

FARMINGTON PLANNING COMMISSION PROCEEDINGS
City Council Chambers 23600 Liberty Street
Farmington, Michigan
Monday, April 9, 2012

Chairperson Christiansen called the meeting to order at 7:00 p.m. in the Farmington City Council Chambers, 23600 Liberty Street, Farmington, Michigan.

ROLL CALL

Present: Babcock, Bowman, Chiara, Christiansen, Crutcher, Gronbach, Scott,
Absent: None.

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: City Manager Pastue, Inspector Koncsol

OTHERS PRESENT: Sherrin Hood, LSL Planning.

APPROVAL OF AGENDA

MOTION by Bowman, seconded by Gronbach, to approve the agenda as submitted.
Motion carried, all ayes.

Adult Day Care Special Land Use – Grand Dry Cleaners, 32821 Grand River

A. Public Hearing

Sherrin Hood gave an overview of the Special Land Use request, stating it would be compatible with the goals and objectives of the Master Plan, that the proposed use would be appropriate.

Vince Cataldo, architect for the project, was present.

MOTION by Gronbach, seconded by Scott to move to open public hearing.
Motion carried, all ayes.

Public Hearing

Carolyn Wolf of River Glen, inquired about an elevator being present in building to service the second floor tenants.

Pamela Stopper of River Glen, questioned the parking available at the location.

MOTION by Chiara, seconded by Crutcher to close the public hearing.
Motion carried, all ayes.

B. Consideration to Approve of Adult Day Care Special Land Use

Christiansen opened the floor up for commissioner questions of the Architect.

Chiara stated that the elevator is not indicated on the site plan.

Scott inquired if there were plans to operate the day care on both floors.

Hood responded that any deviation would have to come back to Planning Commission for review.

Christiansen indicated the following emails were received late in the day: Bob Rock indicated concern over Dry Cleaners, does not feel it is good use, Central Business District needs more restaurants or retail.

Scott Freeman indicated use is fine as second floor adult day care, but there would be a conflict if the operation moved to the ground floor with the golden objectives of Farmington.

Christiansen reiterated that Dry Cleaners is located in Central Business District and that those uses are spelled out.

Bowman stated she agrees with the use intended and is in support of same.

Further discussion was held.

MOTION by Chiara, seconded by Scott, to recommend approval of Special Land Use and Architectural Site Plan for the proposed use at Grand River Dry Cleaner building, located at 32821 Grand River. This approval would permit the immediate use for Proposed Adult Day Care use on upper floor with the Dry Cleaners to remain on ground floor. Approval also allows applicant to eventually relocate the Adult Care use replacing the current dry cleaners on the ground floor and re-establishing residential uses on the upper floor, including the four conditions suggested by LSL Planning.

ROLL CALL:

Ayes: Babcock, Bowman, Chiara, Christiansen, Crutcher. Scott.

Nays: Gronbach.

MOTION CARRIED, six to one.

Recreational use Special Land Use – Farmington Tennis Club, 22777 Farmington Road

Commissioner Scott recused himself because of a conflict of interest issue and left Chambers. A quorum of the Commission was still intact.

Sherrin Hood gave an overview of the proposed Special Land Use application. She noted the applicants were present and had a Power Point Presentation. She stated the proposed hours of the operation, the proposed activity being compatible with the Master Plan, the intended use of buffers, no additional public services would be needed. She cited the standards applied to this application, i.e., parking, buffer area of 20 ft with landscaping or fencing along any residential district. Site plan review includes an accommodation for pedestrian traffic on site. Twenty-seven new parking spaces will be provided. Waste receptacles will be moved to the southwest corner of the site. Landscape buffer is required, trees being 6 ft. in height when planted. Approval was recommended with the following requirements: that the Evergreen trees be at least 6 ft. in height to meet the requirements of the Zoning ordinance. All other agency requirements must be met, including Department of Public Services. Operations of the outdoor use may not extend past dusk and illumination of outdoor area shall be provided for security purposes only.

Christiansen thanked Hood for her report and summarized the matter before the Planning Commission.

Petitioner Marsha Butkovich, Jeffrey Scott Architects, came forward with her Power Point presentation.

Christiansen summarized the Petitioner's presentation.

A. Public Hearing

MOTION by Crutcher, seconded by Babcock to open public hearing.
MOTION carried, all ayes.

Public Hearing

Mary Bush, 23065 Farmington Road, cited some areas that were left out of the Power Presentation as far as the condo units and read in the letter that was supplied by the Board of Directors of the Pinewood Condo Association, objecting to the proposed Special Land Use.

John Anderson, 23035 Farmington Road, spoke in opposition of the Special Land Use, and indicated objections from the residents from 23037 and 23045 who are in Florida.

Christiansen stated a letter of objection was received from John C. Nolan, 23045 Farmington Road.

The following residents spoke in opposition of the Proposed Special Land Use:

Michael Lockman, 23057 Farmington, Corinne Wedge, 22900 Farmington Road, Linda Cunin, 23093 Farmington Road, Pamela Stopper, River Glen, Laura Meyers, 33641 Shiawassee, Karen Gohane, 23041 Farmington Road, Marilyn Bass, 23820 Farmington

Road. George Lomany, 23097 Farmington Road, Bernice Mastrola, 22960 Farmington Road.

MOTION by Bowman, seconded by Chiara, to close public hearing.
MOTION CARRIED, all ayes.

Petitioner Butkovic takes podium and answered questions by Commission and public.

Further discussion was held.

After discussion, Petitioner requested to table matter until May meeting where issues could be addressed.
MOTION by Gronbach, seconded by Crutcher, to table Application for Special Land Use until the May 14th meeting as requested by Petitioner to submit a revised plan.
MOTION carried, all ayes.

Review of Proposed Ordinance Regarding Keeping of Chickens and Consideration to Schedule Public Hearing

Pastue indicated this item has been talked about since November and indicated a Public Hearing must be held before approving this with the specifications indicated in the language of the ordinance.

A matrix of surrounding communities and their ordinances was provided by Sherrin Hood.

MOTION by Gronbach, seconded by Chiara, to schedule a public hearing regarding keeping of chickens at the next scheduled meeting.
MOTION carried, all ayes.

PUBLIC COMMENT

Patrick Thomas, Brookdale, inquired about the status of his miniature pony request.

COMMISSION COMMENTS AND ANNOUNCEMENTS

Pastue indicated approval of minutes was left out at beginning of meeting.

APPROVAL OF ITEMS ON CONSENT AGENDA

MOTION by Scott, seconded by Chiara, to approve the items on consent agenda as follows:

- Minutes of Regular Meeting March 12, 2012.

Motion carried, all ayes.

ADJOURNMENT

MOTION by Bowman, seconded by Chiara, to adjourn the meeting.

Motion carried, all ayes.

The meeting was adjourned at 10:15 p.m.

Respectfully submitted,

Secretary