



PLANNING COMMISSION MEETING
Monday, January 8, 2024 – 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. December 11, 2023 Minutes**
- 4. Election of Officers**
 - A. Accept Nominations for Chairperson**
 - B. Accept Nominations for Vice Chairperson**
 - C. Accept Nominations for Secretary**
- 5. Site Plan Review – Proposed Outdoor Seating, Farmington Brewing Company, 33336 Grand River Avenue**
- 6. Site Plan Review – Proposed Outdoor Seating, MI.Mosa, 23336 Farmington Road**
- 7. Discussion of 2024 Planning Commission Work Items/Program**
- 8. Update - Current Development Projects**
- 9. Public Comment**
- 10. Planning Commission Comment**
- 11. Adjournment**

FARMINGTON PLANNING COMMISSION PROCEEDINGS
23600 Liberty Street
Farmington, Michigan
December 11, 2023

Vice Chairperson Perrot called the meeting to order in Council Chambers, 23600 Liberty Street, Farmington, Michigan, at 7:00 p.m. on Monday, December 11, 2023.

ROLL CALL

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

OTHER OFFICIALS PRESENT: Director Kevin Christiansen; Recording Secretary Bonnie Murphy, Matt Zalewski, City Attorney, Brian Belesky, Director of Media Specialist, Jennifer Morris, OHM Advisors, Austin Downey, OHM Advisors.

APPROVAL OF AGENDA

MOTION by Kmetzo, seconded by Westendorf, to approve the agenda.
Motion carried, all ayes.

APPROVAL OF ITEMS ON CONSENT AGENDA

A. November 13, 2023 Minutes

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

FINAL SITE PLAN REVIEW – PUD PLANNED UNIT DEVELOPMENT: LEGION SQUARE – CERVI CONSTRUCTION, AMERICAN LEGION HALL, 31775 GRAND RIVER AVENUE

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

Director Christiansen stated this item is a final PUD site plan review with the Planning Commission on a proposed planned unit development, PUD plan, for the redevelopment for the former American Legion Hall. You might recall at the 2-13-2023 Planning Commission meeting the commission held a preapplication conference which as you know is a discussion and review with the applicant on a proposed PUD concept plan for the redevelopment of the former American Legion Hall. No action was taken at that meeting. At the May 8th, 2023 Planning Commission meeting the Commission reviewed the preliminary PUD plan for Legion Square and scheduled the required public hearing. At the July 10, 2023 Planning Commission meeting the Commission held the required public hearing. No action was taken at that meeting. At the August 14, 2023 Planning Commission meeting, the Commission recommended approval of the preliminary

conceptual PUD plan to the City Council. At their October 2, 2023 meeting, City Council approved the preliminary conceptual PUD plan and PUD agreement for Legion Square. The Applicant, Cervi Construction of Livonia, Michigan has submitted a final PUD plan for the redevelopment of the former American Legion Hall. The final site plan includes a conceptual plan, an existing conditions survey of the site, a final PUD site plan, a landscape plan, proposed floor plans and proposed building elevations. Also attached are aerial photos of the site. The following additional information is attached: a final PUD site plan planning review letter from OHM Advisors dated 12-6-23, a final PUD site plan engineering review letter, it's an update from the OHM previous letters and that update is dated 11-30-23. Also, proposed floor plans and colored renderings of the proposed building elevations previously submitted by the Applicant are attached with your staff packet. The Applicant has requested and is here this evening for final PUD site plan approval and will present the final PUD site plan to the Commission. It's a pretty extensive packet, Mr. Chairman, I don't know how much you want to go through this, what I can do is just flip to the final PUD site plan and then turn it back over to you, again, the Applicant is here this evening as well as OHM Advisors and the Applicant's consultant. I'll scroll down and again, this is the final PUD site plan submitted by Cervi Construction, prepared by Green Tech Engineering and this plan that represents all of the work that's been done on this project to date. I'll turn it back over to you, Mr. Chair.

Perrot opened the floor for questions by the Commissioners.

Westendorf stated he would like to get an overview of the changes made in these final plans.

Perrot invited the Applicant to the podium.

Fabio Cervi, Cervi Construction, 12419 Stark Road, Livonia, 48150 came to the podium. He stated thank you Planning Commission for this opportunity to present our final PUD site plan for the Legion Square at 31775 Grand River, the current American Legion building. We feel strongly of this project's benefit as a gateway site to downtown Farmington from the east end while staying in character with the general vicinity. We also believe the only changes related to this project will be positive and improve the character of the area with new structures and new and additional landscaping that will benefit the area as a whole. Since our last meeting, we added additional landscape screenings to the east property line to further buffer the neighbors along with the original 6-foot privacy fence. Also as requested we dedicated the City right-of-way at the rear of the property to maintain a buffer and to continue connectivity of the existing sidewalk at the east end of the property to the west end while preserving the existing trees on site. We also identified a general location to incorporate the existing canon and also to commemorate it with a

plaque detailing the rich history of the site. Finally, since our last meeting we enhanced the north of the Grand River facing elevation to make it appear as more of a front entry elevation as requested. So, this evening we would respectfully ask the Planning Commission to approve our final PUD site plan as supported by the Planning Commission previously, the Grand River Corridor Improvement Authority and the City Council. At this time I'd be happy to answer any questions.

Perrot thanked the Applicant and opened the floor for questions by the Commissioners, starting with a question he had concerning sanitation. Visualize a truck pulls in such as Waste Management, so the side loader grabs the designated can, empties it into the truck and the way this is laid out this is tight already. So, the truck enters in headfirst, goes down one side, makes it to the south end of the property where it T's off, goes in either direction, driver's preference. In each end of those T's, because that's pretty cozy, a garbage truck is pretty big, is there any way to prevent or is there any counter measures to prevent someone from parking there because the thought is I live close to this neighborhood, our trash gets picked up about 7:00 o'clock in the morning so this is going to be an early stop. So, you've got people going to work, possibly people coming home from third shift, is there something to prevent that truck driver from having to back a garbage truck all the way back at each end of those T's.

Cervi replied we were at No Parking signs designated there. At the Orchards site in downtown Farmington, that's the same set-up with a T, and at the end of each T is where the dumpster enclosures are, so what happens is the garbage truck pulls into one, empties it, backs out and then turns and pulls in the other and backs out and they do that on an every day basis or every week basis for the trash. But we will definitely designate No Parking signs there and we expect the neighbors to fully cooperate if they want their trash picked up which I assume they generally do.

Crutcher said just to confirm you're not having dumpsters, you're going to have individual cans within and Cervi replied yes. Crutcher stated at the last meeting there was a lot of input from the community, seeing no one from the community here, were you able to talk with them or did you work things out with them outside of the meeting.

Cervi stated they've had good discussions with the majority of the neighbors there, not all but a vast majority and they came to a better understanding of what we were presenting, I think they were a little scared of what it looked like on paper and the vast majority of them seemed much more content after meeting with them.

Kmetzo asked the Applicant if he had any concerns with the ability to meet all the requirements in the latest version of OHM's review of the site plan and Cervi replied no,

he thinks they're in full compliance right now with the planning and engineering, I don't want to speak for OHM. There's a handful of items that are left to be done as we apply for permits and go through the formal PUD process, but nothing that we're uncomfortable with at all. She then confirmed it is a 30-unit complex and Cervi said yes.

Westendorf asked should this move forward what is your timeline and Cervi replied we'd like to break ground in spring with completion being sometime in the end of 2025, probably an eighteen-month project.

Crutcher asked if they'd be occupied one at a time and Cervi replied we'll start with two on the Grand River side and they will be occupied during construction of the other two.

