

FARMINGTON PLANNING COMMISSION PROCEEDINGS  
23600 Liberty Street  
Farmington, Michigan  
September 14, 2020

Chairperson Crutcher called the Meeting to order via Zoom remote technology at 7:00 p.m. on Monday, September 14, 2020.

**ROLL CALL**

Present: Crutcher, Kmetzo, Majoros, Mantey, Perrot, Waun and Westendorf  
Absent: None  
A quorum of the Commission was present.

**OTHER OFFICIALS PRESENT:** Director Christiansen, Building Inspector Bowdell, Recording Secretary Murphy, Brian Golden, Director of Media Services.

**APPROVAL OF AGENDA**

MOTION by Kmetzo, supported by Majoros, to approve the Agenda.  
Motion carried, all ayes.

**APPROVAL OF ITEMS ON CONSENT AGENDA**

A. August 10, 2020 minutes

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

**FINAL PUD SITE PLAN AMENDMENT – SAMURAI STEAKHOUSE (THE KRAZY CRAB), 32905 GRAND RIVER AVENUE**

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

Director Christiansen stated this item is a second discussion and review of a proposed final PUD, Planned Unit Development, Site Plan Amendment for Samurai Steakhouse. And the amendment is for the existing building/restaurant, which is as you are aware, the Krazy Crab. There's a little bit of history and that's outlined in your staff report which dates back to October of 2018 with review and approval of the PUD for both the existing building which again the first-floor restaurant is the Krazy Crab, with residential development above. The second building that was proposed and approved under the PUD is for Samurai Steakhouse which has yet to be constructed. There was a PUD conceptual plan approval and a preliminary PUD agreement approved by the City Council back in October of 2018. You might recall then the final PUD site plan was approved by the Planning Commission in December of 2018. Since that time through 2019 and to date we've been working with the owner of the property and with the owner's service providers, the owner's architect, and I believe Mr. D'Aleo is on the Zoom meeting tonight,

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he is the architect for Samurai and for the owner, Denny. There has been work back and forth with respect to the property under the approved PUD which again the second building, having yet to be constructed. There has been discussion and plans proposed for kind of a phasing of that second building. The initial steps then would be for now that the former property has been cleaned, the former barn, as you're aware, has been packed and moved off site. The former building on the site which was Ginger's Café last has been demolished and the site is ready for redevelopment. But the first phase would be installation of storm water management facilities, parking lot, and some other site elements. So in working with the Petitioner and then in the early part of this year that was moving forward. With respect to the impact of Covid this year and everything that it's brought to the business community and in the downtown here and to this site, the owner of the property has decided that it's in their interest to expand the existing first floor of the existing restaurant, the Krazy Crab. You might recall you reviewed a plan for that back on July 13<sup>th</sup> at that meeting. No action was taken by the Commission at that time but you discussed the proposed plans and you made some comments and recommendations for some changes to the Applicant and the Applicant's architect, Mr. D'Aleo, back in July and they then went and put together a set of revised plans. Those revised plans were submitted to the City, as required they have been reviewed by the DDA Design Committee and the DDA Design Committee last week at their September 10<sup>th</sup> meeting, forwarded the revised site plan amendment for Samurai Steakhouse, for the Krazy Crab, to the Planning Commission in accordance with the submitted revised plans which you see before you right now on screen subject to some modifications of conditions. I do have some notes from that meeting, they are unapproved or draft, so they were not included in your packet, they were not able to be included in your packet but what I've done now, I can indicate that the DDA Design Committee moved to forward the plans as I indicated, the revised plans, to the Planning Commission, to you, with the conditions of several revisions. One, a revision of some landscaping, a replacement of the trees shown in the park space that we'll look at in the plan here, some pear trees, there is some stone, gravel walkways that are proposed, the condition there by the Design Committee is recommended was for that to be limestone gravel and then for the proposed outdoor seating area and we'll see on the plans here, kind of an enclosure area, a wood framed enclosure with some trellis like structure, a beam. They indicated, the DDA Design Committee, that they would like to see that to be cedar wood cladding. So that was what the action of the DDA Design Committee was last Thursday at their meeting, forwarding this to you for this evening. So, with that, Mr. Chair, the Applicant again which is Denny and I'm sure he's on this call, has submitted the revised find PUD site plan for Samurai Steakhouse for a proposed building addition to the existing first floor dining room for the Krazy Crab. The final PUD site plan as revised, the amended plan includes a revised final site plan which we'll look at here this evening, revised floor plans and revised building elevations. I'm not going to go ahead and go into any detail, I'll turn it over back to you, Mr. Chair, again the architect is here this evening and he can go through these plans with you.

