



PLANNING COMMISSION MEETING
Monday, March 10, 2025 – 7:00 p.m.
Farmington Community Library
Meeting Room
23600 Liberty Street
Farmington, MI 48335

AGENDA

- 1. ROLL CALL**
- 2. APPROVAL OF ITEMS ON CONSENT AGENDA**
 - A. February 10, 2025 Minutes**
- 3. APPROVAL OF REGULAR AGENDA**
- 4. UNFINISHED BUSINESS**
 - A. Discussion of 2026-2031 Capital Improvement Program and Request to Schedule Public Hearing**
- 5. NEW BUSINESS**
 - A. Proposed Building Façade Modification – Jax Kar Wash, 31500 Grand River**
- 6. UPDATE - CURRENT DEVELOPMENT PROJECTS**
- 7. PUBLIC COMMENT**
- 8. PLANNING COMMISSION COMMENTS**
- 9. ADJOURNMENT**

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

FARMINGTON PLANNING COMMISSION PROCEEDINGS

23600 Liberty Street
Farmington, Michigan
February 10, 2025

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

ROLL CALL

Present: Crutcher, Gray, Kmetzo, Majoros, Perrot, Westendorf
Absent: Mantey

A quorum of the Commission was present.

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

APPROVAL OF ITEMS ON CONSENT AGENDA

A. January 13, 2025 Minutes

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

APPROVAL OF AGENDA

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

UNFINISHED BUSINESS

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

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

Weber stated that what we're looking for today is for the Planning Commission to set a Public Hearing for Monday, March 10th at 7:00 p.m. so the public can come and weigh in on the Capital Improvement Program. The Capital Improvement Program draft is available on the website as well as City Hall if someone would like to come look it up, but before you talk about a motion, I just want to give an overview of the Capital Improvement Program. As you know, this has been in the works for the last couple of months, it's been a joint project, there's a Capital Improvement Program Steering Committee that meets that is comprised of a variety of different individuals throughout the City, they go through all the City's plans and pull out pieces of that that would need to be funded through capital dollars and then the administrative members of government also weigh in on what their

needs are. So, all this information gets compiled and put into the report that we have in draft here today, so that's up on the screen, let's go through a few pages, strictly a high level overview of what is currently in the draft.

The first page, the cover page, typically we like to display a project that's of particular significance to the City, this is the promenade park and Hillside Townes project, so on the left you have the conceptual park that runs along Grand River Avenue to Thomas Street, it is where the two homes were taken down and it will be a linear park that will feature different art installations and allow access back towards Shiawassee Park. So that development will be a Downtown Development project and they're in the design phases of that right now.

After you cross Thomas Street you'll be at the Hillside Townes development, but the Hillside Townes development accommodates this pathway that will connect up to the art promenade, take you through the development, at which point you'll take a right at the back of the development and head towards the staircase and then to Shiawassee Park. So, a big project underway and we chose it for the cover of the report.

So, as you can see this Capital Improvement Program is for the fiscal years 2026-2031, a six-year period of proposed capital improvements. Scrolling back a couple pages, you have all the members of the Steering Committee on the right, there are nine people that make up the committee and it has the list of all of the Planning Commission members. Scrolling a few pages back from there there's an introduction to what our Capital Improvement Program is for those people that may not know and then there's executive summary. So, there's a bunch of things on this page, on the right there's a quick view, you can see there's a total of 120 projects that are proposed in this Capital Improvement Program for a total of \$59,302,854, obviously that's more dollars than the City can afford but it is a list of all of the things that they're talking about so we have it all in one place. And then it shows the amount of dollars per year for the program. On the left you have a pie chart, the pie chart shows the different categories of capital projects that we have, I will go through all the different categories but the two largest categories in this year's plan

are water and sewer system, totaling \$60,689,000 and vehicles and equipment which totals \$17,326,000,

The next page is the continuation of the executive summary, it shows, it compares last year's plan with this year's plan, so unless the previous year's plan had a total project cost of \$55,555,571. This year's plan adds another \$11,968,000 of projects, it recognizes the completion of \$9,391,000 of projects and then there are changes in project estimates, increase in project estimates of \$823,000,000 and a decrease in project estimates of \$1,652,000 and that's you get to the current year program which is \$59,302,000.

Below this graphic is a list of significant projects that were added, so there's ten of them that we're highlighting, the ten largest. The first one is \$472,000 for fitness courts for Shiawassee and Flanders Park. The next one for \$199,000 for improvements to Riley Park and Sundquist Pavilion, \$200,000 for sidewalks added to the south side of Thomas Street and the west side of School Street, \$300,000 contemplated for Thomas Street running from Warner to Farmington Road, so farther past the Hillside Townes development. There's \$120,000 for Streetscape brick paver repairs over a six-year period, \$480,000 for various DPW equipment. The largest item by far this year is \$8,000,000 for sewer lining. Our City, most of our sewer system was built seventy years ago and it's getting to the point where that's going to need to be replaced, the lining. \$650,000 was added for water main along Gill Road, Gill Road has been targeted for road repairs and when we do road repairs we want to make sure we address the infrastructure underneath, \$250,000 for sewer pumps at our pump stations and a million dollars for a generator that operates at our sewer pump stations.

The next box is projects that have been completed over the course of the year and this may be a little bit misleading so these would be projects that are actually completed or will be completed by June 30, 2025, so it might be in process now.

So, there were a lot of projects that were completed, the Maxfield Training Center, demolition and clean-up of the site, that was completed, improvements to the property there, stormwater, church parking lot, that should all be completed by June 30th. Thomas and School Street, those roads should be repaved in the spring, so that should be completed. There are about \$500,000 of Warner Mansion improvements that should take place. The Masonic Lodge Plaza, you can see that's almost finished now as well, there's a sidewalk project that took place in the fall to repair sidewalks, our Public Safety is getting their new fire truck, it has been built down in Florida and will be delivered to us in the next month or two and then there's a couple of pieces of DPW vehicles and equipment that were purchased. So, that's an overview of the projects.

The next couple of pages after that, we just list significant plans that the Capital Improvement Program is based on and where you would find these on the City website,

these are all linked up if you want to find those different plans and then there's a series of pages where we go category by category taking a look at each of the categories, how much money is contemplated for that and maybe highlighting a specific large project related to that, so that would go on for several pages, a couple pages for each category in the Capital Improvement Plan.

And then finally, at the back of the report, is an excel spreadsheet with all of the projects listed out and their dollar value and where they fall.

Perrot opened the floor for comments and/or questions from the Commissioners.

Majoros stated the process has always been very thorough, the feedback provided historically has always represented, we talk a lot about trusting the subject matter experts, they know the business, the ability to get grants or co-funding type arrangements that will do this, we've talked about a focus on infrastructure and public safety and the fundamental services we provide as a community. Not that recreation and those type of things are not important but you can see the two biggest parts of the pie chart are basically infrastructure related and then core and essential services, you know and a few other things. I just think it's a good process, it's 55 million, you could make it 100 and some million, so it's got that right balance of being somewhat aspirational and a guide and focused and prioritized without being completely outrageous and I think we've got a good thing going. So, yeah, you can always wish for more sidewalks and sewers to be lined and what have you, but you have to prioritize somehow and I think the people that do this and live it every day, I think they do a nice job with it.

Perrot said we walk such a difficult road, too, being essentially completely built out, you know we have such a small footprint that the City is, unless we have plans to build skyscrapers instead of residences, we've got to work with the hand that's dealt.

Majoros stated dealing with aging infrastructure and all those things are real concerns, it's through our great community, the things that have been done, that we have all witnessed and been a teeny tiny part of is what makes this City so great and we've got to keep it going.

Perrot thanked Majoros for his service as representative for the Planning Commission on the Steering Committee.

