

FARMINGTON PLANNING COMMISSION PROCEEDINGS  
City Council Chambers, 23600 Liberty Street  
Farmington, Michigan  
November 14, 2016

Chairperson Crutcher called the Meeting to order at 7:00 p.m. at City Council Chambers, 23600 Liberty Street, Farmington, Michigan, on Monday, November 24, 2016.

**ROLL CALL**

Present: Buyers, Chiara, Crutcher, Gronbach, Kmetzo

Absent: Majoros, Waun

A quorum of the Commission was present.

**OTHER OFFICIALS PRESENT:** Director Christiansen; John Koncsol, Building Official/Code Enforcement Officer.

**APPROVAL OF AGENDA**

MOTION by Gronbach, seconded by Chiara, to approve the Agenda as submitted.

Motion carried, all ayes.

**APPROVAL OF ITEMS ON CONSENT AGENDA**

**a. Minutes of Regular Meeting – September 12, 2016**

Motion by Chiara, seconded by Buyers, to approve the items on the Consent Agenda.

Motion carried, all ayes.

**SITE PLAN REVIEW, CONSIDERATION TO APPROVE HOME ADDITION, 33614 ADAMS STREET**

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

Director Christiansen gave some background on this agenda item stating that homes in the Historical District of the City must present plans to the Historical Commission for their review and approval before any additions can be made to the home. He stated that plans were submitted by Vivid Design, on behalf of Joshua Klein, for a 475 square foot addition to the home located at 33614 Adams Street. He went over the information included in the Commissioners packets and went on to indicate that the site plan was approved by the Historical Commission at their October 27, 2016 meeting and is now before the Planning Commission for their review and approval.

Also included in the packet of information for the Planning Commission were minutes of a Zoning Board of Appeals meeting held on June 1, 1994 whereby a variance was granted for the existing home located at 33614 Adams Street and that the Petitioner's proposed addition is in accordance with that variance and meets the requirements of the Zoning Ordinance.

Building Official Koncsol gave background on the home and stated that the home was brought in as a modular home during a time that there was not much scrutiny as far as requirements of the structure and indicated the Petitioner's plans would enhance the home and dress it up.

Chairperson Crutcher called the Petitioner to the podium.

Jeff Harrison, architect from Vivid Design Group, described the changes proposed in the plans stating that it will be a dual story, split level addition on the southwest corner of the property, that will align with the existing home and will include improvements such as brick pavers and that basically it will be the addition of a master suite on the main floor and the basement level will be utilized as a playroom and office area. He stated they will match the existing trim, siding and shingles, include window improvements, and that the current master bedroom will be turned into a dining room.

Following a question by Chairperson Crutcher, Christiansen confirmed that no variance is needed as the side yard setback variance was granted in 1994 and that the Petitioner included a mortgage survey in their materials presented to the Planning Commission.

Buyers asked the Petitioner about the A-frame on the west side and how drainage will be handled and Harrison responded a drainage saddle will be put in there.

Gronbach inquired of Koncsol if all requirements were met as far as the current building code and he responded in the affirmative.

Chairperson Crutcher opened the floor for comments and questions by the public and none were heard.

Director Christiansen reiterated the process within which homes in the Historical District go through for approval and Kmetzo inquired if there were any additional conditions put on the by the Historical Commission and Christiansen responded it was approved as proposed.

MOTION by Buyers, supported by Chiara, to approve the site plan for 33614 Adams Street, subject to the addition of a drainage saddle on the west side, and that the approval is in accordance with the review and recommendation of the Historical Commission.  
Motion carried, all ayes.

### **PUBLIC COMMENT**

None heard

### **PLANNING COMMISSION COMMENTS**

Commissioner Chiara commented on the designation of Farmington being a Five Star Community and further discussion was held. He commended Director Christiansen on his input in achieving that designation.

Chiara also stated that he had spoken with the owner of a new business in Farmington who has businesses in other communities as well wherein the owner stated that Farmington is the best city that he has worked with.

The subject of the Final Draft of the Downtown Master Plan was discussed.

Buyers inquired of past designations awarded to the City and Christiansen responded.

### **STAFF COMMENTS**

Director Christiansen commented on the group effort involved in moving the City forward and thanked all of the members of the staff in working towards that goal.

### **ADJOURNMENT**

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

The meeting was adjourned at 7:22 p.m.

Respectfully submitted,

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Secretary