Chairperson Crutcher thanked Christiansen and asked if the architect would like to add anything.

Sal D'Aleo, architect for the project, stated that the plan essentially remains the same since we spoke last time, the only addition is the delineation of landscape features and what we were going to do with that building pad for future use. The idea is not wanting that to be just a future building pad, the intent is for it to look finished, landscaped and potentially an area for community space for anyone that is utilizing the restaurant or just passersby to just be able to pause there and then have a park like setting. So the landscaping has been defined on there, we already have a couple features in mind in terms of the tree species. If you look at the center of that grass area, we're designing a round seating area flanked with some boxwoods and then some benches. From the Design Committee of the DDA, we discussed with the owner making that something a little bit more, gravel, pavers, the limestone gravel that was mentioned. Otherwise the fence structure is detailed on the elevation sheet, the fence structure for the patio, and that's just a post and beam accent above the slatted wood rail that is going to be cedar. And no trellis back to the building, that's just a delineation of the patio area and containment of that patio area. Other than that there's some decorative lighting above, at the street side we're going to have some planter boxes and obviously they'll landscape the entire side down that walk. This, obviously the patio being a permanent structure, but certainly the vacant pad will eventually be a future building but it's going to look all finished and cohesive and obviously this addition as you can tell from the renderings is going to use the same brick, same awnings, we're going to match the cornice detailing so architecturally it's going to be all the same. And with that, I'll take any questions.

Christiansen asked Brian Golden to go back to the site plan drawing. He stated what is proposed is not to change the approved final PUD site plan and the overall PUD for this site, for these two properties, the development. But what is being proposed is kind of an intermediary step as I mentioned, it's a Phase I of the second portion of the development of this PUD. The existing building has the Krazy Crab restaurant, that's where the 990 square foot proposed addition to the existing restaurant comes from, out the west side of that building into an area that was approved under the PUD, the conceptual, the PUD agreement as drafted, and then the final PUD site plan that the Planning Commission approved into an area where there is a patio that is approved. Instead of that area being all patio, about half of it now is proposed to be bricks and mortar, an addition for the dining room of the restaurant. The remaining portion then is still to be patio. There's no other changes proposed on that existing building portion of the PUD. Again, restaurant downstairs, residential upstairs, the building is there, the parking is there, the fence is there. You see a landscape enhancement which is great and that's part of the overall PUD, that's what this plan was to do. You might recall at your July 13<sup>th</sup> meeting where the discussion was a landscape plan to be provided that was showing what was going to