MOTION by Majoros, supported by Crutcher, move to hold a Public Hearing at the March 10, 2025 City of Farmington Planning Commission meeting presentation and overview of the Capital Improvement Plan for Fiscal Years 2026-2031.
Motion carried, all ayes.

NEW BUSINESS

None heard.

UPDATE – CURRENT DEVELOPMENT PROJECTS

Perrot introduced this item and turned it over to staff.

Weber stated he is excited to announce that Hillside Townes poured their first foundation, so progress is being made.

Majoros asked for an update on the VFW project.

PUBLIC COMMENT

None heard.

PLANNING COMMISSION COMMENT

None heard.

ADJOURNMENT

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

The meeting was adjourned at 7:16 p.m.

Respectfully submitted,

Secretary

Farmington Planning Commission Staff Report	Planning Commission Date: March 10, 2025	Reference Number
Submitted by: Chris Weber, Assistant City Manager		
Description Discussion of the 2026-2031 Capital Improvement Program and request to schedule public hearing		
Proposed Motion Move to hold public hearing on Monday, April 14 at 7:00 p.m. regarding the proposed 2026-2031 Capital Improvement Program		
Background <p>At the February meeting a motion was made to hold a public hearing at the March 10 meeting. Due to an administrative oversight, the public hearing notice was not published as required. Therefore, we are rescheduling the public hearing for April.</p> <p>Attached is the proposed Notice of Public Hearing</p>		

**CITY OF FARMINGTON
PLANNING COMMISSION
NOTICE OF PUBLIC HEARING
MONDAY, APRIL 14, 2025
7:00 P.M.**

Please take notice, the Farmington Planning Commission will hold a Public Hearing on Monday, April 14, 2025 at 7:00 p.m. in the Council Chambers located at 23600 Liberty Street, Farmington, MI 48335 to discuss and review the City of Farmington 2026-2031 Capital Improvement Program.

The City of Farmington Capital Improvement Program Steering Committee and City staff have been working diligently the last several months updating the City's 6-year Capital Improvement Program in order to comply with State statutory requirements and the City's Charter. The program will be incorporated within the City's Master Plan.

All interested residents are encouraged to attend the public hearing to be heard, and any written materials concerning the Draft 2026-2031 Capital Improvement Program shall be received and considered.

The Draft 2026-2031 Capital Improvement Program is available for review at Farmington City Hall located at 23600 Liberty Street, Farmington, MI 48335 during regular business hours. A copy is also available for review on the city's website at www.farmgov.com.

Publish: March 14, 2025, Oakland Press

Farmington Planning Commission Staff Report	Planning Commission Date: March 10, 2025	Reference Number
Submitted by: Chris Weber, Assistant City Manager		
Description Proposed Building Façade Modification – Jax Kar Wash, 31500 Grand River		
Motion: Motion to approve the proposed façade modifications for Jax Kar Wash, 31500 Grand River because they meet the requirements of Section 35-53 of the Zoning Ordinance		
<p>Background</p> <p>This item is a review of a proposed Building Façade Modification to the existing car wash building located at 31500 Grand River (corner of Orchard Lake and Grand River). The proposed modification includes: removal and replacement of façade materials for rebranding purposes</p> <p>Site Plan Review is required under Section 35-162 Building renovations, modifications to building facade or other architectural features that do not result in additions to floor area or increased building height. In this case the new façade will increase some building features to have additional height. The materials will also give the building a different look.</p> <p>The applicant, Frank Toma, has submitted plans prepared by Gateway Engineering for the proposed Building Façade Modification.</p> <p>The applicant will be at the March 10, 2025 meeting to review the proposed Building Façade Modification with the Commission.</p> <p>Attached are the Nonresidential Building Design Standards to be considered by the Planning Commission. Some specific items of note:</p> <ul style="list-style-type: none"> • The new façade includes a tower effect in the southeast corner • The metal along the east elevation is being changed from vertical to horizontal • There will be new siding and building colors utilized • Landscaping will be discussed with and reviewed by the Building Official prior to final inspections. • A monument sign will be installed in lieu of the existing non-conforming pole sign. Further wall signs will be applied for through the building official <p>Attachments: Site Plan Review Application Site Plan, Elevation Plan, and Landscaping Plan Zoning Ordinance Section 35-53 – Nonresidential Building Design Standards</p>		



RECEIVED FEB 25 2025

CITY OF FARMINGTON

Site Plan Review

A site plan must be submitted for review by the Planning Commission for certain uses, buildings and structures to ensure that the arrangement, location, design and materials proposed for new development comply with the requirements of the Zoning Ordinance and are consistent with the character of the city and the goals of the City of Farmington Master Plan. Please refer to *ARTICLE 13 SITE PLAN REVIEW* of the Zoning Ordinance for details relating to site plan review.

The following steps are necessary for site plan review:

1. A site plan application must be submitted to the Planning and Building Department located at 33720 W. Nine Mile Road according to the following schedule:

Application Submittal Date	Planning Commission Meeting Date
December 23, 2024	January 13, 2025
January 20, 2025	February 10, 2025
February 17, 2025	March 10, 2025
March 24, 2025	April 14, 2025
April 21, 2025	May 12, 2025
May 19, 2025	June 9, 2025
June 23, 2025	July 14, 2025
July 21, 2025	August 11, 2025
August 18, 2025	September 8, 2025
September 22, 2025	October 13, 2025
October 20, 2025	November 10, 2025
November 17, 2025	December 8, 2025

All Planning Commission meetings are held the second Monday of the month at City of Farmington Offices, Council Chambers, 23600 Liberty Street and begin at 7:00 p.m.

A special meeting may be requested by the applicant. Special meetings are held the fourth Monday of the month and subject to administrative scheduling. A fee of \$500.00 is required.

2. The following information must be provided with every site plan application:
 - X One (1) copy of a completed and signed application form
 - X One (1) digital copy of a site plan meeting the requirements of *ARTICLE 13 SITE PLAN REVIEW* and in accordance with the attached checklist

X Payment of the required fee as determined by the City Council

3. **Pre-Application Meeting (Optional).** Prior to submittal for Planning Commission review, applicants are encouraged to discuss procedures and required submittal information with City staff. Please contact the Economic & Community Development Director or Building Official at 248-474-5500 with any questions.

4. **Preliminary Site Plan (Optional).** The preliminary site plan review is an optional review by the Planning Commission and/or City staff which allows the city to provide general comment on compliance with the standards of the Zoning Ordinance and to discuss architectural and site concepts and alternatives prior to the preparation of a complete site plan package.

Five (5) copies of a preliminary site plan must be provided. Contents of a preliminary site plan are at the applicant's discretion. Note that this stage of review is to provide guidance only and does bind the Planning Commission or City staff on any future decision regarding the site plan.

5. **Final Site Plan.** One (1) digital copy of a final site plan application must be submitted to the Economic & Community Development Department **at least seventeen (17) days** prior to the Planning Commission meeting, in accordance with the schedule provided above. All items listed on the attached checklist must be provided.

X If the site plan application is deemed complete by City administration, it will be placed on the Planning Commission meeting agenda.

X The site plan will be reviewed by the Economic & Community Development Department-including the Economic & Community Director and Building Official-and any consultants as deemed necessary by the City. Reports to be forwarded to the Planning Commission for their consideration.

X The Commission can approve, approve with conditions, or deny the request at the meeting or defer the decision until the next regularly scheduled Planning Commission meeting. If site plans are revised for resubmittal, all modifications from the previous plan must be highlighted in such a manner that the modifications are easily identified.

