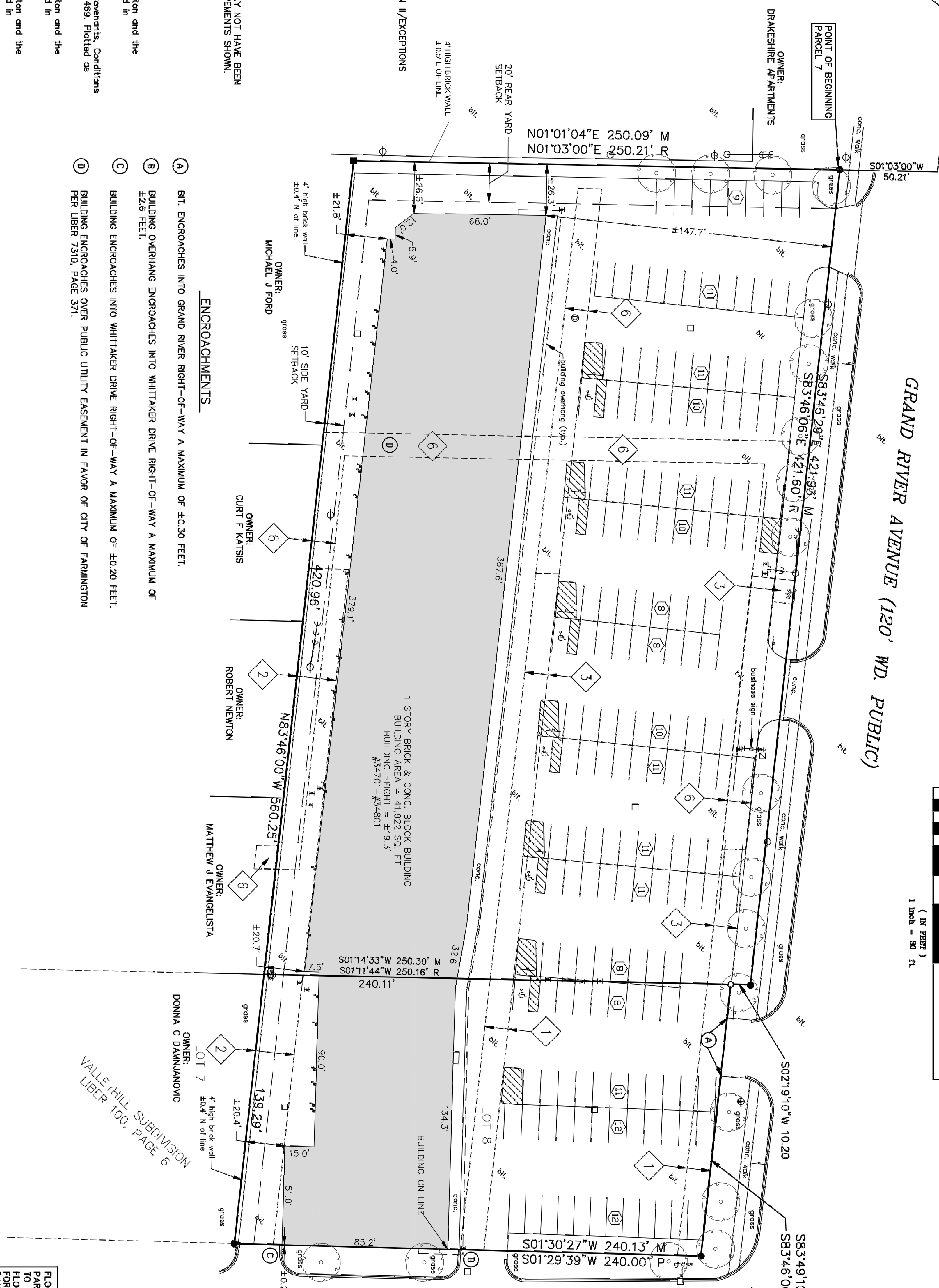
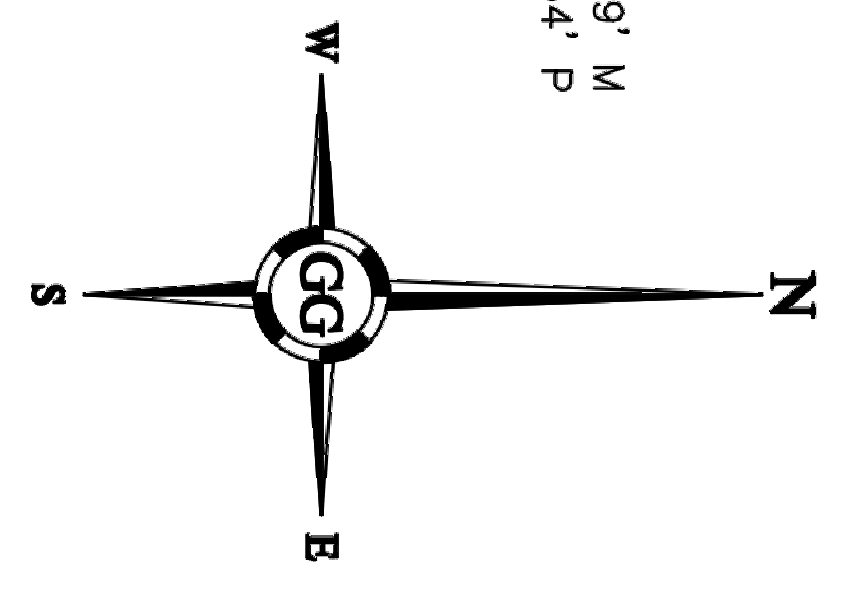
SCHEDULE B - SECTION II