be then proposed and hopefully realized on the site once everybody taking a look at it agreed to it. The second half, the western half of the property then, where the Samurai Steakhouse building is approved, right now is proposed to be that new grass area, that landscaped area that for all practical purposes is a small little pocket park or a park along Grand River for this site which can be accessed off Grand River so it's my understanding and Mr. D'Aleo can correct me, that they would welcome public to be there, it's intended to be a grass area with plantings, with some seeding, park benches that is shown there, and it's going to remain as such kind of as an intermediary step until such time as the second building, the steakhouse is proposed to move forward under the approved overall PUD and the final PUD plan. But this would be an amendment right now to the plan and until that building is built, that landscaped area is being proposed but it's also then part of this western portion as we've been discussing, as underground stormwater management and parking as well as you'll see the dumpster enclosure, you'll see some landscaping. One of the things we've talked about with Mr. D'Aleo and the owner, make sure we have that screening wall that's part of the overall PUD which will be between the apartment complex to the south and this property around the entire rear lot line, that's got to be shown, too, that's apparent in all these plans this evening. The other thing in accordance with all the dialogue for the PUD as a whole is delineating that crosswalk up on Grand River that was discussed and the City has interest and has been agreed to at least to be shown here as the whole process itself moves forward, across Grand River. Other than that, that's really what's being proposed. At such time, if this moves forward like this, at such time the owner wants to move forward with the new building, we would look to do that. That could be in a short while, it could be some time from now, but until that time this plan is the one, if it's supported by the Planning Commission, that would move forward and would be in place until such time as that next phase or the finish of the PUD as approved would take place. Again, what's being asked tonight is a revised final PUD site plan amendment as presented by the Petitioner.

Chairperson Crutcher thanked Christiansen and opened the floor for questions from the Commissioners.

Commissioner Waun asked if this needs to be subject to the modifications and conditions of the DDA Design Committee and Christiansen replied that the DDA Design Committee serves in an advisory capacity with respect to the review and consideration of site plans in the downtown, in the Central Business District, and also site plans under the City of Farmington PUD, Planned Unit Development, regulations. So their actions, recommendations to you are advisory and you can do with them as you like as a Planning Commission, so that's certainly up to you.

Commissioner Perrot asked if we get this really nice appealing park overlooking Grand River and it's presented as open to the public to use as they would with a City Park or a neighborhood park or similar to what we have around town, is there a plan to use this like

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an extended dining room or to serve food in any capacity from the restaurant through the patio into this area?

Christiansen replied they haven't had that dialogue, it's been a question that's been asked, it's a good question. I'd let the Petitioner comment but it's my understanding the addition as proposed, and you can see that if you go to the next plan sheet, this is the floor plan, you can see just how many tables that are being added here in the new dining room. And then you look to see the seating in the patio as well, that's quite a bit of seating. If there is a need to go beyond that, we certainly would look to work with the Petitioner on that. As you're aware, City Council approved on June 1<sup>st</sup> a resolution allowing for expansion of outdoor dining into open spaces and we have that throughout the City, there was some discussion about that before the meeting tonight, where that has gone. We have about a dozen locations, mostly restaurants throughout the City that look to do that. But most of that is in parking lots and/or adjacent properties, those kind of things. We do have provision of seating, tables, chairs, picnic tables, in public spaces throughout the City, primarily downtown in locations. But if there was an interest in doing that, it would have to meet whatever the current requirements are. But as I said, there's quite a bit of new seating with the new dining room, the expansion of the existing, the new dining room, and the patio area.

Perrot said from a public perspective, if I was driving down Grand River, and I see this nice, laid out, what appeared to be a park, I would assume that it was a City park, not that it was private property being utilized for anyone's benefit. So in terms of the maintenance and the keep up and the landscaping and everything, it's basically they're building a nice yard. What is the assurance that the City is going to have that this is going to be maintained and it's going to be, because it's right off of our nice downtown area, and we spent and really put a lot of effort into keeping our downtown area really nice, and I just want to make sure if we sign off on something like this that it has the appearance that this is a City property and I want to make sure it gets maintained to the level that we maintain our public spaces. Because the perception of the average resident or the average citizen that just happens to be passing through and they see this nice park there, they're going to assume it's a City park, I mean quite honestly how many businesses have a nice as this is laid out, a nice sitting area next to their business for anyone to enjoy. So I'd like to understand that there's going to be an expectation that comes along with this to make sure that this is held up. I feel bad saying this, feel funny saying this, but there's a level of buy-in here that we expect as Farmington residents.