X Upon approval of a site plan by the Planning Commission, the approved plans shall be initialed and dated by the Economic & Community Development Director and forwarded to the Building Official. If plans have been conditionally approved, revised plans shall be submitted for administrative review by the Economic & Community Development Director prior to being forwarded to the Building Official.

X All approved site plans are valid for a period of one (1) year from the date of approval by the Planning Commission.

6. **Construction Plans/Zoning Compliance/Building Permits.** The Building Official shall utilize the approved site plan as well as other documents required under Chapter 35 as the basis upon which a zoning compliance permit shall be issued.



CITY OF FARMINGTON

For office use only

Date Filed: _____

Fee Paid: _____

Site Plan Application

1. Project Name JAX KAR WASH CUI3

2. Location of Property

Address 3500 Grand River Ave

Cross Streets Orchard Lake Rd

Tax ID Number 33-2633832

3. Identification

Applicant Frank Toma

Address 57018 Juliann Ct

City/State/Zip Washington MI 48094

Phone 5865249397 Fax N/A

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

☐ Property Owner ☐ Other (Specify) _____

Property Owner Frank Toma

Address 57018 Juliann Ct

City/State/Zip Washington MI 48094

Phone 5865249397 Fax N/A

Preparer of Site Plan Gateway Engineering

Address 8155 Ann Arbor Ste 109

City/State/Zip Shelby Twp MI 48316

Phone 586 786 5533 Fax N/A

Frank.Toma@
CARWASHsuppliers.com

4. Property Information

Total Acres 0.83 Acres
Lot Width 100 ft Lot Depth 322 ft
Zoning District C3
Zoning District of Adjacent Properties to the
North C3 South C3 East C2 West C3

5. Use

Current Use of Property COMMERCIAL CAR WASH
Proposed Use

G Residential	Number of Units	_____
G Office	Gross Floor Area	_____
G Commercial	Gross Floor Area	<u>7988 sq ft</u>
G Industrial	Gross Floor Area	_____
G Institutional	Gross Floor Area	_____
G Other <u>CAR WASH</u>	Gross Floor Area	<u>7988 sq ft</u>

Proposed Number of Employees 5 - 10

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

I, Frank Toma (applicant), do hereby swear that the above statements are true.

Frank Toma 02/25/2025
Signature of Applicant Date

Frank Toma 02/25/2025
Signature of Property Owner Date

I, FRANK TOMA (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: _____



CITY OF FARMINGTON

Site Plan Review Checklist

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

Not Applicable - existing

Where grading is proposed, topography on the site and within 100 feet of the site at two-foot contour intervals, referenced to a U.S.G.S. benchmark

Proposed lot lines, lot dimensions, property lines, setback dimensions, structures and other improvements on the site and within 100 feet of the site

Location of existing drainage courses, floodplains, rivers and MDEQ regulated wetlands with elevations

All existing and proposed easements

Details of exterior lighting including locations, height, fixtures, method of shielding and a photometric grid overlaid on the proposed site plan indicating the overall lighting intensity of the site (in footcandles)

Location of waste receptacle(s) and mechanical equipment and method of screening

Location, size, height and lighting of all proposed freestanding and wall signs

Location, size, height and material of construction for all walls or fences with cross-sections

Extent of any outdoor sales or display area

Location, height and outside dimensions of all storage areas and facilities

c. Access and Circulation	Provided	Not Provided
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Dimensions, curve radii and centerlines of existing and proposed access points, roads and road rights-of-way or access easements

N/A

Driveways and intersections within 250 feet of site

N/A

Cross section details of existing and proposed roads, driveways, parking lots, sidewalks and pathways illustrating materials, width and thickness

✓

Dimensions of acceleration, deceleration and passing lanes

N/A

Dimensions of parking spaces, islands, circulation aisles and loading zones

✓

Radii for driveways and parking lot islands

✓

Calculations for required number of parking and loading spaces

Designation of fire lanes

Traffic regulatory signs and pavement markings

Shared parking or access easements, where applicable

d. Landscape Plans (city reserves the right to require plans be prepared and sealed by a registered landscape architect)

Provided

Not Provided

The general location, type and size of all existing plant material, with an identification of materials to be removed and materials to be preserved

Limits of grading and description of methods to preserve existing landscaping

The location of proposed lawns and landscaped areas

Landscape plan, including location, of all proposed shrubs, trees and other plant material

Planting list for proposed landscape materials with caliper size or height of material, spacing of species, botanical and common names, and quantity

Calculations for required greenbelts, buffer zones, parking lot trees, detention ponds and interior landscaping

Method of installation and proposed dates of plant installation

Landscape maintenance program

e. Building and Structure Details

Provided

Not Provided

Location, height, and outside dimensions of all proposed buildings or structures

Building floor plans and total floor area

Details on accessory structures and any screening

Building facade elevations for all sides, drawn at an appropriate scale

Method of screening for all ground-, building- and roof-mounted equipment

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

f. Information Concerning Utilities, Drainage and Related Issues

Provided

Not Provided

Location of sanitary sewers and septic systems, existing and proposed

✓

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

✓

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

existing

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

existing

Location of utility boxes

g. Additional Information Required for Multiple-family Residential Development

Provided

Not Provided

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

n/a

✓

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

n/a

✓

Garage and/or carport locations and details, if proposed

n/a

✓

Mailbox clusters

n/a

✓

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

n/a

✓

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

n/a

✓

Location and size of recreation and open space areas

n/a

✓

Indication of type of recreation facilities proposed for recreation area

n/a

✓

h. Miscellaneous

Provided

Not Provided

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

existing n/a

✓

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

existing n/a

✓

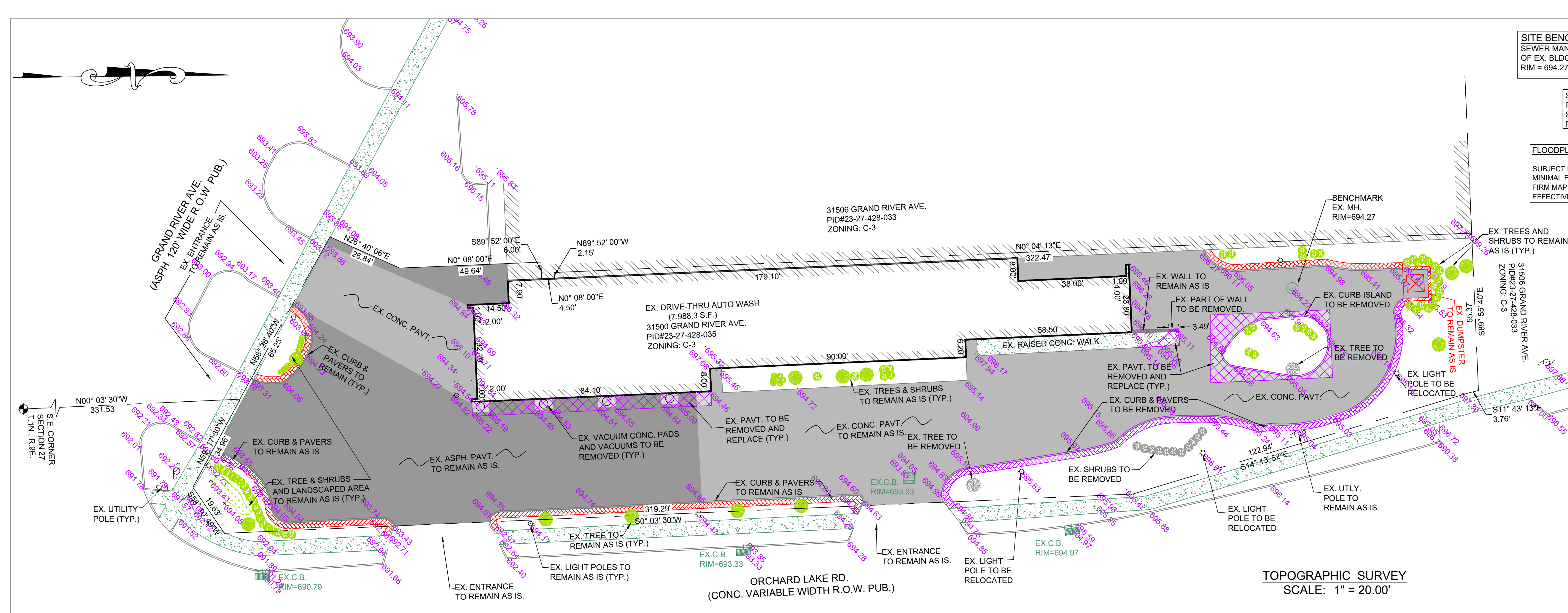
For additions and expansions, a clear distinction between existing buildings, structures and impervious surface areas and any proposed development must be made

