



**PLANNING COMMISSION MEETING**  
**Monday, October 8, 2018 – 7:00 p.m.**  
**City Council Chambers**  
**23600 Liberty Street**  
**Farmington, MI 48335**

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## **AGENDA**

- 1. Roll Call**
- 2. Approval of Agenda**
- 3. Approval of Items on the Consent Agenda**
  - A. September 10, 2018 Minutes**
- 4. Public Hearing and Consideration of a Special Land Use and Site Plan Review for Proposed Outlot Building with Drive-Thru – World Wide Center, LLC, 34701-34801 Grand River Avenue**
- 5. Site Plan Review – Flagstar Bank, 31230 Grand River Avenue**
- 6. Public Comment**
- 7. Planning Commission Comment**
- 8. Adjournment**

FARMINGTON PLANNING COMMISSION PROCEEDINGS  
City Council Chambers, 23600 Liberty Street  
Farmington, Michigan  
September 10, 2018

Chairperson Crutcher called the Meeting to order at 7:00 p.m. at City Council Chambers, 23600 Liberty Street, Farmington, Michigan, on Monday, September 10, 2018.

**ROLL CALL**

Present: Chiara, Crutcher, Gronbach, Kmetzo, Majoros, Perrot  
Absent: Waun

A quorum of the Commission was present.

**OTHER OFFICIALS PRESENT:** Director Christiansen, Recording Secretary Murphy

**APPROVAL OF AGENDA**

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

**APPROVAL OF ITEMS ON CONSENT AGENDA**

**A. August 13, 2018 Minutes**

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

**REQUEST TO SCHEDULE PUBLIC HEARING FOR SPECIAL LAND USE AND SITE PLAN REVIEW FOR PROPOSED OUTLOT BUILDING – WORLD WIDE CENTER, LLC, 34701-34801 GRAND RIVER AVENUE**

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

Director Christiansen stated the Applicant of this request has submitted a Special Land Use Application and plans to construct a 1,700 square foot one-story outlot building with a drive-thru on the east end of the existing parking lot of the World Wide Center located at 34701-34801 Grand River Avenue. The Applicant appeared before the Planning Commission at the June 11, 2018 meeting with the preliminary site plan that was proposed at that time and the minutes of that meeting are attached. It was an informational meeting, kind of a work session item, it was a preliminary plan and it was being presented to indicate what was of interest and intended by the owner of World Wide Center.

The proposed project would result in a reduction of the center's existing parking spaces by an additional 37 spaces as well as a reduction as proposed to the number of stacking spaces that are required from ten to seven.

Those variances were approved by the Zoning Board of Appeals as requested at their July 11, 2018 meeting and a copy of the minutes from that Zoning Board meeting are attached as well.

The existing commercial property is zoned C-2, General Commercial, drive-thru establishments are a Special Land Use in the C-2 General Commercial District. A Public Hearing and site plan review and approval are required for the drive-thru with the proposed 1,700 square foot addition in accordance with the City of Farmington's zoning requirements for drive-thru's in the C-2 Commercial District.

The purpose of this item this evening is to schedule the required Public Hearing for the proposed 1,700 square foot addition with the drive-thru at World Wide Center for the October 8<sup>th</sup>, 2018 Planning Commission meeting.

Crutcher clarified action needed by the Planning Commission.

Christiansen responded the action is to schedule a Public Hearing on this item for the October 8, 2018 Planning Commission meeting.

MOTION by Chiara, seconded by Perrot, to schedule the Public Hearing for special land use and site plan review for proposed outlot building – World Wide Center, LLC, 34701-34801 Grand River Avenue for the October 8, 2018 Planning Commission Meeting.  
Motion carried, all ayes.

#### **SITE PLAN REVIEW FOR REAR RESIDENTIAL BUILDING ADDITION – PAUL BUCHANAN, 33315 SHIAWASSEE ROAD**

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

Director Christiansen stated this is a site plan review, consideration to approve a rear building addition at 33315 Shiawassee Road. Article 13 of the Zoning Ordinance, site plan review Section 35-162, uses subject to review, specifies uses subject to site plan review and approval, construction, renovation and expansion of buildings and structures within the City of Farmington Historic District are subject to site plan review by the Planning Commission. The Zoning Ordinance further states that prior to the submittal of a site plan to the Planning Commission, a site plan shall be submitted to the City's Historical Commission for their review and comment.

The City received an application from Paul Buchanan of 33315 Shiawassee Road to construct a 128.63 square foot addition to the rear of their existing two-story single family residence located in the City of Farmington's Historic District. The proposed addition is a screened-in porch to be built on the rear of the existing home. The existing porch and steps will be removed and then will be replaced with the addition as proposed and the desired location of the addition is shown on the information submitted by the Applicant.

The Historical Commission reviewed the plans and approved the proposed project at a previous meeting. The responsibility of the Planning Commission is to review the site plan for the proposed addition. The Building Department has reviewed the dimensional aspects of the plan and has indicated that it meets the requirements of the City of Farmington's Zoning Board.

He stated that there is an overview, an aerial photograph that was attached with the packet showing the subject property, 33315 Shiawassee Road. The application is also attached. And the addition as proposed is also in the materials that have been provided.

The Applicant is here this evening in order to present his request and answer any questions that you may have.

Chairperson Crutcher called the Applicant to the podium.

Paul Buchanan, 33315 Shiawassee, came to the podium.

He indicated that he agrees with everything Mr. Christiansen said, they've applied for a permit, they went before the Historical Commission who approved their project, and now they are here before the Planning Commission asking for their approval so they can put this addition on the back of the house.

Chairperson Crutcher confirmed that it is going on the back of the house and Buchanan replied in the affirmative. He then asked where the site plan is, and Christiansen replied that if you look in the sectional site plan that he put on the screen, he pointed out the existing porch up in the right hand corner, the demolition plan, remove the existing trellis.

Buchanan stated the trellis has already been removed.

Christiansen then put the floor plan and partial site plan, and the new addition as proposed on the graphics, the foundation plan, electrical plan, footings, roof plan, framing for the floor and roof as well. He put the front, left and right elevations on the screen and then put the finished porch addition graphic on the screen, foundation, decorative stone, framing, the screen and the gable roof.

Crutcher asked for the aerial photo of the site to be put back on the screen and stated that is what he was looking for to see where the porch will be in relation to the house and Buchanan stated that it will follow the current roof line.

Crutcher then asked if all setback requirements were met and Christiansen responded in the affirmative. He then opened the floor to questions from the Commissioners.

MOTION by Majoros, supported by Gronbach, to approve the site plan review for the rear residential building addition from Paul Buchanan as presented, at 33315 Shiawassee Road.

Motion carried, all ayes

### **PUBLIC COMMENT**

None heard

### **PLANNING COMMISSION COMMENTS**

Majoros asked his fellow Commissioners if they had all received a letter from the Farmington Residents for Responsible Development dated September 6, 2018 and Crutcher stated he did not. He distributed copies of the letter to Crutcher and Christiansen and Recording Secretary Murphy and asked Christiansen to pass it on to City Administration. He stated it is in regard to the redevelopment of the Maxfield Training Center and reiterates a lot of the public comments heard at the Public Hearings held regarding the property and would like it recognized accordingly.

Further discussion was held on the letter and the issue of the Maxfield Training Center and information the Planning Commission would like to know before it is on a future meeting agenda.

Christiansen thanked Majoros for the copy of the letter, the City had not received it and he has not seen it until just now, and stated he will share it with City Management and Administration. He indicated the developer had asked for the item to be removed from tonight's agenda to further address some issues.

Majoros indicated that he would like to be proactive on this item to enable the Commissioners to be able to address questions and concerns brought up by the residents as well as the legal responsibilities of the Planning Commission and that he would also like to see a parallel plan from the developer.

Chiara indicated that he was in agreement with Majoros' requests.

Christiansen stated that conversation had been held on several occasions about the requirements of the PUD and the issue of a parallel plan has come up previously and that the developer has the responsibility to follow the City's processes, but they also have the options available to them to make choices with respect to the plan and what it contains and flexibility within it. It has been discussed that if the developer decides to move forward with the plans and not provide a parallel plan, request a waiver of that, that is up to them but that would have to be a part of the PUD Agreement and the PUD Agreement is up for review and approval by the City Council and it would have to be part of the PUD Agreement and approved by Council and it would also have to be something that would be in a motion that would support any plan proposed by the Planning Commission and none of that has been done to date. He stated he appreciated the Commissioners' comments and will make note of them and also thanked him for providing the letter.

Christiansen then stated he had one more issue to address and indicated that Matt Parks from OHM Advisors is in attendance at tonight's meeting and Christiansen stated they are ready to kick off the City of Farmington Master Plan Update 2018. He stated there was a lot of dialogue, the proposals were received and reviewed by the Master Plan Review Committee, and that was forwarded to City Council, the City Council approved the proposal as submitted by OHM Advisors, and there have been several meetings putting together a schedule in accordance with the proposal that was submitted and approved by the City and are ready to kick off the City of Farmington Master Plan Update 2018. One of the things that's being done as part of the process is that a steering committee has been put together consisting of stakeholders in the community, residents and business owners, and it's primarily those that don't serve currently on boards or commissions or committees, getting some new eyes, getting people who have expressed an interest in serving and now have an opportunity through this committee. So, the steering committee which was stewarded by City Management, City Administration, with input from the City Council, as well from the Mayor, is going to be moving forward with their first meeting. The originally had their first meeting scheduled for tomorrow, right now they have four meetings scheduled over the eight, nine month period, could be more if necessary, however, there is a conflict with tomorrow as it is Patriots Day and in the City of Farmington, there is a very special ceremony and recognition of patriots annually as has been done for the past sixteen years. So, the Steering Committee meeting was postponed and may be set up for the following Tuesday.

He stated he wanted to make the Commission aware that from the Steering Committee, their work moves on as we work together with the Planning Commission, so we're all going to be engaged in this and it's going to eventually be a tool and update of the existing Master Plan that represents the City as a whole with guidance from anyone interested because it's a public document anyone who is interested is encouraged to attend and be

part of the process with the Steering Committee, Planning Commission and the City Council.

Chiara reminded Christiansen that the first Tuesday of November is voting day and Christiansen stated they will be mindful of that as that is a very important election and that there is a lot of information on that for the citizens and residents and he hopes they take the time to understand the issues on the ballot because it's probably one of the most important elections based upon what's on the ballot which includes a request for a millage increase for the City of Farmington.

### **ADJOURNMENT**

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

The meeting was adjourned at 7:25 p.m.

Respectfully submitted,

---

Secretary

**Farmington Planning Commission  
Staff Report**

**Planning Commission  
Date:** October 8, 2018

**Reference  
Number  
4**

**Submitted by:** Kevin Christiansen, Economic and Community Development Director

**Description** Public Hearing and Consideration of a Special Land Use and Site Plan Review for Proposed Outlot Building with Drive-Thru – World Wide Center, LLC, 34701-34801 Grand River Avenue

**Background**

This item is a Public Hearing and Consideration of a Special Land Use and Site Plan Review for a proposed outlot building with a drive-thru for World Wide Center located at 34701-34801 Grand River Avenue. The applicant/petitioner has submitted plans for a 1,700 square foot one-story outlot building with a drive-thru to be constructed on the east end of existing parking lot of the existing shopping center. The existing commercial site is zoned C-2, Community Commercial. Drive-thru establishments are a Special Land Use in the C-2, Community Commercial District, and require a public hearing and site plan review. The Planning Commission scheduled the required public hearing and site plan review at the September 10, 2018 meeting.

The applicant requested and appeared before the Planning Commission at the June 11, 2018 meeting for consideration and review of their preliminary site plan for the proposed outlot building with drive-thru and other improvements to the existing shopping center building and site (see attached minutes). No action was requested or taken by the Planning Commission at that meeting. As proposed, the 1,700 square foot outlot building with a drive-thru will result in a reduction of the center's existing parking by 37 spaces. The applicant/petitioner is also proposing a reduction in the number of required stacking spaces for the drive-thru from ten (10) to seven (7) stacking spaces. Both of these reductions/variances were approved the Zoning Board of Appeals at their July 11, 2018 meeting (see attached minutes).

OHM Advisors, the City's planning and engineering consultant, has reviewed the applicant's submitted plans and has provided both planning and engineering review letters (see attached letters).

The applicant will be at the October 8, 2018 meeting to present his special land use and proposed site plan to the Commission. The requested action of the Planning Commission is to review the submitted special land use and site plan for the proposed outlot building with drive-thru.

Attachments





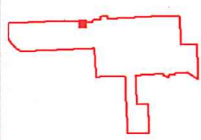
# City of Farmington CivicSight Map

## MAP LEGEND:

- CITY BOUNDARY
- / RIVERS-STREAMS
- MULTITENANTBUILDING (Type)
  - BUILT
  - PROPOSED
  - COMM\_INDUST BLDGS
  - RAPHAEL STREET(POLY)2
  - RAPHAEL STREET(POLY)
  - PARCELS
  - ROADS OUTSIDE FARMINGTON
  - RIGHTOFWAY
  - MULTITENANTPAVING
  - ROW EXTEND
- / LOT HISTORY
- OPEN WATER (FEATURETYP)
  - DetentionPond
  - StreamRiver
  - LakePond
  - Channel
  - SwampMarsh
- 2015 AERIAL PHOTOS (Image)



Reference Map



Map Scale: 1 inch = 98 feet  
 Map Date: 6/07/2018  
 Data Date: May 11, 2018



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

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



# CITY OF FARMINGTON

For office use only

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

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

## Special Land Use Application

1. Project Name WORLD WIDE CENTER -
2. Location of Property PROPOSED OUTLOT BUILDING  
& EXISTING BUILDING FACADE AND  
SITE IMPROVEMENTS  
Address 34701 - 34801 GRAND RIVER AVE  
Cross Streets GRAND RIVER AVE. & WHITTAKER STREET

### 3. Identification

Applicant WORLD WIDE CENTER LLC  
 Address 7499 MIDDLEBELT RD  
 City/State/Zip WEST BLOOMFIELD, MI 48322  
 Phone 248-426-8200 Fax 248-426-2116  
 Interest in the Property (e.g. fee simple, land option, etc.)  
 Property Owner  Other (Specify) \_\_\_\_\_

Property Owner WORLD WIDE CENTER LLC  
 Address 7499 MIDDLEBELT RD  
 City/State/Zip WEST BLOOMFIELD, MI 48322  
 Phone 248-426-8200 Fax 248-426-2116

Preparer of Site Plan SCOTT MONCHNIK & ASSOCIATES  
 Address 1700 STUTZ DRIVE #104B  
 City/State/Zip TROY, MI 48064  
 Phone 1-248-654-1010 Fax 1-248-654-3002

4. Property Information

Zoning District C-2 Area \_\_\_\_\_

Width 560' Depth 250'

Current Use COMMERCIAL SHOPPING CENTER

Zoning District of Adjacent Properties to the

North FARMINGTON HILLS South RIA East C-2 West R-3

5. Proposed Use

Residential Number of Units \_\_\_\_\_

Office Gross Floor Area \_\_\_\_\_

Commercial Gross Floor Area \_\_\_\_\_

Industrial Gross Floor Area \_\_\_\_\_

Institutional Gross Floor Area \_\_\_\_\_

Other \_\_\_\_\_ Gross Floor Area \_\_\_\_\_

EXISTING 41,725 SF TOTAL  
PROPOSED 1,700 SF 43,425 SF

6. Special Land Use Criteria. The applicant must provide written responses to the special land use criteria as noted on page 3 of this application.

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

I, Joe Barbat, WORLD WIDE CENTER LLC (applicant), do hereby swear that the above statements are true.

[Signature] 8/20/18  
Signature of Applicant Date

[Signature] 8/20/18  
Signature of Property Owner Date

I, Joe Barbat, WORLD WIDE CENTER LLC (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: _____
_____
_____

- a. The proposed special land use shall be compatible with and in accordance with the general goals, objectives and policies of the City of Farmington Master Plan.

THE SPECIAL LAND USE THAT WE ARE PROPOSING  
(IE: DRIVE-THRU IN A C-2 DISTRICT) WILL BE  
COMPATIBLE WITH THE GENERAL GOALS,  
OBJECTIVES AND POLICIES OF THE CITY OF  
FARMINGTON, INCLUDING THE CITY MASTER  
PLAN AND REDEVELOPMENT PLAN.

- b. The special land use shall promote the intent of the zoning district in which the use is proposed.

SPECIAL LAND USE OF A DRIVE-THRU USE  
IN 'C-2', DOES PROMOTE THE INTENT OF THE  
'C-2' DISTRICT.

IT ADDS TO THE EXISTING COMMERCIAL  
DEVELOPMENT AND USE OF THE EXISTING WOOD  
WIDE CENTER ALONG ~~THE~~ WITH THE ADJACENT  
COMMERCIAL DEVELOPMENTS ALONG GRAND RIVER.

- c. The special land use shall be compatible with the existing or intended character of the general vicinity and shall not change the essential character of the area in which it is proposed.

THE SPECIAL LAND USE FOR A DRIVE-THRU IN  
A 'C-2' ZONE, IS COMPATIBLE WITH THE  
CHARACTER OF THE VICINITY.