Chairperson Crutcher stated that Perrot brings up a good point, another consideration for use of this space, I don't see trash containers in the area, but also to the point about using it for eating, I imagine people will use it for if they take carry out somewhere, like if someone were to go to Slider's across the street and come here and bring their carryout.

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Christiansen stated those that want to go ahead and utilize expanded dining areas or outdoor eating for carryout, there are parks where we have provided for seating and people have taken advantage of carry outs and bringing whatever they have to park settings and eating their carryout. The only thing we ask is for consideration of your park and everybody else and certainly clean up after yourself and use the garbage receptacles and be mindful of that and for the most part people have been and that's a great thing. I think the same thing applies here. I don't think there's any prohibition of that, again, it is private property. What I can tell you is for this to be available to the public, there will be a few things between the attorneys representing the owner of the property and the City, there's a PUD agreement that will need to be adjusted for this. And so those kind of items like liabilities and holding harmless, etc., will be accommodated in that PUD agreement adjustment. That's what I believe will be the situation that will happen. With respect to the maintenance of the property like Mr. Perrot was asking, like any other property throughout the City, whether it's through the downtown or the City as a whole, the City of Farmington has maintenance standards and so those maintenance standards must be followed and complied with, whether it is property appearance, whether it is materials and equipment, whether it is facilities, whether it is landscaping, and so certainly that will have to take place. Everybody does it a little bit different. Some people are pretty on top of it all of the time, that's a great thing and we appreciate that. Not everybody is, and that's when we have to get into Code Enforcement. So we have those tools available, we have the requirements and the regulations in place to provide a mandate that there's a standard to be adhered to and then we have a process for compliance if it's not done through Code Enforcement. So those things are in place right now and we would utilize those tools, all of them, as need be. But we're very confident that the owner of the property is very much wanting to have something that has a very high level of appearance. There's some things still with the building that we're working on with them right now, but they're very interested in getting their second site developed and whatever they put here we're confident and very hopeful that it will be maintained in a high-quality fashion. And like I said the City's rules, regulations, requirements and Code Enforcement are there to ensure that that happens.

Perrot said he has one additional question for Kevin, does he know if there is any plan in terms of this new grassy seating area, is there any plans for signage indicating that it's affiliated with the restaurant to the immediate east?

Christiansen replied no, there's not, and he doesn't know if that's intended because we really don't have that to any large extent with certain other areas in the City. Some parks have more identification in public parks, we do have signage at Riley Park along the perimeter. We do have signage at Shiawassee and Drake Park. We don't have signage at some of the other parks, a kind of pedestal and granite placard for Women's Park and that's it. There's nothing at Memorial Park except for those utilities there, or 9-11, we do have something at Flander's, so there isn't really anything here to do that, something

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could be considered if you would like something. But it's really intended to be a very passive, just a gathering spot. There's going to be landscaping maintained and can be used until such time that that second building is built.

Commissioner Kmetzo stated she has a follow-up question for Christiansen, asking since this is private property can the owner at any time close down that area and say for one reason or another that the public cannot use the space?

Christiansen replied that's a possibility, sure. It is private property as you're indicating and certainly circumstances might come about, he doesn't know what they may or may not be, but certainly that could be the case but right now the property owner is indicating their willingness to allow for public use of that greenspace. So up until such time as that would change then it would stay as is. Again, there's some legal coordination in terms of how all of this is going to function. We talked a little bit about the property maintenance and certainly circumstances could change, but right now the intent is to allow it to be used.

Kmetzo stated that being private property that they will do all the maintenance that they can to preserve the area but if the users also do not cooperate, then you assume the City is going to take care of it, but it's private property, so she just wants to understand if there will be signs or something to indicate that it is.

