



PLANNING COMMISSION MEETING
Monday, May 8, 2023 – 7:00 p.m.
City Council Chambers
23600 Liberty Street
Farmington, MI 48335

AGENDA

- 1. Roll Call**
- 2. Approval of Agenda**
- 3. Approval of Items on the Consent Agenda**
 - A. April 10, 2023 Minutes**
- 4. Outdoor Seating Site Plan Review – Cannelle Farmington, 33304 Grand River Avenue**
- 5. Legion Square - Preliminary PUD Review and Request to Schedule Public Hearing: Cervi Construction, American Legion Hall, 31775 Grand River Avenue**
- 6. Update - Current Development Projects**
- 7. Public Comment**
- 8. Planning Commission Comment**
- 9. Adjournment**

FARMINGTON PLANNING COMMISSION PROCEEDINGS
23600 Liberty Street
Farmington, Michigan
April 10, 2023

Chairperson Majoros called the meeting to order in Council Chambers, 23600 Liberty Street, Farmington, Michigan, at 7:00 p.m. on Monday, April 10, 2023.

ROLL CALL

Present: Crutcher, Kmetzo, Majoros, Mantey, Westendorf, Waun
Absent: Perrot
A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Director Kevin Christiansen; Recording Secretary Bonnie Murphy, Brian Belesky, Director of Media Specialist, Brian Golden, Media Specialist; Beth Saarela, City Attorney

APPROVAL OF AGENDA

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

APPROVAL OF ITEMS ON CONSENT AGENDA

A. March 13, 2023 Minutes

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

DISCUSSION AND SCHEDULING OF PUBLIC HEARING – PROPOSED CITY OF FARMINGTON CODE OF ORDINANCE TEXT AMENDMENT: CHAPTER 25, SIGNS

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

Director Christiansen stated this item is a discussion and a request to schedule a Public Hearing for a proposed City of Farmington Code of Ordinance Text Amendment regarding signs. The proposed amendment would amend the existing provisions of Chapter 25 of the City of Farmington Code of Ordinances, Signs. A copy of the proposed draft ordinance is attached with your staff packet for this evening. This item is before you after the city staff, city administration, city management and several department heads convened over a period of time looking at changes that are necessary to the City of Farmington Sign Ordinance, Code of Ordinances, Chapter 25, Signs, due to some changes as a result of some legal action, some Federal Court case action that has resulted in the need for the City to make adjustments to our sign code. With that, you should have received in a separate mailing a copy of a confidential memorandum from the City Attorney and that memorandum really laid out what the circumstances are, the existing conditions, our sign

City of Farmington Planning Commission

April 10, 2023

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Saarela replied it will sort of work the same way. Someone will come in for a sign permit, districts are still regulated about how many signs you can have, where can they be, what size are they, how do you determine that size, so that's still the same in that way.

Christiansen stated I may be able to clarify a little bit which is probably the first question to ask is does this change the city's ability to regulate signs and/or the way that we are regulating signs. We have regulated signs, we currently are regulating signs and as we would like to continue to regulate signs, so that's a great question that you're asking. But to clarify, my experience with our sign ordinance has been many, many years and on a daily basis. And I can tell you after working with the City Attorney and then meetings with city management and administration, department heads as I indicated earlier in the initial discussion of this item tonight. Chapter 25 is not looking to be completely revamped and changed. Chapter 25, Signs, is being modified because of the U.S. Supreme Court case and as a result as the City Attorney explained, there are certain modifications that are necessary so that our current ordinance remains compliant. So, what you have here is a draft that still is Chapter 25 and it still has the same intent in terms of signage through the City of Farmington, and the signs that are permitted and the number of signs, location of signs, how all that has been part of the City's sign code for a very long time and is looking to continue to be. And then the other part is the administration of this chapter of the sign regulations is looking to still be the same, administered here in the City of Farmington through a permit process that is overseen by the Planning and Building Department, and it is something with signs as they always have and continue to and are intended to continue to require in certain circumstance, different types of permits for them to come to fruition. So, sign permit, construction permit, number of signs, placement of signs, how that construction all takes place, there are specific requirements for signs in terms of how they're constructed and the code requirements, illuminated signs have to be electrical code requirements and other sorts of things, placement of signs, where they're placed on buildings, how they are placed, if they're monument or ground signs, the number of signs, etc., that's all intended to remain the same. So, that's not looking to be revamped. What is looking to be modified are the provisions here that differentiate between signs. So we have signs as defined that were specific to certain types of signs, a certain type of business sign, a certain type of a directional sign, a political sign, a real estate development sign, an advertising sign for something in particular, all of that differentiation is being eliminated to basically provide sameness as the court case is requiring, yet the basic premise of our sign ordinance is intended to still be the same. So I hope that clarifies a little bit, the City Attorney can jump in if I'm off on this a little bit because we've looked at this extensively and so really the exercise here is taking our current sign ordinance and modifying it, revamping it, to be compliant in light of the U.S. Supreme Court case.

Majoros stated I guess the question is how much of our sign ordinances, because the distinction seems to be between content and noncontent, and I think there's probably very little argument for basically we've got good things in place to handle that, right, but what

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did we have in our sign ordinance before that was giving us the ability to moderate content based designs, because that's what we're essentially mirroring in this new stuff. I don't think any of us are arguing the sign, if it's for a temporary thing, has to be up for so many days or this sort of size, the logistics, the operational piece of it, but it feels like it's the content piece that we have to change language to give us I guess or the inability to regulate that and Christiansen replied that's correct.

Christiansen stated in our sign ordinance, I can tell you, our practice was always looking at signage and intending to remain content neutral, our ordinance is structured that way. What it is not structured as is being a type of sign neutral, we differentiate between types of signs, that's really what the change here for us is. Content neutral being, whatever the name you want to call your business, whatever the identification of whatever the entity is that is requesting a sign, be it a business or be it a nonbusiness, maybe it's institutional and it's a church, maybe it is another type of activity or event or something, content is not to be considered and typically it wasn't anyways. You can use symbols, you can use letters, you can use colors, you can use many kinds of graphic and the City Attorney can correct me if I'm wrong, the only thing you can't do is use something that would be unacceptable, such as vulgar language, you can't use that, that's the only thing we're going to be looking at as we move forward. So, in light of that I don't believe it's going to change a lot of what we have done, again, numbers and types and locations, and all of that height, and how signage is physically distributed throughout the community for the various interests that want to have signage, I think it's just going to be a matter again our ordinance is going to have the same exact structure differentiating between types of signs, that's really it.

Commissioner Kmetzo asked when the Notice goes out for the public for the Public Hearing, how much information will be provided identifying what the difference from the original Section 25 to the new Section 25.

Christiansen replied that's a great question and what we do when there is an ordinance change is we identify what the Public Hearing is for, we identify the section of code or ordinance that it's for, we then make a copy of that available and it will be available hard copy and it will be available online for people to take a look at. We don't include the entire and I want to say I'm looking at the number of pages, it's probably about 60 pages, we won't include all those pages but we will have specific reference to the document to Chapter 25, all the changes what you see before you in this draft will be available again to everybody, they can come into City Hall and look at that or they can certainly look at it online, look at an electronic copy, they're welcome to ask questions, certainly we'll take anybody's concerns or interest and certainly they can participate in the Public Hearing when it is scheduled.

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Kmetzo said they will be able to identify which specific sections of Section 25 are going to be amended and Christiansen replied yes.

Commissioner Westendorf asked if there is a strikes and bolds version of this document to make it clear that this was removed, this was added because that would be incredibly helpful.

Saarela replied that's not how it was done and Christiansen stated Chapter 25 will not change in our Code of Ordinances, in our codified code which is Municode, you go to the City of Farmington website and you go to the Clerk's office or Planning and Building, and you go to City of Farmington Code of Ordinances and in the Code of Ordinances you go to Chapter 25, that's the current sign section, that will remain the same and it will still be there and it's still on file and on record here. So, hard copy here at City Hall, and electronic copy on the City website and then this draft will be available as well. There is the ability to have both documents in hand, whether it's looking at the hard copy or looking at them electronically.

Majoros replied understood and that's how many pages, sixty, let's just be honest, that's a tall order for any citizen or to be honest ourselves. It's a lot of work. So, we'll give it the old college try but within those sixty pages there's probably three or four things that will matter. And what we would ask for is some demonstration or recognition of the significance of where the changes are that matter because I highly doubt anyone is going to read two versions of sixty and try to compare them and find Waldo.

Crutcher asked if the changes we're talking about lines that were changed or was the whole thing rewritten and Saarela replied we've rewritten some when you get into the definitions. You're looking at placement, size, number, you're not looking at this is a political sign, this is a religious sign, this is an event sign.

Crutcher said to clarify we're not looking at the old ordinance as we changed these words, we're just changing it to this and Saarela replied it works the same way and Crutcher stated there isn't really a line-by-line comparison.

Christiansen stated the major are of change is definitions, it's completely different language than what you see today, and that the current ordinance differentiates between types of signs, this does not. This basically defines not types of signs, this is more a definition section that identifies signs and how they're configured, constructed, what they represent, an air activated sign, an animated, an awning, so it's really the construction thereof or the material type of just the actual physical nature of the sign versus the purpose.

Majoros stated if the whole intention of this is to become content neutral then we're not really changing the types of signs, the definition of a sign, we're not changing page 29 all signs shall be maintained in a condition of good repair, peeling or missing paint, I guarantee that wasn't rewritten, I guarantee it.

Saarela replied I think what happened here someone else in our office who is doing all of these for all communities, so I think there's more of a standard version that every community is using and with that in mind our office went through the lawsuit and made sure that the version we're giving all of our clients meets the criteria of that Supreme Court case, so everybody is getting a similar version of ordinance. So, we did not look at what you, we said this is what works under the Supreme Court case and will stand up if someone challenges you for violating their freedom of speech rights under this case. There will be variations between communities under subsections if you look towards the end there's a particular subsection that allows for specific criteria for the Grand River Corridor, some additional restrictions on numbers, so you're going to have subsections that will vary between communities.

Kmetzo said just to summarize, assuming then that the original Section 25, any reference to scrutiny of content, any language in that Section, all of those were eliminated from this new Section 25 and Saarela replied correct, we wouldn't have included that.

Majoros said assuming then when we get it, we will read it them through that filter, but I really don't think that content cleansing is going to have an impact on maintenance requirements and other stuff in here.

Christiansen stated the overall intent of the sign chapters, Chapter 25, that is still the same, the same types of signs, the same number of signs, the same placement of signs, the same administrative process, that's not intended to change with this draft. So, I think that's something to keep in mind, that we're not looking to revamp, you're not going to see an array of new signs, but you're going to certainly have through the process really more administrative and permitting than anything else. We need to make sure that we're staying in step with the Federal Court case and following what now we have to in terms of content. I can tell you, too, if you look at the definitions, the interesting thing is even some of these graphics are our current graphics. This page I have up on screen right now, these are current graphics that are in our ordinance right now. So, we have maintained some semblance of what is still the base, the framework. But you know if there's an interest in pinpointing any particular items, we certainly can do that, we'll have a period of time between now and if you so choose to schedule a public hearing we can lay some of that out for you, but the way for anybody to be prepared is to look at both instruments, both chapters and that's an exercise we can always undertake, too, if you're so inclined and that's side by side going through and looking at every page if you wanted

to do that. But again, direction on what's before you, the urgency is in light of the court case we need to become compliant and that's where we're at right now.

Westendorf stated from current to draft, the number of signs, the size of signs, the way the sign area is calculated, all of those things are still the same and Christiansen replied that's correct.

Majoros confirmed that the action is to move to schedule the public hearing for the next Planning Commission meeting and Christiansen replied that it should be set for the June meeting to allow ample time for the Grand River Corridor Authority and the DDA and to make sure everyone has a chance to weigh in administratively and with the Boards and Commissions, too.

Majoros opened the floor for a motion.

MOTION by Crutcher, supported by Kmetzo, to schedule a Public Hearing for the proposed City of Farmington Code Ordinance Text Amendment, Chapter 25, Signs, for the June 12, 2023 Planning Commission meeting.

Motion carried, all ayes.

UPDATE – CURRENT DEVELOPMENT PROJECTS

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

Director Christiansen provided an update on current development projects stating that the streetscape is moving along since reclosure with the anticipated reopening in June if weather permits. The Maxfield Training Center is still moving forward and City Council is working with consultants and Robertson Brothers Homes and should be before Council in May or June. Nothing has moved forward with the PUD for the American Legion at this time. Paramount Health Care is waiting for submittals as well as a couple other properties along Grand River. Panera Bread is now Kyma and Savvy Sliders will be coming soon as they are taking applications for employment.

Crutcher asked for an update with the property behind the A & W and Christiansen replied nothing has moved forward.

Mantey inquired about the Heights Brewery and Christiansen replied they are working with City administration with respect to regulations and building and constructions permits, easements and once those are finalized they can repurpose interior and build it out to their use.

PUBLIC COMMENT

None heard

PLANNING COMMISSION COMMENT

None heard.

ADJOURNMENT

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

The meeting was adjourned at 7:37 p.m.

Respectfully submitted,

Secretary

Farmington Planning Commission Staff Report	Planning Commission Date: May 8, 2023	Reference Number 4
Submitted by: Kevin Christiansen, Planning and Building Department Director		
Description Outdoor Seating Site Plan Review – Cannelle Farmington, 33304 Grand River Avenue		
<p><u>Background</u></p> <p>The City has received a Site Plan Application for proposed outdoor seating for the new Cannelle Farmington located at 33304 Grand River Avenue (former Kickstart Farmington) within the Downtown. The subject property is currently zoned CBD Central Business District. Outdoor seating in the CBD requires review and recommendation/approval by the Downtown Development Authority (DDA) Design Committee and the Planning Commission. The DDA Design Committee reviewed and recommended approval of the submitted outdoor seating site plan for Cannelle Farmington at their 4/18/23 meeting (see attached copy of minutes). No changes regarding building dimensions or other site improvements are proposed.</p> <p>Attached for your review and consideration is a copy of the Site Plan Application and a proposed site plan submitted by the applicant/petitioner. Proposed modifications/improvements include an outdoor seating area and related upgrades/enhancements. The applicant/petitioner will be at the May 8th, 2023 meeting to present these to the Commission.</p> <p>Attachments</p>		



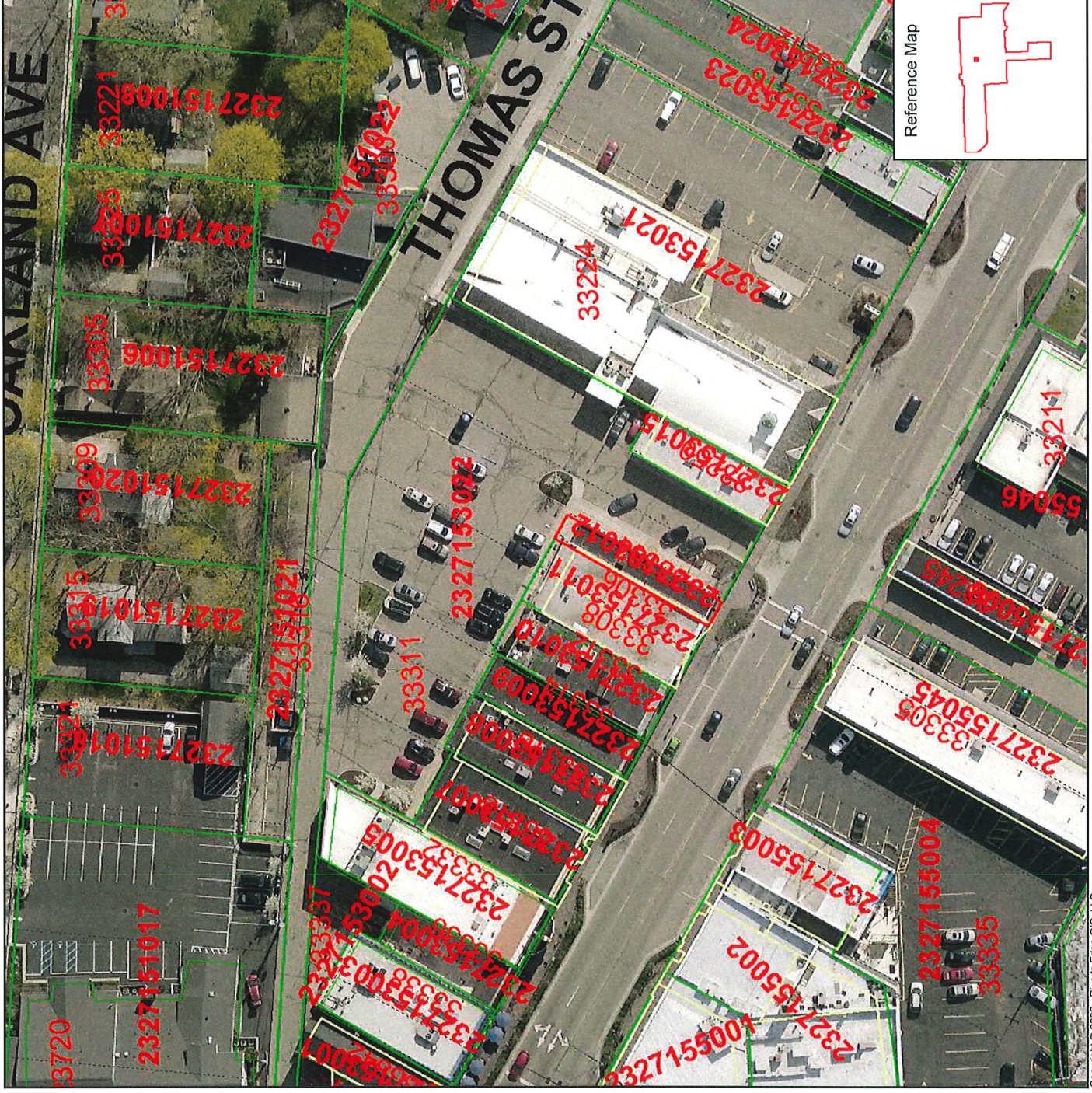
City of Farmington
CivicSight Map

MAP LEGEND:

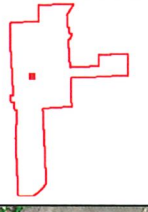
- CITY BOUNDARY
- RIVERS-STREAMS
- MULTITENANTBUILDING (Type)
- BUILT
- PROPOSED
- COMM_INDUST BLDGS
- RAPHAEL STREET(POLY)2
- RAPHAEL STREET(POLY)
- PARCELS
- ROADS OUTSIDE FARMINGTON
- RIGHTOFWAY
- MULTITENANTPAVING
- ROW EXTEND
- LOT HISTORY
- OPEN WATER (FEATURETYP)
 - DetentionPond
 - StreamRiver
 - LakePond
 - Channel
 - SwampMarsh
- 2017 AERIAL PHOTOS (Image)

Map Scale: 1 inch = 77 feet
 Map Date: 5/05/2023
 Data Date: October 30, 2020
 Sources: City of Farmington, Oakland County GIS Utility, River's Edge GIS, LLC.