IT DOES NOT CHANGE THE CHARACTER OF THE  
AREA IN WHICH IT IS PROPOSED. AS IT  
IS COMPATIBLE WITH ADJACENT COMMERCIAL  
LAND USES,

- d. The special land use shall be served adequately by public facilities and services such as traffic operations, police and fire protection, drainage structures, water and sewer facilities and schools.

THE DRIVE-THRU USE WILL NOT ADVERSELY AFFECT ANY EXISTING PUBLIC FACILITIES, SUCH AS THOSE LISTED ABOVE.

THE EXISTING SITE AND PROPOSED DRIVE-THRU WILL BE ADEQUATELY SERVED BY EXISTING FACILITIES.

- e. The proposed special land use shall not involve uses, activities, processes, materials, equipment or conditions of operation that in comparison to the uses permitted in the district, will be detrimental to the natural environment, public health, safety or welfare.

THE USE OF THE DRIVE-THRU WILL NOT BE DETRIMENTAL TO THE PERMITTED USES IN THIS (C-2) DISTRICT.

\* The special land use criteria included above is not the only requirement for special land use applications. For additional information please refer to ARTICLE 12 SPECIAL LAND USES of the City of Farmington Zoning Ordinance.



**PROPERTY DESCRIPTION**

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 SOUTHERLY 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 SOUTHERLY LINE OF SAID GRAND RIVER AVENUE, S83°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, S1°11'44"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 420.96 FEET; THENCE N1°03'00"E 250.21 FEET TO THE POINT OF BEGINNING. AND, LOT 8 OF "VOLLEYHILL 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 PLOT THEREOF AS RECORDED IN LIBER 100, PAGE 6 OF PLOTS, OAKLAND COUNTY RECORDS.

**LAND - BUILDING - PARKING DATA**

<b>LAND AREA</b>	
+/-138,536 SQ. FT. GROSS =	+/-3.18 ACRES
<b>BUILDING AREA</b>	
EXISTING BUILDING	41,725 SF
PROPOSED OUTLOT	1,700 SF
<b>TOTAL BUILDING AREA</b>	<b>43,425 SF</b>

<b>PARKING DATA</b>			
	<b>REQUIRED</b>	<b>PROVIDED</b>	<b>PARKING SHORTAGE</b>
EXISTING BUILDING	188	180	8 (EXISTING CONDITION)
PROPOSED OUTLOT	196	151	37 (ADDITIONAL SPACES SHORT)
OUTLOT DRIVE-THRU STACKING	10	7	

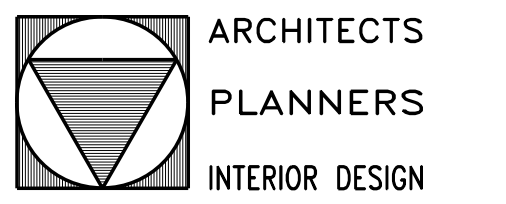
PER ZBA MEETING JULY 11, 2018 THE FOLLOWING VARIANCES WERE GRANTED:  
 1 " . . . TO ALLOW AN ADDITIONAL 37 PARKING SPACES DEFICIENCY IN AN EXISTING RETAIL CENTER THAT IS CURRENTLY DEFICIENT 8 PARKING SPACES, FOR A TOTAL PARKING DEFICIENCY OF 45 SPACES . . ."  
 2 " . . . TO WAIVE 3 LOT STACKING SPACES, WHICH WOULD ALLOW THE ESTABLISHMENT OF A DRIVE-THRU WINDOW WITH 7 STACKING SPACES INSTEAD OF 10 AS IS REQUIRED."

**SITE PLAN - GENERAL NOTES:**

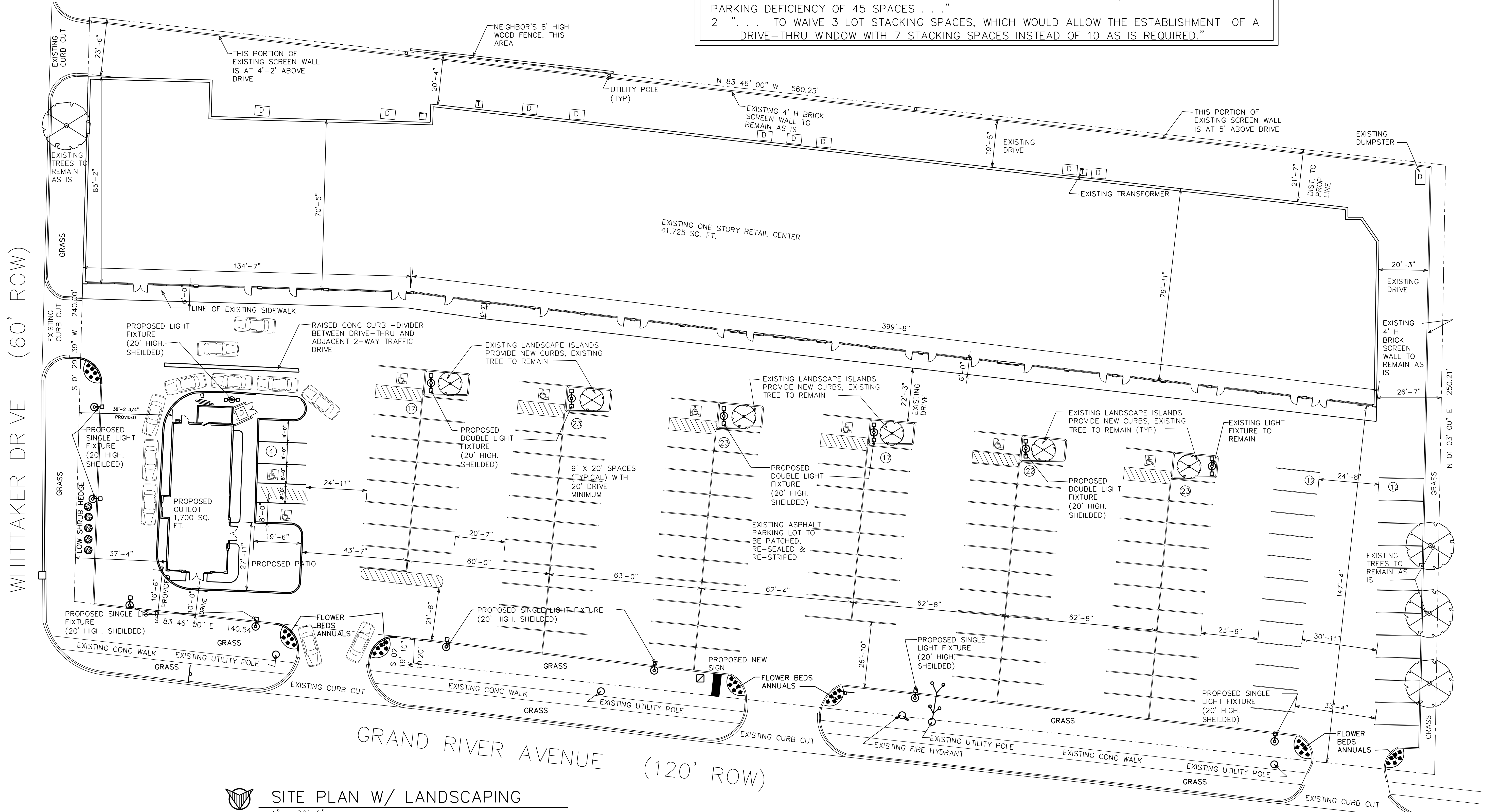
- ZONED: C2 COMMUNITY COMMERCIAL
- SETBACKS:
 

	<b>REQUIRED</b>	<b>PROVIDED</b>
FRONT	0 FEET	124-142 FEET
REAR	25 FEET	20-34 FEET
WEST SIDE	20 FEET	26-39 FEET
EAST SIDE	0 FEET	0 FEET
- BUILDING HEIGHT: 3 STORED (35 FEET) 1 STORY
- LANDSCAPING: EXISTING TREES, TO REMAIN 4 TREES  
 DEMO TREES 15 TREES
- LIGHTING: PROPOSED - 10 NEW LIGHT POLES ADDED (20' HIGH MAX)
- DUMPSTER: EXISTING TO REMAIN
- SIGN: REMOVE EXISTING SIGN & REPLACE WITH PROPOSED NEW SIGN

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



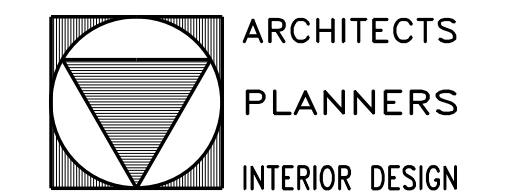
**WORLD WIDE PLAZA  
 FACADE REMODELING  
 & PROPOSED OUTLOT**  
 34701 - 34801 GRAND RIVER AVENUE  
 FARMINGTON, MICHIGAN

ISSUED FOR:  
 31 MAY 18  
 PRELIM SITE PLAN  
 APPROVAL PACKAGE  
 15 JUNE 18  
 ZONING BOARD  
 OF APPEALS  
 31 JULY 18  
 FINAL SITE PLAN  
 APPROVAL PACKAGE  
 10 AUG 18  
 SPECIAL LAND  
 USE PACKAGE

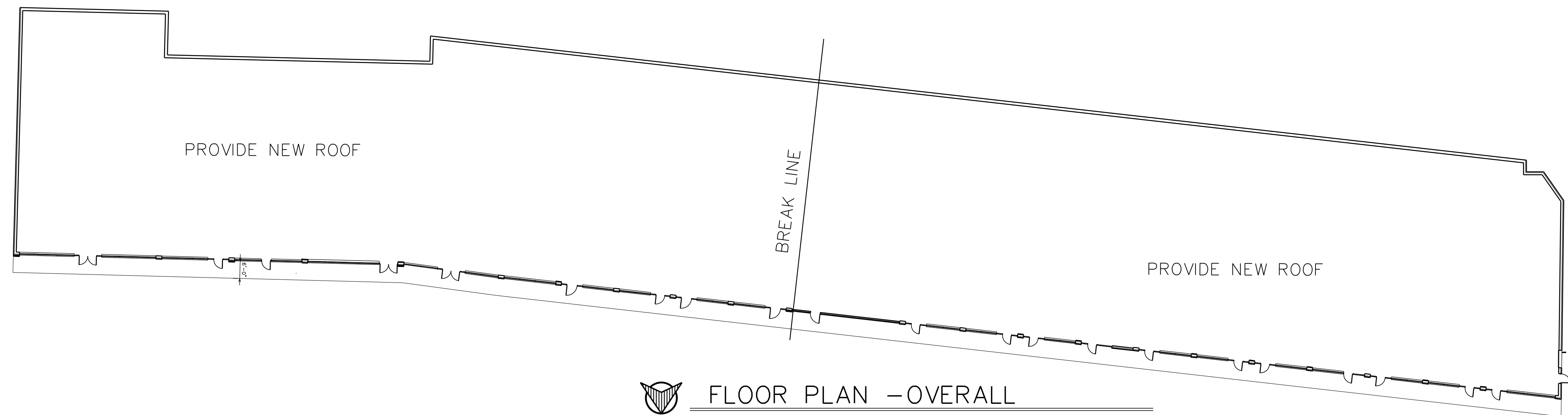


SHEET# SP1.01  
 DATE: 10 AUG 18  
 JOB# 13036

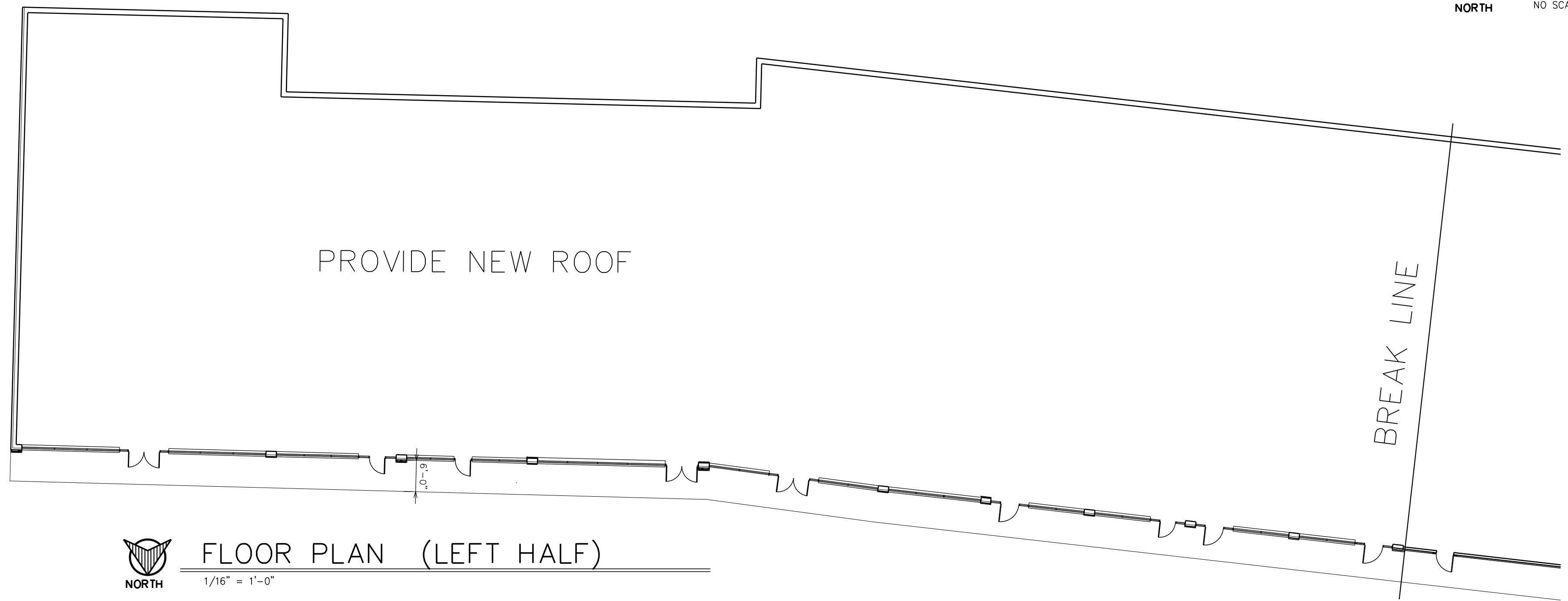
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FULLEST EXTENT OF THE LAW.



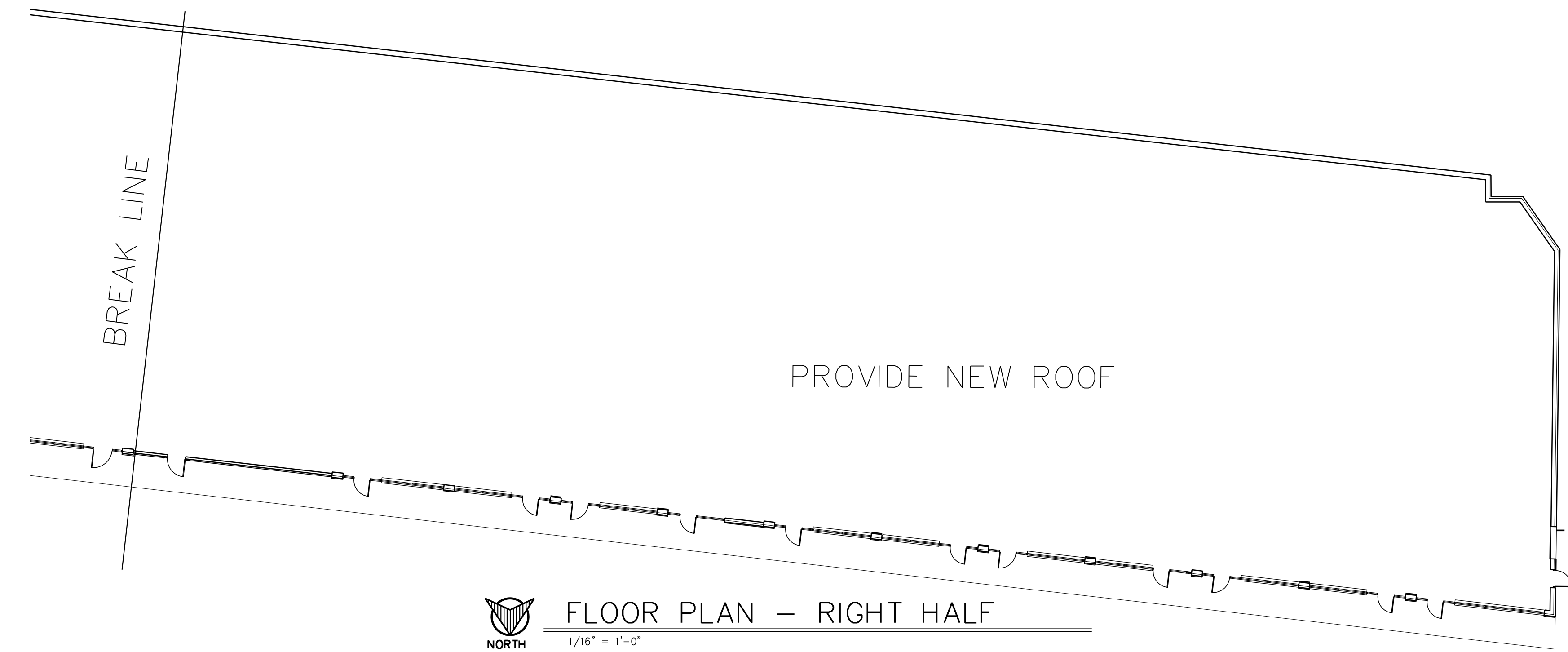
**SCOTT MONCHNIK  
& ASSOCIATES, INC.**  
1700 STUTZ DRIVE  
SUITE 104-B  
TROY, MICHIGAN  
48064  
TEL: 248-654-1010  
FAX: 248-654-3002  
SCOTT@SMAARCH.COM