Christiansen replied that the goal here is to have a Grand River Streetscape within the downtown and here in this location that is high quality, that it is very much user friendly to all who look to use the corridor in the community and here in the downtown. And whatever agreements we need to put in place to ensure that happens, whether it's private property or public property, we look to try to achieve and all properties have to be maintained whether they're public or private. So we have processes in place to ensure that can be done; if not, then we have other things in place to ensure that can be done through the legal process and the like. But we're pretty comfortable that we're going to be able to make sure that working with the owner that this small area here on this site can be developed as shown on the plan as supported and approved and well maintained by the property owner for use and if something changes, we'll have to address it.

Commissioner Majoros asked Christiansen if the Commission approves a physical structure that the footprint of the potential second building in the approved PUD doesn't interfere with that, in other words the greenspace is still completely clear for what would have been the second building, but then the related question is remind us what would need to happen let's say they do go forward with the second building as proposed, we were looking at two discreet buildings as they existed, now one is going to have a big addition on it. Is there any downstream implication, I think we talked about this last time, but can you remind me of if the second building as proposed goes through, do we need

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to relook at that because now we'd really be considering it in the context of an original building with a modification to it, does that matter?

Christiansen replied it does matter and that's a very good question and we did talk about it back on July 13<sup>th</sup>. That the proposed addition to the restaurant into the proposed patio area and the patio area and the adjustments thereto, we went back and looked at the final PUD site plan for this second portion of the property for Samurai Steakhouse on the site where the former building for Ginger's Café was at. We talked about the fact that it's likely that that building as approved for the final PUD site plan will have to have its own approval and when it's ready to move forward it will need to as required to come back to you for a final PUD site plan amendment for that building at that time because it's very likely it's going to be a different building, the footprint is going to be different. So you recall correctly and I would through the Chair, defer to Mr. D'Aleo if he has any comments because we talked about that before.

D'Aleo replied that the only thing he can say at this point is that the pad indicated as the park space is literally the specs of the future building pad and again, this would come back to be reviewed to move forward. But the owner's intent is anything that is installed currently as far as the restaurant and the patio space that is going to be part of any future development.

Majoros stated he wants to make sure that we're future proofing but you are, too, there's no expectation that a secondary as originally approved is not necessarily automatic, it needs to be comprehended in a manner now with an addition on the first structure, that's all and D'Aleo replied right.

Chairperson Crutcher then asked Christiansen what the task is for the Planning Commission and Christiansen replied that your task this evening as indicated in the staff report and as was discussed, is to act on the revised final PUD site plan amendment as proposed for the Krazy Crab in accordance with the revised plans that have been submitted and considered this evening and then any conditions that the Commission wants to place. It was pointed out that the DDA Design Committee had asked for the consideration of limestone in the stone walkway, of pear trees in the park, of cedar cladding for the wood enclosure around the outdoor seating area and the details for the rear screening fence along the rear of the property, the south lot line needs to be provided as well as the crosswalk across Grand River needs to be delineated on the plan. Those are the items we talked about that needed to be assured at any action taken by the Commission.

Crutcher then stated he doesn't see any trash receptacles delineated in the new patio but perhaps that's something that needs to be considered in the park area.



Christiansen replied you can place that as a condition on any action in terms of the detail.

MOTION by Majoros, supported by Waun, to approve the final PUD site plan amendment as presented at this evening's Planning Commission meeting, September 14, 2020, for the Samurai Steakhouse, now Krazy Crab, located at 32905 Grand River Avenue; the approval of this final amended PUD site plan is contingent upon three recommendations as presented by the DDA Design Committee having to do with pear trees in the adjacent public space, the appropriate limestone or other suitable material for the pathway, as well as the use of cedar as far as the outdoor patio enclosure; in addition for City recommended suggestions, that the screened fencing in the back as well as delineation for the potential crosswalk across Grand River; and the last item would be the appropriate upkeep and trash receptacle and appropriate maintenance of the public space commensurate with what would be associated with a City owned property.

Motion carried, all ayes.