Crutched asked for clarification on the Commission's action for this item and Christiansen replied the Planning Commission has responsibility for the final step, which is this step, the final PUD site plan approval, so this is the request by the Applicant for final approval by the Planning Commission of the final PUD site plan for Legion Square.

MOTION by Crutcher, supported by Mantey, to approve the final site plan for the PUD, planned unit development, for Legion Square located at 31775 Grand River Avenue as presented, and per the recommendations from the OHM Advisors in their consulting letters.

Motion carried, all ayes.

SPECIAL LAND USE PUBLIC HEARING AND SITE PLAN REVIEW – MAMA EATZ BAR, 35223 GRAND RIVER AVENE

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

Director Christiansen stated this item is request by the owner of the existing Mama EatZ Restaurant, located in the Drakeshire Plaza at 35223 Grand River Avenue, to repurpose the existing restaurant and to construct and install a bar in the existing restaurant unit. The project plan is to remove some of the existing structures within the existing restaurant building unit and to construct, install a new bar. The facility and site plan improvements require the review and approval of the Planning Commission. The existing commercial property is zoned C-2, community commercial, restaurants with a bar are a special land use in the C-2 community commercial district. A public hearing and site plan review and approval are required. At the November 13, 2023 Planning Commission meeting, the Commission scheduled the required public hearing the special land use site plan review for Mama EatZ Bar for this evening. No changes to the exterior of the existing building unit or to the existing shopping center are proposed. The Applicant has submitted a

special land use application and site plan package for the proposed changes and improvements. Aerial photos of the site are attached with your staff packet. The Applicant is at the meeting this evening and he is here to present the special land use application and site plan to the commission. The purpose of this item this evening is to review this special land use application and submitted plans for Mama Eatz Bar, also to hold the required public Hearing and then to act on the special land use request and site plan as submitted. There is again quite an extensive amount of materials with this staff packet, if you have any questions, I'm happy to answer them and then I'll turn it back over to you. I will put the aerial photos on the screen if that's okay with you, so everybody knows where it's at in the shopping center. There have been no changes, it's the same materials submitted by the Applicant, they were submitted with the special land use application and include the site plan for the improvements on the interior. Again, as I indicated, there are no exterior changes proposed either to the units within the shopping center or the shopping center itself, no changes to the site elements, parking, anything else like that. It is specific to the interior of the building and the reason it's before you is because restaurants with a bar are a special land use and is required by City Ordinance. What you have on screen right now is an aerial photo overview of Drakeshire Plaza, you see the buildings and the horseshoe shape. Mama Eatz Restaurant is located down to the left in the southwest corner of the shopping center property, that's where the location is, none of that is changing. This is the Public Notice sent to property owners within 300-feet as required by State statute and City Ordinance. This is the beginning of the materials submitted that you've seen previous by the Applicant. Then this is the site plan package, the existing demo of the interior and this is the proposed floor plan, so this is the repurpose that's intended and again, the interest of the Applicant is in order for a bar to be established as part of the restaurant. With that, Mr. Chairman, again, I'm happy to answer any questions, I'll turn it back over to you.

Perrot opened the floor for questions for staff.

Crutcher inquired where the space is because according to the documents it's space C and Christiansen replied that is correct. Crutcher stated from the aerials it appears the last space is both B and C and further discussion was held concerning the site plan and Christiansen stated the site plan is accurate, it is space C.

Perrot stated if you're facing the business, the very last unit to the south is the existing restaurant, dining room, kitchen is in the southwest corner, and then the space immediately to the north is like a banquet area, they're looking to occupy the next suite or the next space and Christiansen replied no. Perrot said we're looking at three different units and you're talking about two. Christiansen stated he's doing a demo and then redoing this whole floor unit like you see in your plan and part of that repurpose is adding a bar.

Perrot invited the Applicant to the podium.

Neeleshwar Thakwur, Mama Eatz ,came to the podium. He stated we are changing the banquet area and Christiansen said they are not going into another unit.

Perrot said it's confusing.

Christiansen stated you might recall it was an old grocery store and then a coney island, so there's a whole series of units and that there will be a vacant space existing north of Mama Eatz until you get to the two end cap units.

Crutcher asked if Unit C, is that one space or two spaces and Christiansen replied it's the restaurant and banquet portion that he has right now, we consider it one, the banquet and the restaurant.

Perrot said it's not clear that that one space is two spaces and Christiansen replied it could be from the leasing plan at the time when they were marketing it as separate units but it is one unit.

Crutcher stated the drawing that was presented, the floor plan, that is not the entire space they are using, that is just part of it and the Applicant replied it is just part of it, it's been existing for the last ten years and further discussion was held.

Kmetzo asked the Applicant what made you decide to add a bar to your restaurant and the Applicant replied we want to add more business, and want to add more employees. Kmetzo asked if the bar will be open for lunch and dinner and the Applicant replied we haven't discussed that yet. Kmetzo said the reason I ask if it's for lunch or dinner is because it is in context of the other occupants that are in that same building and I know there are children like Kil's Tae Kwon Do there's lots of children and I don't know if there's any regulation that says there should be no alcohol within a certain distance, I'm not sure of the regulations.

Christiansen replied what the requirement is to get special land use which in this case requires site plan approval but again, there are only changes to the interior but there is no restriction with respect to operations, those kind of elements but of course the Applicant has responsibility with the Michigan Liquor Control Commission and how all that functions and operates, he has to have a valid and approved liquor license that allows him to do what he's interested in doing, that has to be vetted through both the Liquor Control Commission and the oversight that's required by the City with respect to the owner, so all of that has to take place which is another step in the process, but as far as any restrictions, there are no restrictions. Again, there are no changes to the parking area

and because of this there's no required changes because it's not a stand along use, it's in an existing shopping center and restaurant, it's just an element to the restaurant so there is nothing else the owner has to comply with other than what I'm talking about.

Crutcher said there is no increase occupancy or anything.

Christiansen replied there are Building Code requirements and everything with a repurpose, it's not just the construction elements, now you're dealing with everything that relates to this whole interior floor layout from what's proposed in construction. So, all those requirements, Fire Code requirements, Health Department requirements, aside from the Building Code requirements that are necessary, so all of those elements kick in. And when you change it like this there's occupancy and bathrooms, and all that has to be complied with and is required for anything as far as building permits if the special land use is approved and the site plan. So, occupancy, there's a limitation based upon the size of the building and all the other elements that follow the building code.

Crutcher asked about parking requirements and Christiansen replied it's based upon the center and all the permitted uses, so it's not based upon the individual uses and further discussion was held.

Gray asked if there will be outdoor seating in warmer months and the Applicant replied no. Christiansen stated outdoor seating requires its own process and the Applicant would have to come back before the Planning Commission for site plan approval for that.

Vice Chairman Perrot called for a motion to open the Public Hearing.

MOTION by Crutcher, supported by Westendorf, to open the Public Hearing.
Motion carried, all ayes.

(The Public Hearing opened at 7:40 p.m.)

PUBLIC HEARING

(No public heard)

MOTION by Crutcher, supported by Mantey, to close the Public Hearing.
Motion carried, all ayes.

(The Public Hearing closed at 7:41 p.m.)

Vice Chairman Perrot opened the floor for a motion.

MOTION by Crutcher, supported by Mantey, to approve the site plan review and special land use request for Mama Eatz Bar, 35223 Grand River, as presented.
Motion carried, all ayes.