 **FLOOR PLAN - OVERALL**  
NO SCALE



 **FLOOR PLAN (LEFT HALF)**  
1/16" = 1'-0"



 **FLOOR PLAN - RIGHT HALF**  
1/16" = 1'-0"

**WORLD WIDE PLAZA  
FACADE REMODELING  
& PROPOSED OUTLOT**  
34701 - 34801 GRAND RIVER AVENUE  
FARMINGTON, MICHIGAN

ISSUED FOR:  
31 MAY 18  
PRELIM SITE PLAN  
APPROVAL PACKAGE

15 JUNE 18  
ZONING BOARD  
OF APPEALS

31 JULY 18  
FINAL SITE PLAN  
APPROVAL PACKAGE

10 AUG 18  
SPECIAL LAND  
USE PACKAGE

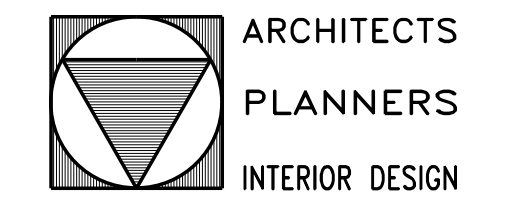


SHEET# SP1.02  
DATE: 10 AUG 18  
JOB# 13036

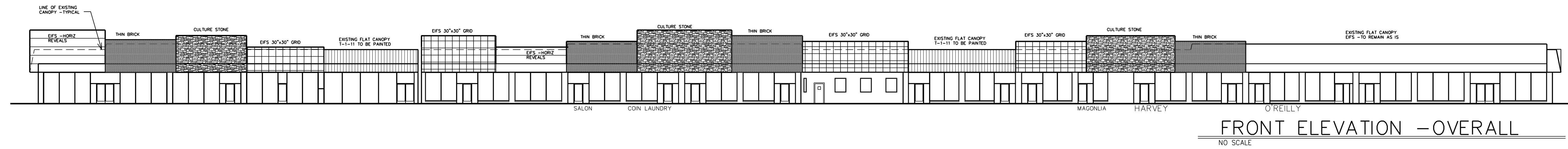
NOT TO BE USED AS CONSTRUCTION DRAWINGS



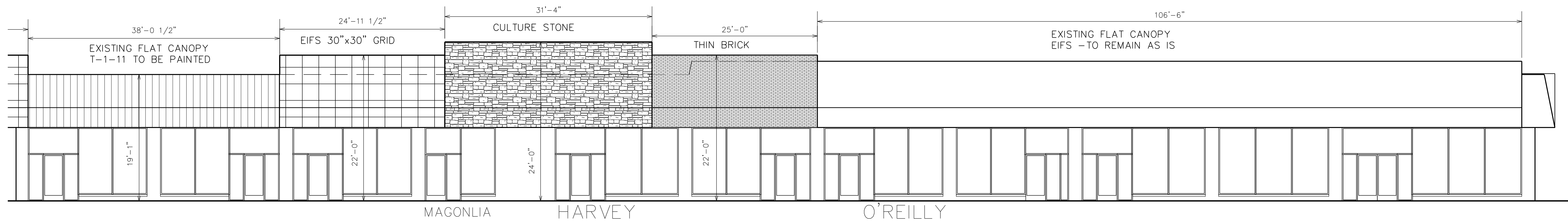
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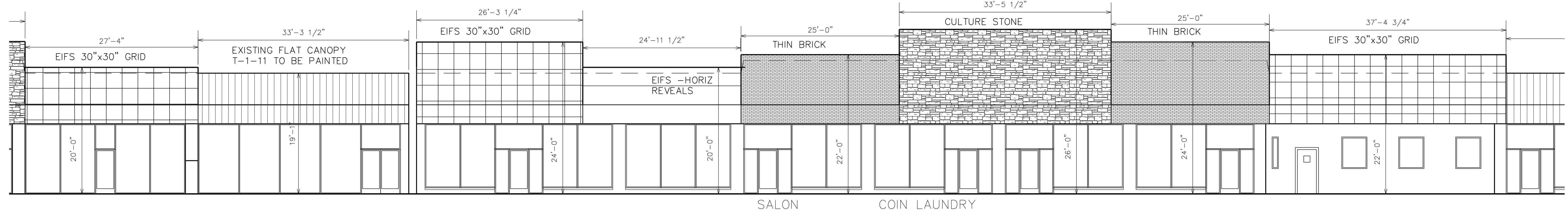
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 TROY, MICHIGAN 48064  
 TEL: 248-654-1010  
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 SCOTT@SMAARCH.COM



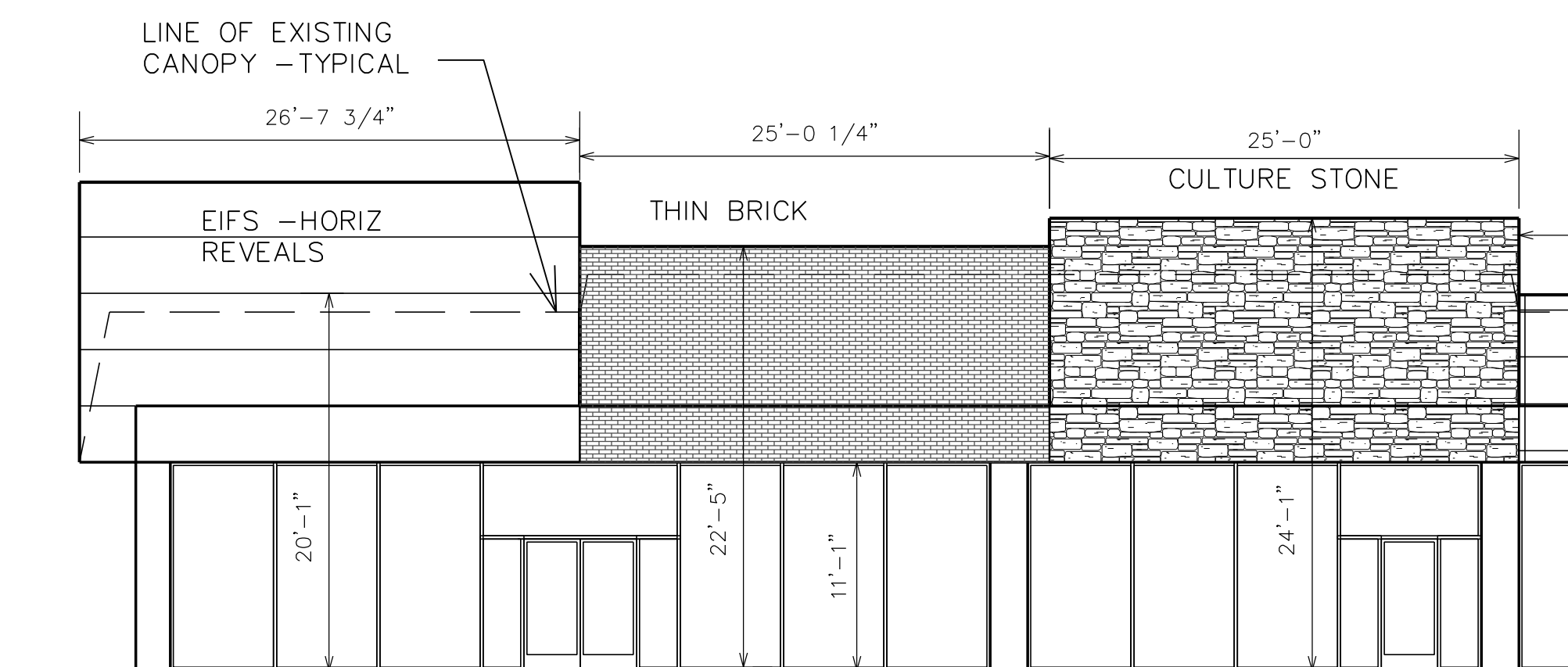
**FRONT ELEVATION - OVERALL**  
 NO SCALE



**FRONT ELEVATION - WEST END**  
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**FRONT ELEVATION - MIDDLE SECTION**  
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**FRONT ELEVATION - LEFT END**  
 1/8" = 1'-0"

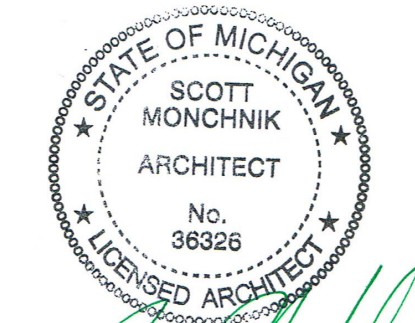
**WORLD WIDE PLAZA  
 FACADE REMODELING  
 & PROPOSED OUTLOT**  
 34701 - 34801 GRAND RIVER AVENUE  
 FARMINGTON, MICHIGAN

ISSUED FOR:  
 31 MAY 18  
 PRELIM SITE PLAN  
 APPROVAL PACKAGE

15 JUNE 18  
 ZONING BOARD  
 OF APPEALS

31 JULY 18  
 FINAL SITE PLAN  
 APPROVAL PACKAGE

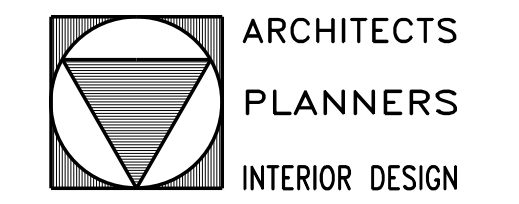
10 AUG 18  
 SPECIAL LAND  
 USE PACKAGE



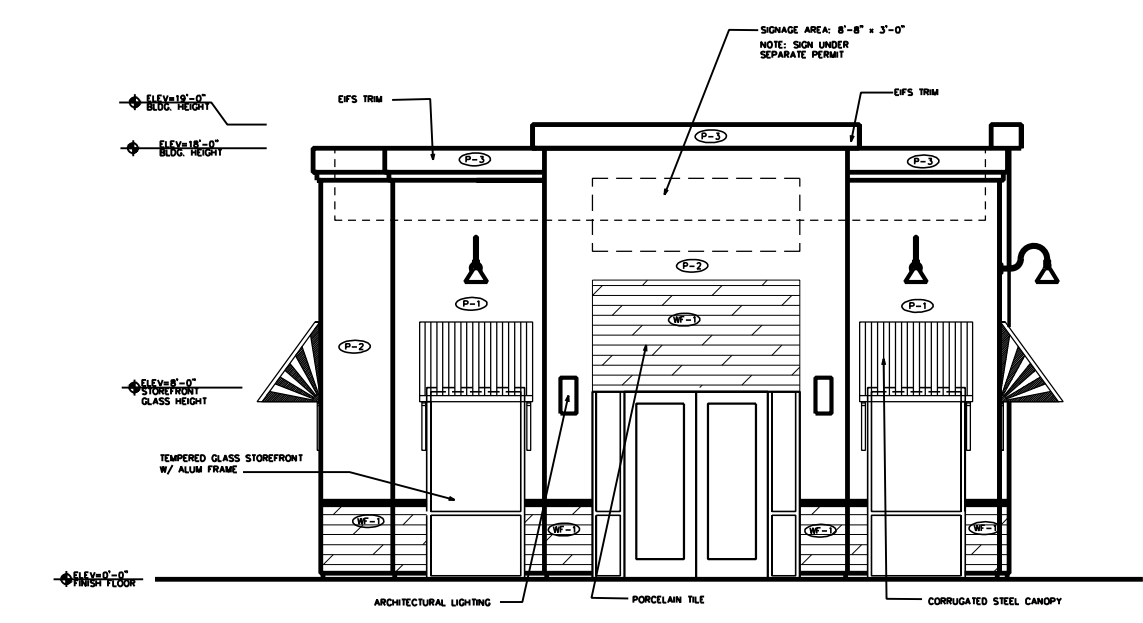
SHEET# SP1.03  
 DATE: 10 AUG 18  
 JOB# 13036

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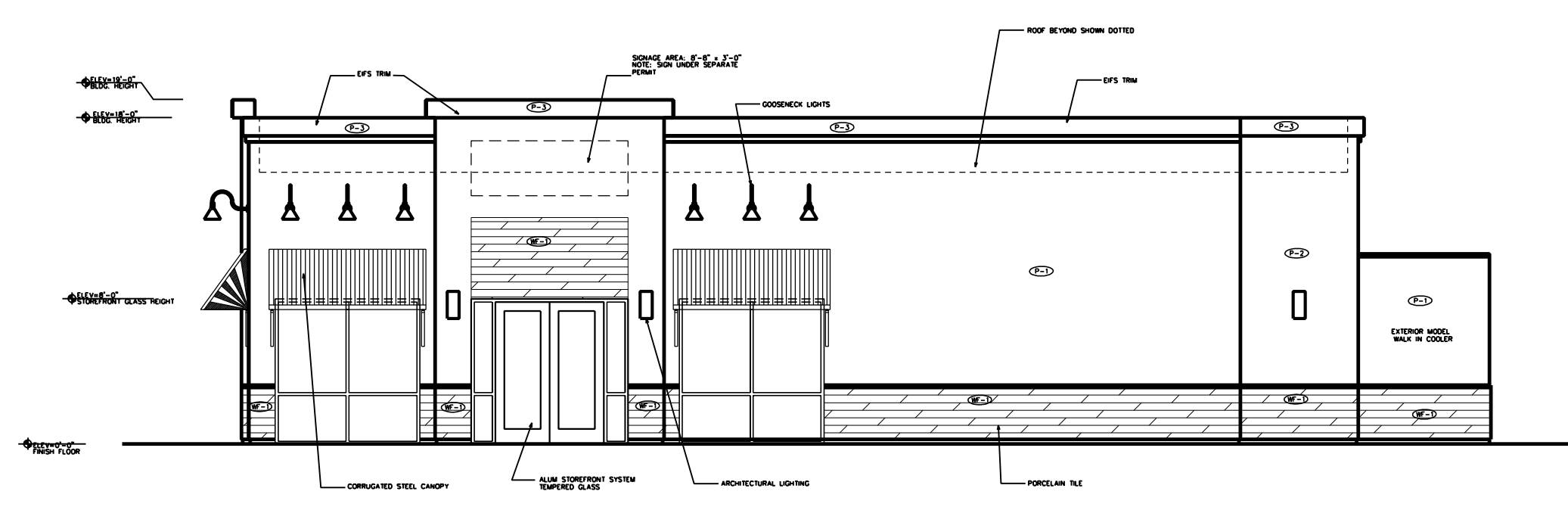
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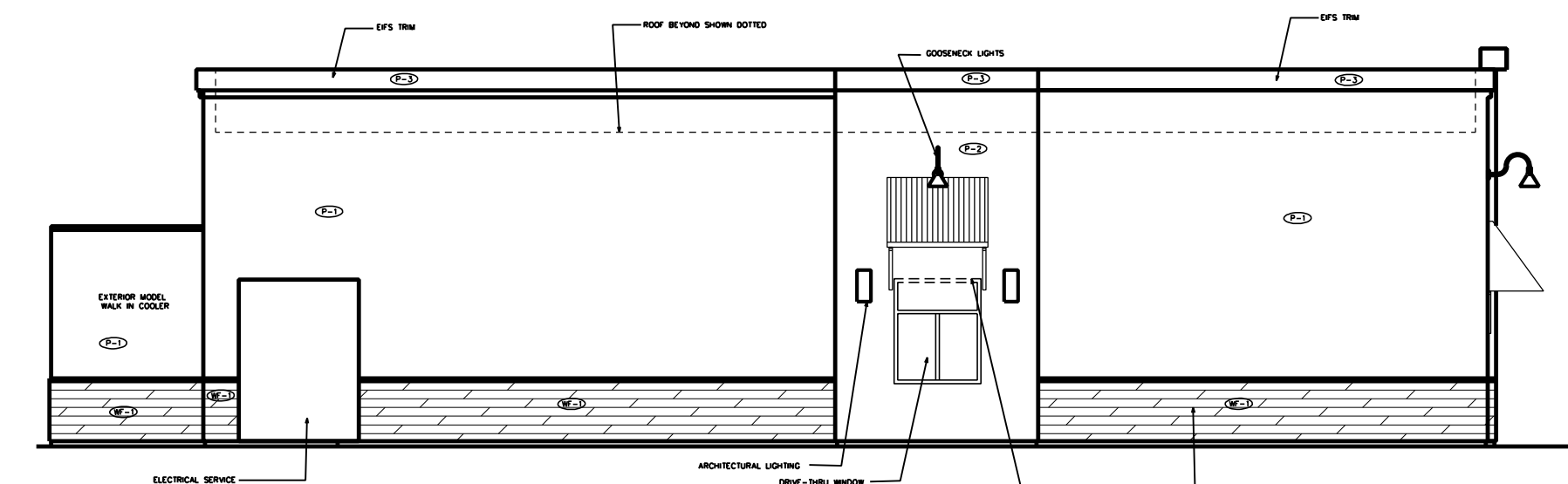
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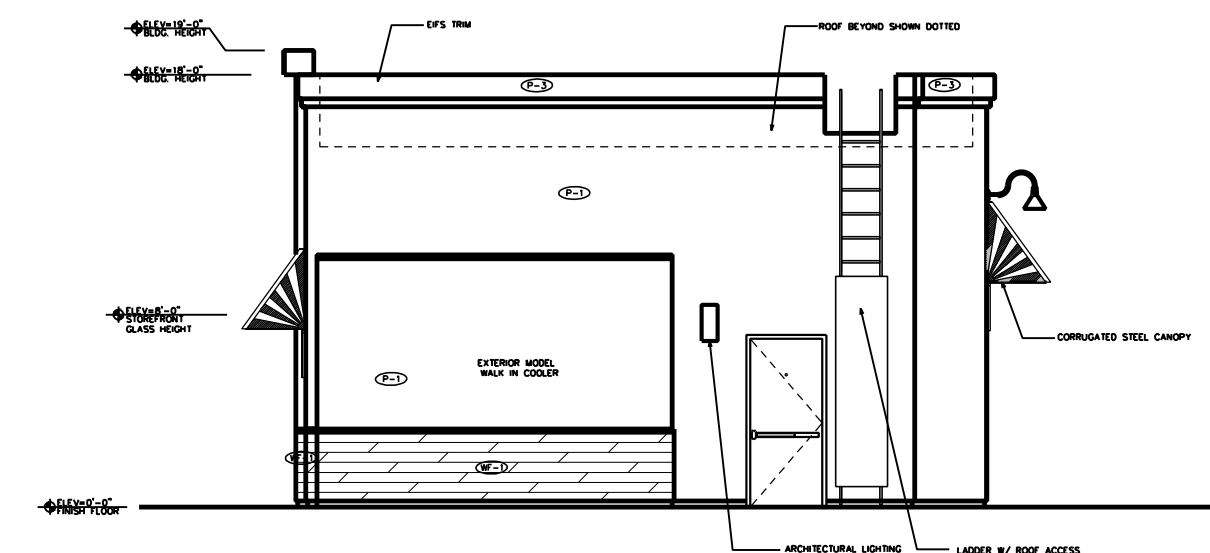
**FRONT (NORTH) ELEVATION**  
 1/8" = 1'-0"