Disclaimer:
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Reference Map





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)1
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 - ROADS OUTSIDE FARMINGTON
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 - MULTITENANTPAVING
 - ROW/ EXTEND
 - LOT HISTORY
 - OPEN WATER (FEATURETYP)
 - DetentionPond
 - StreamRiver
 - LakePond
 - Channel
 - SwampMarsh

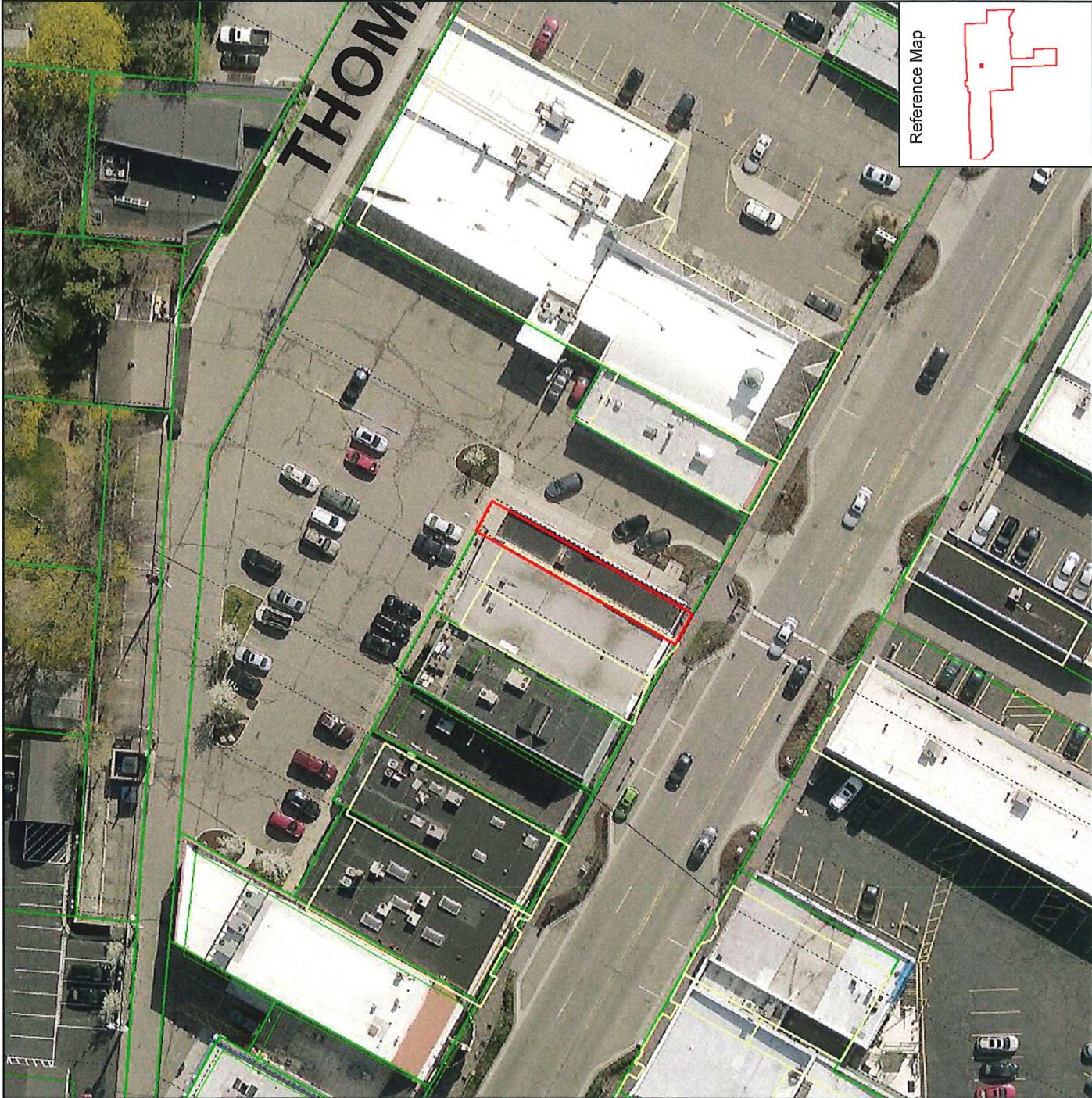
2017 AERIAL PHOTOS (Image)

Map Scale: 1 inch = 60 feet
 Map Date: 5/05/2023
 Data Date: October 30, 2020

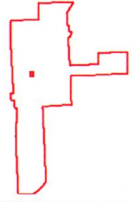


Sources: City of Farmington, Oakland County GIS Utility, River's Edge GIS, LLC.

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Reference Map





City of Farmington
CivicSight Map

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- ROW EXTEND
- LOT HISTORY
- OPEN WATER (FEATURETYPE)
- DetentionPond
- StreamRiver
- LakePond
- Channel
- SwampMarsh
- 2017 AERIAL PHOTOS (Image)

Map Scale: 1 inch = 39 feet
Map Date: 5/05/2023
Data Date: October 30, 2020



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

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City of Farmington CivicSight Map

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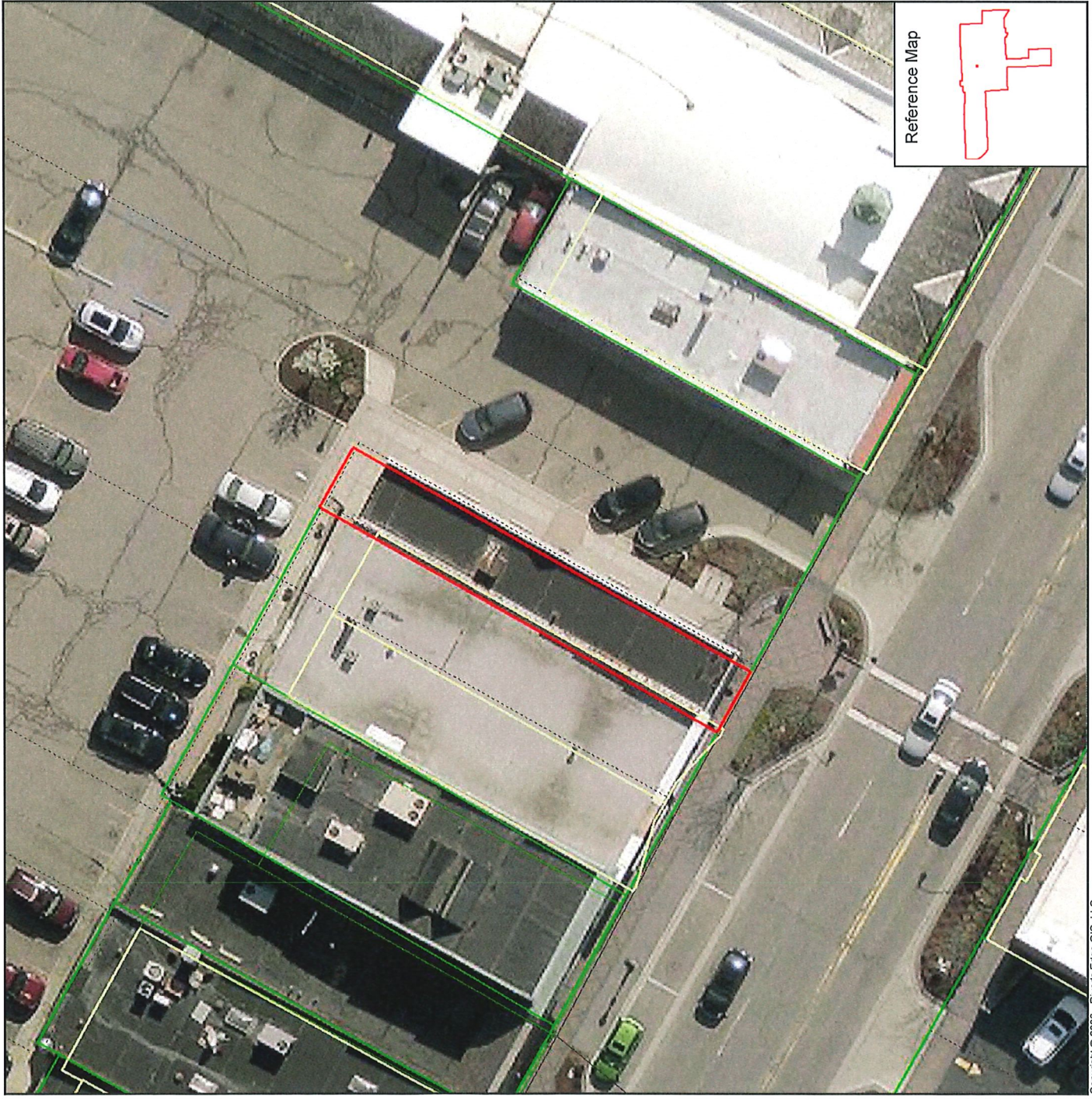
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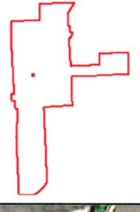
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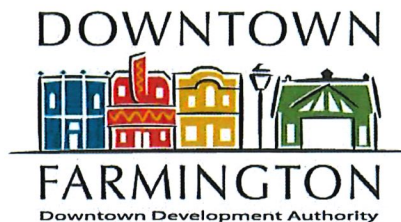
Sources: City of Farmington, Oakland County GIS Utility, River's Edge GIS, LLC.

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Reference Map





DDA Design Committee Meeting
7:30AM, Tuesday, April 18, 2023
City Hall Conference Room
Farmington, MI 48335

MINUTES

1. Attendance

Claire Perko, Brian Golden, Steve Schneemann, Ken Crutcher, Kate Knight, Jess Westendorf

Others Present: Bert Koseck & Matt Knio (Cannelle)

2. Approval of February 9, 2023 DDA Design Committee Minutes

Approved

Motion by Perko, second by Golden to move Cannelle streetscape improvement to item number 3 on the agenda. Motion passes unanimously.

3. Overview of outdoor seating plan for Cannelle by Bert Koseck.

Design committee reviewed outdoor seating plan presented by Cannelle.

- Discussion of bike rack relocation to streetscape in front of Eye Spy for more prominent visibility
- Design committee recommends dark charcoal colored concrete.
- Relocate honey locust tree to the SE corner of the patio area.
- Relocate kiosk to bench location across the sidewalk.

4. Pocket Park Update and Next Steps

Warren construction to complete the work with Willson Swykert as a sub-contractor to gain efficiencies with Streetscape project. Grissim Metz is working on site grading as we speak to address accessibility to the site and neighboring businesses.

Committee discussed planter corner condition near Farmington Road entrance to Sipp and plant material.

5. Project Juniper

Design committee recommends to move forward with Grissim Metz proposal to spec replacement options.

6. Other Business

None

7. Streetscape Update and Walkthrough

Discussion of Streetscape progress and sidewalk slope in select areas.

8. Adjourn



CITY OF FARMINGTON

For office use only

Date Filed: _____

Fee Paid: _____

Site Plan Application

1. Project Name CANNELLE FARMINGTON

2. Location of Property

Address 33304 GRAND RIVER AVE.

Cross Streets (SOUTHEAST OF FARMINGTON RD)

Tax ID Number _____

3. Identification

Applicant MATT KNIO

Address 4615 ARROWHEAD

City/State/Zip WEST BLOOMFIELD MI 48323

Phone 313.418.0131 Fax ~

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

Property Owner Other (Specify) _____

Property Owner SAME AS APPLICANT

Address _____

City/State/Zip _____

Phone _____ Fax _____

Preparer of Site Plan ORISSIM-METZ-ANDRIESE ASSOC.

Address 15000 EDWARD N. HINES DR.

City/State/Zip PLYMOUTH MI 48170

Phone 248.347.7010 Fax _____

4. Property Information

Total Acres 0.029
Lot Width 13.96' Lot Depth 92.00'
Zoning District CBD (CENTRAL BUSINESS DISTRICT)
Zoning District of Adjacent Properties to the
North _____ South _____ East _____ West _____

5. Use

Current Use of Property VACANT - UNDER RENOVATION
Proposed Use

G	Residential	Number of Units	_____
G	Office	Gross Floor Area	_____
G	Commercial	Gross Floor Area	_____
G	Industrial	Gross Floor Area	_____
G	Institutional	Gross Floor Area	_____
G	Other <u>RETAIL / BAKERY</u>	Gross Floor Area	<u>1,108 SF</u>
Proposed Number of Employees			<u>3</u>

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

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

MK 4.17.2023
Signature of Applicant Date

MK 4.17.2023
Signature of Property Owner Date

I, MATT KNIO (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.

<p><u>City Action</u></p> <p>Approved/Denied: _____</p> <p>Date: _____</p> <p>By: _____</p> <p>Conditions of Approval: _____</p> <p>_____</p> <p>_____</p>
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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	N/A	
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	N/A	
Proposed lot lines, lot dimensions, property lines, setback dimensions, structures and other improvements on the site and within 100 feet of the site	N/A	
Location of existing drainage courses, floodplains, rivers and MDEQ regulated wetlands with elevations	N/A	
All existing and proposed easements	N/A	
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	N/A	
Location, height and outside dimensions of all storage areas and facilities	N/A	

c. Access and Circulation	Provided	Not Provided
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Dimensions, curve radii and centerlines of existing and proposed access points, roads and road rights-of-way or access easements	N/A	
Driveways and intersections within 250 feet of site	✓	
Cross section details of existing and proposed roads, driveways, parking lots, sidewalks and pathways illustrating materials, width and thickness	N/A	
Dimensions of acceleration, deceleration and passing lanes	N/A	
Dimensions of parking spaces, islands, circulation aisles and loading zones	N/A	
Radii for driveways and parking lot islands	N/A	

Calculations for required number of parking and loading spaces

N/A

Designation of fire lanes

N/A

Traffic regulatory signs and pavement markings

N/A

Shared parking or access easements, where applicable

N/A

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

Provided

Not Provided

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

✓

Limits of grading and description of methods to preserve existing landscaping

N/A

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

N/A

Method of installation and proposed dates of plant installation

✓

Landscape maintenance program

✓

e. Building and Structure Details

Provided

Not Provided

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

N/A

Building floor plans and total floor area

N/A

Details on accessory structures and any screening

N/A

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

N/A

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

N/A

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

N/A

f. Information Concerning Utilities, Drainage and Related Issues

Provided

Not Provided

Location of sanitary sewers and septic systems, existing and proposed

N/A

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

N/A

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

N/A

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

N/A

Location of utility boxes

N/A

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

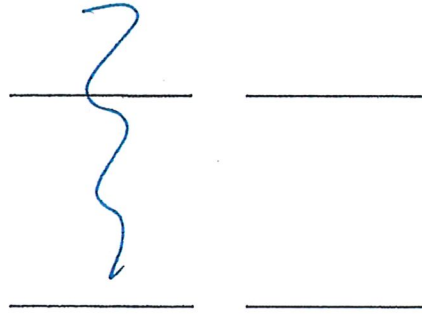
Not Provided

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

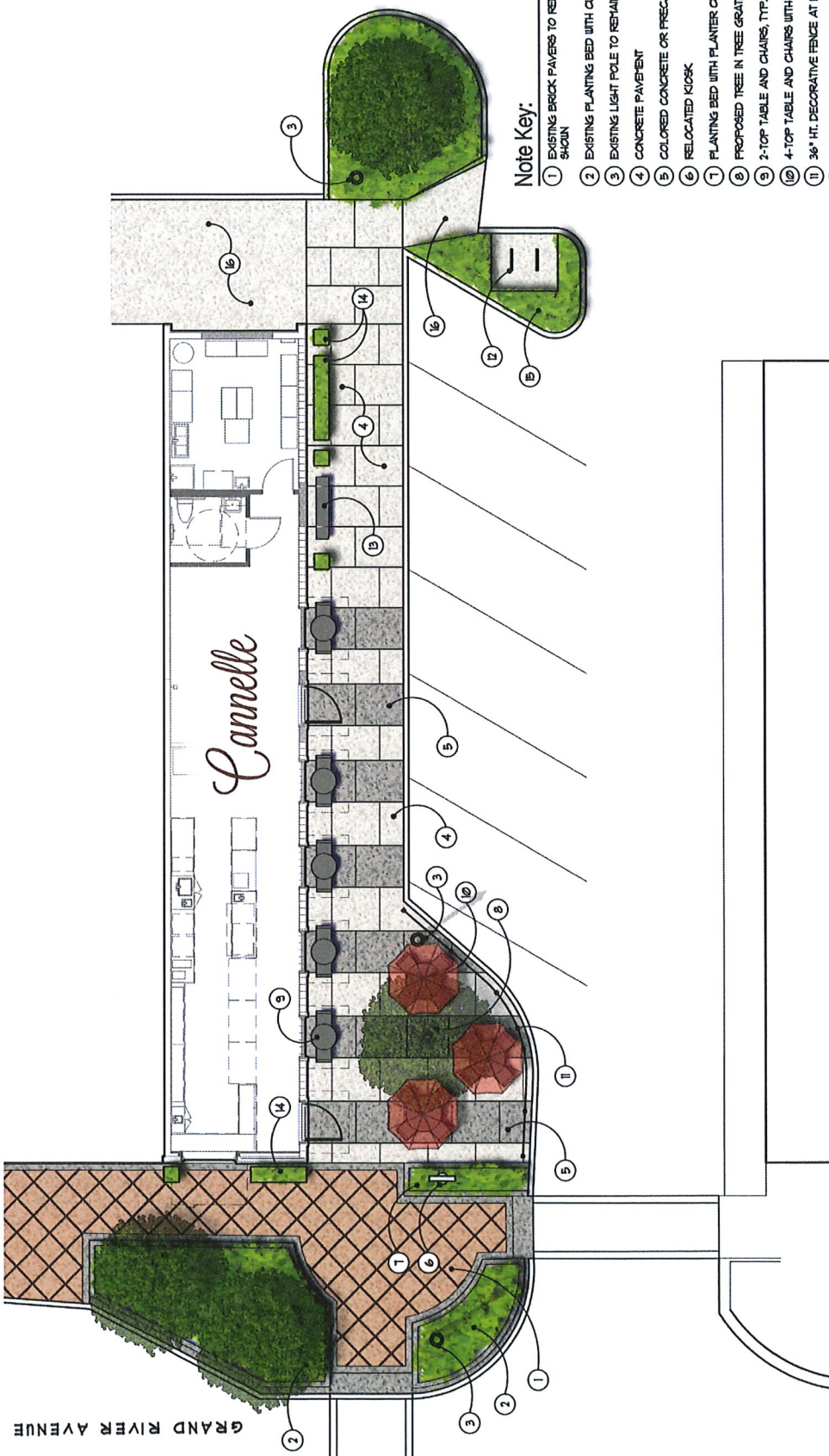
Assessment of potential impacts from the use, processing, or movement of hazardous materials or chemicals, if applicable