DISCUSSION OF 2025/2030 CAPITAL IMPROVEMENT PROGRAM

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

Director Christiansen stated this item is your consideration of the start of the process for the 2025/2030 City of Farmington Capital Improvement Program. What is on your screen right now and in your packet is a copy as typically has been generated annually and then presented to you of the Capital Improvement Program process for fiscal year 2025/2030 and it lays out the timeline, the schedule, for the update to the City of Farmington Capital Improvement Program. So you can see that this process typically kicks off in the mid/late fall and then goes through the fall and winter and as you're aware into the spring to then be completed in preparation for the City's consideration annually of the City of Farmington's budget. So, this is the schedule and as you can see here that if you go to the green, the green is Planning Commission, and here we are this evening in green, we're going to talk about the current CIP, the 2024/2029, and discuss any concerns or any items that you have any interest in the current Capital Improvement Program. The other thing we need to do this evening is to formally appoint a representative from the Planning Commission as you do annually to the Capital Improvement Program's Steering Committee. The Steering Committee actually meets starting in January, they usually meet a couple times and they are comprised of representatives of the City's Boards and Commissions, the City Council, City Management, Administrative Staff, and what the Committee does is to review the current Capital Improvement Program, take any comments, issues, any recommendations from the individual Boards and Commissions and the representatives from those Boards, Commissions, Committees, being there as part of the Steering Committee and then prepare a new draft which is the 2025/2030. That draft will then come back to you, if you look here, you go down to March 11th, the draft will be prepared for to have it before you as a draft in March. At that meeting we'll take a look at the draft as we typically annually do, any comments, concerns, items that you want to have addressed in the draft, and you'll schedule then or the request then is to schedule the required Public Hearing for the Capital Improvement Program and that will be in April, which is typical. And then at the Public Hearing or after the Public Hearing is held, the responsibility for approving the annual Capital Improvement Program, rests with the Planning Commission. And it rests with you statutorily under the Michigan Planning Enabling Act with respect to Master Plans, because it's part of the City Master Plan process, so you as a Commission are charged with the Master Plan and in that same

statute the Capital Improvement Program which really is a tool to help implement the Master Plan. So that's the schedule, the layout, again typical, and you then act on the CIP and forward it on to City Council for their consideration as well. The City as whole, all of their various projects and the capital outlay necessary for equipment, etc., is all within the Capital Improvement. So, it's a very important tool, a very useful tool, it's six years in duration but it's annual. So, every year one year falls off and the next year gets added to it, so that's kind of how that works.

So, if you page down, what is on screen right now is the current Capital Improvement Program, fiscal year 2024/2029. So, the six-year plan, 2024/2029 is what you considered, held a public hearing for and acted on at this time last year. I don't necessarily think we have to go through the whole thing unless there are things you want to highlight, I think everybody has had a lot of experience with this tool, I know that Commissioner Gray now has his first brush with this Capital Improvement Program. This year's consideration for the update and the 2025/2030, but this is a tool that provides you overview of all the capital improvement projects, all of the equipment that then is identified here over a certain value threshold, that then is identified, prioritized, it is time lined and then there is an estimated cost that goes with this. And it covers these items here, this is the Executive Summary. The largest portion of this in this six-year program for 2024/2029, 104 projects, a total value of almost 50 million dollars, broken down by year and you can see the largest portion of this program for funding needed identified is vehicles and equipment, so that's a capital need, then you see infrastructure, roads, sidewalks, water and sewer, drains, then you see facilities, buildings and grounds, land acquisition, then we get into operational elements, recreation and culture, and then back to physical facilities, parking lots, and these are all public items. So, this is the pie that kind of reflects that, most of you certainly have a lot of experience with this. You know that we use the tools that are in place, part of the Master Plan program for the City that help us then identify what's necessary in this implementation tool. So what's used to generate the CIP is the City of Farmington Master Plan, the Recreation Master Plan, the Farmington Vision Plan, the Downtown Area Plan, the Grand River Corridor Vision Plan, the Orchard Lake and Ten Mile Roads design plan, the Rouge River Nature Trail Project, and the Downtown Master Plan, all those tools are resources that help this program be developed. And then those program areas are focused on this document, the ones I mentioned, those buildings and grounds, the infrastructure drains, roads, sidewalks, water, sewer and the other elements I mentioned, too, land acquisition and redevelopment, recreation and culture as well. So, this tool then breaks everything down by section and I don't know if you want to get into all of that or if you have specific questions. But the whole purpose of this this evening is if you have particular areas of interest or concern, questions on a particular item, now is the time to talk about it. If there's something you don't feel is reflected in this past year's CIP that you think should be considered in this next cycle, you should talk about it and

then the other element this evening is to appoint a representative to the Steering Committee.

Vice Chairman Perrot stated his understanding is that Steve Majoros is willing and able to throw his hat back in the ring and represent the Planning Commission and Christiansen confirmed that. He then opened the floor for a motion.

MOTION by Westendorf, seconded by Crutcher, to appoint Commissioner Steve Majoros as the representative of the Planning Commission, to the 2025/2030 Capital Improvement Steering Committee.

Motion carried, all ayes.

Perrot asked if there were any questions by the Commissioners and further discussion was held.

2024 SCHEDULE OF PLANNING COMMISSION MEETINGS

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

Christiansen presented the calendar of Planning Commission meetings for the 2024 year.

MOTION by Crutcher, supported by Kmetzo, to approve the 2024 schedule of Planning Commission meetings.

Motion carried, all ayes.

UPDATE – CURRENT DEVELOPMENT PROJECTS

Director Christiansen acknowledged and welcomed City Attorney Matt Zalewski to the meeting.

Director Christiansen stated that this agenda item affords the commission an opportunity to ask any questions they might have about development or for an update of existing projects that are moving forward. He then went over the current projects and their progress thus far.

PUBLIC COMMENT

None heard.

PLANNING COMMISSION COMMENT

Kmetzo wished everybody happy holidays and New Year.

ADJOURNMENT

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

The meeting was adjourned at 8:25 p.m.

Respectfully submitted,

Secretary

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Farmington Planning Commission Staff Report	Planning Commission Date: January 8, 2024	Reference Number 5
Submitted by: Kevin Christiansen, Planning and Building Department Director		
Description Site Plan Review – Proposed Outdoor Seating, – 33336 Grand River Avenue, Farmington Brewing Company		
<u>Background</u> The owner of the Farmington Brewing Company has submitted a Site Plan Application for proposed outdoor seating for their existing microbrewery located in the CBD Central Business District. Outdoor Seating in the CBD requires review and approval by the Downtown Development Authority (DDA) and the Planning Commission. No changes regarding building dimensions or other site improvements are proposed. The applicant/petitioner, Jason Schlaff, has submitted a layout of the proposed outdoor seating area and pictures of the outdoor seating. He intends to review these with the Planning Commission at the January 8th, 2024 meeting. Attachments		



City of Farmington
CivicSight Map

MAP LEGEND:

- CITY BOUNDARY
- RIVERS-STREAMS
- MULTITENANTBUILDING (Type)
 - BUILT
 - PROPOSED
 - COMM_INDUST BLDGS
 - RAPHAEL STREET (POLY2)
 - RAPHAEL STREET (POLY1)
 - PARCELS
 - ROADS OUTSIDE FARMINGTON
 - RIGHTOFWAY
 - MULTITENANTPAYING
 - ROW EXTEND
 - LOT HISTORY
 - OPEN WATER (FEATURETYP)
 - DetentionPond
 - StreamRiver
 - LakePond
 - Channel
 - SwampMarsh
- 2017 AERIAL PHOTOS (Image)



Map Scale: 1 inch = 29 feet
 Map Date: 1/05/2024
 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 such. The information is provided for informational purposes only. Sources mentioned above should be consulted for verification of the information. Once again, USE AT YOUR OWN RISK !!!