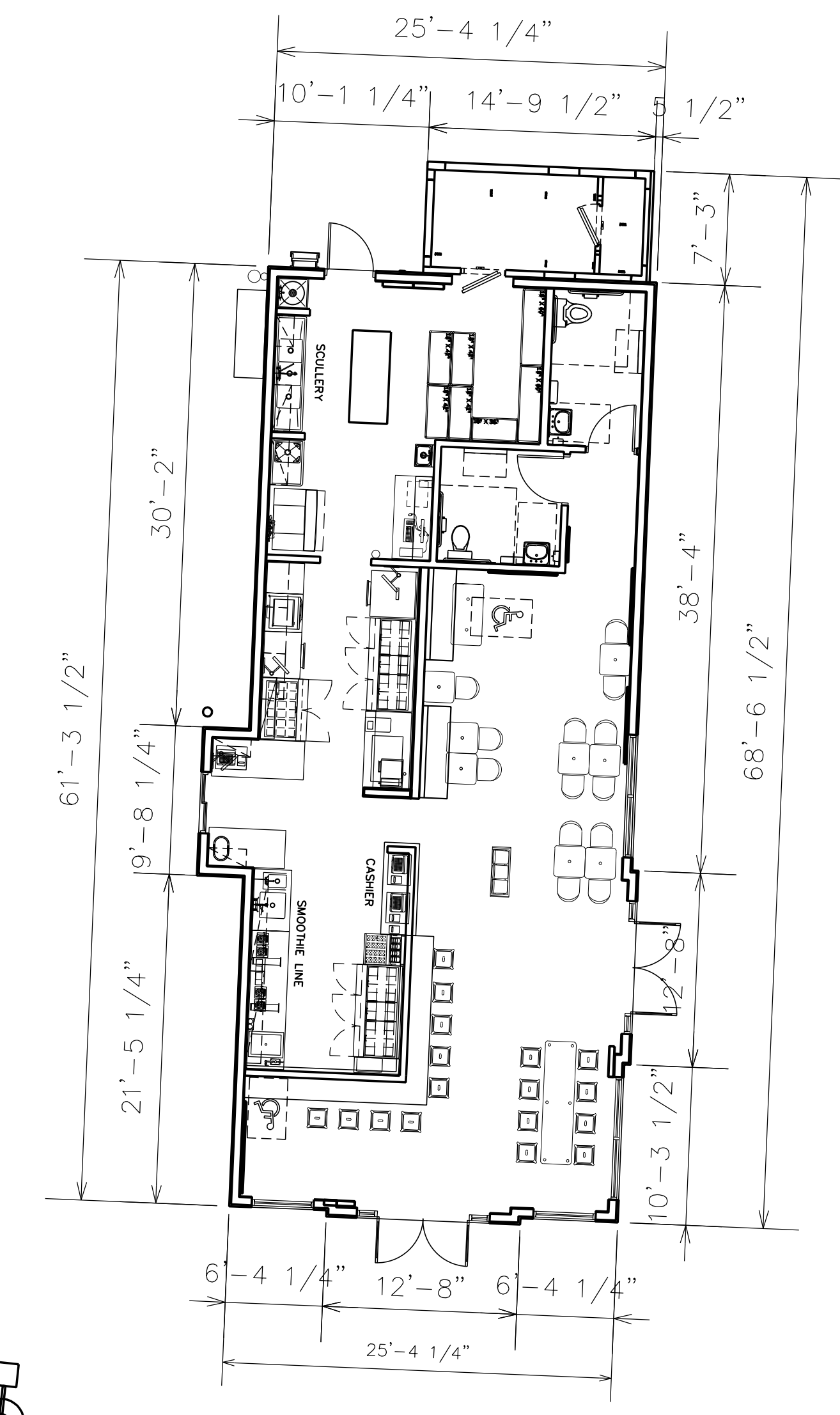
**RIGHT SIDE (WEST) ELEVATION**  
 1/8" = 1'-0"



**LEFT SIDE (EAST) ELEVATION**  
 1/8" = 1'-0"



**REAR (SOUTH) ELEVATION**  
 1/8" = 1'-0"



**OUTLET FLOOR PLAN**  
 1/8" = 1'-0"

**WORLD WIDE PLAZA  
 FACADE REMODELING  
 & PROPOSED OUTLOT**  
 34701 - 34801 GRAND RIVER AVENUE  
 FARMINGTON, MICHIGAN

ISSUED FOR:  
 31 MAY 18  
 PRELIM SITE PLAN  
 APPROVAL PACKAGE

15 JUNE 18  
 ZONING BOARD  
 OF APPEALS

31 JULY 18  
 FINAL SITE PLAN  
 APPROVAL PACKAGE

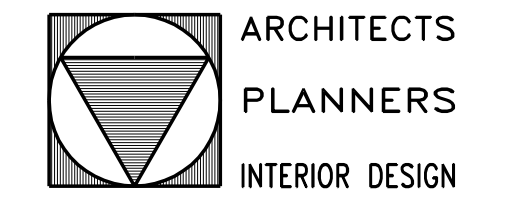
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SHEET# SP1.04  
 DATE: 10 AUG 18  
 JOB# 13036

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**WORLD WIDE PLAZA  
 FACADE REMODELING  
 & PROPOSED OUTLOT**  
 34701 - 34801 GRAND RIVER AVENUE  
 FARMINGTON, MICHIGAN



**PROPOSED NEW SIGN**  
 NO SCALE

ISSUED FOR:  
 31 MAY 18  
 PRELIM SITE PLAN  
 APPROVAL PACKAGE

15 JUNE 18  
 ZONING BOARD  
 OF APPEALS

31 JULY 18  
 FINAL SITE PLAN  
 APPROVAL PACKAGE

10 AUG 18  
 SPECIAL LAND  
 USE PACKAGE



SHEET# SP1.05  
 DATE: 10 AUG 18  
 JOB# 13036

NOT TO BE USED AS CONSTRUCTION DRAWINGS



October 3, 2018

Mr. Kevin Christiansen  
Economic and Community Development Director  
City of Farmington  
23600 Liberty Street  
Farmington, MI 48335

RE: Tropical Smoothie – Site Plan Review #1  
34701 – 34801 Grand River Avenue

Dear Mr. Christiansen:

At your request, we have reviewed the site design of the plans, dated August 10, 2018, for the proposed Tropical Smoothie restaurant and associated World Wide Plaza site improvements located at 34701-34801 Grand River Avenue. The applicant is proposing a single story restaurant, Tropical Smoothie that includes a drive through window. Vehicular access will be provided by three (3) curb cuts on Grand River Avenue and one (1) curb cut on Whittaker Drive. The proposed building is located on the north east corner of the lot. The applicant is also proposing façade, roof, and other various minor site improvements related to the development on the site.

**Executive Summary**

In terms of compliance with the zoning ordinance, the proposed building design meets land use requirements, and Special Land Use requirements contingent on completion of items further outlined in this letter. Adjustments to the design of the drive through, landscaping, signage and building design should be made to meet zoning requirements. The proposed design supports all applicable plans and reports for the area in terms of land use and general site objectives.



**Existing Site**

The proposed site is roughly 3.18 acres in size and is zoned Community Commercial (C2). Surrounding zoning districts include Multiple Family (R3) to the east, Community Commercial (C2) to the west, and Single Family Residential (R1A) to the south. The site currently contains one existing building on the northern border, as well as existing parking spaces and landscaping.



**Overall Land Use Compliance Summary:**

Planning/Zoning Document	Planning/Zoning Land Use Designation	Compliance of Project with Land Use Designation
Zoning Ordinance	Existing: Community Commercial	Use permitted by right. Drive through layout, landscaping, signage, and building design adjustments are needed.
Farmington Master Plan (future land use map)	Mixed Use	As this site includes an existing use, compliance may not be applicable.
2015 Downtown Area Plan	Site does not include land use designation	N/A
2016 Downtown Master Plan	Site does not include land use designation	N/A
Downtown Farmington Parking Study	Site does not include land use designation	N/A

**Zoning:**

The site is currently zoned as C2 – Community Commercial, where restaurants are permitted by right, and drive through windows as a Special Land Use.

To fully meet the zoning requirements, the site plan will need to address the following:

*Special Land Use Requirements*

In order to grant acceptance of the proposed drive through window, the site design must address the following elements:



- a. Sufficient stacking capacity in accordance with Article 14, Parking and Loading Standards, for the drive-through portion of the operation shall be provided to ensure that traffic does not extend into the public right-of-way.
- b. A bypass lane shall be provided around the drive-through window.
- c. In addition to parking space requirements for restaurants and pharmacies, at least three (3) parking spaces shall be provided, in close proximity to the exit of the drive-through portion of the operation, to allow for customers waiting for delivery of orders.
- d. Direct vehicular access connections with adjacent commercial developments shall be provided where feasible as determined by the planning commission.
- e. The proposed clearance of any canopy shall be noted on the site plan. The canopy shall be no higher than the principal building.
- f. Outdoor speakers for the drive-through facility shall be located in a way that minimizes sound transmission toward neighboring properties and uses.

A variance was granted for a reduced number of stacking spaces by three (3) spaces. This variance allows for a total of seven (7) stacking spaces, instead of ten (10). The proposed design shows seven (7) stacking spaces. Clarification is needed on how the proposed design addresses the inclusion of three (3) additional parking spaces allowing customers to wait for delivery of orders.

Further submittals will require detailed drawings to show canopy clearance and outdoor speaker location.

#### *Landscaping*

Frontage landscaping requirements call for a minimum of one (1) canopy tree and six (6) shrubs per thirty (30) linear feet. A hedgerow with upright shrubs planted four (4) feet to five (5) feet on center along the entire road frontage may also be utilized. Ornamental trees may substitute the use of canopy trees at a rate of two (2) ornamental trees per one (1) canopy tree. In locations where the greenbelt standards cannot be accommodated due to existing conditions, an alternative such as a brick street wall, hedgerow or landscaped terrace may be provided in order to meet the intent of the frontage requirements.

Containing no other vegetation beyond flower beds, low shrub hedge, and one (1) tree, the proposed design falls short of meeting frontage landscaping requirements. There are sixteen (16) trees existing along Grand River and Whittaker, with fifteen (15) scheduled to be removed, leaving only one (1) tree remaining. Existing landscaping on the site falls well short of the previously approved plan. While ordinance requirements at that time are unknown, it's recommended that additional landscaping be added to this site plan to better screen the parking lot and to better reflect original site plans and today's requirements.

Parking lot landscaping requirements call for at least one (1) canopy tree and one hundred (100) square feet of landscape area to be provided per eight parking spaces. With 331 proposed parking spaces, 41 trees and 4,137.5 feet of landscaping is required. While the proposed design falls short of meeting these requirements, minimal changes are being made to the existing landscaping in the parking lot, supporting a reduced parking lot landscaping ratio. The inclusion of adequate frontage landscaping would also further support a reduced ratio.

#### *Parking*

A variance was granted for a reduced number of parking spaces to the amount of thirty seven (37) less spaces. The proposed design includes a total of 331 spaces, with a deficiency of 45 spaces total. Please refer to the engineering review letter for recommendations to improve circulation within the parking lot.

#### *Signage*

Signage requirements allow for a maximum area of forty (40) square feet per side, and a total of about eighty (80) square feet. The maximum height allowed is sixteen (16) feet. The proposed design includes a sign with a height of nineteen (19) feet and an area of around two hundred and five (205) square feet per side.



### *Building Design*

Requirements defined by zoning and ultimately determined by Planning Commission, City Council, or Building Official state that exterior building walls that are visible 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 the proposed design currently stands, the east elevation facing Whittaker lacks required variety in architectural features, materials, and landscaping.

Requirements for on-site landscaping require a portion of landscaping to 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. As the proposed building does not include adjacent landscaping and does not abut any existing or proposed greenbelts, additional landscaping may be required.

In regards to building design, further submittals will require the following:

- Plans for adequate screening of all mechanical equipment
- Clarification on intended use and layout plans for patio space
- Identification and schedule of all materials and consequent colors for both façade improvements on the existing building and the new, proposed building

### *Lighting*

Further submittals will require detailed plans providing compliance with the following items, further outlined in the City of Farmington's Zoning Ordinance:

- Intensity
- Fixtures
- Pole Height
- Location of Poles in the Parking Lot
- Window Lighting
- Luminous Tube and Exposed Bulb Lighting
- A lighting photometric grid overlaid on the proposed site plan indicating the overall lighting intensity of the site (in footcandles)

Our comments are provided to help direct the Planning Commission discussion, and to explain the benefits that may be derived from this project. Additional input from the City's Engineer and Attorney should also be considered during the City's review.

Sincerely,  
OHM Advisors

  
\_\_\_\_\_  
Marguerite Novak, Planner

  
\_\_\_\_\_  
Rick Fay, Landscape Designer

cc: Jeff Bowdell, City of Farmington  
Chuck Eudy, City of Farmington  
Kate Knight, City of Farmington  
Scott Monchnik Architect, Scott Monchnik & Associates, Inc., 1700 Stutz Drive, Suite 104-B, Troy, MI 48084  
Jessica Howard, OHM Advisors  
Matthew Parks, OHM Advisors  
File



October 3, 2018

Kevin Christiansen  
Economic & Community Development Director  
City of Farmington  
23600 Liberty Street  
Farmington, MI 48335

RE: Tropical Smoothie – Site Plan Review #1  
34701-34801 Grand River Avenue

Dear Mr. Christiansen:

Our office has completed the first site plan review of the plans, dated August 10, 2018, for the proposed Tropical Smoothie restaurant and associated World Wide Plaza site improvements located at 34701-34801 Grand River Avenue. The plans were prepared by Scott Monchnik & Associates, Inc., were received by OHM Advisors on September 25, 2018, and reviewed with respect to the City of Farmington Engineering Standards and Design Specifications. At this time, we recommend preliminary site plan approval contingent upon the following site plan comments being addressed prior to future submittals. We have also listed preliminary detailed engineering comments to aid the developer on several areas that will need additional details moving forward.

A brief description of the project has been provided below, followed by our comments and a list of required permits/approvals.

### **PROJECT AND SITE DESCRIPTION**

The applicant is proposing to build a 1,700 square-foot building with associated parking in the west end of the World Wide Plaza parking lot as well as making aesthetic and circulation improvements to the existing parking lot. In addition, the applicant has proposed a new façade be constructed across the face of the existing plaza building. It should be noted that our review does not include the review of the interior and exterior improvements to the either building.