### **PROPOSED FAÇADE MODIFICATION – VILLAGE MALL (FARMINGTON STATE SAVINGS BANK (33335 GRAND RIVER AVENUE))**

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

Director Christiansen stated that Kevin Biddison with Biddison Architects and Design is present here to present this item on behalf of GLP Financial, the Village Mall, the former Farmington State Savings Bank. He stated this item is a review of a proposed façade modification of the existing Village Mall which is the Farmington State Savings Bank. At the September 10, 2020 Downtown Development Authority Design Committee meeting, they recommended a proposed façade modification as shown on the submitted plans that are before you this evening. That modification to the existing Village Mall building, again recommended to the Planning Commission in accordance with the existing plans, and subject to some modifications and conditions. Again, there are notes from last week's meeting, they are drafts so they will be referred to here. There was a motion by the DDA Design Committee recommending to the Planning Commission to approve the submitted plans as proposed with the exception of the window wells, and you'll see those on the plan, they're grade level wells, and those wells then actually provide light down to a level below and we'll let the architect talk about them, but the condition was that the surface be glass block or a grate rather than open with a railing, and this is in their motion, so that the sidewalks are not restricted, that was their one condition after review by the DDA Design Committee to you of approval of the plans as presented. So that is the action of the Design Committee. The Applicant again, GLP Financial Group, has submitted plans for the proposed façade modification. Also submitted, and this is attached with your staff packet from the project architect, Biddison Architects, is a letter dated 9-8-20 explaining the proposed façade modifications to the existing building. Included in your packets are proposed floor plans, some of what you see there is intended for interior building

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modifications, that's not part of this review, it's the exterior modifications, but that's for your edification. Also, with the plan set for proposed modified building elevations, including rendered elevations and Mr. Biddison did submit supplement some additional materials today which have been forwarded on and may be available through our Zoom media host, Mr. Golden, this evening.

Chairperson Crutcher invited Kevin Biddison, architect, to speak.

Kevin Biddison, architect, stated just as a quick overview from what you're looking at, most of the façade modifications will show up on colored elevations which will be below the plans that you have. This is just giving a real quick kind of thumbnail view of what we are proposing on the inside of the building. So the lowest level below the sidewalk below grade, and that is the area where you see the table and chairs down there which we were originally proposing and to open up the window wells, the largest one being along Grand River, which follows within the building property outside of the right-of-way of MDOT and we would still be looking at providing some either glass or grading over that as was requested by the DDA to allow light down into that area of the building. The other two floors in the building, the middle floor is the current existing first floor which would be rebuilt to allow us some open areas just inside the front entry and then a connection of a stair that goes to all three stories to what we'll call a mezzanine, mezzanine level, which is a new floor slightly different than the existing floor that is existing in the building. And this will all be office space for GLP Financial for executives on the upper level, the offices and meeting areas and function areas for their staff on the lower two levels. So this kind of gives you an overall view from the exterior of the building. Our intent is to bring the bank portion of the building in the first phase, we see the blue windows, to bring the outside of that building back to the original stone material so we would be removing the paint and the color that's on the existing building and try to bring back the old building design on the existing façade. The windows that you see there will be removed and replaced with 1-inch insulated glass windows. We are also proposing to cut down just about just under 3-feet of lower the bottom sills of those windows to bring the windows inside and outside back to the sidewalk back to the public space, right now when you walk by it's 5-feet high and when you're in the building you can't really see out, so our intent is to bring the inside floors and people back to the sidewalk and vice versa. On the top elevation you'll see the railing along the Grand River side, that was the original proposal, to open up under the existing window well there that is currently under the sidewalk, you'll see three dotted squares below that, those are the existing window openings that are in the basement level of the basement as it occurs now. And again, what our intent was to try and bring light and possibly fresh air into that level of the building and open that back up to the sidewalk areas and to the outside of the building. Just to the right of that which is the corner of the building you'll see an area between those two columns. In order to be able to bring a vestibule into that building because of space we are proposing a metal enclosure that would come out that would be a zinc metal enclosure