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



GRAND RIVER AVENUE



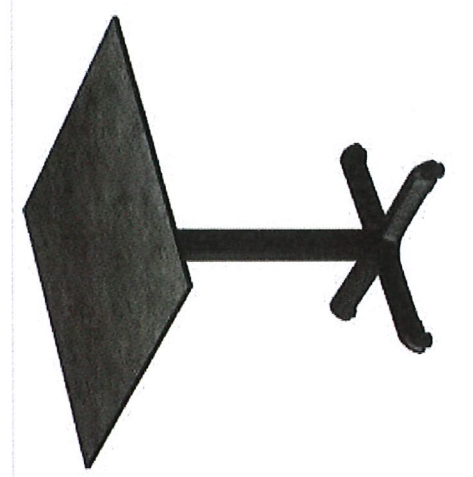
Note Key:

- 1 EXISTING BRICK PAVERS TO REMAIN AND BE RECONFIGURED AS SHOWN
- 2 EXISTING PLANTING BED WITH CURB TO REMAIN
- 3 EXISTING LIGHT POLE TO REMAIN
- 4 CONCRETE PAVEMENT
- 5 COLORED CONCRETE OR PRECAST CONCRETE PAVEMENT BANDING
- 6 RELOCATED KIOSK
- 7 PLANTING BED WITH PLANTER CURB
- 8 PROPOSED TREE IN TREE GRATE
- 9 2-TOP TABLE AND CHAIRS, TYP.
- 10 4-TOP TABLE AND CHAIRS WITH UMBRELLAS, TYP.
- 11 36" HT. DECORATIVE FENCE AT PATIO PERIMETER
- 12 RELOCATED BIKE RACKS ON CONCRETE PAD
- 13 PROPOSED BENCH
- 14 PROPOSED PLANTER, TYP.
- 15 PROPOSED CURBED PARKING LOT ISLAND
- 16 EXISTING CONCRETE TO REMAIN





TABLE AND CHAIRS DINING SET (COLOR: BLACK)



PLANTER POTS (COLOR: BLACK)

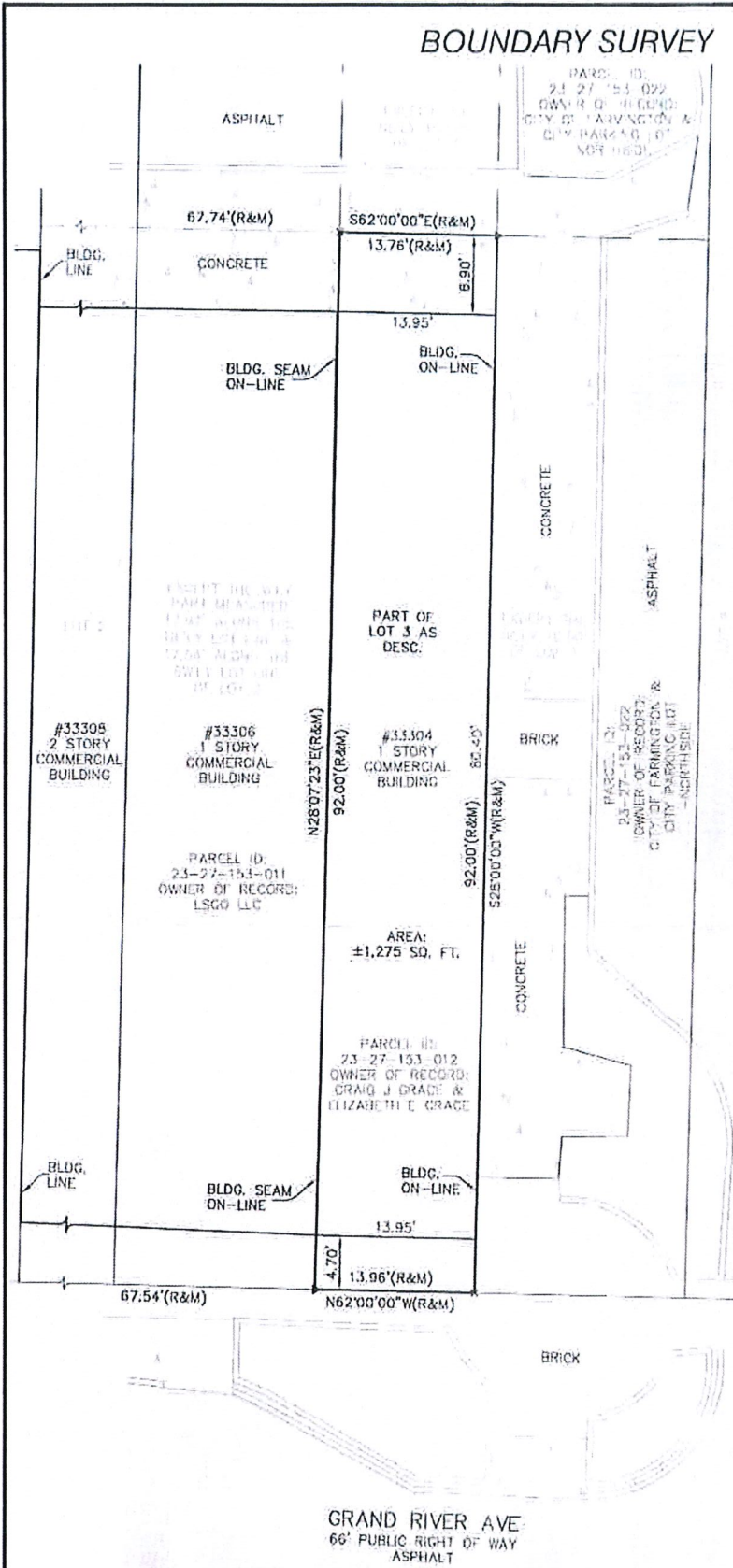


UMBRELLAS



GUARDRAIL/ FENCE TO MATCH CITY STANDARD

BOUNDARY SURVEY



SCALE 1"=10'



PROPERTY DESCRIPTION:
LAND SITUATED IN THE CITY OF FARMINGTON, COUNTY OF OAKLAND, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

LOT 3, BLOCK 2, EXCEPT THE SOUTHEASTERLY 18.50 FEET, ALSO EXCEPT THE WESTERLY PART MEASURED 17.97 FEET ALONG THE NORTHEASTERLY LOT LINE AND 17.54 FEET ALONG THE SOUTHWESTERLY LOT LINE, ALSO EXCEPT THE NORTHEASTERLY 108 FEET, DAVIS ADDITION TO VILLAGE OF FARMINGTON, A SUBDIVISION AS RECORDED IN LIBER 2 OF PLATS, PAGE 36, OAKLAND COUNTY RECORDS.

- LEGEND**
- x SET X-CUT
 - ▲ SET MAGNAIL
 - ⊙ FOUND MONUMENT (AS NOTED)
 - (M) MEASURED DIMENSION
 - (R) RECORD DIMENSION

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND HEREIN PLATTED AND DESCRIBED AND THAT THE RATIO OF CLOSURE MEETS THE REQUIREMENTS OF PUBLIC ACT 132 OF 1970.

Anthony T. Sycko, Jr.

ANTHONY T. SYCKO, JR., P.S.
PROFESSIONAL SURVEYOR
MICHIGAN LICENSE NO. 47976



REVISED MAY 29, 2019 - ADDED ADD'L PARTY TO CERT.

KEM-TEC PROFESSIONAL ENGINEERING, SURVEYING & ENVIRONMENTAL SERVICES
A GROUP OF COMPANIES

Eastpointe	Detroit	Ann Arbor	Grand Blanc
(800) 295-7722	(313) 758-0577	(734) 994-0888	(888) 694-0001
FAX (586) 772-1048	FAX (313) 772-4048	FAX (734) 994-0667	FAX (616) 694-6655

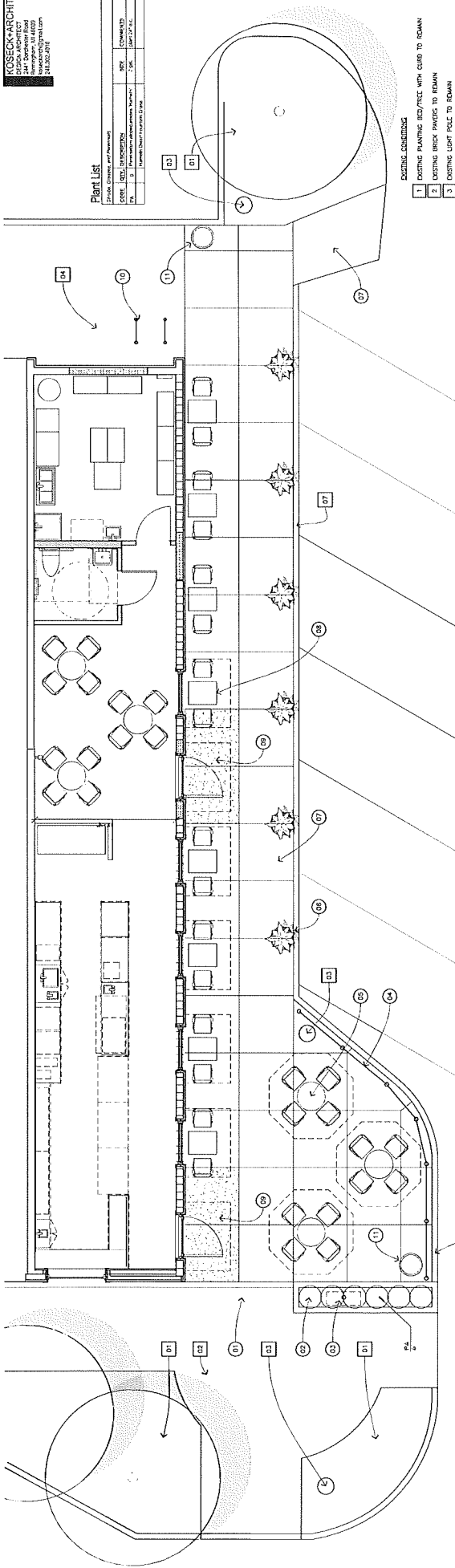
www.kemtecagroupofcompanies.com

CERTIFIED TO: SPLIT ROCK VENTURES, LLC, TITLE CONNECT, LLC, AND FIRST AMERICAN TITLE INSURANCE COMPANY

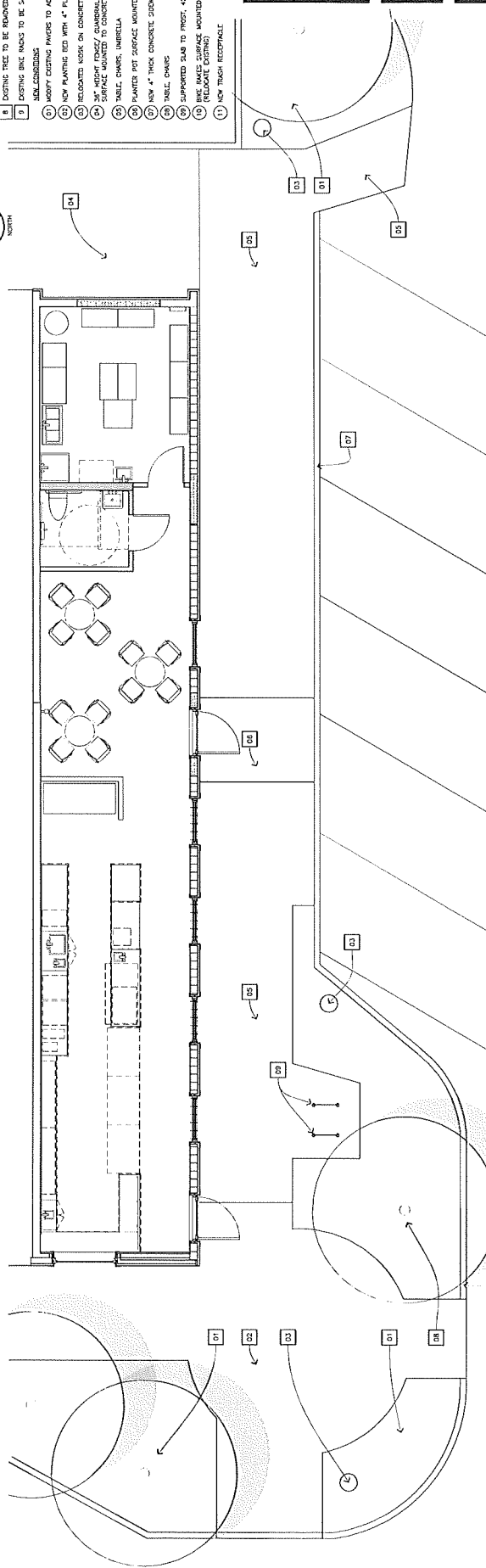
FIELD SURVEY: DJF KG	DATE: MAY 23, 2019
DRAWN BY: MRJ	SHEET: 1 OF 1
SCALE: 1" = 10'	JOB NO.: 19-01536

Plant List

SYMBOL	PLANT NAME	SIZE	COMMENTS
01	PLANTER CURB	4" HIGH	NEW
02	PLANTER CURB	4" HIGH	EXISTING
03	PLANTER CURB	4" HIGH	NEW
04	PLANTER CURB	4" HIGH	EXISTING
05	PLANTER CURB	4" HIGH	NEW
06	PLANTER CURB	4" HIGH	EXISTING
07	PLANTER CURB	4" HIGH	NEW
08	PLANTER CURB	4" HIGH	EXISTING
09	PLANTER CURB	4" HIGH	NEW
10	PLANTER CURB	4" HIGH	EXISTING
11	PLANTER CURB	4" HIGH	NEW



SITE PLAN (PROPOSED)
 SCALE: 1/4" = 1'-0"

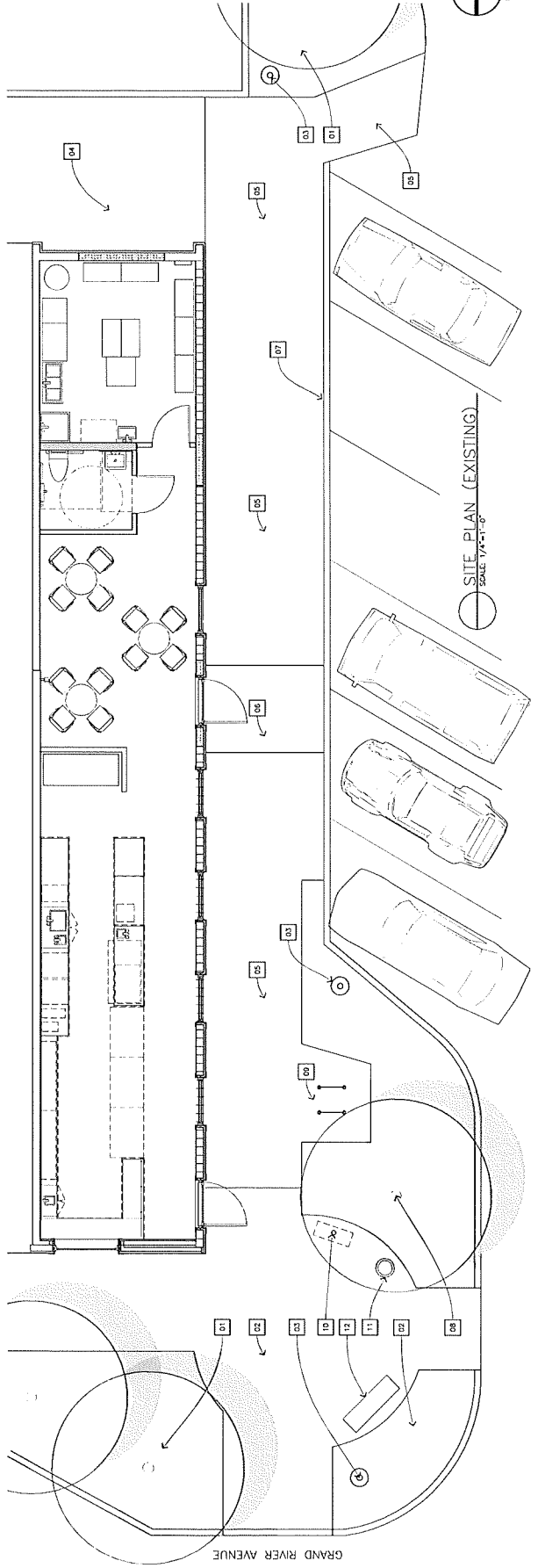
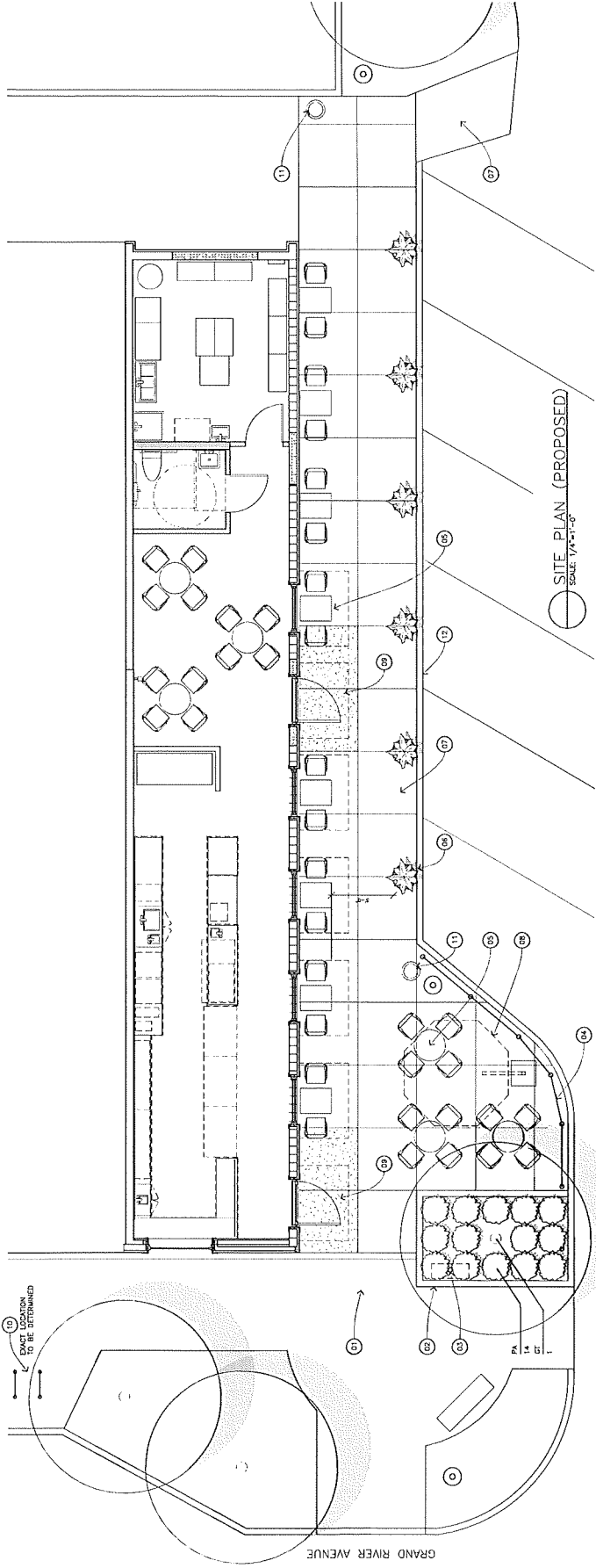


