

FARMINGTON PLANNING COMMISSION PROCEEDINGS
23600 Liberty Street
Farmington, Michigan
April 14, 2025

Acting Chairperson Westendorf called the meeting to order in Council Chambers, 23600 Liberty Street, Farmington, Michigan, at 7:00 p.m. on Monday, April 14, 2025.

ROLL CALL

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

A quorum of the Commission was present.

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

APPROVAL OF ITEMS ON CONSENT AGENDA

A. March 10, 2025 Minutes

MOTION by Majoros, seconded by Crutcher, to approve the items on the Consent Agenda.

APPROVAL OF ITEMS ON REGULAR AGENDA

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

PUBLIC HEARING – 2026-2031 CAPITAL IMPROVEMENT PROGRAM

Westendorf introduced this item and turned it over to staff.

Assistant City Manager Weber stated as discussed at prior meetings, Michigan Public Act 33 of 2008 and the Farmington City Code Section 23-29, state that a Capital Improvement Program shall be created each year for the ensuing six years. The goal of the CIP is to provide a road map for future funding and planning of capital improvement projects and it's based on information from all of the City's planning documents and in part from administration and various boards and commissions. The Plan has been available for review on the City's website and also in printed format in the City Manager's office.

At the Planning Commission's March 10th meeting, a Public Hearing was scheduled to hear comments from the public on the 2026-2031 Capital Improvement Program. This Public Hearing was advertised as required and administration is requesting the Planning Commission to hold the Public Hearing. After the Public Hearing, later on in the

City of Farmington Planning Commission

April 14, 2025

Page 2

Agenda, the Planning Commission will determine whether to approve the program or not. We're looking for a motion to open the Public Hearing.

MOTION by Crutcher, supported by Mantey, to open the Public Hearing.

Motion carried, all ayes.

(Public Hearing opened at 7:04 p.m.)

PUBLIC HEARING

Joseph Nusnow inquired as to when Spruce and Ash would be opening.

Westendorf responded that item is on later in the Agenda.

There being no further comments on a

MOTION by Majoros, supported by Crutcher, to close the Public Hearing regarding the 2026-2031 Capital Improvement Program..

Motion carried, all ayes.

(Public Hearing closed at 7:05 p.m.)

UNFINISHED BUSINESS

None heard.

NEW BUSINESS

- A. SITE PLAN REVIEW - PROPOSED OUTDOOR SEATING,
SPRUCE AND ASH, 33043 GRAND RIVER AVENUE.**
- B. 2027-2031 CAPITAL IMPROVEMENT PROGRAM**

Westendorf introduced the first item and turned it over to staff.

Weber stated Spruce and Ash have submitted a site plan for an outdoor seating area at the restaurant located at 33043 Grand River in the Central Business District. Outdoor seating in the CBD requires review and recommendation by the Downtown Development Authority Design Committee and approval by the Planning Commission. The DDA Design Committee they reviewed and recommended approval of Spruce and Ash's outdoor seating site plan at their April 3rd meeting and copies of meeting minutes are attached in your packets and the approved site plan support materials.

The Applicant/Petitioner Good Food Farmington LLC submitted a layout of the proposed outdoor seating area and this will be reviewed by our guests here today momentarily. In your packet you have the sections of the Zoning Ordinance that apply to the site plan

review and I would invite our guests up to the podium and give us a little background of what they're proposing.

Trevor Tipton and David Ayyash, Applicant/Petitioners, came to the podium.

Tipton stated they are present to go over the proposed outdoor seating at the restaurant. What we were hoping to talk about, what we'd like to have, are sets of 4-top tables that have fencing around to satisfy the requirements for our liquor license. There would be nine total tables in there with the umbrellas that you'll see. I have several pictures here that I can go through of the renderings.

David Ayyah introduced them both and stated they are here representing Good Food Farmington, LLC. He said we're proposing to construct fenced in planter boxes in the space closest to the building while leaving the natural barrier that's on the street untouched.

Tipton said the idea behind the fencing is to make those somewhat modular so that the planter boxes have a weighted base to keep them steady, have the fence pales attached to them but then come fall, wintertime when there's still a need to be removed, we can remove that whole fence just to make that flush.

Westendorf asked if the intent is to have that seating up all year round then because I know we're working on modifying the ordinance for such a thing.

Tipton replied I think we would keep it up as long as we can, you know obviously in the dead of winter I don't know if it makes more sense to keep it out there but at this point we'd keep it as long as the weather permits.

Westendorf opened the floor for questions from the Commissioners.

Mantey asked if the walkway would be on the other side of the benches and Tipton replied yes, correct, so the egress of the traffic would be as impactive from the seating, this is the parking kind of abuts it.

Ayyash pointed out the existing column that's there so that of creates a natural walkway.

Tipton stated and there's about 7-feet between that archway and the wall, it's pretty wide and Ayyash said I would say it's closer to 8 to 10 feet.

City of Farmington Planning Commission

April 14, 2025

Page 4

Westendorf clarified it's the walkway that's 10-feet, not the seating area. Tipton replied it's the walkway to the left in effect.

Majoros asked what would be on the south end where the landscaping dug a little u-turn back towards the building, that all exists, so as on your diagram as you see here, that little tree, that all exists, there's no new planting, there's no new curbing, you're pretty much just going to what I'm going to call enclosing the entry or the point where the landscaping ends, adding a planter box, fencing back north, stopping at the column, picking it back up on the other side. So, the only way patrons can enter is through the one entry egress point there, servers and patrons, correct? Tipton replied yes. Majoros said and you maintain the walkway there and there is how much room is there from where the tables are for pedestrian or patrons and servers between what's the existing, between the established greenery and whatever.