CITY OF FARMINGTON

For office use only	
Date Filed:	_____
Fee Paid:	_____

Site Plan Application

1. Project Name Farmington Brewing Company Outdoor Seating

2. Location of Property

Address 33336 Grand River Ave., Farmington, MI 48336

Cross Streets Grand River Ave & Farmington Rd

Tax ID Number 46-4590348

3. Identification

Applicant JASON Schlaff

Address: 26262 Le Mueva St.

City/State/Zip Farmington Hills, MI 48334

Phone 248 227 6867 Fax _____

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

9 Property Owner Other (Specify) Tenant

Property Owner Nick Skotanis

Address 45798 Fermanagh Drive

City/State/Zip Northville, MI 48168

Phone 248 767 9522 Fax _____

Preparer of Site Plan JASON Schlaff

Address 26262 Le Mueva St.

City/State/Zip Farmington Hills, MI 48334

Phone 248 227 6867 Fax _____

4. Property Information

Total Acres 0.04
Lot Width 24 ft Lot Depth 109 ft
Zoning District _____
Zoning District of Adjacent Properties to the
North _____ South _____ East _____ West _____

5. Use

Current Use of Property Commercial
Proposed Use _____

G Residential	Number of Units	_____
G Office	Gross Floor Area	_____
G Commercial	Gross Floor Area	<u>1612</u>
G Industrial	Gross Floor Area	_____
G Institutional	Gross Floor Area	_____
G Other _____	Gross Floor Area	_____

Proposed Number of Employees _____

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

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

[Signature] 11/20/23
Signature of Applicant Date

Signature of Property Owner Date

I, _____ (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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- c. Approved outdoor display, sales and storage areas may continue until such time as the property ownership changes or a revised site plan is approved. Approval shall not be transferrable to new owners or users. Changes of ownership or use shall be required to return to the planning commission for a renewal of their privileges, to ensure they are aware of the limitations that exist.
 13. The planning commission may allow outdoor display, sales, and storage for businesses that do not meet the criteria listed in subsection 1., provided all other provisions of this section (a) are met and the applicant establishes that compliance with the strict requirements of subsection 1. would unreasonably prevent the use of the property for a permitted purpose; that the proposed display, sales, and/or storage would not adversely affect adjacent or nearby properties and would not adversely affect the public health, welfare, and safety.
- (b) Accessory outdoor seating areas may be permitted by annual license when accessory to a permitted or special land use in the district subject to the following:
1. Whether the seating area is proposed as part of a site plan application or an existing business, it shall require site plan review and approval by the planning commission in accordance with Article 13 Site Plan Review. Insurance in a form and amount deemed acceptable by the city attorney's office shall be provided with the application. Once initial approval has been granted by the planning commission, an annual license shall be issued by the building official. The license may be renewed annually by the building official, provided that it complies with the original planning commission approval and the requirements of this section. The building official may, at any time, refer an outdoor seating permit to the planning commission for renewal if the Building Official feels additional review is necessary.
 2. Outdoor seating shall be permitted between April 15 and October 31, with all furniture and fixtures removed after October 31. All tables, chairs, railings and related fixtures shall be removed when not in use. If weather permits, the building official may extend this time for outdoor seating on privately owned property only.
 3. Outdoor seating shall not be the primary seating of the restaurant, except for carry-out restaurants when approved by the planning commission.
 4. Outdoor seating areas shall be located in a manner to maintain a minimum pathway width of five (5) feet (clear of structures such as light poles, trees and hydrants) along the sidewalk so as not to interfere with pedestrian traffic. Outdoor dining areas may be either curbside or adjacent to the building front provided that the location change allows an appropriate walking path alignment with neighboring properties as determined by the city.
 5. Chairs and tables shall be of quality durable material such as metal or wood.
 6. Outdoor seating areas shall be maintained in a clean and sanitary condition. Waste receptacles shall be provided in instances where wait staff does not clear all tables.
 7. Outdoor service areas shall be well-defined, with clearly marked access points, making it obvious to patrons whether they are within or outside of the designated dining area. The on-premises licensee shall not sell, or allow the consumption of, alcoholic liquor outdoors, except in the defined area.

Outdoor seating areas shall be delineated by outlining the periphery in some manner as to distinguish the public walkway from dining area. This may be accomplished by the use of planters, railings, or walls reviewed and approved by the planning commission.

8. For outdoor seating areas located within the public right-of-way, approval by the corresponding jurisdiction (i.e., Farmington DPW, MDOT, or Road Commission for Oakland County) is required. Proof of insurance naming the city as an additional insured, in a form and amount deemed acceptable by the city attorney's office, shall be required. A license agreement in a form deemed acceptable to the city attorney's office shall also be required.
 9. If there is not adequate space to allow for outdoor dining on the sidewalk adjacent to the site, an elevated, ADA compliant, platform may be erected in a parking lot to create an outdoor dining area, but only if the city engineer determines there is sufficient space available for this purpose given parking and traffic conditions. Specially designated parking spaces (ADA accessible, loading zones, etc.) shall only be considered for use if the spaces can be temporarily replaced within a close proximity. Use of a public parking lot for such purpose shall require city council approval.
 10. Additional outdoor lighting and/or amplification is prohibited without approval of the city.
 11. Applicants may be asked to demonstrate that additional parking demand can be met before approval.
 12. The city retains the right to revoke outdoor seating permits if all sections of this article have not been met, or if the operation of such areas is found by the city to be dangerous or otherwise detrimental to surrounding uses or pedestrian or vehicular traffic.
- (c) Drive-through uses may be allowed as an accessory to any permitted bank, pharmacy, dry cleaner, or restaurant use, provided the following are met:
1. Drive-through uses shall be designed to minimize conflicts with pedestrian or vehicular circulation and shall meet the following standards:
 2. The number of drive-through lanes shall be limited to the following:
 - a. Drive-through banks and car washes shall have a maximum of three (3) drive-through lanes, including any that are devoted to ATM(s).
 - b. All other drive-through uses shall have a maximum of one (1) drive-through lane.
 3. Stacking Spaces shall be provided as required in Article 14, Off-Street Parking and Loading Standards and Access Design.
 4. Communication and speaker boxes shall meet the following requirements:
 - a. Speakers shall be placed as close as safely possible from the edge of the drive-through lane; in no case may speakers be more than three (3) feet from the drive-through lane.
 - b. Where feasible, speakers shall face away from residential neighborhoods.
 - c. Noise from communication speakers shall not exceed fifty (50) decibels at a nonresidential property line and thirty (30) decibels at any residential property line. Where a screening wall is provided, the noise level shall be measured on the residential side of the screening wall.

RECEIVED JUN 11 2020
ESD KRC



City of Farmington
Economic & Community Development Dept
23600 Liberty St
Farmington, MI 48336
(248) 474-5500
Fax (248) 473-7261

TEMPORARY SPECIAL EVENT PERMIT APPLICATION

Business name and type: Farmington Brewing Company, Microbrewery and Taproom

Address: 33336 Grand River Ave Business Phone #: 248-957-9543

Name of applicant: Jason Schlaff - Owner

Applicant's address: 608 Meadowdale St., Ferndale, MI 48220 Phone #: 248-227-6867

Email address: jason@fbcbrewing.com

Responsible Party (if different from Applicant) Same

Phone number and email for Responsible Party _____

Type and name of Business: Farmington Brewing Company, Microbrewery and Taproom

Hours of operation M-Thr 4p-11p, F 4p-Midnight, Sat Noon-Midnight, Sun 2p-10p

To the fullest extent permitted by law, the individual or sponsoring organization assume(s) all risks and agrees to defend, pay on behalf of, indemnify, and hold harmless, the City of Farmington, including all of its elected and appointed officials, all employees and volunteers, against any and all claims, demands, suits, or loss, including all costs connected therewith, including but not limited to attorney fees, and for any damages which maybe asserted, claimed, or recovered against or from the City of Farmington, by reason of personal injury, including bodily injury or death, and/or property damage, including loss of use thereof, which arise out of your actions during this special event.