- NEW CONDITIONS**
- 1) PLANTING BEDS TO ADAPT TO NEW PLANTER CURB
 - 2) PLANTING BED WITH PLANTED 4" CURBS TO MATCH EXISTING
 - 3) RELOCATED WALK ON CONCRETE FOOTING
 - 4) FENCE 36" HIGH WITH CITY STANDARD, 60" TO CONCRETE
 - 5) WALKWAYS
 - 6) PLANTER POT, 60" TO CONCRETE, ANNUAL PLANTING BY OWNER
 - 7) 4" CHARCOAL COLORED CONCRETE SIDEWALK, MATCH CITY STANDARD, 3/8" SAW-CUT PANEL
 - 8) UMBRELLA
 - 9) SUPPORTED BAR, 4" BELOW GRADE MOUNT
 - 10) BIKE RACKS (RELOCATE EXISTING), SURFACE MOUNT
 - 11) TRASH RECEPTACLE
 - 12) PATCH CONCRETE CURB WHERE BROKEN

Plant List

Plant Name	Quantity	Notes
1. Dogwood	1	Planting Bed
2. Red Maple	1	Planting Bed
3. Norway Spruce	1	Planting Bed
4. Japanese Maple	1	Planting Bed
5. Red Maple	1	Planting Bed
6. Norway Spruce	1	Planting Bed
7. Japanese Maple	1	Planting Bed
8. Dogwood	1	Planting Bed
9. Red Maple	1	Planting Bed
10. Norway Spruce	1	Planting Bed
11. Japanese Maple	1	Planting Bed
12. Dogwood	1	Planting Bed

- EXISTING CONDITIONS**
- 1) PLANTING BED/POT WITH CURB TO REMAIN
 - 2) BRICK PAVED TO REMAIN
 - 3) LIGHT POLE TO REMAIN
 - 4) CONCRETE TO REMAIN
 - 5) CONCRETE TO BE REMOVED
 - 6) BRICK PAVED TO BE REMOVED
 - 7) CONCRETE CURB TO REMAIN
 - 8) TREE TO BE REMOVED
 - 9) BIKE RACKS TO BE SALVAGED AND RELOCATED
 - 10) SALVAGE WALK
 - 11) SALVAGE TRASH RECEPTACLE
 - 12) BENCH TO REMAIN



Farmington Planning Commission Staff Report	Planning Commission Date: May 8, 2023	Reference Number 4
Submitted by: Kevin Christiansen, Planning and Building Department Director		
Description Legion Square - Preliminary PUD Planned Unit Development Plan Review and Request to Schedule Public Hearing: Cervi Construction, American Legion Hall, 31775 Grand River Avenue		
<p><u>Background</u></p> <p>This item is a Preliminary PUD Planned Unit Development Plan review and a request to schedule the required Public Hearing with the Planning Commission on a proposed PUD Planned Unit Development Plan for the redevelopment of the former American Legion Hall. At the February 13, 2023 Planning Commission Meeting, the Commission held a pre-application conference (discussion and review) with the applicant on a proposed PUD planned unit development concept plan for the redevelopment of the former American Legion Hall. No action was taken at that meeting.</p> <p>The applicant, Cervi Construction of Livonia, MI, has submitted a Preliminary PUD Plan for the redevelopment of the former American Legion Hall. The preliminary plan includes a conceptual/preliminary site plan, a preliminary proposed building elevation, and project support materials. Also attached are aerial photos of the site, a site survey, and a copy of the February 13, 2023 Planning Commission Pre-Application Conference staff report and approved meeting minutes. The following additional information is attached:</p> <ul style="list-style-type: none"> • A PUD site plan planning/conceptual design review letter from OHM Advisors dated May 4, 2023. • A PUD site plan engineering/conceptual design review letter from OHM Advisors dated May 5, 2023. <p>The applicant will be at the May 8th, 2023 meeting to present the Preliminary PUD Plan to the Commission.</p> <p>Attachments</p>		

City of Farmington
CivicSight Map



MAP LEGEND:

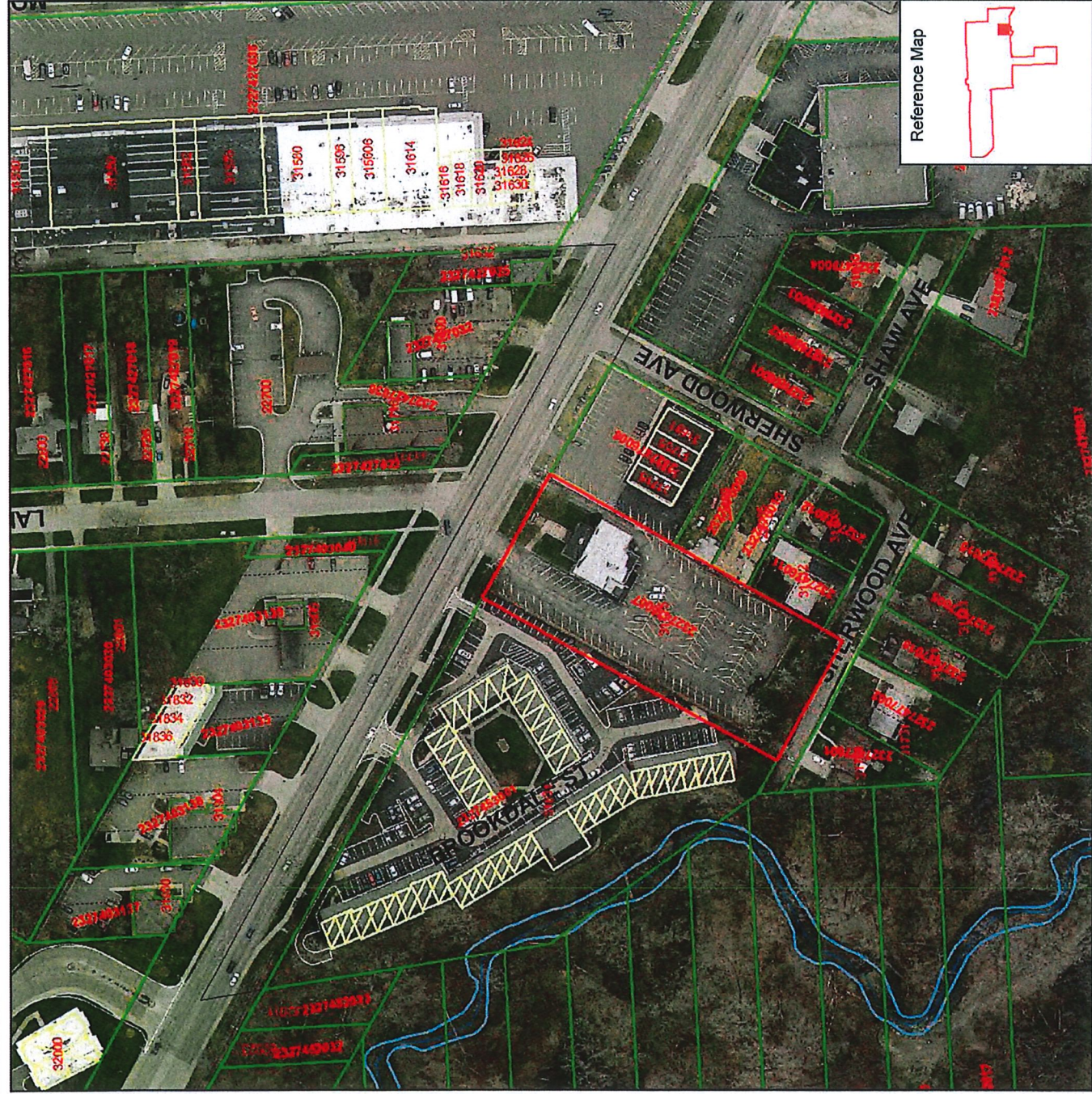
- CITY BOUNDARY
- / RIVERS-STREAMS
- MULTITENANTBUILDING (Type)
 - BUILT
 - PROPOSED
- COMM_INDUST BLDGS
- RAPHAEL STREET (POLY)2
- RAPHAEL STREET (POLY)1
- PARCELS
- ROADS OUTSIDE FARMINGTON
- RIGHTOFWAY
- MULTITENANTPAYING
 - ROW EXTEND
 - LOT HISTORY
- OPEN WATER (FEATUERTYP)
 - DetentionPond
 - StreamRiver
 - LakePond
 - Channel
 - SwampMarsh
- 2017 AERIAL PHOTOS (Image)

Map Scale: 1 inch = 177 feet
 Map Date: 1/18/2023
 Data Date: October 30, 2020



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

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





City of Farmington CivicSight Map

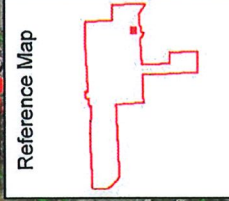
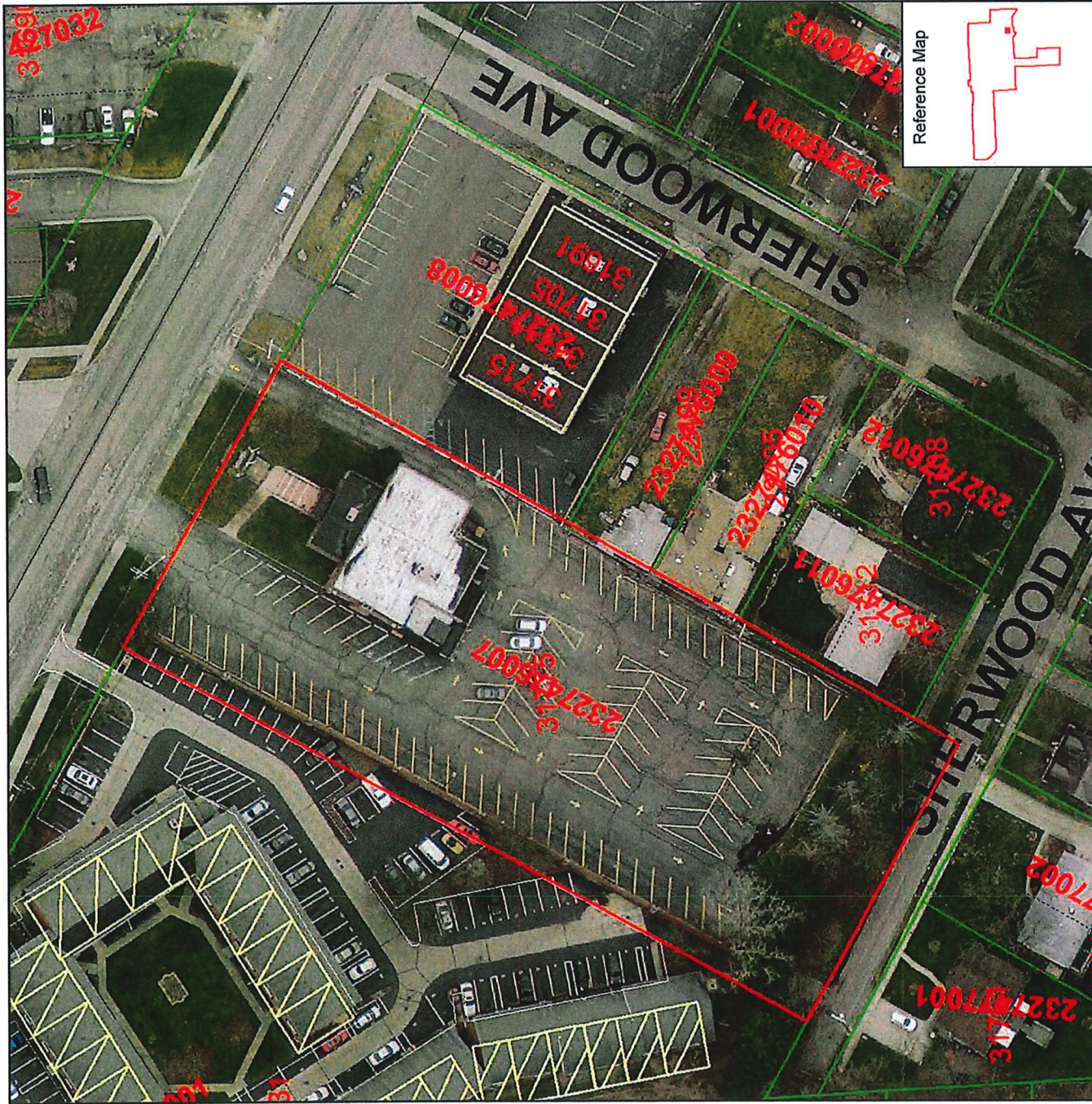
MAP LEGEND:

- CITY BOUNDARY
- RIVERS-STREAMS
- MULTITENANTBUILDING (Type)
- BUILT PROPOSED
- COMM_INDUST BLDGS
- RAPHAEL STREET(POLY)2
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- ROW EXTEND
- LOT HISTORY
- OPEN WATER (FEATURETYP)
- DetentionPond
- StreamRiver
- LakePond
- Channel
- SwampMarsh
- 2017 AERIAL PHOTOS (Image)

Map Scale: 1 inch = 77 feet
 Map Date: 1/18/2023
 Data Date: October 30, 2020
 Sources: City of Farmington, Oakland County GIS
 Utility, River's Edge GIS, LLC.



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CITY OF FARMINGTON

For office use only

Date Filed: _____

Fee Paid: _____

Planned Unit Development Application

1. Project Name Legion Square

2. Location of Property

Address 31775 Grand River
Cross Streets Orchard Lake, Power Roads

3. Identification

Applicant Cerri Construction, LLC
Address 12419 Stark Road
City/State/Zip Livonia, MI 48150
Phone 734-261-4300 Fax 734-261-4302

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

9 Property Owner 9 Other (Specify) Purchaser

Property Owner American Legion
Address 31775 Grand River
City/State/Zip Farmington, MI 48336
Phone (248) 478-9174 Fax

Preparer of Site Plan Greentech
Address 51147 W. Pontiac Trail
City/State/Zip Wixom, MI 48393
Phone (248) 668-0700 Fax (248) 668-0701

CERVI CONSTRUCTION, LLC

12419 Stark Road
Livonia, MI 48150
Phone (734) 261-4300 Fax (734) 261-4302

February 2, 2023

Dear: Farmington Planning Commission and Grand River Corridor Authority,

Thank you for the opportunity to introduce myself and briefly explain our vision for 31775 Grand River (American Legion Building).

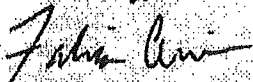
My name is Fabio Cervi and I'm a second generation real estate developer that has primarily worked in the Farmington and surrounding areas. I'm proud to say that I grew up in Farmington and attended Farmington Public schools and spent much of my childhood enjoying the Downtown Farmington. That being said, I feel heavily invested to deliver a quality project to this location and one that will fit into the City's master plan.

Since our family's businesses inception in 1968, we have built thousands homes/condominiums, managed projects for financial institutions, renovated hotels and commercial properties and built ground up apartment sites. Our most recent apartment site was the Brownstones at Eldon Creek, a 32 unit apartment site in Farmington Hills that was completed in November of 2022.

Our vision for this location is to deliver 32 luxury townhomes for lease that are within a walkable distance to Downtown Farmington and that will cater towards young professionals. These townhomes will have 2- bedrooms, 2-baths, high end finishes and attached 1 car garages. We prefer to build this type of product because it promotes a more community feel then the typical apartment buildings with units above and below one another and without garages. Also, its proven to work currently in Downtown Farmington, we presently own the Brownstones at the Orchards which sits directly behind the Fresh Thyme grocery store. That is a 11 unit building with the average rent of \$2000.00 per month. The current and past tenants have been mainly young professionals that own their own businesses, work in the health care industry or in the IT/Automotive industry and they have all really enjoyed living in Downtown Farmington. In fact, when they do eventually move out, its generally because they have decided to buy a home and in many cases because of their experience of being in the area they end up looking to buy a home in Farmington. We hope to expand on marketing Farmington as a great place to live.

We do appreciate the opportunity to discuss this project and would be happy to discuss any additional questions, via by cellular phone (248)388-7436 or email Fabiocervi@yahoo.com.