1. Subject to Easement and Right of Way in favor of the City of Farmington and the Covenants, Conditions and Restrictions contained in Instrument recorded in Liber 5880, page 661 and Liber 5880, page 662. Plotted as shown.
2. Subject to Easement in favor of Consumers Power Company and the Covenants, Conditions and Restrictions contained in Instrument recorded in Liber 5850, page 499. Plotted as shown.
3. Subject to Easement and Right of Way in favor of the City of Farmington and the Covenants, Conditions and Restrictions contained in Instrument recorded in Liber 5982, page 66 and Liber 5982, page 67. Plotted as shown.
6. Subject to Easement and Right of Way in favor of the City of Farmington and the Covenants, Conditions and Restrictions contained in Instrument recorded in Liber 7310, page 371 and Liber 7310, page 372. Plotted as shown.

Certification
To First American Title Insurance Company, Lake States Investment Co., LLC, World Wide Center, LLC and each of their respective successors and/or assigns:
This is to certify that this map or plat and survey on which it is based were made on January 24th, 2008, under the undersigned's supervision and in accordance with Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS in 2005, and includes items 2.3.4.6.7(a), 7(b), 7(c), 8.9, 10.11(c), 13.14, 16, 17, and 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that, in my professional opinion as a land surveyor in the State of Michigan, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.
Date: 6/08/2009
Christopher J. Gower
Registration No. 47951



LOCATION MAP
NOT TO SCALE



- ENCROACHMENTS
- (A) BIT. ENCROACHES INTO GRAND RIVER RIGHT-OF-WAY A MAXIMUM OF ±0.30 FEET.
 - (B) BUILDING OVERHANG ENCROACHES INTO WHITTAKER DRIVE RIGHT-OF-WAY A MAXIMUM OF ±2.6 FEET.
 - (C) BUILDING ENCROACHES INTO WHITTAKER DRIVE RIGHT-OF-WAY A MAXIMUM OF ±0.20 FEET.
 - (D) PER LIBER 7310, PAGE 371.

FLOOD DESIGNATION NOTE:
PARCEL LIES IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP FOR OAKLAND COUNTY MICHIGAN, COMMUNITY PANEL NUMBER 281250034F, DATED SEPTEMBER 29, 2008.