As the duly authorized individual or agent of the sponsoring organization, I hereby apply for approval of this special event, affirm the above information, and agree that I (or the sponsoring organization) will comply with the City's Temporary Special Event Permit requirements and rules and all other City requirements, ordinances, and other laws which apply to this temporary special event.

Jason Schlaff
APPLICANT'S SIGNATURE

6/11/2020
DATE

- Submission Checklist:
Signed application
Scaled Plan with requested information
Landlord approval (if business is a tenant)

Right of Way Permit application if needed, for any use of City or public property, including sidewalks, parking areas, or open spaces

Insurance certificates showing City as additional insured (if applicable)

Please submit all documents to the City of Farmington Economic & Community Development Department by mail, drop off, fax at number above or email to kchristiansen@farmgov.com
Please allow 48 hours for review of complete applications. Once any temporary measures or fixtures are installed please call 248.474.5500 24 hours prior to opening for inspection.

FOR OFFICE USE ONLY

Date Submitted 6/11/20 Layout Drawing ✓
Landlord approval N/A Approval Date 6/15/20
Application Approved: KIC Permit # PTSE20-005
Inspection complete: _____

Jessica Westendorf - Fwd: Additional Seating

From: Jason Schlaf <jason@fcbrewing.com>
To: Jessica Westendorf <jwestendorf@farmgov.com>
Date: 6/11/2020 10:12 AM
Subject: Fwd: Additional Seating
Attachments: 2nd-Updated-Temporary-Special-Event-Permit.pdf; XFMDB45 (3).pdf

Jessica,

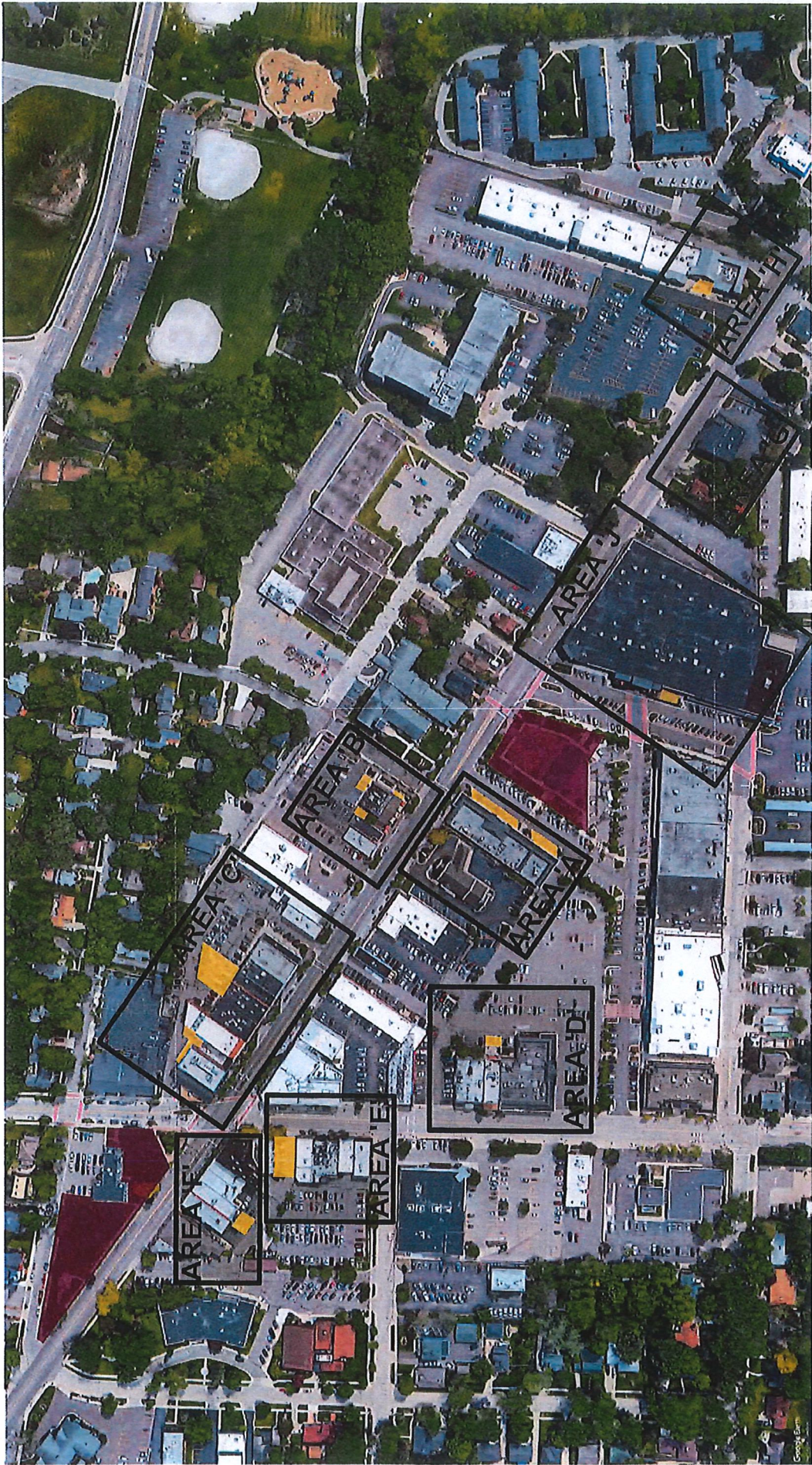
Please find the requested doc attached as well as this forwarded email from our landlord, Nick Skotanis.

Thanks for your help!

----- Forwarded message -----

From: Nick Skotanis <nskotanis@hotmail.com>
Date: Wed, Jun 10, 2020 at 11:50 AM
Subject: Re: Additional Seating
To: Jason Schlaf <jason@fcbrewing.com>

I have no problem with you adding additional outdoor seating. This was discussed with the Dda for Farmington. I was on a conference call with them discussing some of these options. Let me know if you need anything else other than this email stating it's OK. Also I have attached a small paragraph from square processing on what a liquor/brewery has done. I currently process with Square. They have been extremely helpful during this process. I have been able to gather customer email addresses and send notifications to improve sales.