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

existing n/a

_____ ✓

_____ ✓

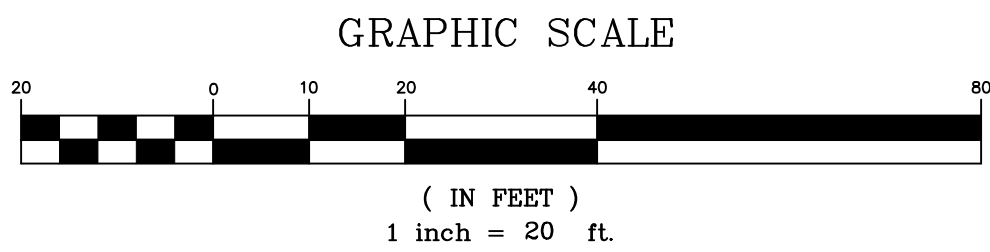
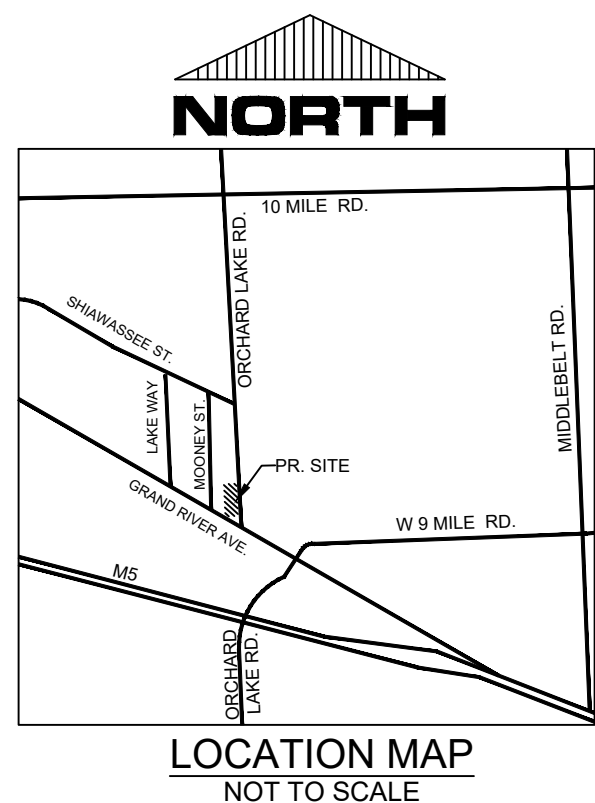


SITE BENCHMARK: (NAVD 88 - BY GPS)
SEWER MANHOLE LOCATED IN THE FRONT
OF EX. BLDG. ON THE NORTH SIDE.
RIM = 694.27

SETBACKS:
FRONT: 25 FEET
SIDE: 10 FEET (TOTAL 20')
REAR: 20 FEET

FLOODPLAIN NOTE:
SUBJECT PROPERTY (ZONE X) IS A AREA OF
MINIMAL FLOOD HAZARD.
FIRM MAP NUMBER: 26125C0653F
EFFECTIVE DATE: SEPTEMBER 09,2006

SOIL LEGEND:
59- URBAN LAND



PROJECT: "JAX AUTO WASH"

LEGAL DESCRIPTION:
PARCEL ID # 23-27-428-035

LAND IN THE CITY OF FARMINGTON, OAKLAND COUNTY, MICHIGAN,
DESCRIBED AS:
A PARCEL OF LAND LOCATED IN PART OF THE SOUTHEAST 1/4 OF
SECTION 27, TOWN 1 NORTH, RANGE 9 EAST AND THE SOUTHWEST 1/4
OF SECTION 26, TOWN 1 NORTH, RANGE 9 EAST, CITY OF FARMINGTON,
OAKLAND COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING
AT A POINT DISTANT NORTH 00°03'30" WEST 331.53 FEET ALONG THE
EAST LINE OF SECTION 276 FORM THE SOUTHEAST CORNER OF SAID
SECTION 27; THENCE FORM SAID POINT OF BEGINNING, NORTH
58°28'40" WEST 65.25 FEET ALONG THE NORTH RIGHT OF WAY LINE OF
GRAND RIVER AVE. (120 FEET WIDE); THENCE NORTH 26°40'08" EAST
26.84 FEET; THENCE NORTH 00°08'00" EAST 49.64 FEET; THENCE SOUTH
89°52'00" EAST 6.00 FEET; THENCE NORTH 00°08'00" EAST 4.50 FEET;
THENCE NORTH 89°52'00" WEST 2.15 FEET; THENCE NORTH 00°04'13"
EAST 322.47 FEET; THENCE SOUTH 89°55'40" EAST 55.37 FEET; THENCE
THE FOLLOWING TWO(2) COURSES ALONG THE WEST RIGHT OF WAY
LINE OF ORCHARD LAKE RD. (VARIABLE WIDTH), SOUTH 11°43'13" EAST
3.76 FEET AND SOUTH 14°13'52" EAST 122.94 AND SOUTH 00°03'30" WEST
319.29 FEET MEASURED (314.78 FEET RECORDED); THENCE SOUTH
58°10'49" WEST 18.63 FEET; THENCE ALONG SAID NORTH RIGHT OF WAY
LINE OF GRAND RIVER AVE., NORTH 59°17'30" WEST 34.96 FEET TO THE
POINT OF BEGINNING.

NOTE: THE PROPERTY DESCRIPTION IS AS FURNISHED BY CLIENT.

PROJECT DATA:

EXISTING ZONING: C-3 GENERAL COMMERCIAL
EXISTING LAND USE: SOFT CLOTH CAR WASH
PROPOSED LAND USE: JAX AUTO WASH

GROSS AREA OF SITE: ± 36,185.51 S.F. (± 0.83 ACRES)

EX. GROSS BUILDING FOOT AREA: 7,988.30 S.F.
EX. SITE COVERAGE (BUILDING): ± 22.07%
EX. GROSS AREA OF PAVEMENT (ROAD & SIDEWALK) = ± 21,406.40 S.F.
EX. SITE COVERAGE BY IMPERVIOUS SURFACE (BUILD., PAVT., ETC.) = ± 81.23%

PR. GROSS NEW AREA OF PAVEMENT (ROAD & SIDEWALK) = ± 984.2 S.F.
PR. SITE COVERAGE BY IMPERVIOUS SURFACE (BUILD., PAVT., ETC.) = ± 83.95%