### **OVERALL SITE PLAN COMMENTS**

The following comments shall be addressed by the applicant:

1. The existing sidewalk and sidewalk ramps stretching along the Grand River Avenue frontage shall be reviewed for ADA compliance. If the sidewalk and/or sidewalk ramps are not in compliance, they shall be reconstructed.
2. A representation of how a garbage truck will access the proposed dumpster location shall be provided. It is recommended an AutoTurn turning template be added to the plans.
3. We recommend the applicant consider improving circulation by eliminating the “dead-end” parking rows in several locations within the lot. While we understand this may further decrease parking, it would improve site circulation and may actually help free up spaces that are under-utilized.
4. The applicant shall add proper traffic signage and pavement markings near the drive-thru exit and western-most entrance off of Grand River Avenue to avoid the potential for accidents. This will also help depict the drive thru lane versus the bypass lane and help to avoid “wrong-way” traffic.





5. There is an existing bollard on the south side of the Whittaker Drive entrance that shall be shown on the demolition plan to be removed.

### **PRELIMINARY DETAILED ENGINEERING COMMENTS**

The following comments should be addressed by the applicant for the detailed engineering drawing submittal, but do not affect the recommendation for site plan approval. It should be noted that this is not an all-inclusive list and additional comments may be generated as new information is presented.

1. The proposed building is located over top of an existing catch basin. A storm water management plan shall be provided demonstrating onsite drainage and best management practices.
2. Spot elevations shall be provided for the proposed sidewalk and handicap parking spaces at the proposed building to ensure ADA compliance.
3. All existing and proposed onsite utilities shall be clearly shown on the utility plan. This includes water services, sewer services, and storm water management.
4. It is recommended that storm water pretreatment is considered as part of the stormwater management modifications.

### **PERMITS/APPROVALS**

The following outside agency reviews and permits may be required for the project. Copies of any correspondence between the applicant and the review agencies, as well as the permit or waiver, shall be sent to both the City and this office.

- A building permit will be required by the City Building Department.
- A preconstruction meeting shall be held prior to the start of construction. A preconstruction requirements letter will be sent under separate cover and will outline provisions for insurance, bonds and inspection deposits necessary prior to scheduling the preconstruction meeting.
- Any other permits necessary (through the City or other agency) shall be obtained prior to starting construction.

It shall be noted that additional comments may be generated from information presented in future submittals. If you have any questions, please feel free to contact us by phone at (734) 522-6711 or by email at [matt.parks@ohm-advisors.com](mailto:matt.parks@ohm-advisors.com).

Sincerely,  
OHM Advisors

Matthew D. Parks, P.E.

Jessica Howard

MDP/jlh/abd

Encl.: CVS Farmington Road Streetscape  
cc: Jeff Bowdell, City of Farmington  
Chuck Eudy, City of Farmington  
Kate Knight, City of Farmington  
Scott Monchnik Architect, Scott Monchnik & Associates, Inc., 1700 Stutz Drive, Suite 104-B, Troy, MI 48084  
File

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Christiansen responded that what is unique about that situation is the former Dimitri's Restaurant was acquired and became Los Tres Amigos and the DDA bought the property, they leased the building to the restaurateur but they kept the parking and the parking became a public parking lot that still provided parking to Los Tres Amigos and then the restaurateur of Los Tres Amigos bought the building from the DDA. So, what is there now is a former completely private site that is owned private, the restaurant is, but the parking is public parking but if you look at the CBD regulations where you don't have parking on site but there is public parking adjacent to the parking fields, municipal lots, convenient parking, and on the street, that gets to be counted in. So that is that scenario with that property.

In this case here you don't have a public parking field adjacent. You do have public parking in the streets so that's going to offset and provide some public parking, if you will.

Another thing too, that happens here, if this works, the way the discussions are going and the plans are showing, is there's greater connectivity and access from property to property and that also bodes well because it connects downtown businesses together physically with shared parking and access and circulation.

Waun thanked the Petitioner for choosing Farmington and investing in our community.

Kemsley stated that he appreciated the open arms from Farmington and thanked the City and its Administration for working with him.

Chairperson Crutcher asked if any action was required from the Planning Commission and Christiansen responded that this is an optional pre-application conference prior to completion of the formal application and moving forward with the preliminary conceptual plan step in the PUD and the next step is conceptual plans and a Public Hearing.

Chairperson Crutcher thanked the Petitioner.



**PRELIMINARY SITE PLAN AMENDMENT REVIEW FOR PROPOSED OUTLOT BUILDING AND EXISTING BUILDING FAÇADE AND SITE IMPROVEMENTS – WORLD WIDE CENTER, LLC 34701-34801 GRAND RIVER AVENUE**

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

Christiansen stated that this is a preliminary site plan amendment review for a proposed out lot building and existing building façade and site improvements for the World Wide Shopping Center which is located 34701-34801 Grand River Avenue.

There is a little bit of history with respect to this property and a project had been brought to the Planning Commission a few years ago that moved forward to site plan review and

was not realized. Currently the City has been working with the owner of the World Wide Shopping Center regarding a proposed out lot in the existing parking lot as well as façade remodeling to the existing building and site. The proposed out lot building addition as indicated in the plans that were attached with the staff report would be a 1,700 square foot one-story building with a drive-thru located on the east end of the existing parking lot. Additional site improvements include parking lot improvements, new site landscaping and lighting and new signage. The existing building site is located in the C-2 Community Commercial District and requires review and approval by the Planning Commission and the Zoning Board of Appeals in this case as it relates to site parking. No other changes to the existing site are proposed.

Again, past history, as indicated at the April 14, 2014 Planning Commission Meeting, the Planning Commission approved the site plan for the World Wide Shopping Center, the approved site plan included exterior changes to the existing building façade and shopping center site, those approved exterior changes at that time included façade improvements, revised modified site landscaping, revised modified parking lot and building lighting and new site as well as building as well as tenant signage. The site plan was approved at that time with the following conditions: that the proponent submit a parking lot lighting plan, also to address a more detailed landscape plan and be provided back to the Planning Commission. The Petitioner then reappeared back on the Planning Commission Agenda on June 9, 2014 and at that meeting the Commission approved the amended site plan for World Wide Shopping Center including support materials. Minutes of those meetings were attached with the staff packets. However, the approved site plan that was approved back in 2014 was never completed and the approval for that site plan did expire.

As indicated, the Applicant has submitted a new site plan, this site plan is for a proposed one-story building addition in the parking lot as well as improvements again to the building.

Also with the staff report is an aerial photograph of the site and the Petitioner is in attendance to present his preliminary plans to the Commission this evening.

Christiansen stated the aerial shows the World Wide Shopping Center on Grand River Avenue. This an older strip type center, commercial property with a big parking field, in this case out on Grand River and it has the building that is pushed to the south end of the site with a very small loading area, alley type access along the rear, there's residential, the rear yards you see here, Whittaker Court, this is Whittaker Street to the east and then Whittaker Court with the single-family units that have rear yards and the rear property

lines that share a common boundary with the south side of the center. So, there's a variety of fences there, it's an older building, it's an older development, there's been a need for property maintenance and upgrades for a period of time, that was the reason that the

Petitioner came before the Commission with a proposed plan in 2014 and unfortunately it wasn't realized for a variety of reasons but is now back with not only those improvements again to a certain extent but the building addition as well. The application has been submitted. He put an existing condition survey on the screen and stated he would let the Petitioner go through this. He stated there will be a new roof put on the building and some other treatments and façade modifications, a complete change to the façade on the existing building. Currently it's a mansard type façade, kind of a cedar shake on a mansard roof configuration. The proposed building addition is a 1,700 square foot addition and a new monument sign off the entrance off of Grand River.

Christiansen then stated the Petitioner is here to present this to the Commission.

Chairperson Crutcher invited the Petitioner to the podium.

Scott Monchnik, the architect for the project, came to the podium and stated he is working with Joe Barbatt, the owner of the center, and is here as representative of the center.

He stated that Kevin was correct, they were before the Planning Commission many years back, to do the façade remodeling. Over the course of trying to get funding for that and work that out with tenants and everything else, that was never able to come together.

He stated this opportunity for an out lot will allow the owner to get his funding to do the entire project, he has convinced his financial institutions if you build it they will come, so if the approval for the out lot is forthcoming that he will be able to get additional tenants, a new tenant list, some of the older tenants will probably move out and new life can be instilled into the project.

He stated they intend to improve the site lighting, landscaping, parking lot improvements and the building. The building is old, the roof needs to be replaced which is a substantial cost, it's a very large center in terms of lineal feet. The addition of the out lot will draw additional customers to the area, to the project, and also allow the out lot itself to thrive and be a good addition to the neighborhood.

He stated that's pretty much where we're at, the façade was intended to be redeveloped and the redevelopment is very similar to what it was intended to be previously, it's gone

through a little bit of value engineering to allow it to be more affordable to the owner, without diminishing the esthetics to the public.

He said the number one objective is to get the site plan approved to allow them to move forward on the out lot which is as part of the lease, it is a super aggressive timeline to get it done. So, he is hoping that the Planning Commission agrees with them this evening and approves this project so they can facilitate the change for a long-needed project.

Chairperson Crutcher asked if there is a tenant for the out lot and Monchnik responded it is Tropical Smoothie Café.

Chairperson Crutcher opened the floor for questions from the Commissioners.

Waun asked if there was a reason they selected the east side of the lot versus the west side which is further away from the residential street?

Monchnik responded that the tenant on the west side of the property, their lease does not allow for an out lot.

Gronbach stated that on the proposed site plan they are showing removal of the existing trees which are pretty substantial but that there are no landscaping plans so that he expects the Petitioner will submit a complete landscape plan that meets the City's specifications.

Monchnik responded that the existing trees that are there are old and very full and makes it hard to see the center as you're passing down Grand River. So the idea is to take out the old trees, all of the islands up by the building, the landscape islands don't have trees in them now, but those will all have new trees put into them.

Gronbach stated that the islands along the driveway that are shown in the plan as remaining and existing, they are not showing changes, there are trees in those islands that may or not be okay, but the islands themselves are not in very good shape, there is asphalt curbing which a lot of it is busted up, there's a lot of weeds and stone and so on in these islands, so that he would think if you're going to leave the islands as proposed that you need to upgrade the islands to include concrete curbing, and it shows the existing asphalt paving will remain in the parking lot. He stated the parking lot is in pretty rough shape, it's been patched over many times and he stated if they are going to this extent, the parking lot needs to be redone and repaved.

Monchnik responded that the islands where it says they will remain means they are remaining in their shape and size but they do have to be addressed with landscaping,

curbing and then determine if it's going to be sod, or what's going to be on there. The parking lot is in need of repair and that's in the budget.

Gronbach stated that the Petitioner is going to need to submit a site plan that details these issues because he doesn't know how they could approve this site plan where it says existing, existing, existing, when you're agreeing it all needs to be replaced.

Monchnik stated they are preparing an upgrade, it won't necessarily be torn out and replaced, but it will be improved.

Gronbach stated that a lot of the asphalt curbs are in very poor condition and he doesn't see how they can leave those and the Petitioner responded he was speaking more of the parking repairs.

Gronbach also stated the sidewalk along the front of the building is very narrow and the site plan shows the existing sidewalk and he questioned if the sidewalk meets ADA requirements and certainly has no handicap access or ramps, it would seem to me if you're going to redesign this whole thing, it would be beneficial to widen the sidewalk along the store fronts which would be advantageous. The doors open directly onto the sidewalk, they come out and almost block the entire sidewalk as people are walking along there and it needs to be looked.

Monchnik stated they had not really intended to modify the sidewalk but in terms of making everything ADA compatible.

Gronbach stated it doesn't really show the width on the site plan but that is a very narrow sidewalk and he thinks it would be a very nice improvement if the sidewalk was widened out and had accessible handicapped ramps and appropriate placement of them.

Christiansen stated these are great questions and that is the reason they are having the preliminary review. He indicated one of the challenges they have in the City older centers were built under different standards at different times. When we're talking about a redevelopment of this center, it's more than just a fresh coat of paint. Now what's being proposed is a brand new building addition to an existing site which also allows an opportunity to look at enhancements and upgrades to the existing center. There is a lot of stuff that's nonconforming and one of them is the sidewalk and the lack of barrier free access. When this center was built there weren't barrier free requirements that were in place. So Mr. Crutcher alluded to the fact that if you change the sidewalk and he and Mochnick had this conversation and if it needed to be widened or bumped out from the front of the building, that goes into the travel lane that are in front of the units, which then affects the distance to those islands and might require reconfiguration of the parking lot.

That sometimes limits what an owner is willing to do, and they must together on these things. He stated they talked about the landscaping, needing a plan, if they're going to propose taking the trees out which would require the Planning Commission's approval,

what new landscaping will go in its place. There was a landscape plan with the 2014 approved plan, there were beds and flowers and other low profile type landscape plantings that were talked about and may need to be brought back.

Also, you'll note there's no dumpster enclosures here along the rear of the building where the dumpsters are at, it's a very narrow access. So there's a small wall that's about four feet high. He stated that Mochnick indicated they are willing to increase that wall back there and repurpose that wall. We've had residents come in and pull fence permits to create additional screening to themselves. But because of the way the shopping center was built and what isn't there that the residents want and that we can try and find a way to get those things. Short of the dumpster, there isn't a dumpster at the end of the building, we talked about some enclosure opportunities and they are still looking at that, don't know if we can facilitate it based upon where the building is at and its proximity to the rear lot line and to the west lot line, that's still a work in progress.

Lighting is a big one, too, and he thanked Commissioner Gronbach for taking a look at this site over time and also, too, he was involved when it came to the site plan in 2014, there was some temporary lighting that needs to be removed and needs to be redone.

The other item that he wanted to address is the 1,700 square foot building that is going in a location where there is existing parking, displacing or eliminating existing parking. If you look at the site plan, the existing building has 188 parking spaces required, there is 180 on the site. That is a current deficiency as it is but it's grandfathered in. With the removal of spaces and with the 1,700 square foot building, right now the building is about 42,000 square feet, with an addition of 1,700, it's going to need additional parking and it's going to end up being deficient probably by about 30 to 34 spaces.

Monchnik replied there's a net difference of 26 of what they are deficient now and what they will be deficient with the out lot.

Christiansen indicated the preliminary plan before the Commission tonight is to receive feedback but what has to happen here subsequent to the Planning Commission's preliminary review, if the Petitioner is moving forward, the Zoning Board of Appeals needs to consider a waiver for the deficiency of parking in order to accommodate the additional which needs to be done before coming back to the Planning Commission with a full formal site plan.

He stated the out lot building itself requires by ordinance a certain number of stacking spaces for the drive-thru and that it requires 10 and they have seven, so that will have to be modified as well by the ZBA.

Crutcher stated that if the out lot was put on the west end of the center, it would be more desirable and asked if it was possible to have the building further west.

The Petitioner replied that with the drives the way they are, even though the east side of the property is more parked right now, there is so much unused parking in that overall parking lot, that people will learn to modify where they park to go to the stores.

Crutcher stated he is more concerned with the traffic from Panera, there's a lot of traffic there and there will be an increase in noise activity on that corner.

The Petitioner replied Whitaker is a drive to go down to a residential neighborhood but there are no residential activities at that corner.

Crutcher stated that there will be with the new out building.

The Petitioner stated the drives and curb cuts are already there so there is activity, cars coming in and out of that area already, it's not like they are adding a new curb.

Crutcher asked if it possible to locate the building further west and minimize the reduction in the parking.

The Petitioner replied that they have looked at a number of locations all through the site and at the end of the day the out lot tenant was eager to be more on that corner and after showing him a number of derivations of where they could go and how they could circulate, they were eager to be on the east side.

Majoros stated that what helps is upon exiting you're pushed back to Grand River and you're most likely going to be exiting out on one of the Grand River outs rather than doubling back to Whitaker.

Christiansen stated that stacking and coming out of the stacking cue once you've gone through the drive-thru window, it puts you out to Grand River, that's the main entrance, or one of the three main entrances. On the east end of the site, too, the way you stack the maneuver on that building on a drive that you circulate next to, if you moved it over more to the middle of the site, you're in the maneuvering area for the main center of the site and all of a sudden you start to get involved and you're going to have to reconfigure all that parking because you're now in the maneuvering lane and how it all circulates,



pushing it to the east end you don't have that scenario, the stacking and the drive-thru can all be on its own end of the site.

The comment about the west end, that was the first thing we had dialogue with the Petitioner about and the owner of the center, utilizing the west end, and that was discussed early on but unfortunately based upon the current lease structure, they've indicated they are not able to do that with O'Reilly, the tenant on the end and what they have in their agreement.

Majoros questioned Christiansen in light of the 2014 approved site plan not coming to fruition, how the Planning Commission can ensure that all of the improvements will be accomplished and that once the out lot building is built, they won't complete the required upgrades and can a timeline be established for completion of everything.

Christiansen stated when a site plan is reviewed and approved by the Planning Commission, it needs then to move forward to the next step which is detailed construction drawings and engineering. Those drawings need to reflect the desired site plan and all elements of it and any conditions that the Planning Commission has approved the site plan under, all of it needs to be carried forward. Permits that are issued for the approved site plan, the permits need to be implemented in their entirety and there are fees for the permits and there are financial guarantees that are put up, there's escrow monies that are then utilized to move forward with any development, any construction project. And all of the elements of the site plan as approved and the project under which the permits were issued under it for, need to be completed, and if not, the City has to take other steps and that's something we don't want to do and typically we don't have that situation, we have pretty good developers, builders, contractors that we would closely with them. Site plans that are approved by the Planning Commission in Farmington are good for a year of the date of approval, and if they're not consumed, utilized within that time, construction plans are not moved forward and permits not applied for and issued, then that site plan approval becomes null and void and that's what happened with this one in 2014. The guarantee that is held is through the permit process and through the financial guarantees that are provided and the obligation the owner of the property has, that's what is used.