Tipton replied the side of the column is on the west closes to the drive there to the end of the pavers where the decorative shrubs are, I believe about 11 feet.

Majoros stated so it's within reason for a 4-top table and people pulling their chairs out or people doing a walk-thru and what have you.

Ayyash stated I would say there is more room and we could probably fit more, we just said it's too much.

Crutcher said I hope you need more and said it would be helpful in your patio layout to have some dimensions to know what those numbers are. You've got to maintain a clearance between a walk clearance next to the tables and then we have to maintain a certain minimum distance between the table and the building so you really need to have a plan that shows what that is and further discussion was held.

Majoros said that distance is roughly 11-feet, the tables will consume, about 5.5 feet and the walkway is 5.5 feet and Ayyash said correct, at the longest point on the table it's 7 feet, so if they're on a turn basis, you have the most pushed back a chair is going to be and the most pushed back another chair is going to be opposite of that, you're talking about 7-feet in total. So, the walkway itself is at a minimum of forty. Majoros said yes, because you're doing a diamond shaped or square and the chair would maximize intrusion to the walkway.

Crutcher said we also have to have barrier free accommodations in there, so there a turning radius for someone to get a wheelchair in there and turn around and get back out.

City of Farmington Planning Commission

April 14, 2025

Page 5

Ayyash replied this isn't to scale, but this will have a much wider opening as well.

Crutcher asked if someone came down to sit at one of the other tables, can they go down there, turn around and come back out. Ayyash replied yes, they should be. The area is very and the tables that we have, I don't anticipate them not even hitting the 7-foot mark. But I know whenever we put in a booth at any of our restaurants where we put tables, we do an estimate of about 7-feet for the longest point from the end of chair to the end of the chair. And this would be 11-feet and we're going on a diamond, I think we have probably 5-feet but no less than 4-feet at any points.

Crutcher said per Code requirements you have to have a minimum in there, about 5-feet doesn't work, you need to have exactly.

Ayyash said we will supplement and further discussion was held.

Majoros asked staff if I'm looking at this properly, the seating will go beyond the storefront and in front of other existing businesses, is that true and Ayyash replied yes. Majoros said I don't know code-wise, citing the Farmington Brewing Company case and Saarela replied there's no legal issue because it's a public right-of-way and stated it will be up to the City licensing and the shopping center owner to control that area. Majoros said it's stretching fully in front of two stores and Saarela replied that the shopping center owner and that area is licensed within the City right-of-way.

Tipton said and we have approval from the landlord as well.

Weber stated that Administration has reviewed everything.

Crutcher asked what the occupancy is and Ayyash replied sixty but the space has the capacity to go up to eighty.

Ayyash stated where the fence will go up, between the fence and the buildings, I'm sure it's double that.

MOTION by Majoros, to approve the outdoor seating for Spruce and Ash, 33043 Grand River Avenue, the presented plans meet the standards of Section 35-102(b) of the Zoning Ordinance, Central Business District, of course this approval is conditioned on subject to review and approval of insurance by city staff, completion of a license agreement between Spruce and Ash and the city for location of outdoor seating in the public right of way and we would further ask the city to confirm the dimensions that Commissioner Crutcher noted in the conversation.

City of Farmington Planning Commission

April 14, 2025

Page 6

Jeff Bowdell added a friendly amendment that the agreement is between the city and Zthey're a tenant in the shopping center.

MOTION by Majoros, to approve the outdoor seating for Spruce and Ash, 33043 Grand River Avenue, the presented plans meet the standards of Section 35-102(b) of the Zoning Ordinance, Central Business District, of course this approval is condition and subject to review and approval of insurance by city staff, completion of a license agreement between the shopping center owner and the city for location of outdoor seating in the public right of way and we would further ask the city to confirm the dimensions that Commissioner Crutcher noted in the conversation.

Saarela asked for a friendly amendment to the motion.

MOTION by Majoros, supported by Crutcher, to approve the outdoor seating for Spruce and Ash because the plans meet the standards of Section 35-102(b), the Zoning Ordinance, Central Business District. This approval would be subject to review and approval of insurance by city staff and the completion of the appropriate agreement between the city and the appropriate parties for the location of outdoor seating in the public right of way. Furthermore, we would ask that per Commissioner Crutcher's discussion and questions, that there's confirmation of the proper spacing as outlined in the Zoning Ordinance.

Motion carried, all ayes.

Joseph Nusnow, audience member, stated he had been by there and there was plenty of space for him to maneuver his wheelchair.

B.2026-2031 CAPITAL IMPROVEMENT PROGRAM

Weber stated there is a total of 59 million dollars in projects, a total of 120 in all. And we are looking for a motion to adopt the Capital Improvement Program today.

MOTION by Mantey, , supported by Crutcher, to adopt the 2026-2031 Capital Improvement Plan.

Motion carried, all ayes.

UPDATE – CURRENT DEVELOPMENT PROJECTS

Weber reported we heard about Spruce and Ash opening in two weeks, Low Light Spirits should be open sometime in early June and Dante' early summer as well. Peace Tacos is coming along but postponed it stating he's very busy with his other two enterprises.

Majoros inquired about Los Tres Amigos and discussion was held about them executing the site plan that was approved in 2021.

Weber stated Hillside Townes is now vertical.

PUBLIC COMMENT

None heard.

PLANNING COMMISSION COMMENT

None heard/

ADJOURNMENT

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

The meeting was adjourned at 7:27 p.m.

Respectfully submitted,

Secretary