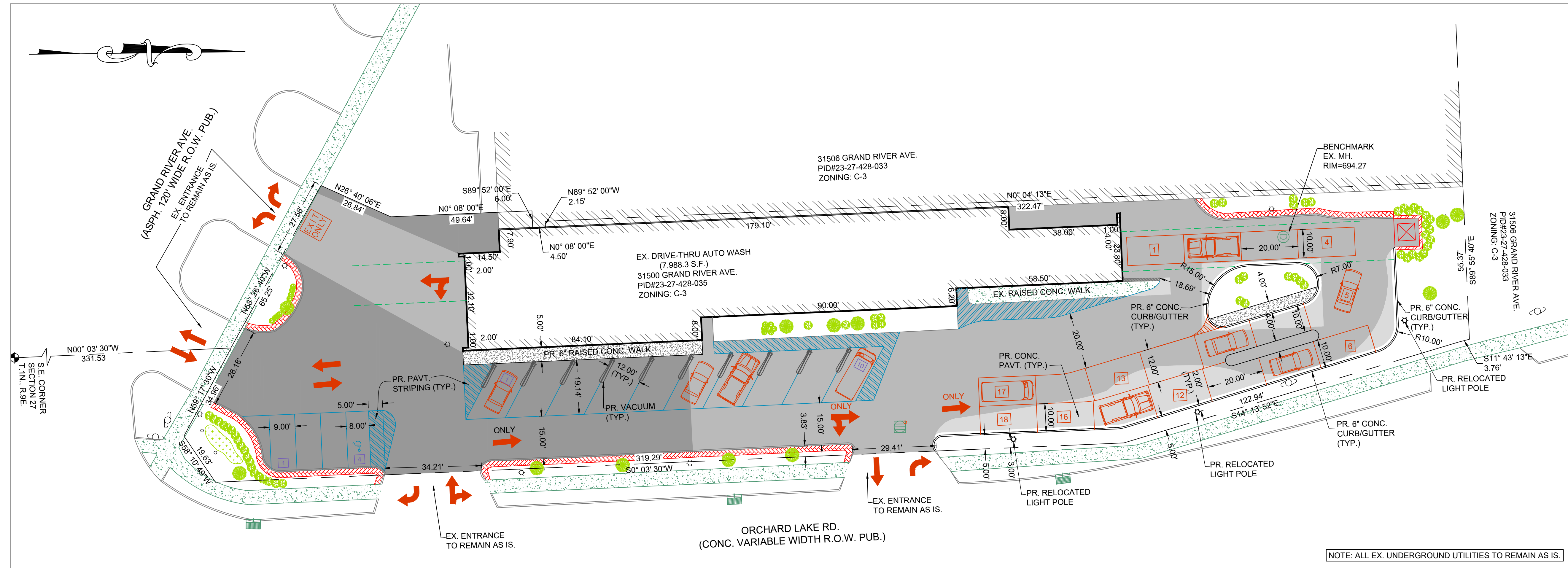
WATER SUPPLY: MUNICIPAL - EXISTING SERVICE LEAD
SANITARY: MUNICIPAL - EXISTING SERVICE LEAD
STORM/DETENTION: MUNICIPAL- EXISTING STORM SEWER

* SIGN IS NOT PART OF THIS APPROVAL.

PARKING CALCULATIONS:

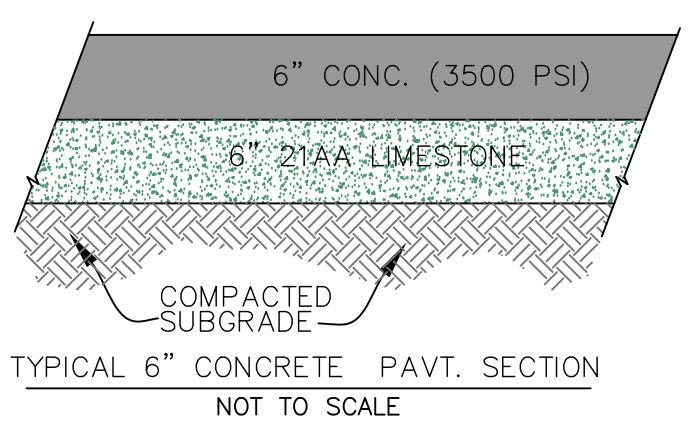
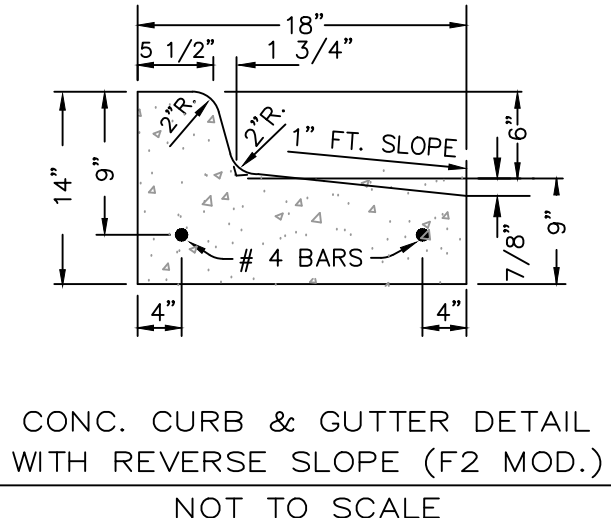
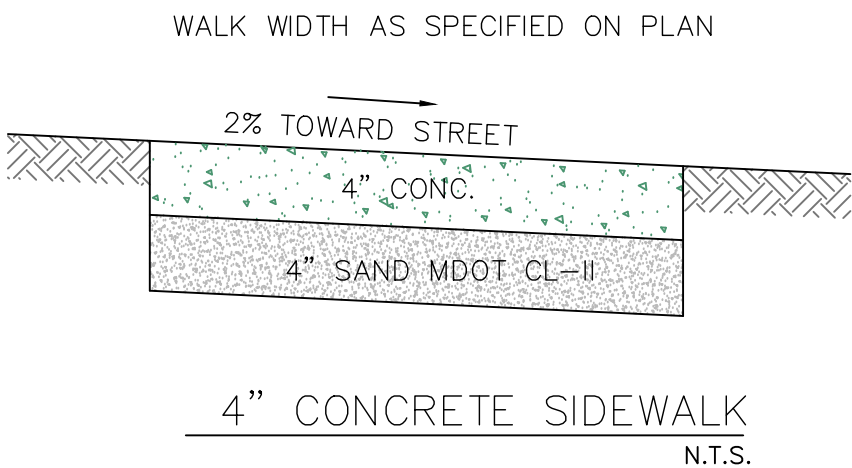
REQUIRED PARKING:
REFERENCE CITY OF FARMINGTON ZONING ORDINANCE
ART. 14., SEC. 35-172.: OFF STREET PARKING REQ. BY USE
AUTOMOBILE WASH ESTABLISHMENTS (AUTOMATIC):
1 SPACE PER EMPLOYEE DURING PEAK SHIFT; PLUS STACKING SPACES
EQUAL IN NUMBER TO 3 TIMES THE MAXIMUM CAPACITY OF THE AUTO WASH
ENTERING THE WASH PLUS TWO DRYING SPACES.

PARKING PROVIDED:
TOTAL 4 PARKING SPACE INCLUDING 1 H.C. SPACE.
TOTAL 18 STAKING SPACES.
TOTAL 10 SPACES FOR VACUUMS.



NOTE: ALL EX. UNDERGROUND UTILITIES TO REMAIN AS IS.