Sincerely,



Fabio Cervi
Cervi Construction, LLC

7. **Planned Unit Development Information.** The applicant shall demonstrate to the Planning Commission that the PUD provides **at least three (3)** of the following site design elements that could not be attained through a project designed under conventional zoning:

Criteria	Provided	Comment
Preservation of unique site design features	X	
High quality architectural design beyond the site plan requirements of this chapter	X	
Extensive landscaping beyond the site plan requirements of this chapter	X	
Preservation, enhancement or restoration of natural resources (trees, slopes, non-regulated wetland areas, views to the river	X	
Preservation or enhancement of historic resources		
Provision of open space or public plazas or features		
Efficient consolidation of poorly dimensioned parcels or property with difficult site conditions (e.g. topography, shape etc.);		
Effective transition between higher and lower density uses, and/or between non-residential and residential uses; or allow incompatible adjacent land uses to be developed in a manner that is not possible using a conventional approach	X	
Shared vehicular access between properties or uses		
A complementary mix of uses or a variety of housing types		
Mitigation to offset impacts on public facilities (such as road improvements	X	

* The PUD criteria included above is not the only requirement for PUD applications. For additional information please refer to **ARTICLE 10 PLANNED UNIT DEVELOPMENT** of the City of Farmington Zoning Ordinance.

<p><u>City Action</u></p> <p>Approved/Denied: _____</p> <p>Date: _____</p> <p>By: _____</p> <p>Conditions of Approval: _____</p> <p>_____</p> <p>_____</p>
--

COMMENTS TO SUPPLEMENT THE PLANNED UNIT DEVELOPMENT PLAN
DESIGN ELEMENTS

This development is to be known as “Legion Square”. The proposed community of thirty-two (32) luxury townhouse apartments will be located in four buildings (the “Development”) and will be set on land currently owned by the Groves-Walker Post No. 346 American Legion Memorial Home Association.

The proposed Development will be a benefit to the community through the redevelopment of property that would otherwise soon to generally be obsolete. The Development will also provide a significant increase in tax base.

The Development will be a residential rental community. The Property is currently zoned “C-2” and “R-1”. Upon execution of a Development Agreement, the Property will be rezoned by the City to PUD, Planned Unit Development, with the intent to meet the City’s goal of increasing housing in the City.

The Development satisfies the following site design elements as required by Section 7 of the City of Farmington’s Planned Unit Development Application.

CRITERIA:

- **High quality architectural design beyond the site plan requirements of this chapter.**
COMMENT: See elevations attached. Steep roof pitches are proposed. Plus, the front of each building will have cultured stone and be accented with brick that will highlight the front of each building.
- **Extensive landscaping beyond the site plan requirements of this chapter.**
COMMENT: Extensive landscaping is proposed to be located on site, off of Sherwood Street, which landscaping will preserve some of the larger trees currently located on the site.
- **Preservation, enhancement or restoration of natural resources (trees, slopes, non-regulated wetland areas, views to the river.**
COMMENT: As indicated above, the plan is to preserve as many of the larger trees currently located on the site.
- **Preservation or enhancement of historic resources.**
COMMENT: The current owner of the property, Groves-Walker Post No. 346 American Legion Memorial Home Association, will be leaving at the site a cannon that has historically graced the front of the existing American Legion Hall. The proposal is to incorporate the cannon in the landscaping plan along the rear of the property and to identify the cannon with an appropriate recognition plaque.
- **Effective transition between higher and lower density uses, and/or between non-residential and residential uses; or allow incompatible adjacent land uses to be developed in a manner that is not possible using a conventional approach.**
COMMENT: The use of the property for apartments provides an ideal transition of the current use to the east of single-family homes located and the residential condominium development located to the west of the property. This proposal will eliminate the current commercial zoning of a portion of the property.

- **Mitigation to offset impacts on public facilities (such as road improvements).**
COMMENT: The development is designed for all storm water to be retained on-site via an underground storm detention system so that there is no added stress on the City's existing storm water drainage system. Access to the site will be off of Grand River Avenue which means there will not be any increased traffic on Sherwood Street.



May 4, 2023

Mr. Kevin Christiansen, AICP, PCP
 Planning and Building Department Director
 City of Farmington
 33720 W. Nine Mile Road
 Farmington, MI 48335

RE: Legion Square – PUD Site Plan Review #1
 31775 Grand River Avenue
 Proposed Zoning: PUD – Planned Unit Development

Dear Mr. Christiansen:

In accordance with Article 10, Planned Unit Development of the City of Farmington Zoning Ordinance, the following is an analysis of the Cervi Construction LLC, Legion Square, PUD Site Plan application submitted for 31775 Grand River Avenue. The applicant is proposing to develop a townhouse-style residential development that will consist of four (4), three-story buildings that include 32 living units. Each building has a ground floor 1-stall garage and 1-space driveway parking along with 6 centrally located guest parking spaces. A single access point is provided via Grand River Avenue but terminates before reaching Sherwood Street.

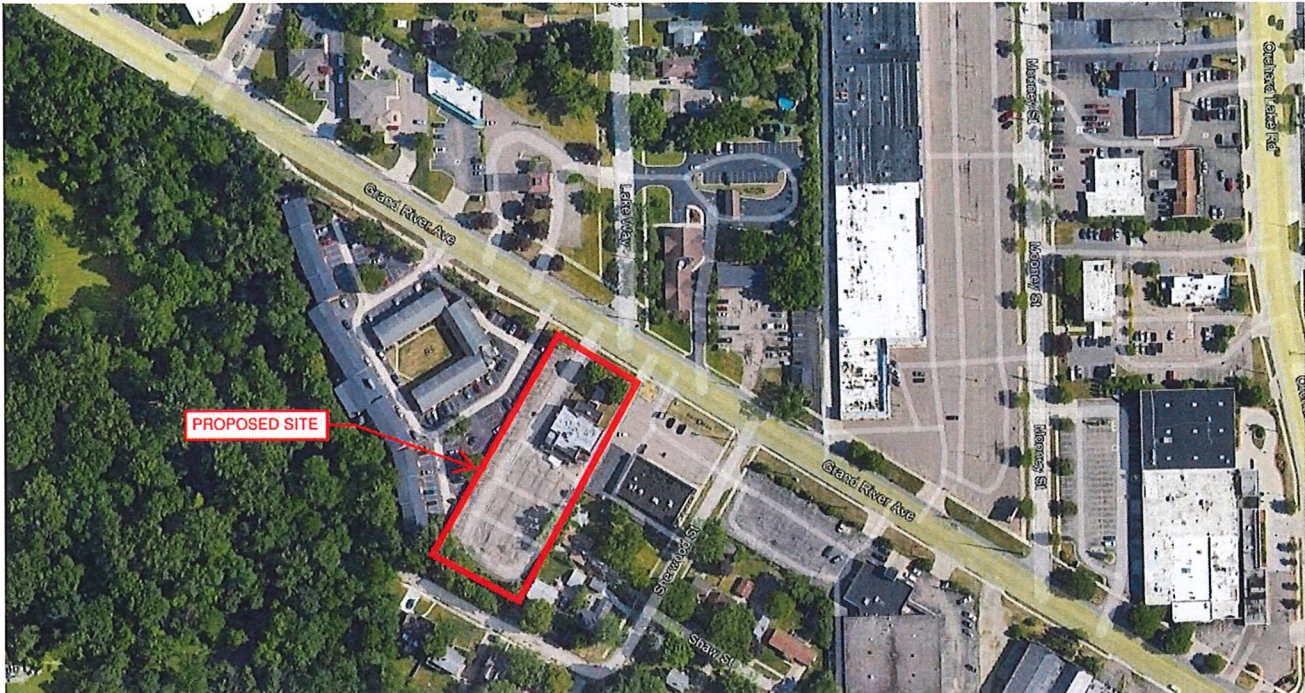
The following analysis focuses on consistency with the Zoning Ordinance, Grand River Corridor Improvement Authority Plan, and other associated City plans and regulations. Below is a summary of the correlation between the PUD Concept Plan and the associated planning and zoning documents, the details of which follow:

Planning/Zoning Document	Planning/Zoning Land Use Designation	Compliance of Project with Land Use Designation
Zoning Ordinance	Existing: C2 (Community Commercial) and R1P (Single Family Parking) Proposed: PUD (Planned Unit Development)	C2 – multiple family residential is a use that is permitted by right at a max. density of 22 units per acre. R1P – only single family detached, commercial uses if expanded from an adjacent lot under the same ownership, and parking are permitted uses. However, PUD designation allows this departure.
Farmington Master Plan	Mixed Use	Residential is a permitted use within the land use designation provided it includes public amenities and buildings are oriented towards the street with parking to the side/rear. Street facing orientation is unfeasible due to the width of the lot.
Grand River Corridor Improvement Authority Plan	Orchard Lake Focus Area – Residential – Townhouse or Multi-Family	Generally supports the intention of the plan’s concepts with the exception of the development not being street facing. The latter is unfeasible due to the width of the lot.



Existing Site

Located on 1.37 acres on the south side of Grand River Avenue west of Orchard Lake Road, the site is one of very few under-developed parcels within the Grand River Avenue corridor. The property is owned by the Groves-Walker Post No. 346 American Legion Memorial Home Association but has been vacant for upwards of 50 years. While located in a primarily commercial corridor, there are a few residential developments within close proximity to the subject site.



Zoning Ordinance:

The site is currently zoned as a combination of C2 – Community Commercial at the road and R1P – Single Family Parking behind. Multiple family residential is a use permitted by right within the C2 zoning district (restricted to 22 units per acre) while the R1P zoning district only permits single family detached uses, commercial uses if expanded from an adjacent lot under the same ownership, or parking. Thus, the proposed use does not comply with the zoning on the rear 2/3 of the property. However, under the proposed PUD designation, this deviation can be considered, provided the development satisfies the following:

Eligibility Requirements (Sec. 35-132)

- A. Unified Control – The PUD shall be under the control of one (1) owner or group of owners and shall be capable of being planned and developed as one (1) integral unit. As a multi-building project, the applicant needs to clarify whether they will be constructed in one (1) or multiple phases.
- B. Recognizable Benefits – The applicant shall demonstrate to the Planning Commission that the PUD provides at least three (3) of the following design elements that could not be attained through a project designed under conventional zoning:
 - a. Mixed-use development with residential, and non-residential uses or a variety of housing types;
 - b. Redevelopment of brownfield or greyfield sites;
 - c. Pedestrian/transit-oriented design with buildings oriented to the sidewalk and parking to the side or rear of the site;
 - d. High quality architectural design beyond the site plan requirements of this chapter;
 - e. Extensive landscaping beyond the site plan requirements of this chapter;
 - f. Preservation, enhancement or restoration of natural resources (trees, slopes, nonregulated wetland areas, views to the river);
 - g. Preservation or restoration of historic resources;



- h. Provision of open space or public plazas or features;
 - i. Efficient consolidation of poorly dimensioned parcels or property with difficult site conditions (e.g., topography, shape etc.);
 - j. Effective transition between higher and lower density uses, and/or between nonresidential and residential uses; or allow incompatible adjacent land uses to be developed in a manner that is not possible using a conventional approach;
 - k. Shared vehicular access between properties or uses;
 - l. Mitigation to offset impacts on public facilities (such as road improvements); or
 - m. Significant use of sustainable building and site design features such as: water use reduction, water-efficient landscaping, innovative wastewater technologies, low impact stormwater management, optimize energy performance, on-site renewable energy, passive solar heating, reuse/recycled/renewable materials, indoor air quality or other elements identified as sustainable by established groups such as the U.S. Green Building Council (LEED) or ANSI National Green Building Standards.
- C. Compatibility with Adjacent Uses – the proposed location of uses or structures that are of a significantly different scale or character than the abutting residential districts, such as access drives, parking area, waste receptacles, swimming pools, tennis courts and facilities of a similar natures, shall not be located near the perimeter of the PUD or so as to negatively impact the residential use of adjacent lands.
- D. Public Utilities – All uses with the PUD shall be served by public water and sewer systems.
- E. Master Plan – The proposed PUD shall be consistent with the City of Farmington Master Plan.

In granting the relaxation of any district standard, including use and density, the Planning Commission may require the applicant to further demonstrate, through bona fide documentation, that the project will not be detrimental to the public health, safety, or welfare of the future occupants, the surrounding neighborhood, or the city as a whole. The applicant has provided a summary of how they believe the development satisfies six (6) of these criteria. A summary of the proposal is as follows:

- While the quality of the architecture is unclear without providing colored renderings of all four elevations (with an emphasis on the road facing elevation), the applicant does indicate the intent to use cultured stone and brick.
- While limited open space remains, with the exception of the eastern and western lawn areas, the areas that can accommodate landscaping have been fairly densely landscaped.
- While limited natural resources exist on the property, the plan preserves several of the large trees along the rear property line.
- The canon that presently sits in front of the American Legion is also proposed to be relocated to the rear of the property and identified with a plaque.
- The proposed density is commensurate with that of the adjacent Brookdale Court apartments but with the lack of commensurate established greenspace, the transition into the adjacent single-family neighborhood may not be as complementary.
- Mitigation of offsite impacts are being addressed through on-site stormwater retention via an underground storm detention system (defer to the Engineering review) and impacts on the abutting residential development are limited due to the proposed dead-end street.

Height, Area, and Bulk Requirements (Sec. 35-134)

To encourage flexibility and creativity consistent with the intent of the PUD, the Planning Commission may permit specific departures from the requirements of this chapter but only through findings that the deviation shall result in a higher quality of development than would be possible using conventional zoning standards.

- A. Modifications to Dimensional Requirements – Being located within the C2 and R1P zoning districts there are distinct dimensional requirements.



	<u>Required</u>	<u>Proposed</u>
C2 Building Height	35 feet/3 stories	32.5 feet/3 stories
C2 Front Yard Setback	0 feet	10.9 feet
C2 Side Yard Setback	10 feet if sidewall is not fire rated or contains windows	6 feet from overhang (west)
	OR	
	25 feet when abutting single family use or district	14 feet from overhang (east)
C2 Rear Yard Setback	20 feet or 25 feet when abutting single family use or district	unclear
C2 Min. Parking Setback	See Sec. 35-171	
R1P Building Height	30 feet/2 stories	32.5 feet/3 stories
R1P Front Yard Setback	25 feet	unclear
R1P Side Yard Setback	6 feet (least), 14 feet (total)	6 feet (west), 14 feet (east)
R1P Rear Yard Setback	35 feet	64.3 feet
R1P Max. Lot Coverage	25%	unclear

- B. Residential Density – The C2 zoning district permits 22 units per acre while the Planning Commission can increase the density to up to 47 units per acre for a PUD project. Therefore, the portion of the site zoned C2 (assumed to be 0.46) can accommodate an estimated 10 units under standard zoning and up to an estimated 22 units as a PUD. However, the R1P zoning district only permits single-family residential units that range between a minimum of 1,000 and 1,600 square feet depending on the number of stories. Therefore, the 32 units being proposed are above the maximum density permitted on the C2 zoned portion under both scenarios. However, commensurate with the requirements for the Planning Commission to consider the dimensional deviations, assuming the Commission concurs that the project will result in a higher quality development, than the use deviation and the additional density (i.e., up to the amount proposed by the applicant) may be considered.

C2 Site Development Requirements (Sec. 35-106)

- A. General Provisions in accordance with Article 2, General Provisions.
- B. Site plan review as may be required in accordance with Article 13, Site Plan Review.
- C. Off-street parking and loading as may be required in accordance with Article 14, Off-Street Parking and Loading Standards and Access Design.
- D. Landscaping and tree requirements as may be required in accordance with Article 15, Landscape Standards.

R1P Site Development Requirements (Sec. 35-124)

- A. General Provisions in accordance with Article 2, General Provisions.
- B. Site plan review as may be required in accordance with Article 13, Site Plan Review.
- C. Off-street parking and loading as may be required in accordance with Article 14, Off-Street Parking and Loading Standards and Access Design.
- D. Landscaping and tree requirements as may be required in accordance with Article 15, Landscape Standards.

Additional design elements to be considered, include the following:

- Clarify how trash collection is going to be addressed.
 - Denote where the A/C condensers will be located and that they will be screened.
- E. Parking – Parking requirements are two (2) parking spaces per dwelling unit. With a total of thirty-two (32) units proposed, sixty-four (64) parking spaces are required. The proposed plan provides the requisite number through the use of one (1) garage space and one (1) driveway space. Additionally, there are six (6) visitor parking spaces scattered throughout the property. The following details also need to be addressed:
- Verify that the visitor parking spaces comply with ADA requirements for barrier free spaces.



- Being that the driveway spaces are only 18 feet long they may not be able to accommodate large vehicles.

F. Landscaping – The landscaping requirements are divided into the following categories:

Frontage: No less than a 10-foot-wide greenbelt is required in which one (1) canopy tree and six (6) shrubs shall be planted per each thirty (30) linear feet. Ornamental trees may be used to diversity the planting (2 per each 1 required canopy tree). Since Grand River Avenue is the only designated road frontage, only 5 canopy (or 10 decorative) trees and 30 shrubs are required. The applicant has provided 6 canopy trees and 30 shrubs to satisfy this requirement.

Buffer Zones: For property adjacent to residential districts, the requirements for a landscape buffer state that the buffer shall contain at minimum: two (2) canopy trees and four (4) shrubs, or one (1) evergreen and four (4) shrubs per twenty (20) linear feet along the property line, rounded upward. This buffer is required along the southern parcel perimeter and where abutting the R1 zoned property to the east. The southern buffer is more than adequate while the abutting residential parcels are screened via a six (6) foot fence of unknown material.

Parking Lot: One (1) canopy tree per each 100 sq ft of landscape area is required per each eight (8) parking spaces along with a greenbelt when parking is visible from the right-of-way. Parking is partially visible from Grand River Avenue but to ensure that clear space is maintained, no additional buffering should be added.

Condominium and Multiple-Family Residential Developments: No less than one (1) street tree per each 40 linear feet of frontage is required along all interior roads the location of which is to be between the sidewalk and road curb. The requirement equates to an estimated 8-10 trees while 17 trees are proposed.

Waste Receptacle, Mechanical Equipment and Utility Screening: The location and associated screening of each of these items is presently unknown. Upon adding mechanical and utility equipment, which should not simply be located along the property line where it could have a significant impact on the neighbors, the number of units may need to be reduced.

Material Size and Spacing Requirements, etc.: The materials and size appear adequate, however, spacing, irrigation and timing of planting need to be addressed (see Sec. 35-185 and Sec. 35-186).