EXPANDED OUTDOOR DINING



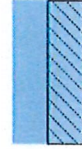
SOCIAL DISTRICT



(AREA 'C')



Cowley's



Basement
Burger



Browndog



FBC



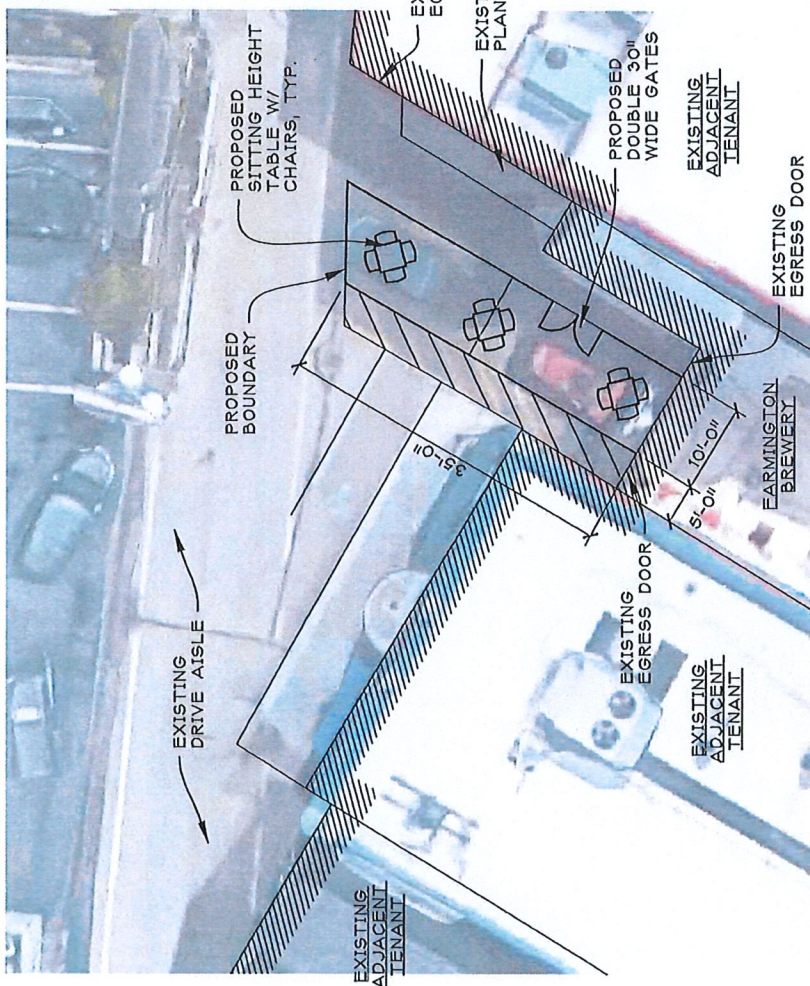
AREA 'C'



FARMINGTON BREWERY

QUANTITIES:

27.5" DIA. SITTING HEIGHT TABLES:	3
CHAIRS:	12
3" DIA. STANDING HEIGHT TABLES:	0



NOTES:

1. PAYMENTS TO BE HANDLED BY MERCHANTS AT EACH TABLE AND/OR INSIDE BUILDING.
2. BOUNDARY AESTHETICS TO BE DETERMINED BY THE DDA DESIGN COMMITTEE AND TO INCLUDE A COMBINATION OF PLANTERS AND FENCING.
3. TRASH TO BE DISPOSED OF INSIDE BUILDING.

TEMPORARY OUTDOOR SEATING PLAN

SCALE: 1" = 10'-0"





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
06/10/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER White Insurance Agency 52 West Main Street Fremont, MI 49412	CONTACT NAME: Chris Rodenberger	PHONE (A/C, No, Ext): 231-924-3100	FAX (A/C, No): 231-924-1055
	E-MAIL ADDRESS: crodenberger@whiteagency.com		
		INSURER(S) AFFORDING COVERAGE	NAIC #
		INSURER A: Fremont Insurance Company	13994
INSURED FARMINGTON BREWING CO LLC 33336 GRAND RIVER AVE FARMINGTON, MI 48336	INSURER B:		
	INSURER C:		
	INSURER D:		
	INSURER E:		
	INSURER F:		

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVO	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y		CPP 0046035	05/15/2020	05/15/2021	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
							MED EXP (Any one person)	\$ 5,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COM/PO/AGG	\$ 2,000,000
								\$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	\$
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTIONS						EACH OCCURRENCE	\$
							AGGREGATE	\$
								\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				PER STATUTE	OTH-ER
							E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

CITY OF FARMINGTON 23600 LIBERTY STREET FARMINGTON, MI 48336	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

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Farmington Planning Commission Staff Report	Planning Commission Date: January 8, 2024	Reference Number 6
Submitted by: Kevin Christiansen, Planning and Building Department Director		
Description Site Plan Review – Proposed Outdoor Seating, MI.Mosa Restaurant, 23360 Farmington Road		
<p><u>Background</u></p> <p>The owner of MI.Mosa Restaurant has submitted a Site Plan Application for proposed outdoor seating for their existing restaurant located in the CBD Central Business District. Outdoor Seating in the CBD requires review and approval by the Downtown Development Authority (DDA) and the Planning Commission. No changes regarding building dimensions or other site improvements are proposed.</p> <p>The applicant/petitioner, Jacob Khalil, has submitted a layout of the proposed outdoor seating area and pictures of the outdoor seating. He intends to review these with the Planning Commission at the January 8th, 2024 meeting.</p> <p>Attachments</p>		



City of Farmington
Civicsight Map

MAP LEGEND:

- CITY BOUNDARY
- RIVERS-STREAMS
- MULTITENANTBUILDING (Type)
- BUILT
- PROPOSED
- COMMLNDUST BLDGS
- RAHAHEL STREET(POLY)2
- RAHAHEL STREET(POLY)1
- PARCELS
- ROADS OUTSIDE FARMINGTON
- RIGHTOFWAY
- MULTITENANTPAVING
- ROW_EXTEND
- LOT HISTORY
- OPEN WATER (FEATURETYPE)
- DetentionPond
- StreamRiver
- LakePond
- Channel
- SwampMarsh