PRELIMINARY SITE PLAN 1" = 20.00'

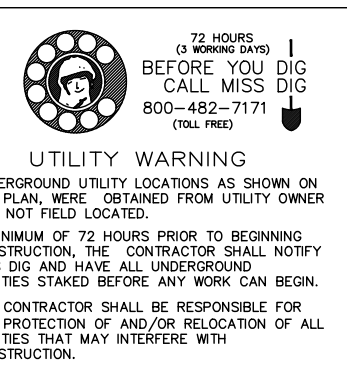


NOTES:
1. IF ANY DISCREPANCY BETWEEN THESE PLANS AND CITY / TWP. STANDARDS OCCURS THE CITY / TWP. STANDARDS SHALL GOVERN...
2. IF ANY DISCREPANCY BETWEEN DESIGNS OR CODES RELATED WITH THESE DESIGNED PLANS OCCURS THE STRICTEST SHALL APPLY.
3. "NO PARKING-FIRE LANE" SIGNS SHALL BE INSTALLED AND MAINTAINED AS DESIGNATED BY THE FIRE MARSHAL.
4. AN EMERGENCY ACCESS LANE, AS REQUIRED IN ORDINANCE 145, SHALL BE PROVIDED PRIOR TO THE START OF CONSTRUCTION UNLESS THE PERMANENT HARD SURFACE IS INSTALLED PRIOR TO CONSTRUCTION.
5. PRIOR TO CONSTRUCTION, ALL LOCATION AND DEPTHS OF EXISTING OVERHEAD AND UNDER-GROUND UTILITIES (IN CONFLICT WITH THE CONSTRUCTION OF PROPOSED IMPROVEMENTS) SHALL BE VERIFIED IN THE FIELD.
6. DURING CONSTRUCTION, CONTRACTOR SHALL USE EXTREME CAUTION WHEN OPERATING NEAR OVERHEAD AND/OR BURIED UTILITIES. CALL MISS DIG.
7. MUNICIPAL UTILITIES (WATER, SANITARY AND STORM SEWER) ARE TO BE BROUGHT ON SITE BY THE DEVELOPER FROM EXISTING SOURCES.

FIRE DEPT. NOTE:
* ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED, FLUSHED AND IN SERVICE PRIOR TO THE START OF CONSTRUCTION.
* FIRE ACCESS ROADS MUST BE ABLE TO SUPPORT DEPTMENT'S LARGEST VEHICLE WEIGHT OF 76,800 PLUS AN ADDITIONAL 10% FOR A TOTAL OF 84,480.

NOT TO BE USED AS CONSTRUCTION DRAWINGS.

LEGEND
R-O-W = RIGHT OF WAY
P.O.B = POINT OF BEGINNING
FI = FOUND IRON
FCI = FOUND CAPPED IRON
S-PR COR = SET PROPERTY CORNER
N / E / S / W = NORTH, EAST, SOUTH, WEST
P.I.D.# = PARCEL IDENTIFICATION NUMBER
T./R. = TOWN/RANGE
L./P. = LAYER/PAGE
R./M. = RECORD/MEASURE



GATEWAY
8155 ANNSBURY DRIVE, SUITE # 109
SHELBY TWP., MI 48316
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www.gatewayengineer.com

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PROJECT INFORMATION:
JAX AUTO WASH

31500 GRAND RIVER,
FARMINGTON, MI 48336
PARCEL ID# 23-27-428-035

CLIENT INFORMATION:
FRANK TOMA, PRESIDENT
CAR WASH SUPPLIERS INC.
PHONE# 586-524-9397
EMAIL: frank.toma@cleanveiwautowash.com

ISSUANCE:
☐ SCHEMATIC
☐ BIDDING
☒ MUNI SUBMITTAL
☐ CONSTRUCTION
☐ OTHER

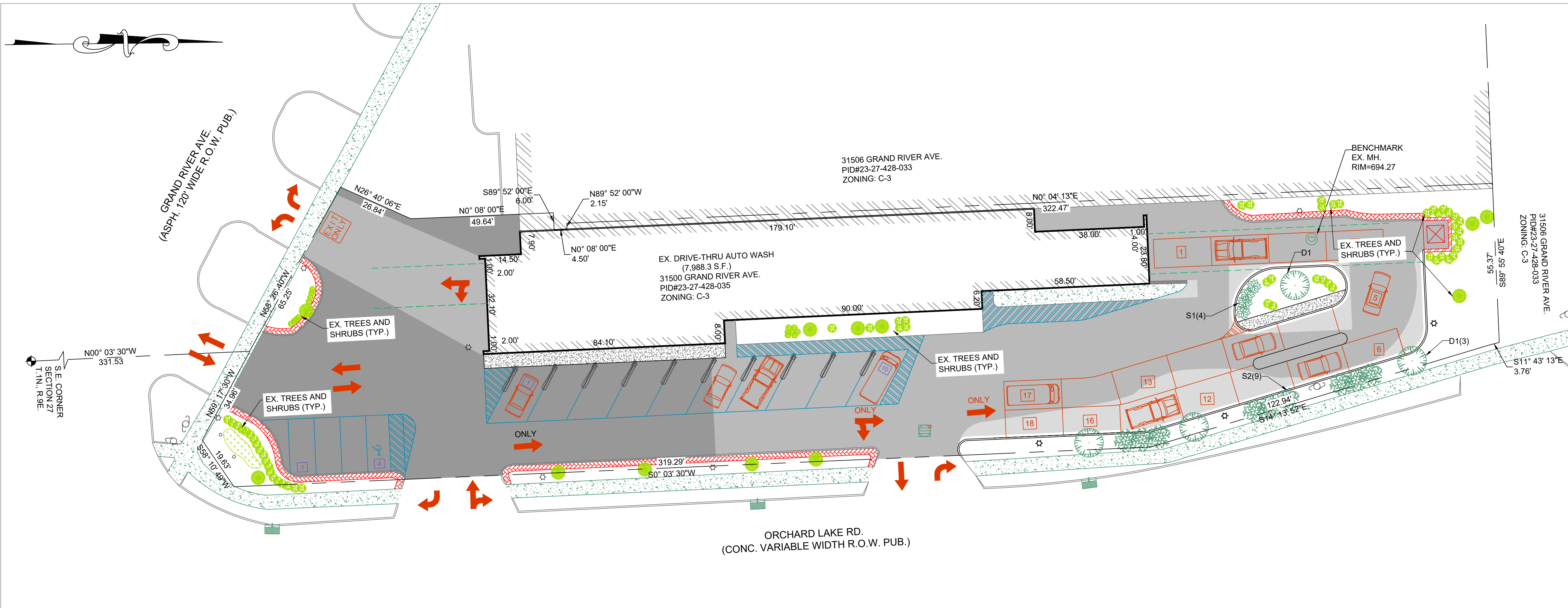
DRAWINGS SHALL NOT BE
USED FOR CONSTRUCTION
UNLESS INDICATED

NO.	DESC.	DATE
1.	PSP	02/11/2025

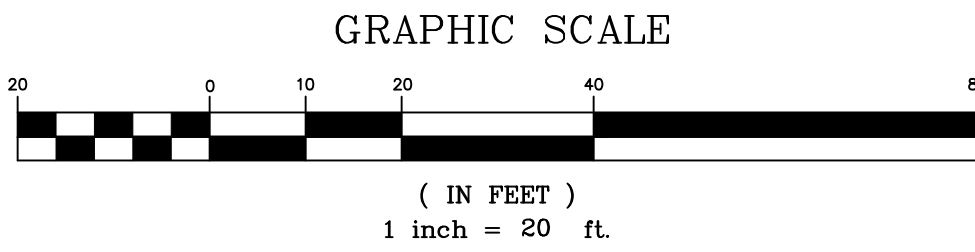
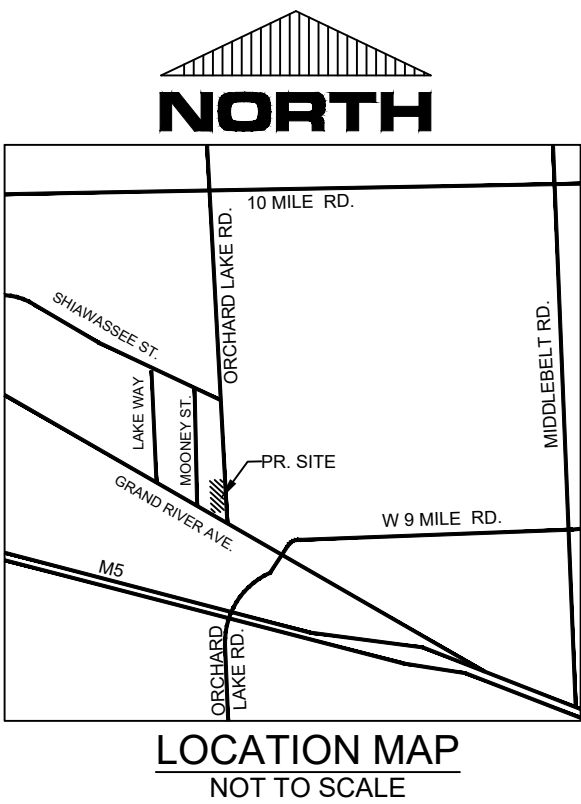
REVIEWED BY: J.V.
DESIGNED BY: M.G.
DRAWN BY: M.G.