If there is nothing done, if there is no site plan that moves forward, like any other property in the community, properties have the responsibility to follow the City's property maintenance codes meaning that they have to comply with the City's maintenance standards.

One of the challenges Farmington has is that it has an older building environment in a lot of areas and they work very hard to work with property owners to enhance, give new life, repurpose properties and this is one of them. We hope that it will move forward, whatever it takes to do that.

Crutcher asked if there is anything else that can be done and cited that O'Reilly's moved in and nothing else happened.

Christiansen responded that O'Reilly's had a portion of the property that was occupying an existing portion of the center and they came in to that portion and that area and repurposed what they were intending to do. The rest of the center wasn't tied to O'Reilly's and vice versa at that time. Certainly there are concerns with the center and through the site plan process, some upgrades proposed and that the Commission is looking for, these can be tied together. If you're talking about with the building addition to the site so it's new construction and the impact of that and the reduction of parking and the basis for supporting all of that and changes to the site, all of those items can be tied together comprehensively so that they are all done.

Crutcher stated he would like to see some type of assurance that all of these things will be addressed. He pointed out on the outbuilding itself, according to the plans, it looks like there's an outdoor walk-in cooler and the Petitioner replied that it looks like it's bumped out but it's part of the building, it's accessed from inside the building. Crutcher asked that the cooler be incorporated into the building and the Petitioner said that could be done.

Perrot stated that a lot of the Tropical Smoothie Café's have outdoor seating, and asked the Petitioner if there are any plans for outdoor seating.

The Petitioner stated that he did not anticipate having outdoor seating at this location.

Crutcher stated that due to the nature of the neighborhood in this area it would probably be a good idea to include that. There is already a deficiency in parking but it would make it more pedestrian friendly by incorporating outdoor seating.

Kmetzo asked Christiansen what the next step for this would be and Christiansen responded by saying the Petitioner will take the comments heard tonight and come back with a revised site plan that includes the elements discussed and then go to the Zoning Board of Appeals requesting a modification for parking and then come back before the Planning Commission for a formal site plan review.

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Bertin stated there was one approval letter received from John and Julie Clark.

Crutcher asked if the Petitioner was planning on adding more landscaping and Abbott replied that they have budgeted for the fence this year so the landscaping will be put in next year.

Bertin stated that the sidewalk is not parallel there so landscaping would be restricted.

Aren asked if the foot traffic was from runners and the Petitioner replied there is a lot of foot traffic, and strollers and dogs.

MOTION by Schiffman, supported by Crutcher, to approve the variance with no conditions.

Aren suggested a friendly amendment be made to the motion to include that the fence be a natural color.

Schiffman stated that the only other fence visible is on Oakland and it is vinyl.

Crutcher stated he would like to see the fence be more natural and match with the neighborhood and that the color was more important than the material.

Aren asked if the vegetation that is depicted in the picture, is it going to be behind the fence and Crutcher replied it is adjacent to it.

MOTION by Schiffman, supported by Crutcher, to grant the variance request of Travus Brummette and Sarah Abbott, 35253 Drake Heights, Farmington, MI 48335, to allow the installation of a 6" privacy fence to replace existing 4' chain link fence that fronts on the sidewalk along Drake Road, with the condition that the fence be a natural color.

Motion carried, all ayes.



**APPEAL OF:**

**World Wide Center, LLC  
Joseph Barbat  
34701-801 Grand River Avenue  
Farmington, MI 48335**

- 1. Request for variance to Sec. 35-206(D), Non-Conforming Buildings/Structures to allow for a reduction in parking spaces by an additional 37 spaces.**
- 2. Request for variance to Sec. 35-172, Off Street Parking Requirements by Use to allow for a reduction in stacking spaces from ten (1) to seven (7).**

Chairperson Bertin stated that this is a request for a variance to Sec. 35-206(D), Non-Conforming Buildings/Structures to allow for a reduction in parking spaces by an additional 37 spaces. The Applicant is proposing to construct a 1,700 square foot out lot building with a vehicle drive-thru on the east end of the property. In front

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of the China Merchandise. The World Wide Center is currently deficient eight parking spaces and the total amount of deficiency would be 45 spaces.

The variance to Sec. 35-172(I), Off Street Parking Requirements for a new drive-thru restaurant, to allow the waiver of three out lot stacking spaces, ten (10) spaces are required and seven (7) are being provided.

Building Official Koncsol added that the proposal for the World Wide Center which has drawn a lot of people who have lived in the City awhile and are aware that this center has been in need of a lot of attention over the years and hasn't gotten band aids basically over a long period of time. With that being said there have been a number of approaches to the City to do different things from a façade upgrade, parking lot, landscaping, some of that occurred three or four years ago but never came to fruition. It was presented as a great idea but never materialized. That proposal didn't include any expansions relative to adding square footage to the building, it was a façade, site improvement that we were hoping it would come but it never materialized as everybody knows.

At this time the proposal seems to involve an increase now with the construction of what is called an outbuilding, a 1,700 square foot new building in front of the China Merchandise portion of the center next to the Panera Bread and in doing so looking at some of the numbers that were presented to the architects and design people, they were eight spaces deficient as they exist without doing anything. And to do this, if we add the square footage in and the stacking spaces, there is a two-fold issue here.

Initially the first one is dealing with the square footage of the building, and with that increase they are deficient another 37, so 8 plus 37 makes it 45. So, theoretically that is what the issue is and there are a lot of opportunities here depending on how this swing goes one way or another is ultimately to try at this point to get a much needed overall site improvement in conjunction with what is being proposed with this out building which will take care of some roof problems that have been leaking on tenants for years and then to do some façade remodel, landscaping, remove some of the unsightly lighting that's currently there to light the parking lot, so it's felt that we hope this does it, cross my fingers on that but if that's the way it materializes at the end of the day when it's all said and done. So at this point the Zoning Board is being asked to look at the numbers and waive the parking requirements to allow this to move forward which would then go to the Planning Commission for site plan approval to which they would then look at the overall site plans and what that allows for and hopefully present that as a cohesive development project one with the other.

Chairperson Bertin asked if this was the first step to getting it done and Koncsol replied in the affirmative.

He then asked if the Applicant was present and Dan Blugerman, with the Thomas Duke Company and Scott Monchnik, architect came to the podium. Blugerman stated that he had received a phone call from Rob Kull on Monday morning stating that Kull called him as a courtesy to let him know that there were going to be a group of people in attendance at tonight's ZBA meeting to voice their

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concerns about the Center. Blugerman then stated he then called Joe Barbat, whom Blugerman had represented for the prior year to do the leasing for the center. Blugerman told Barbat that if he fixed up the Center then they could get new tenants in there instead of the long term month to month tenants that had been there. He stated he then asked Barbat to write a letter that says if there's an approval of the plan with the improvements, that he will move forward with them. Barbat also stated to Blugerman that several years ago he had gotten the façade plans approved but the bank would not provide the capital because he couldn't get the additional rent to pay for it because he wants this property to pay for itself.

Blugerman went on to stated he sees this as an opportunity for the City to apply a judo move to him, to pin him down, to either fix it or not fix it, and Barbat stated he has a commitment from a private bank in Michigan, an elite private bank in Michigan who will provide him the money to do all the work that's included. Blugerman then said he talked to City staff who stated that the Zoning Board's approval could be conditioned on the improvements and then backed up when he goes to the Planning Commission to get the final and that also can have the conditions of all the work being done as well as having an appropriate amount of bond or guaranty or whatever economics are held so that he can't come back later and say no, so the money will be there to finish the job, whether it's a bond or some other form.

He then stated he talked to Economic Development Director, Kevin Christiansen, he stated these standards were from twenty, thirty years ago, maybe longer, he wasn't certain when the ordinance was written for the amount of parking. He indicated today if this was being done with the modern parking counts and understanding how businesses have different peak times, under modern standards there probably wouldn't be a deficiency.

As far as the stacking spaces, seven, if there's five cars in the line, four cars, you're moving on. How many people have the patience to wait for more than two cars ahead of you. He stated as a practical matter the deficiency in the stacked parking is not going to create a problem. He said he goes by that Center every day as he works at Grand River and Halstead and he welcomes the chance to see the Center get some needed attention. He indicated Barbat agreed to building façade work, parking lot improvement, the landscaping.

Monchnik, architect for the project stated they are requesting that the trees in the front be removed because of their maturity and the blockage they create along Grand River and they're heavily grown over all of the power lines that are going right through all those trees so it would be an improvement to the power system to remove those trees to let the power flow freely and not have branches moving, flailing, breaking and bringing down lines.

Blugerman went on to talk about the lighting changes and the signage. The one item he heard discussed and he saw in past notes was about a bigger, higher screen in the rear and asked Monchnik to address that item.

Monchnik replied that the brick wall on the back more on the west side of the property, about five feet off the drive then it tapers down to four feet along Whitaker, coming in off of Whitaker about a quarter of the way someone has installed an 8'

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high privacy fence that is thirty some odd feet, so that is screening the center already. And the vegetation that is there now is way overgrown but it provides substantial screening between the residents and the building itself just due to the nature of its density.

Blugerman stated that Barbat said the lighting that was installed by DTE that are not shielded, so he is going to eliminate those and put in conventional improved lumens that shine down and don't spill onto the neighbors.

Blugerman stated that a practical difficulty exists because of the configuration of the lot is really wide but shallow. We said when they sold Dunleavy's to Smile Dental, they had to find a way to squeeze it around, they actually put the building in front and the parking in back because those narrow lots are a challenge to develop.

He stated that World Wide Center has three access points, you can move around, you can find a space which might be six or seven spaces down but if you drive along there is always parking in the Center, not like the other centers that don't have enough parking.

If you grant the variance it would add interest and good economic turn to an aging retail structure so it would be a benefit to the community. He doesn't believe the public safety and welfare would be diminished because it's not going to create back-ups onto Grand River or other problems, so there's not a safety hazard or a nuisance to deny it.

He went onto state he doesn't believe it will have an adverse effect on the character of the neighborhood, but rather it would be a long overdue improvement that they can require be made. He said Barbat is asking for the minimum necessary to get the out lot, to get the financing so the property itself can support the additional financing to do the work and otherwise he'll collect cheap rents and not do the right thing.

Chairperson Bertin then called up one by one the people who signed up for public participation at the meeting.

The following people spoke against the granting of the variance:

Steve Amani, tenant of the World Wide Center, 34773 Grand River, spoke on behalf of several tenants of the Center and the disrepair of their spaces, with water dripping from the roof onto power circuits and stated his concerns with parking and the alley in back of the center and egress and ingress to that alley for the big truck deliveries.

Susan Hanley, 23871 Longacre, stated that she has lived on the corner of Longacre and Whitaker for over twenty years, and spoke about her concerns with Whitaker being a main thoroughfare to get kids to school, that she would like to see a traffic study done before anything happens and that there is a bus stop there and that the current lighting is very intrusive as she is the first two-story house on Longacre.

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Matthew Muscat, 34771 Whitaker, stated his concerns with cars going in and out of the drive-thru, and that he drove through the parking lot on his way to the meeting and it was three quarters full so the parking is going to be an issue by taking away more spaces, the parking lot is in need of repair, as well as the landscaping and the alley itself. He stated the dumpsters smell from the food from all of the restaurants and suggested that the new tenant move to an out lot at the Drakeshire Center.

Robert Kull, 23917 Whittaker, stated he and his wife have lived there for twenty years and that they have seen many changes. He stated Panera was a welcome addition but that the World Wide Center is unsightly and everyone would like to see improvements made to the center. He said that Mr. Barbat was not the original owner, there was a prior owner, and the concept was that Mr. Barbat was going to come in and fix up the center and it never happened. He stated there was the removal of the sign and the installation of the auto parts store, but that was never finished, they blocked off glass with darkening material, that was never finished. He talked about the lights at the liquor store, and the lights in the parking lot that have no shields that shine into his home. He said there is a bad relationship between the owner and the community. And that the real problem is the parking which is what this variance is about. He stated he feels that basically that Mr. Barbat, with this proposal, is holding the community hostage by him promising to do these repairs if the variance for the nonconforming use is granted, that Barbat has a history of not following through on promises. He also stated his concerns about reducing the stacking space which will only increase the problems with traffic which is an enormous problem. He expressed concerns with delivery trucks backing up into the alley, trucks hitting the building, getting stuck. He talked about the rules for granting a variance, that the Applicant has to show a practical difficulty, that there is nothing about this site that would make it a practical difficulty and stated that adding a 1,700 square foot building with a drive-thru would be a nuisance, cause traffic jams, and is not consistent with the Zoning Act and that the ordinance is intended to eliminate uses, buildings and structures that do not conform and is not intended to allow expansion. He stated they are asking that the variance request be denied on the basis that the owner has not demonstrated a practical difficulty, that it is a self-created situation by the fact that the items that Mr. Barbat wants the City to give as conditions, that he has created them by not maintaining the site, and to ask for a variance violates the Zoning Ordinance and the standards in asking for a variance, that the expansion itself is a self-created issue and would be harmful to the public and a danger to public safety due to the pattern created on Grand River.

Bob Doyle, 34740 Whitaker, stated that he backs up to the alley and the vegetation is good for screening for six months but when the leaves fall that he can see the back of the building which is an eyesore. He stated he has lived there for seven years and loves Farmington and his home and neighborhood and had been hopeful for improvements to the center but does not believe the variance should be granted to the owner of the center without improvements happening first and that he would like a traffic study done also.

Mary Anne Holloway, 34801 Whitaker Court, said she represented both her and her husband and stated that their neighborhood is one of the best kept secrets in Farmington. She had concerns with the statement that if the variance isn't granted, the owner won't do any work on the center. She indicated there are existing

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violations, the lights, garbage, rat problems in the neighborhood and back-up of sewage and that the actual location of the out lot that there is flooding problems on the site and that the Great Lakes Water Authority is a regular visitor to the area. She expressed her concerns about the traffic, whether there would be a new dumpster at the proposed site, and the deliveries made to the center through the alley and that she is not looking forward to additional noise and traffic and the negative impact this would have on the value of her property and is against the approval of the variance.

Al Attee, 23965 Whittaker, indicated he is the first house when you turn on Whittaker and he has seen semi-trucks back into the alley which is bad, and that the trash collectors bang the dumpsters so hard and loud because they are packed so full that is the only way to empty them and that he strongly opposes the granting of the variance. He said you never cut trees down, they add to the center and that there are lighting problems on the site and he would like to see the wall in the back of the building built higher.

After public participation comments ended, Scott Monchnik came to the podium and told the audience that he appreciated all of their comments and the intent all along is to improve the center, that the issues that were brought up are all of the issues they are looking to repair, replace, the lighting issue, and the design of the out lot is not to increase traffic.

Chairperson Bertin stated he appreciated all of the comments but indicated there are things that the Planning Commission will take care of when they have the opportunity to review the site plan and how they are going to implement everything and that the Zoning Board is not responsible for taking care of all of those issues, but only to see if there is a reason for granting the variance and that the Planning Commission would act on what's appropriate at the site taking into consideration the concerns of the neighbors.

Chairperson Bertin opened the floor for questions from the Commissioners.

Aren inquired who would be responsible for inspecting the site if a variance was granted and permits issued and Koncsol responded when it moves forward to the Planning Commission that that is the Board responsible for making sure all the I's are dotted and T's are crossed and if there is a timing issue from a legal realm that that can take place and Planning can dictate one.

Chairperson Bertin asked Attorney Zalewski what authority ZBA has the ability to set conditions at a level of specificity that they feel are necessary to address any impact on the neighborhood and then ultimately before any occupancy occurs, those conditions would have to be met. As far as timing in terms of if there is a variance granted, if there isn't proper progress made, it is possible that the variance could lapse and the Planning Commission could also set conditions as well as the Zoning Board and if the Board needs more time to study what conditions should be set, this matter could also be tabled to enable the Board more time to study the issue.



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Perrot questioned on the site plan, the detail that shows the traffic pattern along the drive-thru on the south side of the building, is that an actual barrier that will be installed and Monchnik stated that would be a raised curb. Perrot then asked if that would pose a concern to people backing up onto Whitaker and Monchnik responded that it would be impossible to get into that lane from Whittaker.

Perrot then stated he is concerned that the owner of the center is not present at the meeting and Monchnik responded that he is out of the country.

Chairperson Bertin asked how long he will be out of the country and Monchnik responded until the end of the month. Bertin then asked why this variance request couldn't be tabled until his return and Blugerman responded that he is up against a performance deadline with Tropical Smoothie and that he needs to have a decision on this matter in order to get financing.

Chairperson Bertin asked if any consideration had been given to putting this out lot at the other end and Perrot responded that there is a restraint from O'Reilly that no out lot can be put on their end of the center.

Crutcher stated that there are issues that have come up in the comments from the public that should be addressed as conditions in any approval that may be made.