- G. Lighting – The majority of the proposed lighting results in photometric levels of at or near 0 along all property lines. While there are only 4 pole mounted fixtures, their height still need to be denoted on the plans.

PUD Concept Plan (Sec. 35-135(C))

In advance of the Planning Commission holding a public hearing for the PUD concept plan, a specified list of information shall be provided. While much of the information has been included, the following still needs to be addressed:

1. The roads, driveways, parking lots, sidewalks, and pathways within 250 feet of the site need to be added.
2. Defer to the engineer to evaluate the sanitary sewers, water mains, and storm sewers.
3. A parallel plan or alternative conventional development plan showing the development possible using the underlying zoning has not been provided but would also be of limited value for this development site.
4. Provide a table indicating all the deviations from the established zoning district regulations.
5. As a multi-building project, the applicant needs to clarify whether they will be constructed in one (1) or multiple phases.
6. Draft PUD Agreement needs to be provided which addresses the eight (8) requirements outlined in Sec. 35-132.



In summary, the following items still need to be addressed by the applicant:

PUD Criteria

1. Provide detailed and colored renderings for all 4 building facades to ensure compliance with the noted intention to provide enhanced quality of the architecture.
2. Mitigation of offsite impacts are being addressed through on-site stormwater retention via an underground storm detention system (defer to the Engineering review) and impacts on the abutting residential development are limited due to the proposed dead-end street.

Parking/Access/Circulation

3. Verify that the visitor parking spaces comply with ADA requirements for barrier free spaces.
4. Being that the driveway spaces are only 18 feet long they may not be able to accommodate large vehicles.

Landscaping/Screening

5. Clarify how trash collection is going to be addressed.
6. Denote where the A/C condensers will be located and that they will be screened.
7. The eastern parcel perimeter is screened through the use of a six (6) foot fence, but the material has not been indicated.
8. The plant materials and size appear adequate; however, spacing, irrigation, and timing of planting(s) need to be addressed (see Sec. 35-185 and Sec. 35-186).

Lighting

9. The pole height need to be denoted on the plans.

Informational Requirements:

10. The roads, driveways, parking lots, sidewalks, and pathways within 250 feet of the site need to be added.
11. Defer to the engineer to evaluate the sanitary sewers, water mains, and storm sewers.
12. A parallel plan or alternative conventional development plan showing the development possible using the underlying zoning has not been provided but would also be of limited value for this development site.
13. Provide a table indicating all the deviations from the established zoning district regulations.
14. As a multi-building project, the applicant needs to clarify whether they will be constructed in one (1) or multiple phases.
15. Draft PUD Agreement needs to be provided which addresses the eight (8) requirements outlined in Sec. 35-132.

In summary, the following items still need to be considered by the city:

- Consider the required input from the Grand River Corridor Improvement Authority.
- At present, these are the only requested deviations, each of which can be considered if the Planning Commission deems the resulting project a higher quality that would be provided under the standard zoning:

	<u>Required</u>	<u>Proposed</u>
C2 Side Yard Setback	10 feet if sidewall is not fire rated or contains windows OR 25 feet when abutting single family use or district	6 feet from overhang (west) 14 feet from overhang (east)
C2 Rear Yard Setback	20 feet or 25 feet when abutting single family use or district	unclear
C2 Density	10 -22 units	16 units
R1P Front Yard Setback	25 feet	unclear
R1P Max. Lot Coverage	25%	unclear
R1P Density	0 multiple family units	16 units



Based upon the number of outstanding issues, we recommend that the plans are referred back to the applicant for revisions and provision of the noted outstanding items. Upon submission of a complete application, the Planning Commission may consider the items noted for their consideration. During the process, input should also be sought from the City's Engineer and Attorney.

Sincerely,
OHM Advisors

Jennifer Morris, AICP
Client Representative/Project Manager

cc: Fabio Cervi, Cervi Construction LLC, 12419 Stark Road, Livonia, MI 48150
Jim Allen, Allen Design, LLC, 557 Carpenter, Northville, MI 48167
Dan LeClair, Greentech Engineering, Inc., 51147 Pontiac Trail, Wixom, MI 48393
Dimensional Design LLC, 30489 Munger Drive, Livonia, MI 48154
Matthew Parks, OHM Advisors
Austin Downie, OHM Advisors
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May 5, 2023

Kevin Christiansen
Planning & Building Department Director
City of Farmington
33720 9 Mile Road
Farmington, MI 48335

RE: Legion Square – PUD/Site Plan Review #1
31775 Grand River Avenue

Dear Mr. Christiansen:

Our office has completed the first site plan review of the plans, dated April 17, 2023, for the proposed Legion Square Planned Unit Development (PUD). The plans, prepared by Greentech Engineering, were received by OHM Advisors on April 24, 2023, and reviewed with respect to the City of Farmington Engineering Standards and Design Specifications. At this time, we recommend site plan approval contingent upon the following site plan comments being addressed prior to future submittals.

A brief description of the project has been provided below, followed by our site plan comments and a list of required permits/approvals. Please note preliminary detailed engineering comments have been provided as a courtesy to the applicant in order to help minimize future comments. Furthermore, future submittals may contain additional detailed engineering comments as our office reviews additional information that is submitted. However, these comments are not necessary to address prior to Planning Commission review.

PROJECT AND SITE DESCRIPTION

The applicant is proposing to demolish the existing American Legion building and parking lot in order to construct thirty-two (32) new single-family townhomes on the same piece of property. The proposed site will include all new storm sewer (including a stormwater management system and underground detention area), sanitary sewer, and water main. Access to the site is limited to one (1) entrance/exit off of Grand River Avenue. No offsite improvements are being proposed/shown at this time.

SITE PLAN REVIEW COMMENTS

The following site related comments shall be addressed by the applicant:

1. It appears that the site proposes an inverted crown in the roadway pavement area. We recommend that the applicant utilize a concrete valley gutter or add additional roadway underdrain under the road to improve drainage and improve the life cycle of the proposed roadway.
2. It appears that the applicant is proposing to remove and replace most, but not all of the existing sidewalk along the frontage of the property adjacent to Grand River Ave. We recommend that the applicant removes and replaces all of the sidewalk along Grand River Ave within the property frontage.
 - a. Additionally, we recommend that the applicant connects the sidewalks in front of the townhomes to the public sidewalk located in the right-of-way and, also, the sidewalks between the northern and southern proposed townhomes.



3. A representation of how a garbage truck, or the largest anticipated vehicle, will access the proposed site shall be provided. It is recommended an AutoTurn turning template be added to the plans prior to future submittals. The applicant may want to consider dumpster enclosure(s) versus roll off pick up.
4. The applicant shall include water main and sanitary sewer easements, per the City Engineering Standards, on the plans as the utilities servicing the site are not entirely proposed to be located within the public right-of-way.
5. The proposed water and sanitary main sizes and materials shall be shown on the utility plan.
6. The applicant shall revise the locations of the proposed water services and sanitary leads. Per the City Engineering Standards, the minimum horizontal distance between water services and sanitary sewer leads is 3-feet. However, we recommend more than that minimum in the event future construction is required on either.
7. The location of the proposed curb stop boxes shall be shown on the utility plan.
8. A stormwater narrative shall be included on the plans including the description of all BMPs.
9. Per ADA guidelines, at least one of the proposed onsite parking spaces shall meet the requirements of a van accessible parking space.
10. The applicant shall provide further elevation details for the proposed retaining wall on the southern side of the site.
11. It appears the plans only provide one (1) benchmark. The applicant shall include a minimum of two (2) benchmarks and their descriptions on the plans. The applicant shall note that all elevations shall be referenced to the North American Vertical Datum of 1988 (NAVD '88).
12. It appears that the proposed mailbox cluster is proposed to be constructed over the top of the underground stormwater detention system. The applicant shall verify that this mailbox location will not impact access to or the function of the system.

PRELIMINARY DETAILED ENGINEERING COMMENTS

The following preliminary detailed engineering comments are being offered to the applicant in advance of the detailed engineering plan review:

1. The applicant shall provide spot elevations at all four corners of all proposed barrier-free parking spaces, access aisles, ramps, and level landings, as well as at 50-foot intervals along all sidewalks (proposed and existing) to ensure ADA compliance. The applicant shall note that the cross slope shall not exceed 2%.
2. The applicant shall provide profiles for all utilities (water, sanitary, and storm sewer) on the plans. These profiles shall include invert elevations, pipe sizes, proposed materials, lengths, and slopes. In addition, the hydraulic grade lines shall be clearly indicated on all storm sewer profiles.
3. The applicant shall provide a detail of the proposed stormwater treatment structure and underground detention system which shall include a maintenance plan and appropriate access points for cleaning. The plans should identify if this detention system will allow for infiltration and how that will work with the geotechnical data collected to date. Additionally, stormwater calculations in accordance with Oakland County standards shall be provided.
4. The applicant shall provide structural calculations for the proposed retaining wall.
5. The applicant shall provide City of Farmington standard details in the plan set. OHM can provide these upon request.

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.
- ▶ The final PUD agreement will need to be reviewed and approved by the City Council following all administrative reviews by the City and its consultants.
- ▶ An MDOT Permit will be required for any work proposed in the Grand River Avenue right-of-way.
- ▶ An OCWRC soil erosion and sedimentation control permit will be required as the total site disturbance is greater than 1 acre.



- ▼ An EGLE (ACT 399) Permit will be required for all proposed water main improvement work.
- ▼ An EGLE (Part 41) Permit will be required for the new public sanitary sewer being proposed.
- ▼ 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 austin.downie@ohm-advisors.com.

Sincerely,
OHM Advisors

Handwritten signature of Matthew D. Parks in black ink.

Matthew D. Parks, P.E.

Handwritten signature of Austin Downie in black ink.

Austin Downie

cc: Jeff Bowdell, City of Farmington
Chuck Eudy, City of Farmington
Dan LeClair, P.E., Greentech Engineering, Inc.
Fabio Cervi, Cervi Construction, LLC
File

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Farmington Planning Commission Staff Report	Planning Commission Date: February 13, 2023	Reference Number 5
Submitted by: Kevin Christiansen, Planning and Building Director		
Description Planned Unit Development (PUD) Preapplication Conference – Legion Square, 31775 Grand River Avenue		
<p><u>Background</u></p> <p>This item is a pre-application conference (discussion and review) with the Planning Commission on a proposed PUD planned unit development concept plan for the redevelopment of the American Legion Hall property located at 31775 Grand River Avenue. Article X. PUD Planned Unit Development, Section 35-135. Approval Procedure, of the Zoning Ordinance, provides PUD applicants an opportunity to request an optional pre-application conference with the Planning Commission on a proposed PUD concept plan. The purpose of the pre-application conference is to discuss the appropriateness of a PUD and the concept plan to solicit feedback and to receive requests for additional materials supporting the proposal. An applicant desiring such a conference shall request placement on a Planning Commission agenda. The Grand River Corridor Improvement Authority (CIA) held a pre-application conference regarding the proposed PUD as requested by the applicant at their 2/9/23 meeting.</p> <p>The applicant, Cervi Construction, LLC, has submitted a PUD concept plan and support materials for the redevelopment of the American Legion Hall. The concept plan and support materials include a project narrative dated February 2, 2022, an overall project concept plan showing 32 townhouse condominium/apartment style attached 3-story residential units located in 4 buildings of 8-units each, a proposed/example building elevation, and a proposed floor plan for the proposed Legion Square. An aerial photo of the site is also attached. The applicant will be at the February 13th, 2023 meeting to present the PUD concept plan to the Commission.</p> <p>Attachments</p>		

specific in terms of comments made and my suggestion would be to include language to that effect again as well as the recommendations in the two OHM letters and also reference in accordance with any action with the submitted site plan and support materials provided by the Applicant.

Commissioner Crutcher asked staff about the question from the public regarding window signs and asked if the ordinance addresses that Christiansen replied there is a certain percentage that may be utilized but there is a 50% limitation so there is that limitation and how they're placed, so that would have to comply. Wall signage is permitted but there are limitations on that, and the nonconforming sign will have to be removed and any ground type signage would have to be a monument sign in accordance with the City's requirements. Crutcher asked if the window signage is in compliance currently and Christiansen replied it may or may not be but this will give them an opportunity to address that issue.

Commissioner Mantey discussed the comment in the OHM review letter regarding that there should be a model of how the largest vehicle will maneuver the site and Christiansen replied that during plan review they will be taking a look at turn radiuses and the comments in the letter.

MOTION by Kmetzo, supported by Crutcher, to move to approve the Special Land Use Site Plan Review, Shell Gas Station, 37375 Grand River, contingent upon site plan comments provided in the two OHM review letters; in addition that the signage be in compliance with any current ordinance of the City of Farmington, and that the Petitioner be allowed to retain the two driveways proposed in the site plan.

Motion carried, all eyes.

Perrot thanked the Petitioner.

**PLANNED UNIT DEVELOPMENT (PUD) PREAPPLICATION CONFERENCE –
LEGION SQUARE, 31775 GRAND RIVER AVENUE**

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

Director Christiansen stated this is item is a preapplication conference, a discussion and review with the Planning Commission on a proposed Planned Unit Development Concept Plan for the redevelopment of the American Legion Hall located at 31775 Grand River Avenue. Article X, PUD Development, Section 35-135, Approval Procedure of the Zoning Ordinance provides PUD applicants an opportunity to request an optional preapplication conference with the Planning Commission. The purpose is to discuss the appropriateness of a PUD and the concept plan to solicit feedback and to receive requests

for additional materials supporting the proposal. An applicant desiring such should request placement on a Planning Commission agenda. The Grand River Corridor Improvement Authority, CIA, held a preapplication conference regarding same as requested by Applicant at their February 9, 2023 meeting. The Applicant, Cervi Construction, has submitted a PUD concept plan and support materials for the redevelopment of the American Legion Hall property. The concept plan and support materials include a project narrative dated February 2, 2023, an overall project concept plan showing 32 townhouse condominium style attached three story residential units which are to be located in four buildings of eight units each. Also submitted is a proposed sample building elevation and a proposed floor plan for the proposed Legion Square. An aerial photo of the site is also attached. The Applicant, Mr. Fabio Cervi, is at the meeting this evening to present this to the Commission.

The Grand River Corridor Authority which was established in 2012 developed a Vision Plan for the corridor for redevelopment along Grand River from the east end of downtown east of the east end of the City of Farmington. That Vision Plan was recently amended in 2022. There is also in place a development and TIF plan created by the GRCIA adopted in 2014 that is part of the focus of redevelopment of the corridor. The GRCIA also created and was adopted by the City as it went through the process and City Council as part of the Zoning Ordinance the Grand River Corridor Overlay District. The property which is shown in red, you can see Grand River, you can see the Legion Hall property, you can see the hall and you can see the parking which occupies probably about three quarters of the site, Brookdale Condominium to the west and to the east is the Dolphin Center which is a four-unit commercial center located on Grand River Avenue. Then you'll see Sherwood Avenue and also if we were to go back up, Shaw Street is to the east, these are single family homes that are adjacent to the Legion Hall property to its east and to the south.

Director Christiansen went through the concept plan on the screen. It shows 32 units in four buildings of eight units each, so the intent of Mr. Cervi is to raze, to demolish the existing Legion Building and to repurpose the site and to move forward with this residential redevelopment.

Vice Chair Perrot called the Petitioner to the podium.

Fabio Cervi, Cervi Construction, 12410 Stark Road, Livonia, came to the podium. He thanked the Commission for allowing him the opportunity to present this preliminary conference for the American Legion Building. This is something we've done previously in Farmington at the Orchards, so basically, we're taking something that is working for us

there and applying it to this location, very similar layout, very similar building styles and etc., and again these are high end luxury townhomes.

Todd Craft came to the podium and stated this plan meets with the Vision Plan when it was developed for the Corridor as well as the zoning requirements of the property. He stated they have had great success in Farmington with their eleven units rented at \$2,000 to \$2,200 a month. He stated these are built as condos which means the level of finish is higher, the level of separation is higher so we can charge a higher level of rent, right now we're getting \$1.25 a foot in the Orchards project. So, overall we think it will be a catalyst project for that corridor and hoping it will spark additional improvements.

Vice Chair Perrot opened the floor for questions from the Commissioners.

Commissioner Kmetzo inquired about the timeline of construction and Cervi replied with the steps required for the PUD, they are working towards breaking ground no later than the spring of 2024, if approval is earlier they'll break ground in fall, and start to finish it should take two years. We just completed one in Farmington Hills, the Brownstones at Eldon Creek, and we started those right at Covid and with the supply chain issues we completed that in 2.5 years.

Kmetzo then asked if the units will be rented or leased and Cervi replied yes, but down the road they can be converted to condos.

Perrot asked if the property has been purchased yet and Cervi replied it is under contract subject to approval.

Crutcher asked if the property would be developed in phases or will all 32 units be developed simultaneously and Cervi replied we'll probably start with the first two closest to Grand River and then the next two but it will be continuous construction.

Kmetzo asked what the Planning Commission's responsibility is for tonight's agenda and Christiansen replied this preapplication conference is really an opportunity for a developer, investor or applicant to take the temperature of the Planning Commission, how you feel what their interest is, what their proposal is, and to ask questions, whatever they might be and there is no action to take place, but they can make a decision if they want to move forward to the next step, Step 2, which is submittal of the formal PUD application, required materials and information required as well as fees and escrow money required. And then that moves forward. Because it is in the Grand River Corridor, they also have the responsibility of reviewing all materials, applications, plans, and making

recommendations to you. You then have that same responsibility and are requested to schedule the required PUD Public Hearing. That's Step 3 when you hold that Public Hearing and property owners within 300 feet are sent notice, which is also placed on the City's website and published in our newspaper. The Public Hearing then is held and the Planning Commission is responsible for taking action on the preliminary plan and forwarding that action to the City Council. The City Council is the fourth step and they are responsible for approving the development agreement and then it comes back to the Planning Commission for approval of the final site plan.

Crutcher addressed the number of units and the number of guest parking spaces for the site as well as the green space on the site.

Cervi stated there will be a decent amount of landscaping in the back where we plan to do underground retention.

Perrot thanked the Petitioners.

DISCUSSION OF 2024-2029 CAPITAL IMPROVEMENT PROGRAM AND REQUEST TO SCHEDULE PUBLIC HEARING

Vice Chair Perrot introduced this item and turned it over to staff.