2017 AERIAL PHOTOS (Image)

Map Scale: 1 inch = 44 feet

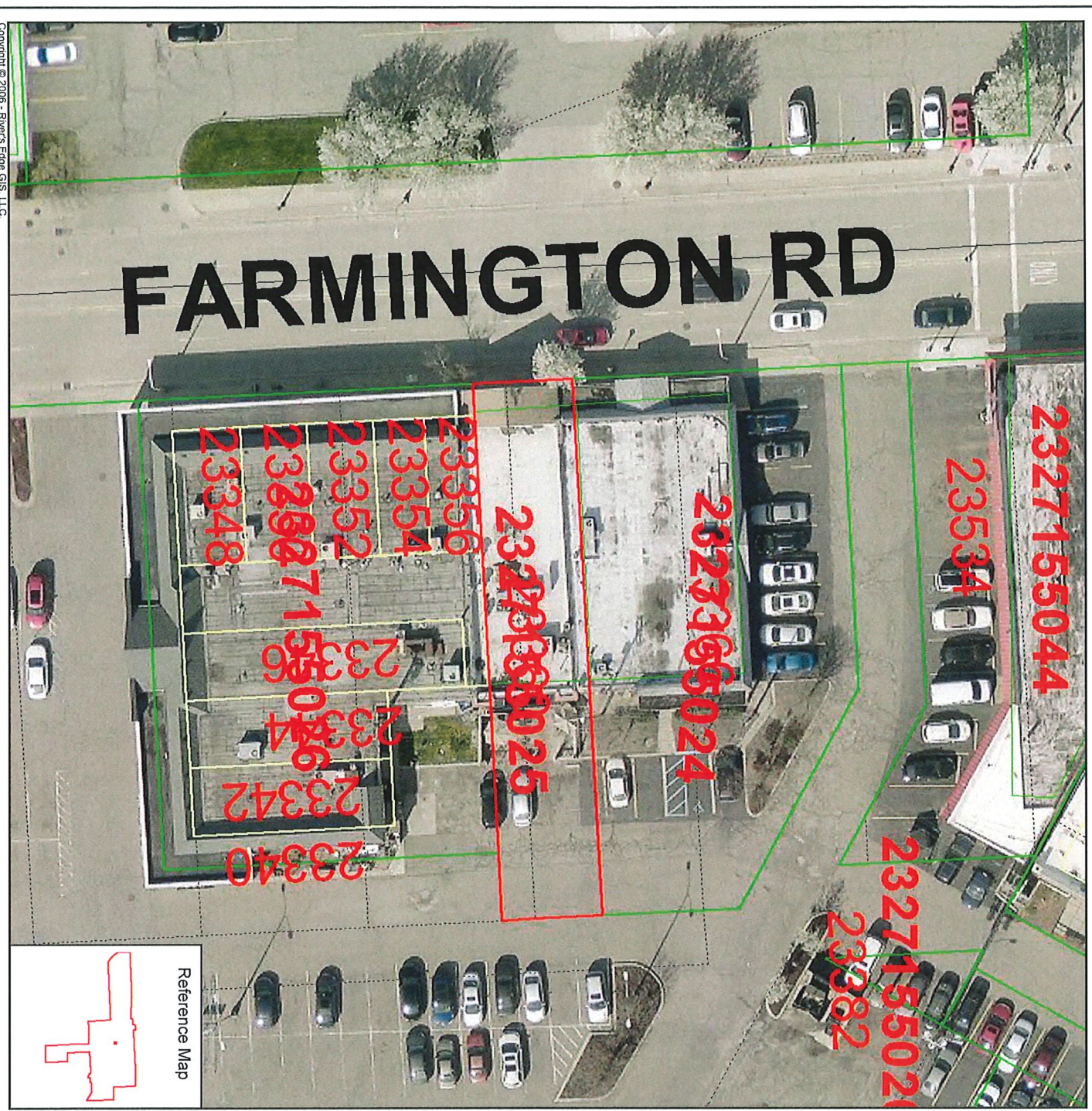
Map Date: 1/05/2024

Data Date: October 30, 2020

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



Disclaimer:
No warranty is made 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 of survey and is not intended to be used as one. Users of this data are hereby notified that the information sources mentioned above should be consulted for verification of the information. Once again, USE AT YOUR OWN RISK !!!



Reference Map





CITY OF FARMINGTON

For office use only

Date Filed: _____
Fee Paid: _____

Site Plan Application

1. Project Name MI.Mosa Patio Expansion

2: Locatlon of Property

Address 23360 Farmington Rd. Farmington, MI 48336

Cross Streets Farmington Rd. and Grand River Ave.

Tax ID Number 81-2076828

3. Identification

Applicant S3 Architecture

Address 33610 Grand River Ave.

City/State/Zip Farmington, MI 48335

Phone (248) 427-0007 Fax _____

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

Property Owner Other (Specify) _____

Property Owner Talat KHALIL (Tom)

Address 73360 Farmington Rd.

City/State/Zip Farmington MI 48336

Phone (248) 957-8119 Fax _____

Preparer of Site Plan S3 Architecture

Address 33610 Grand River Ave.

City/State/Zip Farmington, MI 48335

Phone (248) 427-0007 Fax _____

4. Property Information

Total Acres 0.1026
Lot Width 30' - 0" Lot Depth 149' - 0"
Zoning District Central Business District
Zoning District of Adjacent Properties to the
North CBD South CBD East CBD West CBD

5. Use

Current Use of Property Commercial

Proposed Use

G Residential	Number of Units	_____
G Office	Gross Floor Area	_____
G Commercial	Gross Floor Area	<u>2,372 SF</u>
G Industrial	Gross Floor Area	_____
G Institutional	Gross Floor Area	_____
G Other _____	Gross Floor Area	_____

Proposed Number of Employees _____

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

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

[Signature] 12.14.2023
Signature of Applicant Date

[Signature] 12-14-2023
Signature of Property Owner Date

I, [Signature] 12-14-2023 (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>
--



CITY OF FARMINGTON

Site Plan Review Checklist

a. Site Plan Descriptive and Identification Data	Provided	Not Provided
Site plans shall consist of an overall plan for the entire development, drawn to an engineer's scale of not less than 1 inch = 50 feet for property less than three acres, or one inch = 100 feet for property 3 acres or more in size	✓	
Sheet size shall be at least 24 x 36 inches	✓	
If a large development is shown in sections on multiple sheets, then one overall composite sheet shall be included		✓
Title block with sheet number/title; name, address and telephone number of the applicant and firm or individual who prepared the plans; and date(s) of submission and any revisions (month, day, year)	✓	
Scale and north-point	✓	
Location map drawn to a separate scale with north-point, showing surrounding land uses, water features and streets within a quarter mile	✓	
"Not to be Used as Construction Drawings" must be noted on the site plan	✓	
Legal and common description of property	✓	
Identification and seal of registered or licensed architect, civil engineer, land surveyor, landscape architect or community planner who prepared drawings	✓	
Zoning classification of petitioner's parcel and all abutting parcels	✓	
Proximity to section corner and major thoroughfares	✓	
Net acreage (minus rights-of-way) and total acreage	✓	
b. Site Data	Provided	Not Provided
Existing lot lines, building lines, structures, parking areas and other improvements on the site and within 100 feet of the site	✓	

Where grading is proposed, topography on the site and within 100 feet of the site at two-foot contour intervals, referenced to a U.S.G.S. benchmark



Proposed lot lines, lot dimensions, property lines, setback dimensions, structures and other improvements on the site and within 100 feet of the site



Location of existing drainage courses, floodplains, rivers and MDEQ regulated wetlands with elevations



All existing and proposed easements



Details of exterior lighting including locations, height, fixtures, method of shielding and a photometric grid overlaid on the proposed site plan indicating the overall lighting intensity of the site (in footcandles)



Location of waste receptacle(s) and mechanical equipment and method of screening



Location, size, height and lighting of all proposed freestanding and wall signs



Location, size, height and material of construction for all walls or fences with cross-sections



Extent of any outdoor sales or display area



Location, height and outside dimensions of all storage areas and facilities



c. Access and Circulation

Provided

Not Provided

Dimensions, curve radii and centerlines of existing and proposed access points, roads and road rights-of-way or access easements



Driveways and intersections within 250 feet of site



Cross section details of existing and proposed roads, driveways, parking lots, sidewalks and pathways illustrating materials, width and thickness



Dimensions of acceleration, deceleration and passing lanes



Dimensions of parking spaces, islands, circulation aisles and loading zones



Radii for driveways and parking lot islands



Calculations for required number of parking and loading spaces	_____	✓
Designation of fire lanes	_____	✓
Traffic regulatory signs and pavement markings	_____	✓
Shared parking or access easements, where applicable	_____	✓

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	_____	✓
The location of proposed lawns and landscaped areas	_____	✓
Landscape plan, including location, of all proposed shrubs, trees and other plant material	_____	✓
Planting list for proposed landscape materials with caliper size or height of material, spacing of species, botanical and common names, and quantity	_____	✓
Calculations for required greenbelts, buffer zones, parking lot trees, detention ponds and interior landscaping	_____	✓
Method of installation and proposed dates of plant installation	_____	✓
Landscape maintenance program	_____	✓

e. Building and Structure Details	Provided	Not Provided
--	-----------------	---------------------

Location, height, and outside dimensions of all proposed buildings or structures	✓	_____
Building floor plans and total floor area	✓	_____
Details on accessory structures and any screening	✓	_____
Building facade elevations for all sides, drawn at an appropriate scale	✓	_____
Method of screening for all ground-, building- and roof-mounted equipment	_____	✓

Description of exterior building materials including colors (samples or photographs may be required)	✓	
f. Information Concerning Utilities, Drainage and Related Issues	Provided	Not Provided
Location of sanitary sewers and septic systems, existing and proposed		✓
Location and size of existing and proposed water mains, water service, storm sewers and drains, and fire hydrants		✓
Storm water retention and detention ponds, including grading, side slopes, depth, high water elevation, volume and outfalls		✓
Location of above and below ground gas, electric and telephone lines, existing and proposed		✓
Location of utility boxes		✓
g. Additional Information Required for Multiple-family Residential Development	Provided	Not Provided
The number and location of each type of residential unit (one bedroom units, two bedroom units, etc.)		✓
Density calculations by type of residential unit (dwelling units per acre)		✓
Garage and/or carport locations and details, if proposed		✓
Mallbox 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