PREPARED IN PARTNERSHIP WITH GOWER PROFESSIONAL SURVEYING.

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Drawn	S. KEIL
Designed	
Checked	D. GOSSELIN
Date	1-29-08
Job No.	9976-06
Sht. No.	1

Revisions	

34701 GRAND RIVER AVE.
CITY OF FARMINGTON, MICHIGAN

ALTA/ACSM
LAND TITLE SURVEY

THE GOSSELIN GROUP, INC.
ENGINEERS & SURVEYORS
3777 SPARKS DR. SE, SUITE 10
GRAND RAPIDS, MI 49546
PHONE (616) 954-2770
FAX: (616) 954-2777

**Farmington City Council
Staff Report**
Council Meeting Date:
April 14, 2014

**Reference
Number
(ID # 1539)**
Submitted by: Kevin Christiansen, Economic Community Development Director

Description: Pre-Application Conference with Planning Commission on PUD Planned Unit Development Concept Plan - Downtown Farmington Center

Requested Action:
Background:

This item is a pre-application conference (discussion and review) with the Planning Commission of a proposed PUD planned unit development concept plan for the redevelopment of a portion of the Downtown Farmington Center (Kimco site). Article X. PUD Planned Unit Development, Section 35-135. Approval Procedure of the Zoning Ordinance provides PUD applicants an opportunity to request an optional pre-application conference with the Planning Commission on a proposed PUD concept plan. The purpose of the pre-application conference is to discuss the appropriateness of a PUD and the concept plan to solicit feedback and to receive requests for additional materials supporting the proposal. An applicant desiring such a conference shall request placement on a Planning Commission agenda.

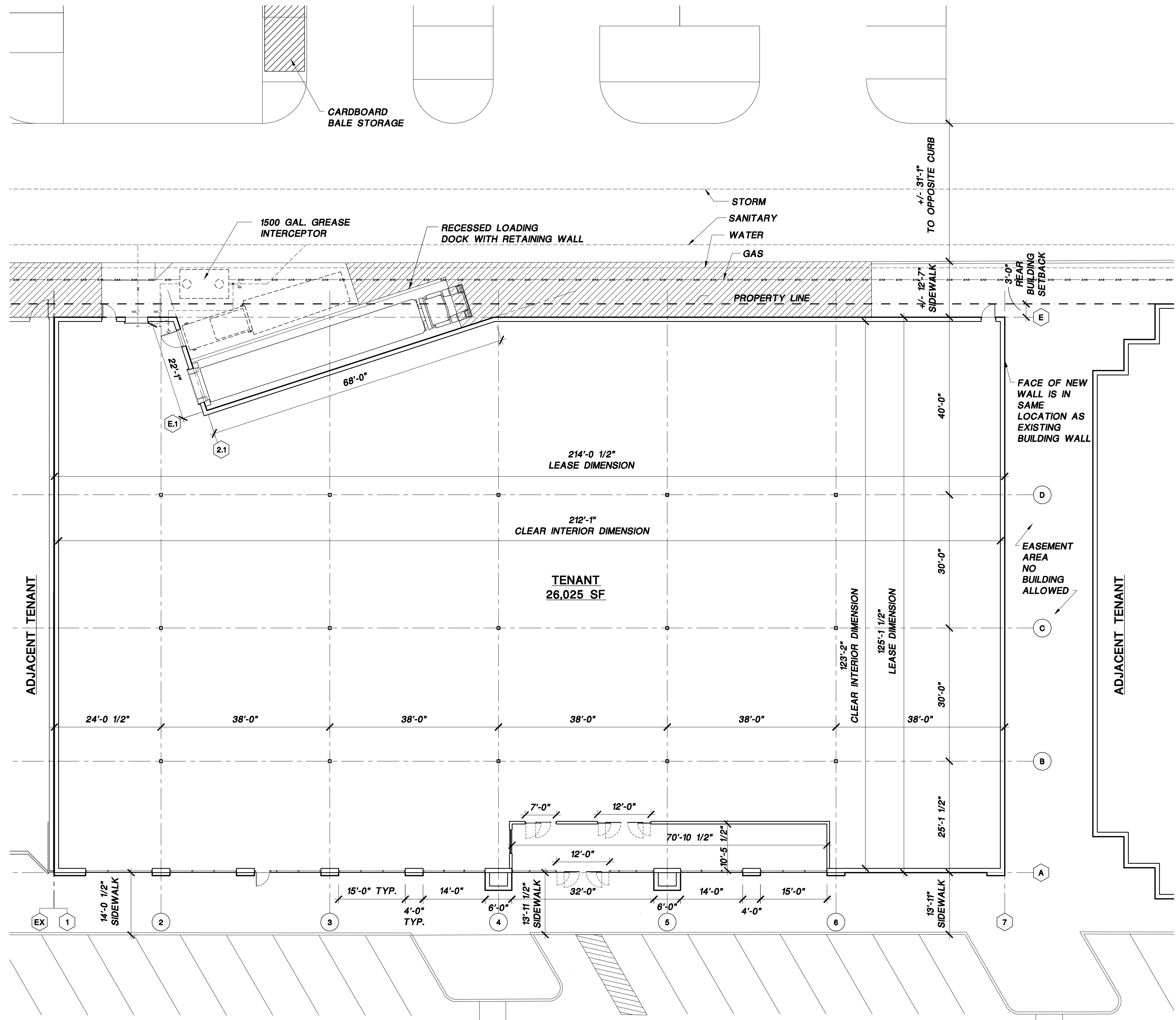
The applicant, Herschman Architects of Cleveland, Ohio on behalf of Kimco Realty, has submitted a PUD concept plan for the redevelopment of a portion of the Downtown Farmington Center. The concept plan includes an existing conditions survey/proposed plan of the site, a proposed building floor plan/layout plan, and an elevation/perspective of a proposed new building facade. The applicant will be at the 4/14/14 meeting to present the PUD concept plan to the Commission.