DRAWING:
TOPOGRAPHIC
SURVEY/ PRELIM.
SITE PLAN

NO. **C1.1**
PROJECT NO. 25-0110



LANDSCAPE PLAN
1" = 20.00'



LEGAL DESCRIPTION:
PARCEL ID # 23-27-428-035

LAND IN THE CITY OF FARMINGTON, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS:
A PARCEL OF LAND LOCATED IN PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWN 1 NORTH, RANGE 9 EAST AND THE SOUTHWEST 1/4 OF SECTION 26, TOWN 1 NORTH, RANGE 9 EAST, CITY OF FARMINGTON, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT DISTANT NORTH 00°03'30" WEST 331.53 FEET ALONG THE EAST LINE OF SECTION 27; THENCE FORM SAID POINT OF BEGINNING, NORTH 58°26'40" WEST 65.25 FEET ALONG THE NORTH RIGHT OF WAY LINE OF GRAND RIVER AVE. (120 FEET WIDE); THENCE NORTH 26°40'08" EAST 28.84 FEET; THENCE NORTH 00°08'00" EAST 49.64 FEET; THENCE SOUTH 89°52'00" EAST 6.00 FEET; THENCE NORTH 00°08'00" EAST 4.50 FEET; THENCE NORTH 89°52'00" WEST 2.15 FEET; THENCE NORTH 00°04'13" EAST 322.47 FEET; THENCE SOUTH 89°55'40" EAST 55.37 FEET; THENCE THE FOLLOWING TWO(2) COURSES ALONG THE WEST RIGHT OF WAY LINE OF ORCHARD LAKE RD. (VARIABLE WIDTH), SOUTH 11°43'13" EAST 3.76 FEET AND SOUTH 14°13'52" EAST 122.94 AND SOUTH 00°03'30" WEST 319.29 FEET MEASURED (314.78 FEET RECORDED); THENCE SOUTH 58°10'49" WEST 19.63 FEET; THENCE ALONG SAID NORTH RIGHT OF WAY LINE OF GRAND RIVER AVE., NORTH 59°17'30" WEST 34.96 FEET TO THE POINT OF BEGINNING.

NOTE: THE PROPERTY DESCRIPTION IS AS FURNISHED BY CLIENT.

IRRIGATION NOTE:
ALL LANDSCAPE AREAS SHALL BE PROVIDED WITH AN UNDERGROUND IRRIGATION SYSTEM.

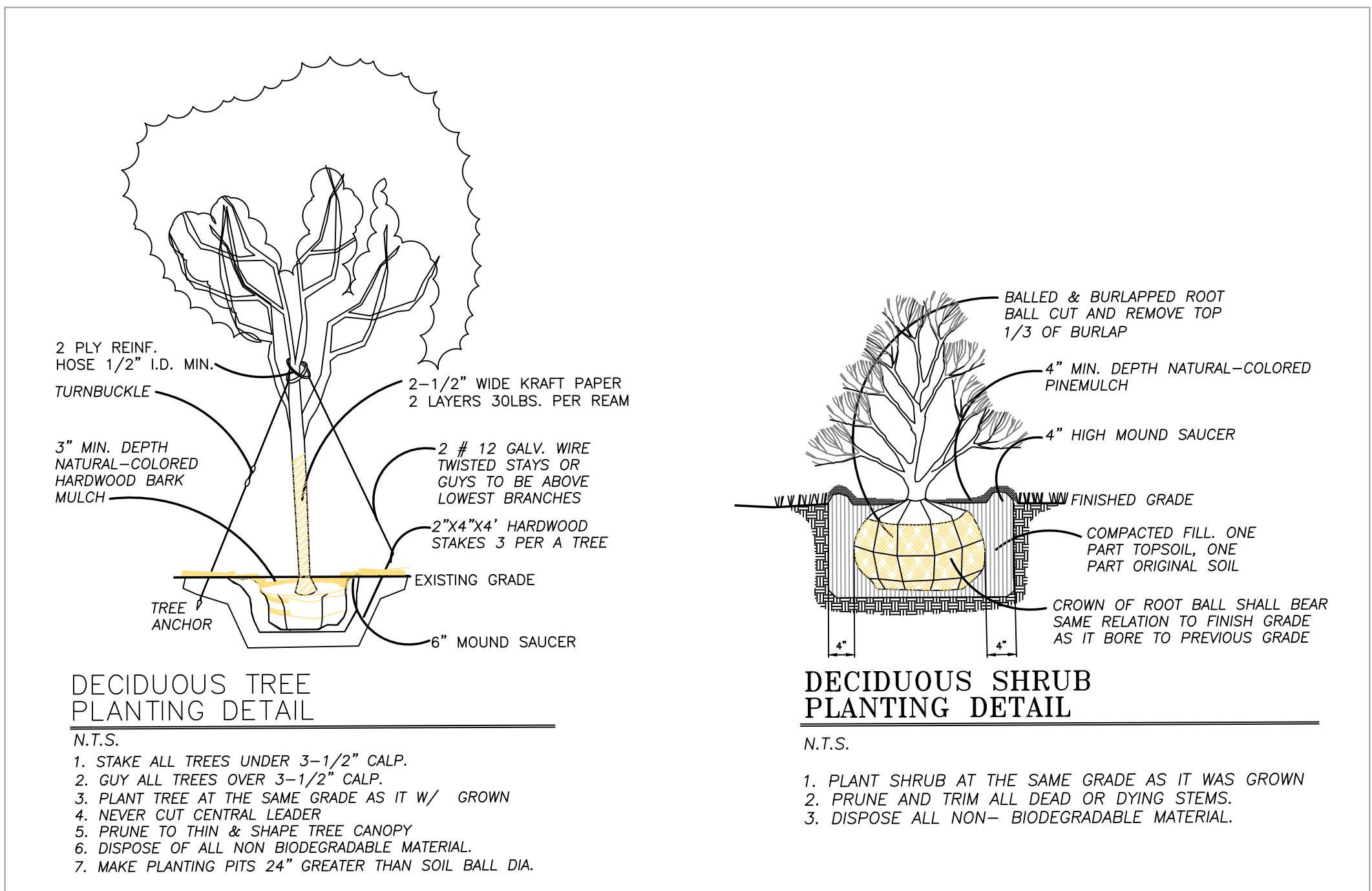
MAINTENANCE NOTE:
LANDSCAPED AREAS AND PLANT MATERIALS SHALL BE KEPT FREE FROM REFUSE AND DEBRIS. PLANT MATERIALS, INCLUDING LAWN, SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION, AND BE NEAT AND ORDERLY. IF ANY PLANT MATERIAL DIES OR BECOMES DISEASED, IT SHALL BE REPLACED WITHIN THIRTY (30) DAYS' WRITTEN NOTICE FROM THE CITY OR WITHIN AN EXTENDED TIME PERIOD AS SPECIFIED IN SAID NOTICE.