Further discussion was held concerning the conditions that could be placed on the variance and the timetable in which they would have to be accomplished.

Chairperson Bertin stated he was uncomfortable in feeling under the gun and that there are a lot of issues that need to be addressed and asked if there had been a traffic study done.

Building Official Koncsol stated he doesn't know if there had been a traffic study or not.

Chairperson Bertin asked if the matter was tabled, would there be a Planning Commission meeting held between tonight's date and the next scheduled Zoning Board meeting.

Kevin Christiansen, Director of Economic Development and Planning, came to the podium to respond to Bertin's question.. He introduced himself to the audience and stated what his responsibilities were in his position. He stated that the Zoning Board of Appeals has before them a request for two variances, one for a parking deficiency and one for a deficiency in the number of stacking spaces. He stated this particular proposal was presented to the City in the fall of 2017 and the Applicant has been working with the Administration and the Planning Commission over that period of time and that the preliminary site plan was reviewed by the Commission and it was duly noted that variances would be required before any steps going forward.

Rob Kull, who had previously spoken during audience participation, stood up and stated that he objected to Christiansen interjecting comments in that the Board was in the process of their own discussion.

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Christiansen stated he was responding to the question of the Chairperson as to if the Planning Commission had considered this matter before it came before the ZBA and that he stated they are waiting until the Zoning Board acts on the variance before but that they are very familiar with this project and a lot of work has been done on it already.

Kull stated he objects to bartering with the Applicant.

Attorney Zalewski responded that as a member of the Administration, the Chair recognized Christiansen and allowed him to speak.

Aren asked Christiansen if there was a precedent of success in these two step processes.

Christiansen stated that the City is under a period of redevelopment and that it has planned this redevelopment for a number of years. The site is old and has existing construction that needs to be maintained and is nonconforming and has certain deficiencies and has had to go through a lot of Code Enforcement. He stated if nothing happened today or tomorrow the City would still be looking at these issues and before they push forward on this, that there is an opportunity to do those things as part of this process, that no one is bartering or negotiating. If this doesn't happen, the existing conditions still exist and they will be dealt with. He stated the Zoning Board can either accept his application and move him through due process, knowing there are two steps necessary and in the work sessions with the Planning Commission, the Applicant was told to go to the ZBA first. If the variances are not granted, the site plan is moot. This is a building addition in a parking lot and if the variances aren't granted this will not go forward and if they are, they will come back before the Planning Commission.

Chairperson Bertin thanked Christiansen for his input and the input given by the neighbors, and stated he realizes that this sounds like this may be a way to get things repaired and fixed so they can either have this condition continued to exist or grant the variances, and that is where the Board stands. He stated there can be a motion to deny, approve or table the matter. He then opened the floor for a motion from the Board.

MOTION by Aren, supported by Crutcher, to approve the variance as stated, with the condition that the alley lighting and wall for the residents be added as conditions.

Zalewski stated that the motion must be read in full into the record.

MOTION by Aren, supported by Crutcher, to approve a variance from Section 35-206, Nonconforming Buildings/Structures, to allow an additional 37 parking space deficiency in an existing retail center that is currently deficient 8 parking spaces, for a total parking space deficiency of 45 spaces, in order to permit the construction of a stand-alone retail building and drive-thru on the basis of the following findings and conditions, without which conditions the Board would not grant the variance:

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- A. A practical difficulty exists by virtue of the configuration of the lot, which is wide but shallow, which limits the potential configuration of an addition to the existing building and precludes the establishment of additional spaces elsewhere on the property.
- B. The granting of the variance would do substantial just to the applicant, who is attempting to add interest and increased economic return to an aging retail structure, and also to other property owners in the district, who will not be adversely affected by the proposed relief, as there appears to be sufficient parking elsewhere on the applicant's property to accommodate all uses on the property.
- C. The requested variance will continue to observe the spirit of the ordinance because sufficient parking still exists from the uses on the property even after construction of the new building, and public safety and welfare will not be diminished.
- D. The need for the variance does not appear to be self-created – we will strike that.
- E. No safety hazard or nuisance appears to exist because the availability of other parking on the property appears to be sufficient for all uses located on the property.
- F. The proposed new building and related façade and landscaping improvements will relate well to the adjacent properties, and will not adversely affect the essential character of the neighborhood, but will improve it.
- G. The variance requested is the minimum necessary to permit the proposed additional building on the property.

The foregoing findings and conclusions are dependent upon the following conditions being observed as the new building is added to the property and are only true and accurate if such conditions are implemented:

1. All of the other improvements shown on the site plan submitted to the City and reviewed by the Zoning Board of Appeals, being Job No. 16036, dated June 15, 2018, prepared by Scott Monchnik & Associates, Inc., and consisting of Sheets SP1.00 and SP1.01-SP1.05, including but not limited to new proposed landscaping, new proposed lighting, a new proposed sign, new façade on the existing building and a new roof on the existing building. Without these improvements to the remainder of the center, including the existing building, the Zoning Board of Appeals would not grant the relief requested, and would not make the findings set forth above.
2. The improvements to the existing building (including the new façade and new roof shall be completed, and certificate of occupancy for such improvements shall be issued for such existing building before any building permits for the new structure may be issued.

## BOARD OF ZONING APPEALS MINUTES -12-

3. The landscaping improvements, lighting improvements, and sign improvements shall be installed and completed before any temporary or final certificate of occupancy for the new building are issued.
4. The City Administration may, at its sole discretion, accept performance guarantees in the form of cash or letter of credit in an amount sufficient to secure the completion of the improvements to the existing building if the applicant requests buildings permits for the new building before completing improvements to the existing building and that the service area in the rear is updated and repaired with sufficient lighting and drainage improvement.

Attorney Zalewski stated that if the motion maker was striking Item D, then the variance could not be granted because the applicant needs to demonstrate all of the elements unless there's an amendment that can gain sufficient support.

Aren then restated her motion, with support from Crutcher, as follows:

MOTION by Aren, supported by Crutcher, to approve a variance from Section 35-206, Nonconforming Buildings/Structures, to allow an additional 37 parking space deficiency in an existing retail center that is currently deficient 8 parking spaces, for a total parking space deficiency of 45 spaces, in order to permit the construction of a stand-alone retail building and drive-thru on the basis of the following findings and conditions, without which conditions the Board would not grant the variance:

- A. A practical difficulty exists by virtue of the configuration of the lot, which is wide but shallow, which limits the potential configuration of an addition to the existing building and precludes the establishment of additional spaces elsewhere on the property.
- B. The granting of the variance would do substantial just to the applicant, who is attempting to add interest and increased economic return to an aging retail structure, and also to other property owners in the district, who will not be adversely affected by the proposed relief, as there appears to be sufficient parking elsewhere on the applicant's property to accommodate all uses on the property.
- C. The requested variance will continue to observe the spirit of the ordinance because sufficient parking still exists from the uses on the property even after construction of the new building, and public safety and welfare will not be diminished.
- D. The need for the variance does not appear to be self-created, since the property already houses an existing structure that will need to be upgraded, and those upgrades are being proposed in connection with the development at issue, and the inclusion of the additional building will assist in overall rehabilitation of the center.
- E. No safety hazard or nuisance appears to exist, because the availability of other parking on the property appears to be sufficient for all uses located on the property.

**BOARD OF ZONING APPEALS MINUTES -13-**

- F. The proposed new building and related façade and landscaping improvements will relate well to the adjacent properties, and will not adversely affect the essential character of the neighborhood, but will improve it.
- G. The variance requested is the minimum necessary to permit the proposed additional building on the property.

The foregoing findings and conclusions are dependent upon the following conditions being observed as the new building is added to the property and are only true and accurate if such conditions are implemented:

1. All of the other improvements shown on the site plan submitted to the City and reviewed by the Zoning Board of Appeals, being Job No. 16036, dated June 15, 2018, prepared by Scott Monchnik & Associates, Inc., and consisting of Sheets SP1.00 and SP1.01-SP1.05, including but not limited to new proposed landscaping, new proposed lighting, a new proposed sign, new façade on the existing building and a new roof on the existing building. Without these improvements to the remainder of the center, including the existing building, the Zoning Board of Appeals would not grant the relief requested, and would not make the findings set forth above.
2. The improvements to the existing building (including the new façade and new roof shall be completed, and certificate of occupancy for such improvements shall be issued for such existing building before any building permits for the new structure may be issued.
3. The landscaping improvements, lighting improvements, and sign improvements shall be installed and completed before any temporary or final certificate of occupancy for the new building are issued.
4. The City Administration may, at its sole discretion, accept performance guarantees in the form of cash or letter of credit in an amount sufficient to secure the completion of the improvements to the existing building if the applicant requests buildings permits for the new building before completing improvements to the existing building and that the service area in the rear is updated and repaired with sufficient lighting and drainage improvement.

The above findings and conclusions are subject to and would not be made in the absence of the conditions being set forth in 1-4 for the conditions in Motion No. 1 above.

A roll call vote was taken on the foregoing motion with the following result:

AYES:        Aren, Bertin, Crutcher, Perrot

NAYS:        Schiffman

Motion carried, four to one.

MOTION by Aren, supported by Perrot, to approve a variance to Section 35-172(l), Off-Street Parking Requirements by Use, Drive-In Restaurants, Drive-Thru and Fast

## BOARD OF ZONING APPEALS MINUTES -14-

Food Restaurants, to waive three (3) lot stacking spaces, which would allow the establishment of a drive-thru window with seven (7) stacking spaces instead of ten (10) as is required.

- A. Practical difficulty exists by virtue of the shallowness of the site.
- B. Granting the variance would do substantial justice to the applicant, because it appears that the proposed use would likely not regularly require stacking of more than seven cars, and because there is sufficient room elsewhere on the site to allow cars to wait until spaces are available. The variance will also do substantial justice to other property owners in the district.
- C. The requested variance will observe the spirit of the regulation, as seven spaces appear to be sufficient for the proposed use.
- D. The variance is not self-created, given the shape and shallowness of the parcel in question.
- E. The requested variance will not pose a safety hazard or nuisance.
- F. The requested variance will assist in the redevelopment and upgrading of an existing shopping center and will result in a use compatible with adjacent properties.
- G. The requested variance is the minimum variance necessary.

The above findings and conclusions are subject to and would not be made in the absence of the conditions of approval being set forth in 1-4 for the conditions in Motion No. 1 above.

A roll call vote was taken on the foregoing resolution with the following result:

AYES: Aren, Bertin, Crutcher, Perrot

NAYS: Schiffman

Motion carried, four to one.

### PUBLIC COMMENT

The height of the alley wall was further discussed.

Nathan Pitluk, Zoning Board alternate, came to the podium to clarify for the audience that there was also included in the Board's packets a prepared denying motion for the variances and Zalewski responded yes, and that it is not uncommon for communities to have prepared findings of facts and prepared approving and denying resolutions.

## **NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN THAT THE FARMINGTON PLANNING COMMISSION WILL HOLD A PUBLIC HEARING AT THE FARMINGTON CITY HALL, 23600 LIBERTY STREET, FARMINGTON, MICHIGAN 48335 ON MONDAY, OCTOBER 8, 2018 AT 7:00 P.M.; ALL PROPERTY OWNERS WITHIN 300 FEET OF THE SITE IN QUESTION ARE NOTIFIED. WRITTEN COMMENTS CONCERNING THIS REQUEST MAY BE DIRECTED TO THE ECONOMIC AND COMMUNITY DEVELOPMENT DIRECTOR PRIOR TO 2:00 P.M. ON OCTOBER 8, 2018.

LOCATION: 34701-34801 Grand River Avenue

PARCEL NO.: 20-23-28-126-026

REVIEW: Consideration of a special land use for the construction of a 1,700 sq. ft. outlot restaurant with drive-thru window located in the C-2, Community Commercial District

APPLICANT: World Wide Center, LLC

Kevin P. Christiansen, AICP, PCP, Economic and Community Development Director

Publish: September 23, 2018 in the Farmington Observer

Mail: September 21, 2018

DRAKSHIRE APARTMENTS  
100 W. LONG LAKE ROAD, SUITE 116  
BLOOMFIELD HILLS, MI 48304

PROPERTY OWNER  
23917 WHITTAKER DRIVE  
FARMINGTON, MI 48335

WORLD WIDE CENTER, LLC  
7499 MIDDLEBELT ROAD  
WEST BLOOMFIELD, MI 48322

PROPERTY OWNER  
23965 WHITTAKER DRIVE  
FARMINGTON, MI 48335

PROPERTY OWNER  
34710 WHITTAKER COURT  
FARMINGTON, MI 48335

PROPERTY OWNER  
34740 WHITTAKER COURT  
FARMINGTON, MI 48335

PROPERTY OWNER  
34770 WHITTAKER COURT  
FARMINGTON, MI 48335

PROPERTY OWNER  
34800 WHITTAKER COURT  
FARMINGTON, MI 48335

PROPERTY OWNER  
34830 WHITTAKER COURT  
FARMINGTON, MI 48335

PROPERTY OWNER  
34801 WHITTAKER COURT  
FARMINGTON, MI 48335

PROPERTY OWNER  
34771 WHITTAKER COURT  
FARMINGTON, MI 48335

PROPERTY OWNER  
34741 WHITTAKER COURT  
FARMINGTON, MI 48335

PROPERTY OWNER  
34711 WHITTAKER COURT  
FARMINGTON, MI 48335

PROPERTY OWNER  
23941 WHITTAKER DRIVE  
FARMINGTON, MI 48335

U.S. BANK TRUST  
13801 WIRELESS WAY  
OKLAHOMA CITY, OK 73134

PROPERTY OWNER  
23936 WHITTAKER DRIVE  
FARMINGTON, MI 48335

PROPERTY OWNER  
23914 WHITTAKER DRIVE  
FARMINGTON, MI 48335

PROPERTY OWNER  
23967 WESLEY DRIVE  
FARMINGTON, MI 48335

PROPERTY OWNER  
23947 WESLEY DRIVE  
FARMINGTON, MI 48335

PROPERTY OWNER  
23927 WESLEY DRIVE  
FARMINGTON, MI 48335

GRANDFARM PROPERTIES, LLC  
7225 ESSEX DRIVE  
WEST BLOOMFIELD, MI 48322

PANERA BREAD #693  
3630 S. GEYER ROAD  
SUNSET HILLS, MO 63127

PROPERTY OWNER  
35000 GRAND RIVER  
FARMINGTON HILLS, MI 48335

PROPERTY OWNER  
34900 GRAND RIVER  
FARMINGTON HILLS, MI 48335

PROPERTY OWNER  
34700 GRAND RIVER  
FARMINGTON HILLS, MI 48335

PROPERTY OWNER  
34500 GRAND RIVER  
FARMINGTON HILLS, MI 48335



**Farmington Planning Commission  
Staff Report**

**Planning Commission  
Date:** October 8, 2018

**Reference  
Number  
5**

**Submitted by:** Kevin Christiansen, Economic and Community Development Director

**Description** Site Plan Review – Flagstar Bank, 31230 Grand River Avenue

**Background**

This item is a site plan review for the installation and use of exterior building façade lighting at Flagstar Bank located at 31230 Grand River Avenue. The applicant/petitioner has submitted a Site Plan Application and support materials in order to install an illuminated LED light band (accent lighting) around the exterior perimeter of the existing bank building. The existing commercial site is zoned C-2, Community Commercial. Exterior lighting for non-residential uses is subject to the review and approval of the Planning Commission in accordance with the requirements of Sections 35-48 of the Zoning Ordinance (see attached).

The applicant, David Dearing of Flagstar Bank, will be at the October 8, 2018 meeting to present this request to the Commission.

Attachments



CITY OF FARMINGTON

For office use only

Date Filed: \_\_\_\_\_  
Fee Paid: \_\_\_\_\_

Site Plan Application

ILLUMINATED (LED)

- 1. Project Name FLAGSTAR BANK - ACCENT LIGHT BANDS
- 2. Location of Property

Address 31230 GRAND RIVER AVE.  
 Cross Streets ORCHARD LAKE RD.  
 Tax ID Number 20-23-26-355-025

3. Identification

Applicant DAVID DEANING  
PAUL BUCY / FLAGSTAR BANK  
 Address 5151 CORPORATE DRIVE  
 City/State/Zip TROY, MI. 48098  
 Phone 248-312-6447 Fax \_\_\_\_\_  
 Interest In the Property (e.g. fee simple, land option, etc.)  
 Property Owner  Other (Specify) \_\_\_\_\_

Property Owner FLAGSTAR BANK  
 Address 5151 CORPORATE DRIVE  
 City/State/Zip TROY, MI. 48098  
 Phone 248-312-6447 Fax \_\_\_\_\_

Preparer of Site Plan FARMONT SIGN CO.  
 Address 3750 E. OUTER DRIVE  
 City/State/Zip DETROIT, MI. 48234  
 Phone 313-368-4000 Fax 313-368-9335

LED LIGHTED BANDS:

14" HT X 251' TOTAL LENGTH

4. Property Information

Total Acres 0.637 AC.  
Lot Width 163.54' Lot Depth 170.00'  
Zoning District C-2  
Zoning District of Adjacent Properties to the  
North \_\_\_\_\_ South \_\_\_\_\_ East \_\_\_\_\_ West \_\_\_\_\_

5. Use

Current Use of Property COMMERCIAL / BANKING  
Proposed Use \_\_\_\_\_

- Residential Number of Units \_\_\_\_\_
- Office Gross Floor Area \_\_\_\_\_
- Commercial Gross Floor Area EXISTING / UNCHANGED
- Industrial Gross Floor Area \_\_\_\_\_
- Institutional Gross Floor Area \_\_\_\_\_
- Other Gross Floor Area \_\_\_\_\_

Proposed Number of Employees EXISTING / UNCHANGED

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

I, DAVID DEANING (applicant), do hereby swear that the above statements are true.