Attachments

Agenda Review
Review:

Kevin Christiansen	Pending
City Manager	Pending
Planning Commission	Pending





FLOOR PLAN
3/32" = 1'-0"

Design and construction documents as instruments of service are given in confidence and remain the property of Herschman Architects. The use of this design and these construction documents for purposes other than the specific project named herein is strictly prohibited without expressed written consent of Herschman Architects, Incorporated.

Date	Issue
03-11-14	PRELIM P&Z

Drawn By: JSV
Project No.: 13300

FARMINGTON, MI
DOWNTOWN FARMINGTON CENTER
23300 FARMINGTON RD.
FARMINGTON, MI 48336



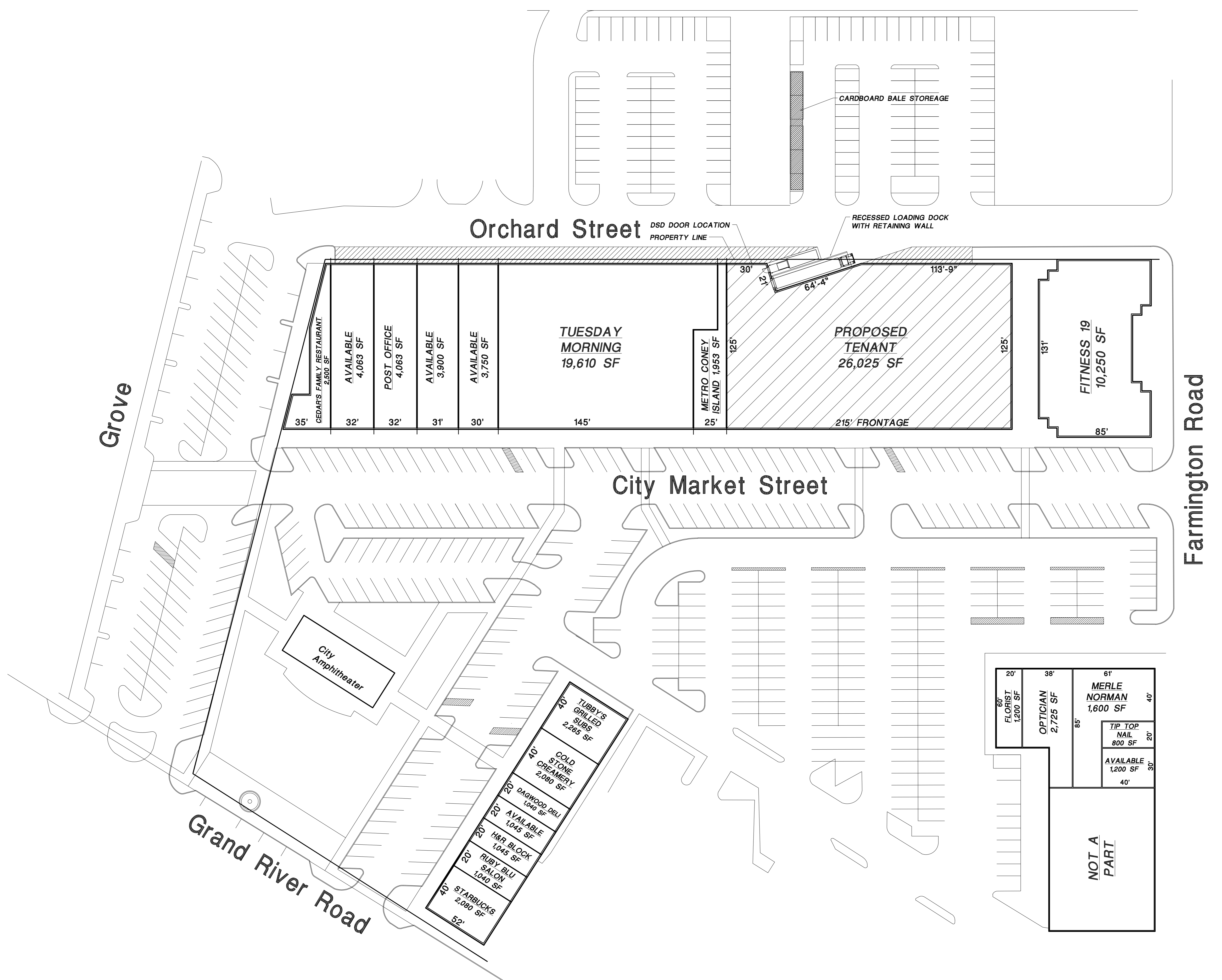