with a large scale glass door inside of that which has a matching door on the inside to provide a vestibule going into the building that does not extend past the front of the columns and is still on the property of the owner. To the right of that on that elevation you'll see some railings again which would show up on the elevation below this. So there are three locations, underground there are three locations that have existing either window or door locations. And you're all familiar with the stair that is on the corner of Farmington. The intent is that that stair would be removed and infilled. In this proposal we would be providing an additional retaining wall to create a window well as opposed to that stair and infill the door at the bottom of the stair and make that a window. And then there are two other existing window wells that are again underneath concrete, underneath the pavers at this point and the intent was to minimally bring additional light into that side of the building and through our conversation with the DDA and with OHM and the groups talking about the new Farmington extension, it kind of makes sense that those would not be open, railings, the open window wells, but a walkable surface to maintain as much width as possible on the sidewalk. To the right of the bank building on the first level you'll see some additional blue glass, that is one area, an existing retail area that is going to be a portion of the GLP Financial offices, that's going to be provided with a new door and entry glass, new store fronts, and new brick below the window that will be painted then to match the painted brick with the rest of the retail and residential portions to the south of the bank building. The additional item that you see on the roof, a blue square, you may go down into the building and actually into the midst of the residential units that were in that portion of the building. At some point in the past it's been kind of closed up, it's a mechanical shaft at this point, there's a large rooftop unit that tucks into that and our proposal is to obviously remove the unit, remove the rooftop cupola that is there and basically double the size of it width-wise building it to the same height it currently is. Again, you're seeing it very tall here but from the street and maybe down the road you might catch a glimpse of it but many people don't even know it's there because it's just not visible from street level. But our proposal is to bring back daylight into that second-floor level and kind of recreate that daylight element into the building. Other than that, the first two to three windows at the corner of the tall windows will be part of a two-story space that then opens up down into the lower level as well so those windows will all be clear glass. The last couple of windows on each side will be at a floor level where you see it shaded so that area would actually be a frosted glass element to cover up that floor level. Other than that, I'd be happy to answer any other specific questions you might have from something that you see. We're currently again in conversations with our general contractors in terms of ways that we can enclose those window wells and looking at a couple of different options in allowing walkable surfaces on those and still allow daylight into the lower level of the building.

Chairperson Crutcher opened the floor for questions from the Commissioners.

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Commissioner Mantey asked if the window wells that would be along Grand River, would those be enclosed and Biddison replied that was the recommendation of the DDA board, that they were wanting those to be covered so that they could maintain a pedestrian area there. The way it is currently is there is glass block currently underneath the pavers that are there, that needs to be replaced, it's not in good repair so we would be doing that at that point. Biddison stated if you go to the bottom to the image that is just below that, this is just to kind of show it in perspective, in context, what the white on the building is really just to project that we're going to take it back to the grandeur that it was. We don't know exactly what the color of those stones are that we're going to find under all the paint but again our intent is to bring it back to the materials that were underneath and to enhance it and bring it tied into the sidewalk and pedestrian area additionally with the expansions and such.

Commissioner Perrot stated he had one comment as a parent of two kids on bicycles going around that corner from Grand River onto Farmington Road, removing the railing that leads to the stairwell where Plus Skateboard used to be downstairs, that is going to be outstanding because it's a pretty harrowing corner to round the building as it is to go from westbound to southbound on Farmington Road, so opening that up and making it more walkable as was mentioned earlier as a resident and as a parent, I am two thumbs up on that so I think this looks like a really, really good project and a really good one for the City.

carry him across the stairs.