TREE AND SHRUB PLANTING SCHEDULE

KEY	SYMBOL	QUANT.	TYPE	MIN. CAL./	SPACING
			DECIDUOUS TREES		
D1		4	MALUS SPP CRABAPPLE SPP	2.5" CALIPER 5'-6" HEIGHT	X
TOTAL TREES PROVIDED : 4 TREES					
			SHRUBS AND FLOWERS		
S1		4	HOSTA-PLANTAIN LILES 'AUGUST MOON'	HT: 12"-24"	40"
S2		9	GREEN MOUNTAIN BOXWOOD BROADLEAF EVERGREEN	HT: 2'-3'	1-2'
TOTAL SHRUBS PROVIDED: 13					

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2. IF ANY DISCREPANCY BETWEEN DESIGNS OR CODES RELATED WITH THESE DESIGNED PLANS OCCURS THE STRICTEST SHALL APPLY.
3. "NO PARKING-FIRE LANE" SIGNS SHALL BE INSTALLED AND MAINTAINED AS DESIGNATED BY THE FIRE MARSHAL.
4. AN EMERGENCY ACCESS LANE, AS REQUIRED IN ORDINANCE 145, SHALL BE PROVIDED PRIOR TO THE START OF CONSTRUCTION UNLESS THE PERMANENT HARD SURFACE IS INSTALLED PRIOR TO CONSTRUCTION.
5. PRIOR TO CONSTRUCTION, ALL LOCATION AND DEPTHS OF EXISTING OVERHEAD AND UNDERGROUND UTILITIES (IN CONFLICT WITH THE CONSTRUCTION OF PROPOSED IMPROVEMENTS) SHALL BE VERIFIED IN THE FIELD.
6. DURING CONSTRUCTION, CONTRACTOR SHALL USE EXTREME CAUTION WHEN OPERATING NEAR OVERHEAD AND/OR BURIED UTILITIES. CALL MISS DIG'S (800-482-7171) PRIOR TO ANY EXCAVATION.
7. MUNICIPAL UTILITIES (WATER, SANITARY AND STORM SEWER) ARE TO BE BROUGHT ON SITE BY THE DEVELOPER FROM EXISTING SOURCES.

UTILITY WARNING
UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE PLAN, HERE-OBTAINED FROM UTILITY OWNER AND NOT FIELD LOCATED.
A MINIMUM OF 72 HOURS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY UTILITIES STATED BEFORE ANY WORK CAN BEGIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND/OR RELOCATION OF ALL UTILITIES. ANY INTERFERENCE WITH CONSTRUCTION MAY INTERFERE WITH CONSTRUCTION.



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SHELBY TWP., MI 48316
OFFICE # (586) 786-5533 FAX # (586) 786-5575
www.gatewayengineer.com

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PROJECT INFORMATION:

JAX AUTO WASH

31500 GRAND RIVER,
FARMINGTON, MI 48336
PARCEL ID# 23-27-428-035

CLIENT INFORMATION:

FRANK TOMA, PRESIDENT
CAR WASH SUPPLIERS INC.
PHONE# 586-524-9397
EMAIL:
frank.toma@cleaneirvautowash.com

ISSUANCE:

☐ SCHEMATIC
☐ BIDDING
☒ MUNI SUBMITTAL
☐ CONSTRUCTION
☐ OTHER

DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS INDICATED

NO.	DESC.	DATE
1.	PSP	02/11/2025

REVIEWED BY: J.V.
DESIGNED BY: M.G.
DRAWN BY: M.G.

DRAWING:
LANDSCAPE PLAN

NO. **LA1.1**
PROJECT NO. 25-0110

Sec. 35-53. Nonresidential Design Requirements.

For the review and approval of all nonresidential developments, except in the CBD, including new construction, expansions, renovations and facade changes in accordance with section [35-]162, uses subject to site plan approval [review], the planning commission, city council and building official shall consider the following standards. These exterior building design standards shall apply to all walls intended for public view from any of the following: the street, alleys used for public access to a business, pedestrian walkways, public parking located to the front side, or rear of the building and adjacent residential areas. Design requirements applicable to development in the CBD are outlined in Article 7, Commercial Districts.

- A. *Building Location and Orientation.* New buildings shall have at least one (1) principal building entrance oriented toward the front lot line.
- B. *Exterior Building Design.*
 - 1. Exterior building walls which can be viewed from public streets or residential uses shall be designed using architectural features with a variety of materials and landscaping (near the building) for at least thirty (30) percent of the wall length, as determined by the planning commission, city council or building official.
 - 2. Windows shall make up at least twenty (20) percent of the exterior wall area facing the principal street(s) from which access is gained.
- C. *Architectural Features.*
 - 1. Architectural features shall include, but are not limited to, the following: recesses, projections, wall insets, arcades, window display areas, awnings, balconies, window projections, landscape structures or other features that complement the design intent of the structure as determined by the planning commission, city council or building official.
 - 2. In addition, a portion of the on-site landscaping shall abut the walls so that the vegetation combined with the architectural features significantly reduce the visual impact of the building mass as viewed from the street. Additional landscaping requirements of this chapter must also be satisfied.
- D. *Building Materials.*
 - 1. The predominant building materials should be materials that are characteristic of Michigan such as brick, decorative tilt-up panels, wood, native stone and tinted/textured concrete masonry units and/or glass products. Highly reflective or metallic tinting of windows shall not be permitted.
 - 2. Other materials, such as smooth-faced concrete block, undecorated tilt-up concrete panels, or prefabricated steel panels should only be used as accents and not dominate the building exterior of the structure.
 - 3. Metal roofs may be allowed if deemed by the planning commission or city council to be compatible with the overall architectural design of the building.
- E. *Signs.* Signs shall be in accordance with Chapter 25, Signs, of the City of Farmington Code. All sign bases shall be constructed of materials compatible with the architecture of the building(s) located on the premises.
- F. *Building and Sign Colors.* Exterior colors shall be of low reflectance, subtle, neutral or earth tone colors. The use of high intensity colors such as neon, metallic or fluorescent for the facade and/or roof of the building are prohibited except as approved by the planning commission for building trim.

G. *Roof Design.*

1. Roofs should be designed to reduce the apparent exterior mass of a building, add visual interest and be appropriate to the architectural style of the building.
2. Variations in architectural style are highly encouraged. Visible roof lines and roofs that project over the exterior wall of a building enough to cast a shadow on the ground are highly encouraged, with a minimum overhang of twelve (12) inches.
3. Architectural methods shall be used to conceal flat rooftops and roof-mounted mechanical equipment.
4. Overhanging eaves, sloped roofs and multiple roof elements are highly encouraged.

H. *Customer Entrances.* Clearly defined, highly visible customer entrances using features such as canopies, porticos, arcades, arches, wing walls and integral planters are highly encouraged.

I. *Community Amenities.* Community amenities such as patio/seating areas, water features, art work or sculpture, clock towers, pedestrian plazas with park benches or other features located adjacent to the primary entrance to the building(s) are highly encouraged.

J. *Natural Features.* Buildings shall be sited to protect existing natural areas such as steep natural grades, trees, significant groupings of healthy vegetation (shrubs and trees) and rock outcroppings. These areas are encouraged to be incorporated into the overall site plan and existing vegetation may be calculated as part of the landscaping requirement if healthy and not damaged during construction.

(Ord. No. C-746-2010, § 1, 4-19-10)