25001 EMERY ROAD, SUITE 400
CLEVELAND, OH 44128
TEL (216) 223-3200
FAX (216) 223-3210
www.herschmanarchitects.com

LOD

Design and construction documents are instruments of service and remain the property of the architect. The use of these documents for purposes other than the specific project named herein is strictly prohibited without expressed written consent of Dushan Bouček, Architect.

Date	Issue
03-10-14	PRELIM P&Z

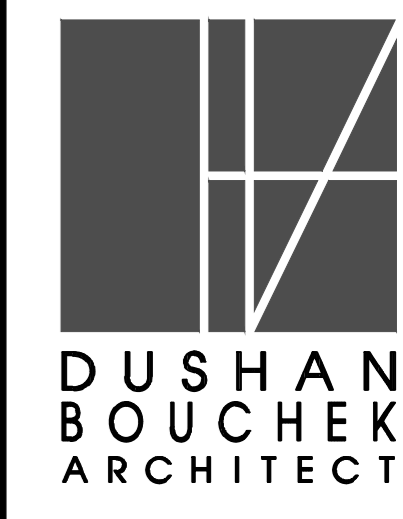
Drawn By: MDP
Project No.: 13800



SITE PLAN
1" = 30'

FARMINGTON, MI

DOWNTOWN FARMINGTON CENTER



25001 EMERY ROAD, SUITE 400
CLEVELAND, OH 44128
TEL: (216) 223-3200
FAX: (216) 223-3210
www.herschmanarchitects.com

SITE