Director Christiansen stated that in the December Planning Commission meeting Steve Majoros was appointed to serve on the CIP Steering Committee and that three meetings have been held to date discussing the current and future needs of the City as part of the City's Master Plan process. He stated the CIP is a six-year plan which serves as a guide for the City as far as projects. The purpose of this item is to schedule the required Public Hearing for the March meeting.

MOTION by Mantey, supported by Crutcher, to schedule the Public Hearing for the 2024-2029 Capital Improvement Program for the March Planning Commission meeting.
Motion carried, all ayes.

UPDATE – CURRENT DEVELOPMENT PROJECTS

Vice Chair Perrot introduced this item and turned it over to staff.

Director Christiansen gave an update on the continuing development projects in the City.

PUBLIC COMMENT

The following audience members spoke during Public Comment:

Kim Campbell, 31622 Shaw
Bev Mamayek, 31708 Sherwood
James and Julie Misaros, 31702 Sherwood

PLANNING COMMISSION COMMENT

Commissioner Kmetzo thanked the audience members who spoke candidly and openly and thanked them for attending the meeting.

Director Christiansen informed the Commissioners about the availability of training sessions.

ADJOURNMENT

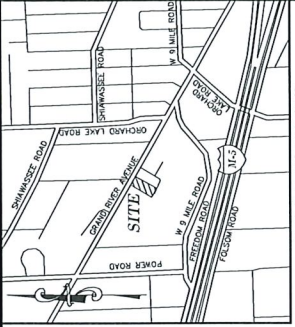
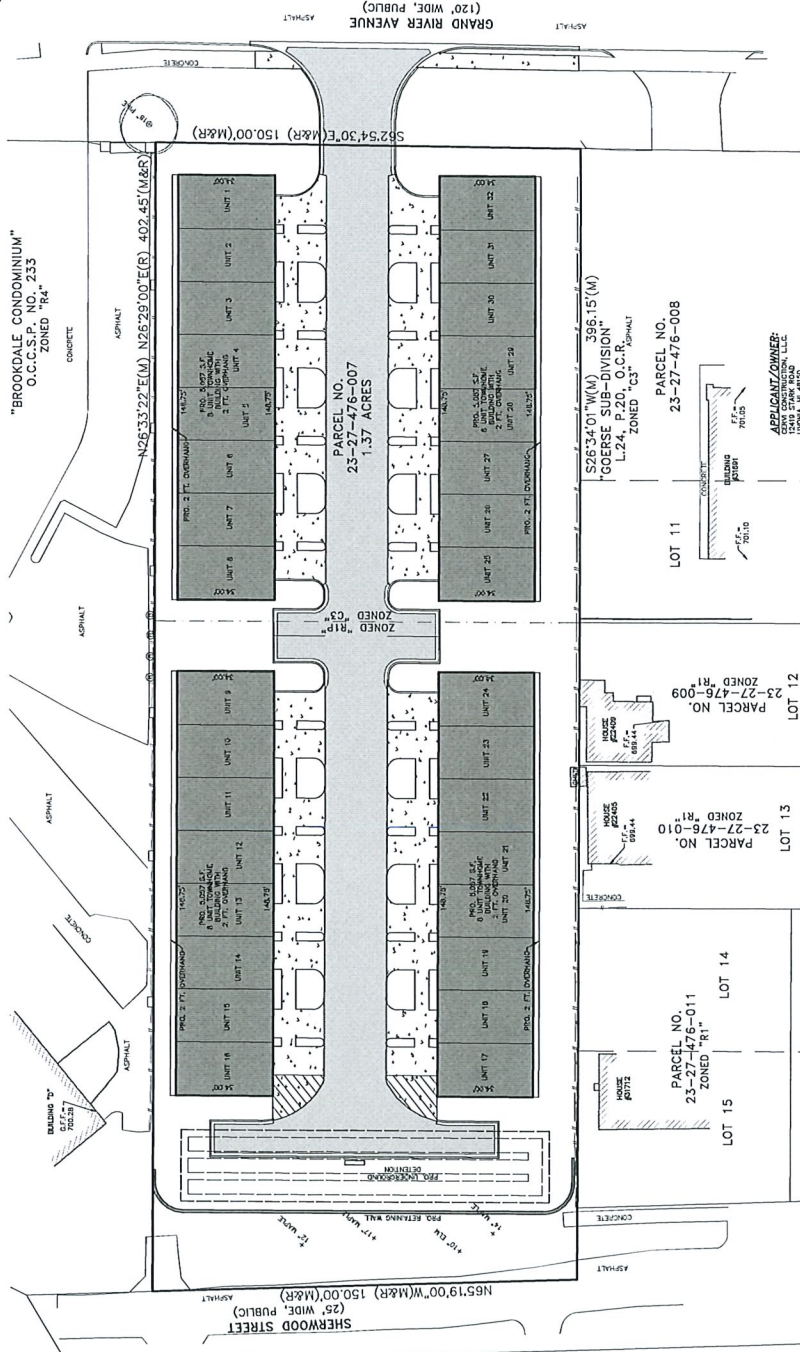
MOTION by Crutcher, supported by Kmetzo, to adjourn the meeting.
Motion carried, all ayes.

The meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Secretary

SITE PLAN
for
LEGION SQUARE
31775 GRAND RIVER AVENUE
CITY OF FARMINGTON
OAKLAND COUNTY, MICHIGAN



- SHEET INDEX:**
1. COVER SHEET
 2. PLANNING PLAN
 3. EXISTING CONDITIONS
 4. DEMOLITION PLAN
 5. CONSTRUCTION PLAN
 6. UTILITY PLAN
 - L-1 LANDSCAPE PLAN
 - L-2 LANDSCAPE DETAILS
 - 1 OF 2 PHOTOMETRIC PLAN

ARCHITECT/ENGINEER:
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WWW.CERYLCONSTRUCTION.COM

PROJECT NARRATIVE:
PROPOSED CONSTRUCTION OF FOUR BUILDINGS AND UTILITY WORK TO BE COMPLETED BY THE END OF THE YEAR FOR THE TOWNHOME.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE ARCHITECT NOR ENGINEER SHALL BE RESPONSIBLE FOR THE SAFETY OF ANY PERSONS, OR ANY OTHER PERSONS, OF THE WORK OF ANY NEARBY CONSTRUCTION, OR OF ANY OTHER PERSONS.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE WAY ONLY AND SHOULD BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY DAMAGE TO ANY EXISTING UTILITIES.

GREENTECH
ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
21472 PONTIAC TRL, FARMINGTON, MI 48333
PHONE: (248) 668-0700 FAX: (248) 668-0701

COVER SHEET

CERYL CONSTRUCTION, L.L.C.

31775 GRAND RIVER AVENUE - PARCEL NO. 23-27-476-007
SECTION 27
TOWNSHIP 18 N
RANGE 9 E
MICHIGAN

DATE: 4-17-2023
DRAWN BY: CDH
CHECKED BY: JPP/DLL
SCALE: 1"=20' (HORIZONTAL)
SCALE: 1"=20' (VERTICAL)

33-447

GENERAL UTILITY NOTES

- ALL UTILITY LINES, STRUCTURES AND FITTINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MICHIGAN STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
- NO PHYSICAL CONNECTION TO THE EXISTING WATER MAIN CAN BE MADE UNTIL ALL NEW WATER MAINS ARE INSTALLED AND PROVED.
- ALL WATER MAINS SHALL BE 36" DIAMETER UNLESS OTHERWISE NOTED.
- ALL WATER MAINS SHALL BE PROVIDED WITH 3" COVER UNLESS OTHERWISE NOTED.
- ALL UTILITY LINES SHALL BE PROVIDED WITH 18" COVER UNLESS OTHERWISE NOTED.
- ALL UTILITY LINES SHALL BE PROVIDED WITH 12" COVER UNLESS OTHERWISE NOTED.
- ALL UTILITY LINES SHALL BE PROVIDED WITH 6" COVER UNLESS OTHERWISE NOTED.
- ALL UTILITY LINES SHALL BE PROVIDED WITH 3" COVER UNLESS OTHERWISE NOTED.
- ALL UTILITY LINES SHALL BE PROVIDED WITH 1.5" COVER UNLESS OTHERWISE NOTED.
- ALL UTILITY LINES SHALL BE PROVIDED WITH 0.75" COVER UNLESS OTHERWISE NOTED.
- ALL UTILITY LINES SHALL BE PROVIDED WITH 0.375" COVER UNLESS OTHERWISE NOTED.
- ALL UTILITY LINES SHALL BE PROVIDED WITH 0.1875" COVER UNLESS OTHERWISE NOTED.
- ALL UTILITY LINES SHALL BE PROVIDED WITH 0.09375" COVER UNLESS OTHERWISE NOTED.
- ALL UTILITY LINES SHALL BE PROVIDED WITH 0.046875" COVER UNLESS OTHERWISE NOTED.
- ALL UTILITY LINES SHALL BE PROVIDED WITH 0.0234375" COVER UNLESS OTHERWISE NOTED.

GRADING AND DRAINAGE LEGEND:

TR = TOP OF ROADWAY
 TP = TOP OF PAVEMENT
 TW = TOP OF WALK
 BF = BOTTOM OF WALK
 TC = TOP OF CURB
 FC = FINISH GRADE
 FF = FINISH FLOOR
 FW = TOP OF WALL
 FWALL = BOTTOM OF WALL
 SLOPE = POSITIVE SLOPE DIRECTION

LEGEND

DPB = CONCRETE
 DP = ASPHALT
 DR = PROPOSED DRAINAGE
 DW = DRAINAGE
 DS = SAND FILL
 DSA = SAND FILL WITH ASPHALT
 DSB = SAND FILL WITH CONCRETE
 DSC = SAND FILL WITH GRAVEL
 DSD = SAND FILL WITH GRAVEL AND ASPHALT
 DSE = SAND FILL WITH GRAVEL AND CONCRETE
 DDF = SAND FILL WITH GRAVEL AND ASPHALT AND CONCRETE
 DDG = SAND FILL WITH GRAVEL AND ASPHALT AND CONCRETE AND SAND
 DDH = SAND FILL WITH GRAVEL AND ASPHALT AND CONCRETE AND SAND AND ASPHALT
 DDJ = SAND FILL WITH GRAVEL AND ASPHALT AND CONCRETE AND SAND AND ASPHALT AND SAND

HATCH LEGEND

CONCRETE
 ASPHALT
 PROPOSED BUILDING
 EXISTING BUILDING

BEACHMARK:

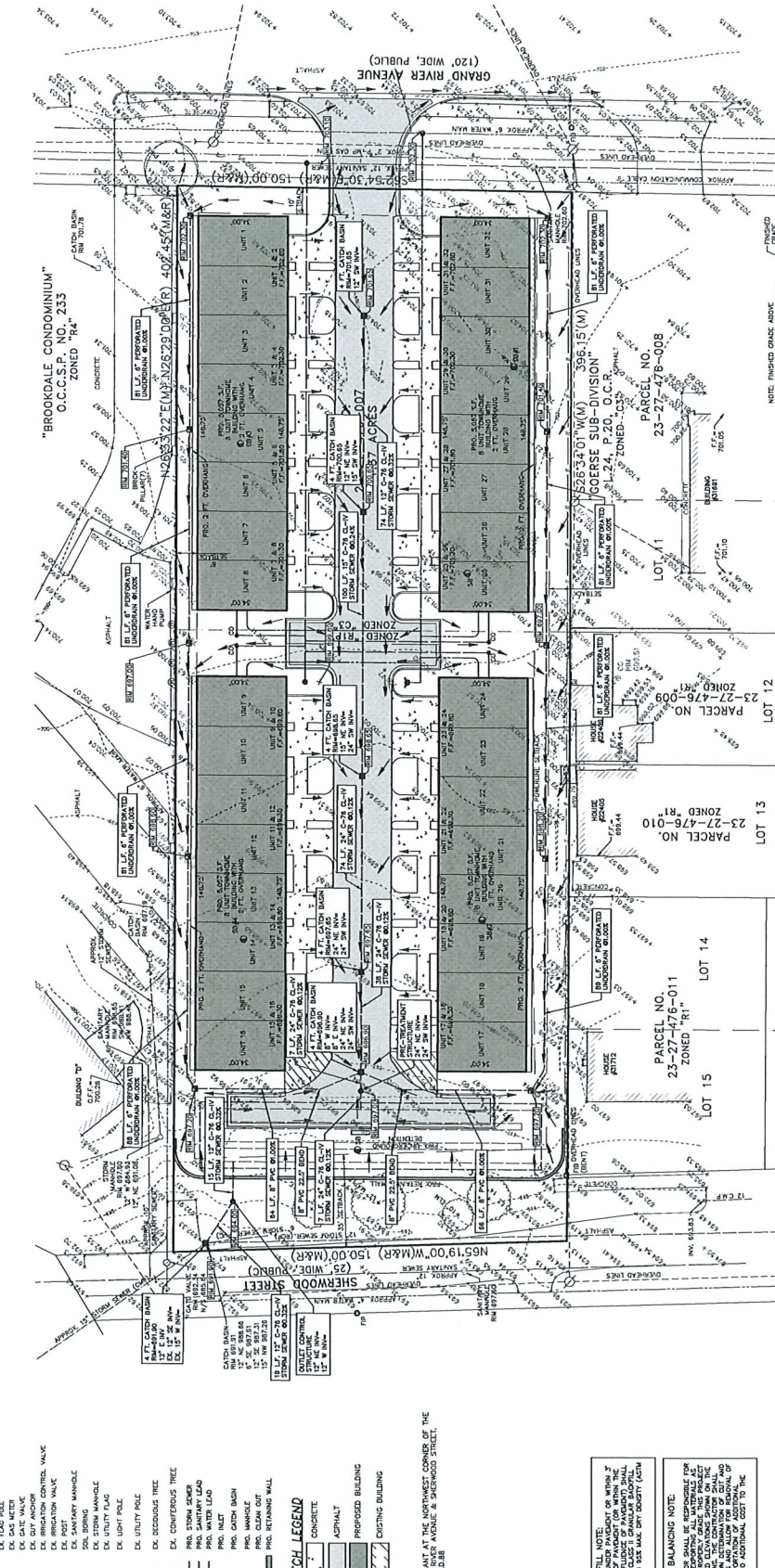
INTERSECTION OF GRAND RIVER AVENUE & SHERWOOD STREET.
 ELEVATION: 194.71 (NAVD83)

SAND BACKFILL NOTE:

ALL SAND BACKFILL SHALL BE 3/4" SAND WITH 10% ASPHALT OR 2" SAND WITH 10% CONCRETE. THE SAND SHALL BE PLACED IN 6" LIFTS AND COMPACTED TO 95% RELATIVE COMPACTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION AND INSTALLATION OF SAND BACKFILL.

EARTHWORK BALANCING NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE BALANCING OF EARTHWORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION AND INSTALLATION OF EARTHWORK BALANCING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION AND INSTALLATION OF EARTHWORK BALANCING.



BROOKDALE CONDOMINIUM"
 O.C.C.S.P. NO. 233
 ZONED "R4"

GENERAL UTILITY NOTES

GRADING AND DRAINAGE LEGEND:

LEGEND

HATCH LEGEND

BEACHMARK:

SAND BACKFILL NOTE:

EARTHWORK BALANCING NOTE:

GREENTECH ENGINEERING, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 11115 KERRY STREET, SUITE 100
 BOSTON, MA 02130
 PHONE: (617) 688-0700 FAX: (617) 688-0701
 WWW.GREENTECHENGINEERING.COM



88
 Know what you're buying.
 Call before you dig.

CERRY CONSTRUCTION, L.L.C.
 UTILITY PLAN
 31775 GRAND RIVER AVENUE - PARCEL NO. 23-27-476-007
 SECTION 27
 OAKLAND COUNTY
 RANGE 9 E.
 TOWNSHIP 36 N.
 RANGE 9 E.