Commissioner Westendorf asked how is this area impacted by the pending Farmington Streetscape project and Christiansen replied that they had a meeting specifically for that purpose, in fact a couple meetings for that purpose and Mr. Biddison can attest to that, he was in attendance at those meetings that were held with City management, City Administration, Downtown Development Authority Executive Director, representatives of the DDA, representatives of City administration, public works, and OHM Advisors, so we've all been pretty much working together to insure that all this work is in concert with the plans for the Farmington Road Streetscape which also requires review of those agencies that have jurisdiction over both Farmington Road, the Road Commission for Oakland County, and Grand River, the Michigan Department of Transportation. So they're all very much working together and in concert together with all of the work being proposed and certainly need to make sure that that happens.

Biddison stated that the plans that they're looking at currently along Farmington Road side, that is OHM's landscape and streetscape that's been attached to their building and that is where the discussion came from to look at eliminating those window wells because there became three pinch points between that dark landscape band along the curb and

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the window wells so we felt that that was a reasonable suggestion to cover those back up and allow that to become pedestrian walking space.

Christiansen said if you look at this vertical schematic here where the streetscape and the building and the floor plan, but look to the outside exterior, look to Grand River, you can see where that subgrade well is at and you can see the two subgrade wells on Farmington Road, it's actually three, as well. But the point being those are the areas along sidewalk that we've had dialogue as to what would be best for those areas. The decision was to keep them at grade but make sure that they can be used with the ability to provide light and/or air depending upon the material used, whether it's glass block as recommended by the DDA Design Committee or a grate type system which would allow for both light and air as Mr. Biddison was talking about earlier. So those kind of details are to be worked but those are the two material types that were recommended by the DDA for those areas. That way you don't have another railing scenario for your dog. In this current configuration with the current property boundaries, rights of way, we felt it would be best to keep everything at grade and whether it's glass block or grading, use those material types.

Commissioner Kmetzo asked what considerations have been made while making these changes to make this building more energy efficient.

Biddison replied a great deal has been done. This building is currently is very energy inefficient. There is essentially no insulation in the bank building, there's essentially no roof insulation and they will be providing all new glazing, insulated glass throughout the bank building. They will also be providing insulation on the inside of the walls which doesn't exist now below the new finishes that will be inside. They also are removing the existing tar roof and adding a new rubber roof with insulation to meet the energy code which does not exist right now. They are keeping the existing roof joists, steel beams that are exposed inside and wood deck and their intention is to keep those and have those as a visible part of the inside of the building. So all of the insulation on the roof will be actually on the outside. There roof currently slopes so we will be keeping that as it is and not changing the slope of the existing roof so the parapets as you see will not change. The cupola that is on the roof currently is in pretty bad repair. There are some single paned windows in there from the original building and we are going to be removing that cupola and building again a new insulated glass flat roof, insulated roof. So everything on the exterior skin and the roof will all have new material and new insulating materials.

MOTION by Waun, supported by Perrot, to move to approve the façade modifications for the Farmington State Savings Bank at 33335 Grand River Avenue, subject to the modifications and conditions of the DDA Design Committee at their September 10, 2020 meeting.

Motion carried, all ayes.

**PUBLIC COMMENT**

None heard.

**PLANNING COMMISSION COMMENTS**

Commissioner Perrot commented on the magnitude of the items that came before the Planning Commission tonight in light of pandemic times and spoke about the value that the free park will bring to the community.

Majoros commended the Petitioner of Krazy Crab for all they have done in being good community partners in bringing forth their project.

Director Christiansen gave a brief commentary on ongoing projects in the community and upcoming ones. He commented on the significance on the repurposing of the Farmington States Savings Bank which was built in 1921.

He then stated that services for former Planning Commissioner Ken Chiara will be held on Friday, October 9, 2020, at 10:00 a.m. at Our Lady of Sorrows Catholic Church, and that visitation will begin at 9:30 a.m., and thanked Commissioner Kmetzo for sharing that information.

**ADJOURNMENT**

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

The meeting was adjourned at 8:08 p.m.

Respectfully submitted,

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Secretary