[Signature] 8-20-2018  
Signature of Applicant Date

[Signature] 8-20-2018  
Signature of Property Owner Date

I, DAVID DEANING (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

	_____	_____
--	-------	-------

Sheet size shall be at least 24 x 36 inches

	_____	_____
--	-------	-------

If a large development is shown in sections on multiple sheets, then one overall composite sheet shall be included

	_____	_____
--	-------	-------

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)

	_____	_____
--	-------	-------

Scale and north-point

	_____	_____
--	-------	-------

Location map drawn to a separate scale with north-point, showing surrounding land uses, water features and streets within a quarter mile

	_____	_____
--	-------	-------

"Not to be Used as Construction Drawings" must be noted on the site plan

	_____	_____
--	-------	-------

Legal and common description of property

✓	_____	_____
---	-------	-------

Identification and seal of registered or licensed architect, civil engineer, land surveyor, landscape architect or community planner who prepared drawings

	_____	_____
--	-------	-------

Zoning classification of petitioner's parcel and all abutting parcels

/	_____	_____
---	-------	-------

Proximity to section corner and major thoroughfares

	_____	_____
--	-------	-------

Net acreage (minus rights-of-way) and total acreage

	_____	_____
--	-------	-------

b. Site Data	Provided	Not Provided
--------------	----------	--------------

Existing lot lines, building lines, structures, parking areas and other improvements on the site and within 100 feet of the site

	_____	_____
--	-------	-------

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	_____	_____
<b>c. Access and Circulation</b>	<b>Provided</b>	<b>Not Provided</b>
Dimensions, curve radii and centerlines of existing and proposed access points, roads and road rights-of-way or access easements	_____	_____
Driveways and intersections within 250 feet of site	_____	_____
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	_____	_____
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	_____	_____
<b>d. Landscape Plans (city reserves the right to require plans be prepared and sealed by a registered landscape architect)</b>	<b>Provided</b>	<b>Not Provided</b>
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	_____	_____
<b>e. Building and Structure Details</b>	<b>Provided</b>	<b>Not Provided</b>
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

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

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.)

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

Garage and/or carport locations and details, if proposed

Mailbox clusters

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

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

Location and size of recreation and open space areas

Indication of type of recreation facilities proposed for recreation area

h. Miscellaneous	Provided	Not Provided
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A general operations plan including description of the nature of the proposed use or activity, noise impacts, hours of operation, the number of employees, etc

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

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

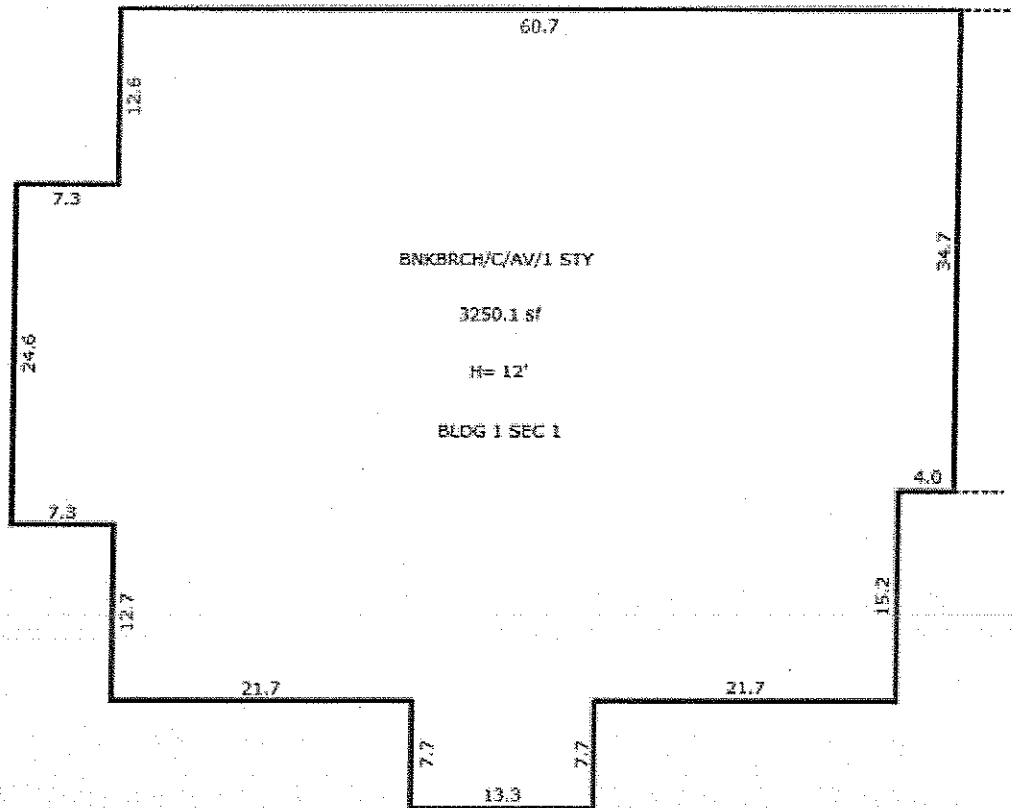



John Dionne

From: John Dionne  
Sent: Monday, August 20, 2018 10:26 AM  
To: Roger Briddick; Tony Shkreli  
Subject: Sent from Snipping Tool-FLAGSTAR BANK # 89 - BLDG FOOTPRINT

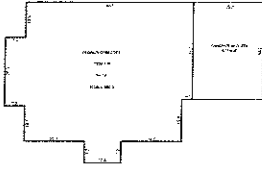
# 31230 GRAND RIVER AV

Parcel Number: 20-23-26-355-025 Acc



**31230 GRAND RIVER AVE** FARMINGTON, MI 48336-4228 (Property Address)

Parcel Number: 20-23-26-355-025 Account Number: 0003-01000-01-1



Item 1 of 1 0 Images / 1 Sketch

**Property Owner:** FLAGSTAR BANK, FSB

**Summary Information**

- > Commercial/Industrial Building Summary
  - Yr Built: 2004
  - # of Buildings: 1
  - Total Sq.Ft: 3,250
- > Assessed Value: \$310,890 | Taxable Value: \$280,770
- > Utility Billing information found
- > Property Tax information found

**Owner and Taxpayer Information**

<b>Owner</b>	FLAGSTAR BANK, FSB MAIL STOP: T-100-BRET 5151 CORPORATE DR TROY, MI 48098-2639	<b>Taxpayer</b>	SEE OWNER INFORMATION
--------------	---	-----------------	-----------------------

**General Information for Tax Year 2018**

<b>Property Class</b>	201 Bus Imp	<b>Unit</b>	20 City of Farmington
<b>School District</b>	100 Farmington Pub Schls	<b>Assessed Value</b>	\$310,890
<b>ITOnly</b>	POST	<b>Taxable Value</b>	\$280,770
<b>PPBusCode</b>	0	<b>State Equalized Value</b>	\$310,890
<b>User Alpha 1</b>	Not Available	<b>Date of Last Name Change</b>	09/13/2016
<b>User Alpha 3</b>	Not Available	<b>Notes</b>	Not Available
<b>Historical District</b>	No	<b>Census Block Group</b>	No Data to Display
<b>User Alpha 2</b>	Not Available	<b>Exemption</b>	No Data to Display

**Principal Residence Exemption Information**

**Homestead Date** No Data to Display

Principal Residence Exemption	June 1st	Final
2019	0.0000 %	-
2018	0.0000 %	0.0000 %

**Previous Year Information**

Year	MBOR Assessed	Final SEV	Final Taxable
2017	\$338,770	\$338,770	\$275,000
2016	\$325,830	\$325,830	\$275,000
2015	\$317,820	\$317,820	\$317,820

**Land Information**

<b>Zoning Code</b>	C2	<b>Total Acres</b>	0.637
<b>Land Value</b>	\$137,360	<b>Land Improvements</b>	\$15,204
<b>Renaissance Zone</b>	No	<b>Renaissance Zone Expiration Date</b>	No Data to Display
<b>ECF Neighborhood</b>	ECF BNK BANK	<b>Mortgage Code</b>	No Data to Display
<b>Lot Dimensions/Comments</b>	No Data to Display	<b>Neighborhood Enterprise Zone</b>	No

Lot(s)	Frontage	Depth
Lot 1	163.34 ft	170.00 ft
<b>Total Frontage: 163.34 ft</b>		<b>Average Depth: 170.00 ft</b>

**Legal Description**

T1N, R9E, SEC 26 FLORAL PARK LOT 106; ALSO THAT PART OF LOT 107 LYING 60 FT NLY OF CEN LI OF GRAND RIVER AVE, ALSO NLY 78.15 FT OF LOT 108, ALSO NLY 78.03 FT OF LOT 109, ALSO NLY 77.91 FT OF LOT 110, ALSO NLY 77.79 FT OF LOT 111, ALSO NLY 77.67 FT OF LOT 112, ALSO ALL OF LOTS 113 & 114, ALSO VAC ALLEY ADJ TO SAME DESC AS BEG AT PT DIST S 88-27-35 W 104.10 FT FROM SE COR OF LOT 115 OF SAID PLAT; TH S 01-28-25 E 69.51 FT, TH S 59-56-25 E

38.26 FT, TH S 30-03-35 W 16 FT, TH N 59-56-25 W 98.63 FT, TH S 88-33-35 W 56.18 FT, TH N 01-26-25 W 16 FT, TH N 88-33-35 E 60.67 FT, TH S 59-56-25 E 46.12 FT, TH N 01-26-25 W 79.67 FT, TH N 88-33-35 E 8 FT, TH S 01-26-25 E 19.99 FT, TH N 88-26-35 E 8 FT TO BEG 11-10-04 FR 021, 024 & ALLEY

## Land Division Act Information

<b>Date of Last Split/Combine</b>	11/08/2004	<b>Number of Splits Left</b>	0
<b>Date Form Filed</b>	No Data to Display	<b>Unallocated Div.s of Parent</b>	0
<b>Date Created</b>	11/08/2004	<b>Unallocated Div.s Transferred</b>	0
<b>Acreage of Parent</b>	0.00	<b>Rights Were Transferred</b>	Not Available
<b>Split Number</b>	0	<b>Courtesy Split</b>	Not Available
<b>Parent Parcel</b>	20-23-26-355-021		

## Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
01/26/2004	\$680,000.00	WD	Yock Poy Lau & Sua Kuen Lau	FlagstarBank, FSB	3-VacantNowNewBldg	L32351 P49

## Building Information - 3250.00 sq ft Banks - Branch (Commercial)

<b>Floor Area</b>	3,250 sq ft	<b>Estimated TCV</b>	Not Available
<b>Occupancy</b>	Banks - Branch	<b>Class</b>	C
<b>Stories Above Ground</b>	1	<b>Average Story Height</b>	12 ft
<b>Basement Wall Height</b>	0 ft	<b>Identical Units</b>	Not Available
<b>Year Built</b>	2004	<b>Year Remodeled</b>	Not Available
<b>Percent Complete</b>	100%	<b>Heat</b>	Package Heating & Cooling
<b>Physical Percent Good</b>	71%	<b>Functional Percent Good</b>	100%
<b>Economic Percent Good</b>	100%	<b>Effective Age</b>	17 yrs

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Farmington #89  
31230 Grand River Ave  
Farmington, MI 48336



**FAIRMONT**  
SIGN COMPANY

3750 East Outer Drive  
Detroit, MI 48234  
t: 313.368.4000 f: 313.368.9335  
www.fairmontsign.com



Farmington #89  
31230 Grand River Ave  
Farmington, MI 48336

**Date:**  
12/8/17

**File:**  
Accounts/Flagstar/Elev/  
89 Farmington, MI

**Designer:**  
RNB

**Scale:**  
N/A

Job#	Sheet#
00000	cover

Revision #	Date:
2	6-13-18

**Revision Description:**


**Customer  
Approval:**

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FIELD VERIFIED PRIOR TO  
INSTALLATION**



# Flagstar | #89 Farmington, MI

NOTE: Renderings below utilize sample dimensions derived from client surveys.



BAND SIZE

14"



**FAIRMONT**  
SIGN COMPANY

3750 East Outer Drive  
Detroit, MI 48234  
t: 313.368.4000 f: 313.368.9335  
www.fairmontsign.com



Farmington #89  
31230 Grand River Ave  
Farmington, MI 48336

**Date:**  
12/8/17

**File:**  
Accounts/Flagstar/Elev/  
89 Farmington, MI

**Designer:**  
RNB

**Scale:**  
N/A

Job#	Sheet#
00000	2 of 4

Revision #	Date:
2	6-13-18

**Revision Description:**

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**Customer Approval:**

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**ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO INSTALLATION**

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**Job#**                      **Sheet#**  
00000                      3 of 4

**Revision #**              **Date:**  
2                              6-13-18

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**Sec. 35-47. Roof-Mounted Cellular Towers and Antennas.**

Antennas for cellular telephone transmission and similar communication technology shall be permitted to be placed on the roofs of buildings in the O, OS, CBD, C2, C3, and IND Districts subject to the following conditions:

- A. The principal use of the site is a conforming use and the building is a conforming structure.
- B. The antenna shall not exceed the height of its supporting structure by more than twelve (12) feet.
- C. The top of the antenna's supporting structure may exceed the height requirements of the district in which it is located by not more than ten (10) feet.
- D. The antenna's supporting structure shall be set back from the outermost vertical wall or parapet of the building a distance equal to at least two (2) times the height of such structure.

(Ord. No. C-746-2010, § 1, 4-19-10)

**Sec. 35-48. Exterior Lighting.**

All exterior lighting including freestanding poles and building-mounted lights, shall be fully shielded and directed downward to prevent off-site glare on streets or adjacent property. Lighting shall be so arranged that such lighting does not produce any glare which is a nuisance, or annoyance to residents or occupants of adjoining premises or to the traveling public on public highways.

- A. *Intensity.*
  - 1. With the exception of gas station canopies and automobile dealerships, the intensity of lighting on any site shall not exceed ten (10) footcandles within the site and one (1) footcandle at any property line, except where adjacent to a public right-of-way or parking lot. Where a site abuts a residentially used or zoned site, a maximum of 0.5 footcandles is permitted at the property line.
  - 2. For gas station canopies and automobile dealerships, a maximum of twenty-two (22) footcandles is permitted within the site but the above standards shall apply to intensity at the property line.
  - 3. In the CBD, a greater intensity may be approved by the planning commission when the higher intensity level will result in a safer lighting design for a public area such as a parking lot, pedestrian walkway, or public gathering area.
- B. *Fixtures (for Non-Single-Family Residential Uses).*
  - 1. Metal halide "shoe box" type fixtures shall be used and directed downward in an effort to maintain a unified lighting standard throughout the city and prevent "sky glow."

2. In the CBD, decorative fixtures that reflect a traditional downtown character and that are consistent with other predominant decorative fixtures in the CBD are required in lieu of "shoe box" fixtures.
  3. In all other districts, the planning commission may approve decorative light fixtures as an alternative to shielded fixtures when it can be demonstrated that there will be no off-site glare, that permissible lighting levels will not be exceeded and the proposed fixtures will improve the appearance of the site.
- C. *Pole Height.* The maximum height of parking lot light fixtures shall be twenty (20) feet, except that the planning commission may permit a maximum height of thirty (30) feet in commercial or industrial districts for poles at least one hundred fifty (150) feet from a residential district.
- D. *Location of Poles in Parking Lots.* Parking lot poles shall be located in the parking lot islands or along the edge of the parking lot. Light poles shall be prohibited in parking spaces, loading spaces or maneuvering areas.
- E. *Window Lighting.* Any light fixtures visible through a window must be shielded to prevent glare at the property line.
- F. *Luminous Tube (Neon) and Exposed Bulb Lighting (for Non-Single-Family Residential Uses).*
1. Luminous tube (neon) and exposed bulb fluorescent lighting is prohibited as an architectural detail on all buildings (e.g., along the roofline and eaves, around windows, etc.). The planning commission may approve internally illuminated architectural bands when such bands will enhance the appearance of the building.
  2. Luminous tube (neon) and exposed bulb fluorescent lighting is permitted as part of a sign meeting the requirements of Chapter 25, Signs.
- G. *Other Lighting.*
1. The internal illumination of building-mounted canopies is prohibited.
  2. Indirect illumination of signs, canopies and buildings is permitted provided a maximum one hundred twenty-five (125) watt bulb is utilized and there is no glare.
  3. The use of laser light source, searchlights or any similar high intensity light for outdoor advertisement or entertainment is prohibited unless approved by the city as part of a special event.
  4. Except as may be permitted in 3., above, lighting shall not be of a flashing, moving or intermittent type.

(Ord. No. C-746-2010, § 1, 4-19-10)