DATE: 4-17-2023
 DRAWN BY: CBN
 CHECKED BY: JPP/DJA
 SCALE: 1/8" = 1'-0"

6
 SHEET NO. OF 6
 SCALE: 1/8" = 1'-0"

NOT TO BE USED AS CONSTRUCTION DRAWINGS

PERFORATED UNDERDRAIN
 NOT TO SCALE

Seal:



Title:
Landscape Plan

Project:
**Legion Square
Farmington, Michigan**

Prepared for:
Cervi Construction
12419 Shook Road
Livonia, Michigan 48150

Revision:
Submission

Issued:
April 17, 2023

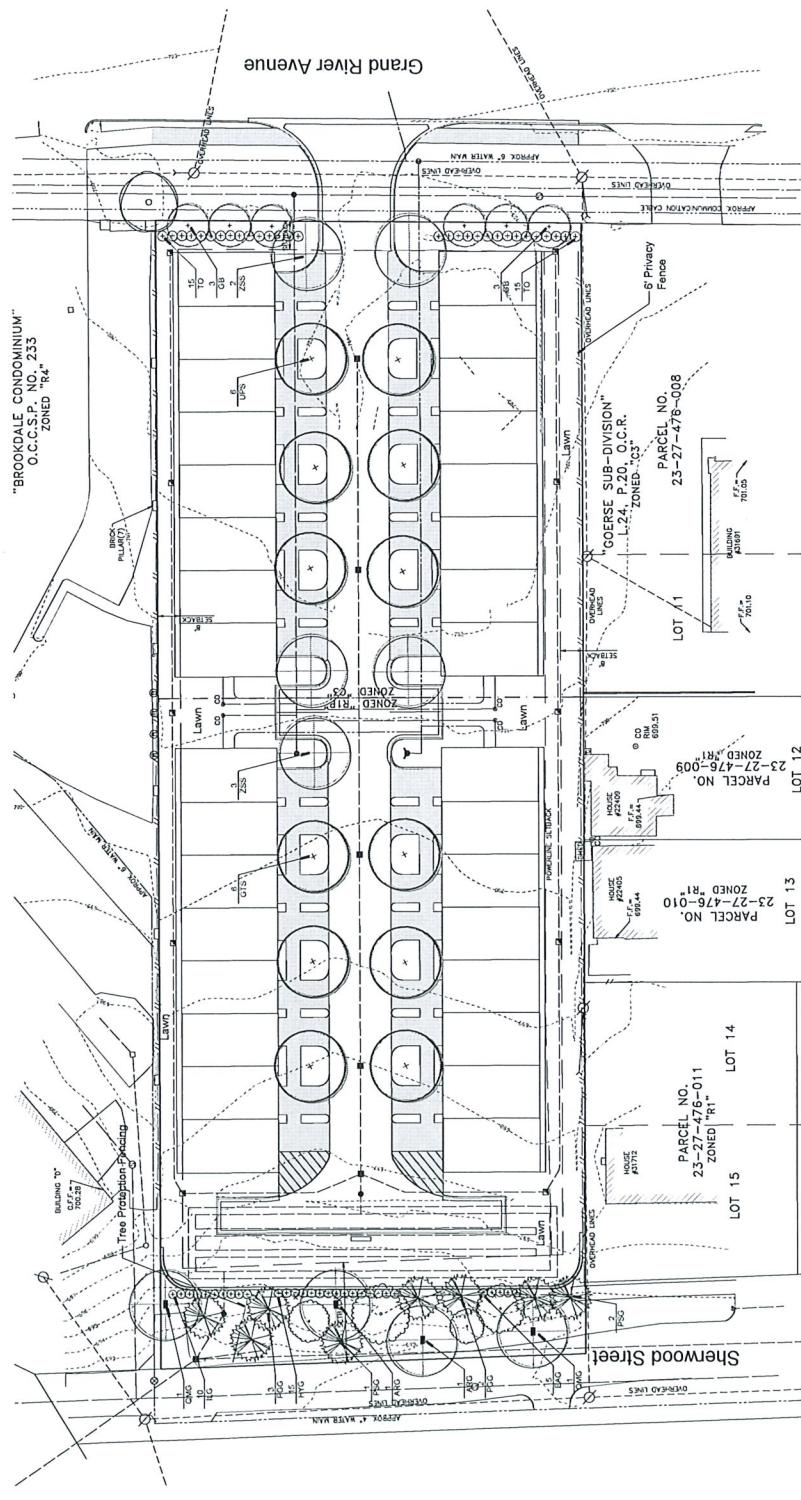
Job Number:
234003

Drawn By: jca
Checked By: jca



0' 5' 10' 20'
1"=20'

Sheet No. **L-1**



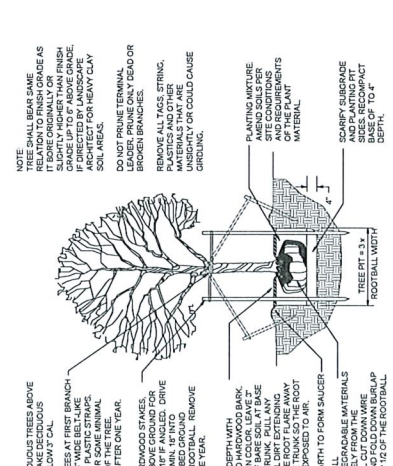
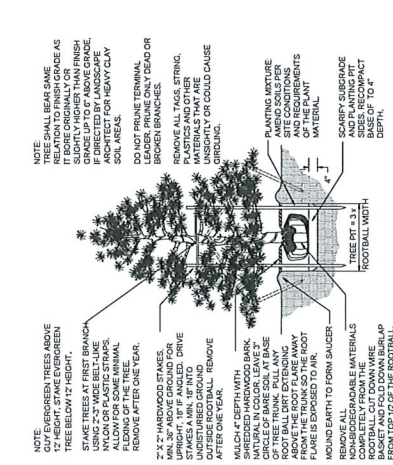
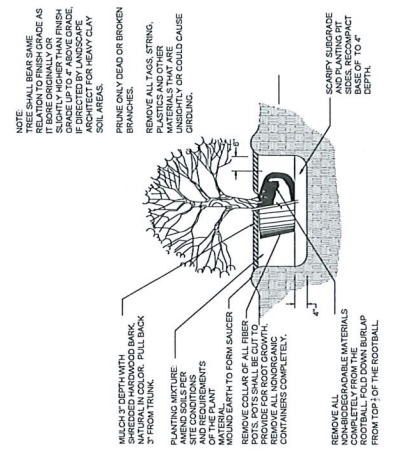
Plant List

Sym	Qty	Botanical Name	Common Name	Color	Spacing	Code	Height
C	10	Colinus alba 'Prunella Variety'	Prunella Variety	White	3.5'	at shown	BBB
T	50	Thymus occidentalis 'Tangerine'	Tangerine Thyme	Yellow	at shown	BBB	8'
C	2	Artemisia tridentata	Red Fennel Sage	White	2.5'	at shown	BBB
A	7	Asplenium nidus 'Lion's Tail'	Asplenium	Green	at shown	BBB	24"
H	15	Hydrangea serrata	White Lace Hydrangea	White	at shown	BBB	24"
R	10	Rosa glauca 'Duchess of Edinburgh'	Rose	White	at shown	BBB	24"
P	3	Prunus americana	Wild Cherry	White	at shown	BBB	8'
C	2	Cornus masconata	Black Spice	White	at shown	BBB	8'
S	4	Scilla maritima 'Purpurea'	Spring Flowering Bell	Purple	at shown	BBB	2.5'
S	50	Shibboleth (E. J. B. Strickland)	Street Tree	Green	at shown	BBB	2.5'
S	6	Shibboleth (E. J. B. Strickland)	Street Tree	Green	at shown	BBB	2.5'
S	5	Zinnia venusta 'Queen Victoria'	Zinnia	White	at shown	BBB	2.5'
T	17	Street Trees Provided	Street Trees Provided				

Landscape Summary

Existing Zoning	CP, RIP
Greenbelt Length	150 LT.
Trees Required	6 Trees
Shrubs Required	30 Shrubs
Shrubs Provided	30 Shrubs
Landscape Buffer	Proposed 6' Vinyl Fence
Soil Erosion Control	6' Vinyl Fence
Canopy Trees Required	7.5 Trees (150 / 20)
Shrubs Required	30 Shrubs (150 / 5)
Evergreens Provided	8 Trees
Shrubs Provided	30 Shrubs (150 / 5) x 4
Street Trees	16.8 Trees (872 / 51)
Trees Provided	17 Trees





DECIDUOUS TREE PLANTING DETAIL

Project: Legion Square Farmington, Michigan

Title: Landscape Details

Job Number: 23-003

Drawn By: [Signature]

Checked By: [Signature]

Prepared for: Cerri Construction 12419 Stark Road Livonia, Michigan 48150

Revision: Issued: December 1, 2021

Submitted: [Signature]

Job Number: 23-003

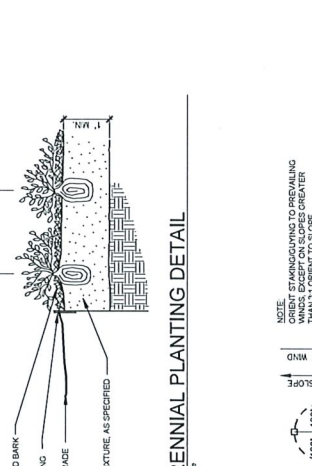
Drawn By: [Signature]

Checked By: [Signature]

LANDSCAPE NOTES

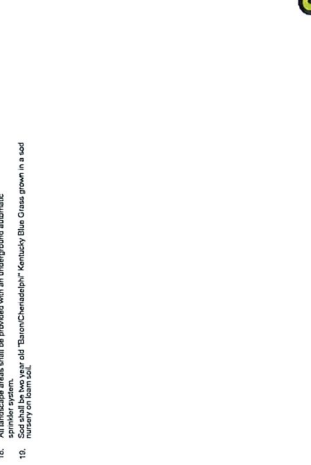
- All plants shall be north Midwest American native species, No. 1 grade plant material, and shall be true to name, free from physical damage and weed born.
- Plantings shall be well watered, and in healthy vigorous growing condition.
- Plants shall be watered before and after planting in complete accordance with the manufacturer's instructions. Plants shall be watered to establish a normal growth cycle for at least two (2) full years following planting.
- All material shall conform to the guidelines established in the most recent edition of the American Standard for Nursery Stock.
- Plants shall be watered before and after planting in complete accordance with the manufacturer's instructions. Plants shall be watered to establish a normal growth cycle for at least two (2) full years following planting.
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SHRUB PLANTING DETAIL

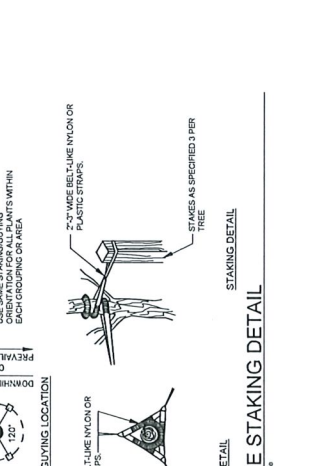


SHRUB PLANTING DETAIL

PERENNIAL PLANTING DETAIL



EVERGREEN TREE PLANTING DETAIL



EVERGREEN TREE PLANTING DETAIL

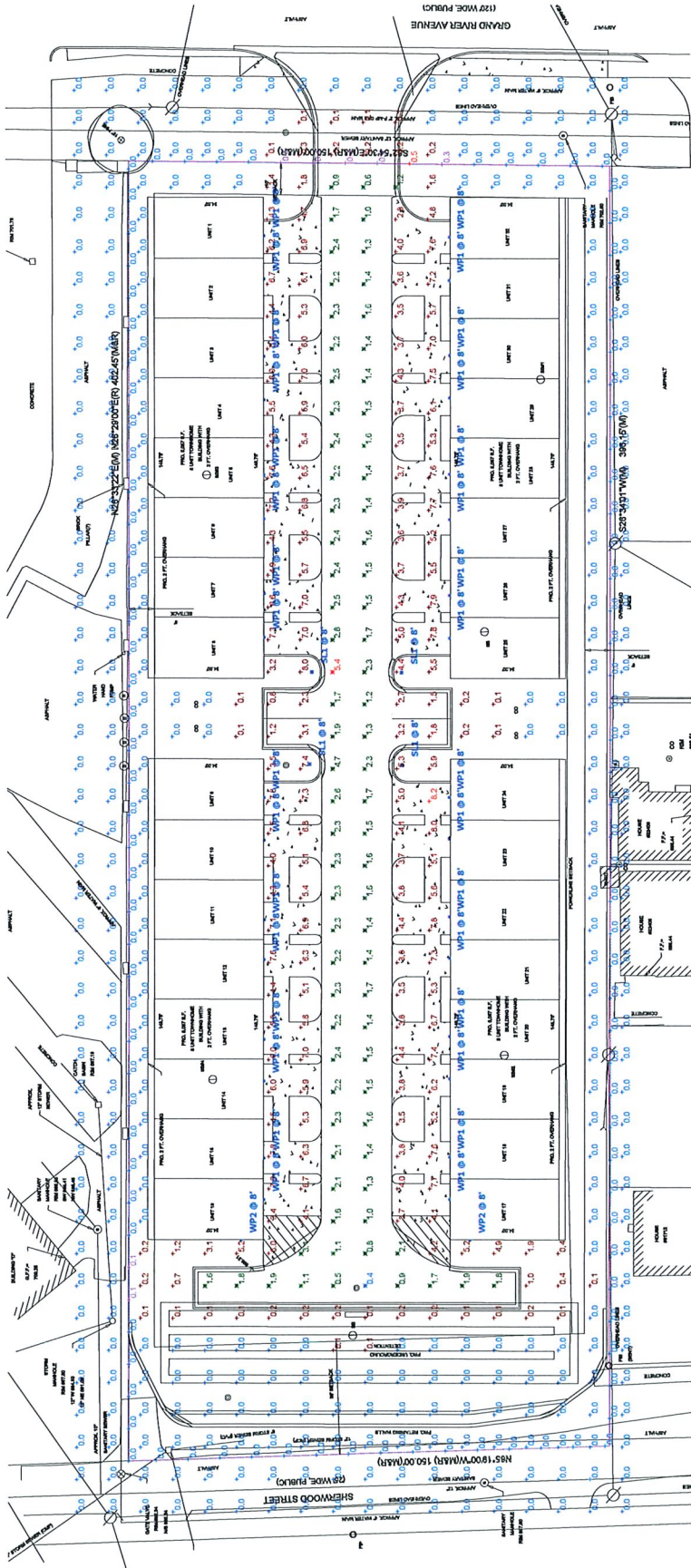
STAKING DETAIL



STAKING DETAIL



STAKING DETAIL



Statistics

Description	Symbol	Avg	Max	Min	Avg/Min	Max/Min
Overall Grade	+	1.5 fc	8.2 fc	0.0 fc	N/A	N/A
Property Line	+	0.0 fc	0.5 fc	0.0 fc	N/A	N/A
Central Drive and Parking	⊗	1.8 fc	5.4 fc	0.4 fc	4.5:1	13.5:1

Schedule

Label	Quantity	Manufacturer	Catalog Number	Description	Lumens Per Lamp	Light Loss Factor	Wattage
SL1	4	Brownlee Lighting	7080-C17-40K	Black plastic housing, aluminum reflector, frosted plastic lens enclosure	1811	0.9	16.21
WP1	32	Lithonia Lighting	WDGE2 LED P3 40K 80CRI T17M PE	WDGE2 LED WITH P3 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE FORWARD THROW MEDIUM OPTIC	3166	0.9	32.1375
WP2	2	Lithonia Lighting	WDGE2 LED P3 40K 80CRI T3M PE	WDGE2 LED WITH P3 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE 3 MEDIUM OPTIC	3216	0.9	32.1375

General Note:
 1. SEE DRAWING FOR LUMINAIRE MOUNTING HEIGHT.
 2. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0'
 3. LIGHTING ALTERNATES REQUIRE NEW PHOTOMETRIC CALCULATION AND RESUBMISSION TO CITY FOR APPROVAL.
 THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN A STANDARD ROOM. FIELD CONDITIONS MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.
 THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.
 THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.
 MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.
 FOR ORDERING INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.
 FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT AS6@GASSERBUSH.COM OR 734-266-6705.
 THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.
 MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

COLONIAL

STANDARD SPECIFICATIONS

HOUSING: The housing is constructed from an injection molded 15 casted polycarbonate housing.

FINISH: The finish is a standard black powder coat. The housing is constructed from a cast, 15% glass filled and 65% polycarbonate lamp housing.

LED PERFORMANCE - 3500K STANDARD
Average output @ 110V input
Operating ambient temperature: -20°C to +47°C (127°F)

Delivered 3500K lumens output. Consult Brownlee.com for performance of all CCTs.

B12 - 12W nominal, 10A input - 1524lm, Dimmable (0-10V)

C14 - 20W nominal, 10A input - 2024lm, Dimmable (0-10V)

C24 - 20W nominal, 20A input - 2024lm, Dimmable (0-10V)

MOUNTING: The B06 insert lens is designed for 2" diameter pipes.

FINISH: This series is available in a standard black powder coat.

WARRANTY: 3 year limited warranty on this LED product. Consult factory for details.

ORDERING INFORMATION
7080 Model _____ 2 _____ 3 _____ 4 (if required)

3. COLOR TEMPERATURE

- 35K 3500K standard color temperature
- 27K 2700K candle temperature
- 30K 3000K color temperature
- 40K 4000K color temperature

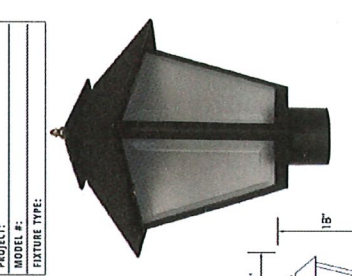
4. AVAILABLE OPTIONS

- BAC - Buy American Compliance
- ECIP - Extra Clear Impact Protection
- ESC - Extra Smooth Clear Lens
- FCU - Frost Clear Ultrasonic
- FEU - Frost Clear Ultrasonic
- HS5 - House-Sub-Silenced
- T24 - The 24/24 Compliance (B12 & C14 in 2020s only)

WARRANTY

3 year limited warranty on this LED product. Consult factory for details.

PROJECT: _____
MODEL #: _____
FIXTURE TYPE: _____

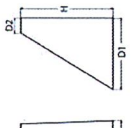


WEDGE2 LED

Architectural Wall Sconce
Precision Refractive Optic



Specifications
Depth (D2) 7"
Depth (D3) 1.5"
Height 9"
Width 11.5"
Weight 11.5 lbs. (without options)



Introduction
The WEDGE2 LED family is designed to meet specifiers' every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The oblong rectangular design is a sleek, modern wall sconce package ranging from 1,200 to 25,000 lumens, providing a true all-around solution. Embedded with a precision refractive optic, the WEDGE2 LED family provides maximum energy savings and color compliance. WEDGE2 with industry leading precision refractive optic provides superior color fidelity and optical control. When combined with multiple integrated emergency battery backup options, including an 18V cold temperature option, the WEDGE2 becomes the ideal lighting solution for precision and code applications in any environment.

WEDGE2 LED Family Overview

Approximate Lumen Output (lm)	W	H	D2	D1	Weight
1,200	4.0	7.0	1.5	4.0	2.500
2,000	5.0	7.0	1.5	4.0	2.500
3,000	6.0	7.0	1.5	4.0	2.500
4,500	7.0	7.0	1.5	4.0	2.500
8,000	11.5	9.0	1.5	4.0	4.500
12,000	11.5	9.0	1.5	4.0	4.500
18,000	11.5	9.0	1.5	4.0	4.500
25,000	11.5	9.0	1.5	4.0	4.500

Ordering information

Option	Package	Color Temperature	IP	Mounting	Shipped separately
W0021LED	P1	27K	27K	10W	10W
W0022LED	P2	27K	27K	10W	10W
W0023LED	P3	3000K	3000K	10W	10W
W0024LED	P4	4000K	4000K	10W	10W
W0025LED	P5	5000K	5000K	10W	10W
W0026LED	P6	4000K	4000K	10W	10W
W0027LED	P7	4000K	4000K	10W	10W

Standard System Configurations

- BAC** - Buy American Compliance
- ECIP** - Extra Clear Impact Protection
- ESC** - Extra Smooth Clear Lens
- FCU** - Frost Clear Ultrasonic
- FEU** - Frost Clear Ultrasonic
- HS5** - House-Sub-Silenced
- T24** - The 24/24 Compliance (B12 & C14 in 2020s only)

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- C14** - 20W nominal, 10A input - 2024lm, Dimmable (0-10V)
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- C14** - 20W nominal, 10A input - 2024lm, Dimmable (0-10V)
- C24** - 20W nominal, 20A input - 2024lm, Dimmable (0-10V)



FRONT ELEVATION - 8 UNIT BUILDING
SCALE: 3/16" = 1'-0"