✓	
_____	_____
	✓
_____	_____

- c. Approved outdoor display, sales and storage areas may continue until such time as the property ownership changes or a revised site plan is approved. Approval shall not be transferrable to new owners or users. Changes of ownership or use shall be required to return to the planning commission for a renewal of their privileges, to ensure they are aware of the limitations that exist.
 13. The planning commission may allow outdoor display, sales, and storage for businesses that do not meet the criteria listed in subsection 1., provided all other provisions of this section (a) are met and the applicant establishes that compliance with the strict requirements of subsection 1. would unreasonably prevent the use of the property for a permitted purpose; that the proposed display, sales, and/or storage would not adversely affect adjacent or nearby properties and would not adversely affect the public health, welfare, and safety.
- (b) Accessory outdoor seating areas may be permitted by annual license when accessory to a permitted or special land use in the district subject to the following:
1. Whether the seating area is proposed as part of a site plan application or an existing business, it shall require site plan review and approval by the planning commission in accordance with Article 13 Site Plan Review. Insurance in a form and amount deemed acceptable by the city attorney's office shall be provided with the application. Once initial approval has been granted by the planning commission, an annual license shall be issued by the building official. The license may be renewed annually by the building official, provided that it complies with the original planning commission approval and the requirements of this section. The building official may, at any time, refer an outdoor seating permit to the planning commission for renewal if the Building Official feels additional review is necessary.
 2. Outdoor seating shall be permitted between April 15 and October 31, with all furniture and fixtures removed after October 31. All tables, chairs, railings and related fixtures shall be removed when not in use. If weather permits, the building official may extend this time for outdoor seating on privately owned property only.
 3. Outdoor seating shall not be the primary seating of the restaurant, except for carry-out restaurants when approved by the planning commission.
 4. Outdoor seating areas shall be located in a manner to maintain a minimum pathway width of five (5) feet (clear of structures such as light poles, trees and hydrants) along the sidewalk so as not to interfere with pedestrian traffic. Outdoor dining areas may be either curbside or adjacent to the building front provided that the location change allows an appropriate walking path alignment with neighboring properties as determined by the city.
 5. Chairs and tables shall be of quality durable material such as metal or wood.
 6. Outdoor seating areas shall be maintained in a clean and sanitary condition. Waste receptacles shall be provided in instances where wait staff does not clear all tables.
 7. Outdoor service areas shall be well-defined, with clearly marked access points, making it obvious to patrons whether they are within or outside of the designated dining area. The on-premises licensee shall not sell, or allow the consumption of, alcoholic liquor outdoors, except in the defined area.

Outdoor seating areas shall be delineated by outlining the periphery in some manner as to distinguish the public walkway from dining area. This may be accomplished by the use of planters, railings, or walls reviewed and approved by the planning commission.

8. For outdoor seating areas located within the public right-of-way, approval by the corresponding jurisdiction (i.e., Farmington DPW, MDOT, or Road Commission for Oakland County) is required. Proof of insurance naming the city as an additional insured, in a form and amount deemed acceptable by the city attorney's office, shall be required. A license agreement in a form deemed acceptable to the city attorney's office shall also be required.
 9. If there is not adequate space to allow for outdoor dining on the sidewalk adjacent to the site, an elevated, ADA compliant, platform may be erected in a parking lot to create an outdoor dining area, but only if the city engineer determines there is sufficient space available for this purpose given parking and traffic conditions. Specially designated parking spaces (ADA accessible, loading zones, etc.) shall only be considered for use if the spaces can be temporarily replaced within a close proximity. Use of a public parking lot for such purpose shall require city council approval.
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 11. Applicants may be asked to demonstrate that additional parking demand can be met before approval.
 12. The city retains the right to revoke outdoor seating permits if all sections of this article have not been met, or if the operation of such areas is found by the city to be dangerous or otherwise detrimental to surrounding uses or pedestrian or vehicular traffic.
- (c) Drive-through uses may be allowed as an accessory to any permitted bank, pharmacy, dry cleaner, or restaurant use, provided the following are met:
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 2. The number of drive-through lanes shall be limited to the following:
 - a. Drive-through banks and car washes shall have a maximum of three (3) drive-through lanes, including any that are devoted to ATM(s).
 - b. All other drive-through uses shall have a maximum of one (1) drive-through lane.
 3. Stacking Spaces shall be provided as required in Article 14, Off-Street Parking and Loading Standards and Access Design.
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 - a. Speakers shall be placed as close as safely possible from the edge of the drive-through lane; in no case may speakers be more than three (3) feet from the drive-through lane.
 - b. Where feasible, speakers shall face away from residential neighborhoods.
 - c. Noise from communication speakers shall not exceed fifty (50) decibels at a nonresidential property line and thirty (30) decibels at any residential property line. Where a screening wall is provided, the noise level shall be measured on the residential side of the screening wall.

2:07



October 10, 2023
8:20 PM

Edit





City of Farmington
Economic & Community Development Dept
23600 Liberty St
Farmington, MI 48336
(248) 474-5500
Fax (248) 473-7261

RECEIVED JUN 11 2020

ECD RAC

TEMPORARY SPECIAL EVENT PERMIT APPLICATION

Business name and type: MI MOSA Restaurant

Address: 23360 Farmington Business Phone #: 248 957 8119

Name of applicant: Jacob Khalil

Applicant's address: 23360 Farmington Phone #: 248 957 8119

Email address: MimosaFarmington@gmail.com

Responsible Party (if different from Applicant) Talal Khalil

Phone number and email for Responsible Party 248 734-672-0707

Type and name of Business: MI Mosa

Hours of operation 9am - 11pm

To the fullest extent permitted by law, the individual or sponsoring organization assume(s) all risks and agrees to defend, pay on behalf of, indemnify, and hold harmless, the City of Farmington, including all of its elected and appointed officials, all employees and volunteers, against any and all claims, demands, suits, or loss, including all costs connected therewith, including but not limited to attorney fees, and for any damages which maybe asserted, claimed, or recovered against or from the City of Farmington, by reason of personal injury, including bodily injury or death, and/or property damage, including loss of use thereof, which arise out of your actions during this special event.

As the duly authorized individual or agent of the sponsoring organization, I hereby apply for approval of this special event, affirm the above information, and agree that I (or the sponsoring organization) will comply with the City's Temporary Special Event Permit requirements and rules and all other City requirements, ordinances, and other laws which apply to this temporary special event.

Talal Khalil 06/10/2020
APPLICANT'S SIGNATURE DATE

- Submission Checklist:
- Signed application
- Scaled Plan with requested information
- Landlord approval (if business is a tenant)

Right of Way Permit application if needed, for any use of City or public property, including sidewalks, parking areas, or open spaces
Insurance certificates showing City as additional insured (if applicable)

Please submit all documents to the City of Farmington Economic & Community Development Department by mail, drop off, fax at number above or email to kchristiansen@farmgov.com
Please allow 48 hours for review of complete applications. Once any temporary measures or fixtures are installed please call 248.474.5500 24 hours prior to opening for inspection.

FOR OFFICE USE ONLY

Date Submitted 6/11/20 Layout Drawing ✓
Landlord approval N/A Approval Date 6/19/20
Application Approved: KPC Permit # PTSE20-004
Inspection complete: _____

Recommended for Approval by OHM Advisors

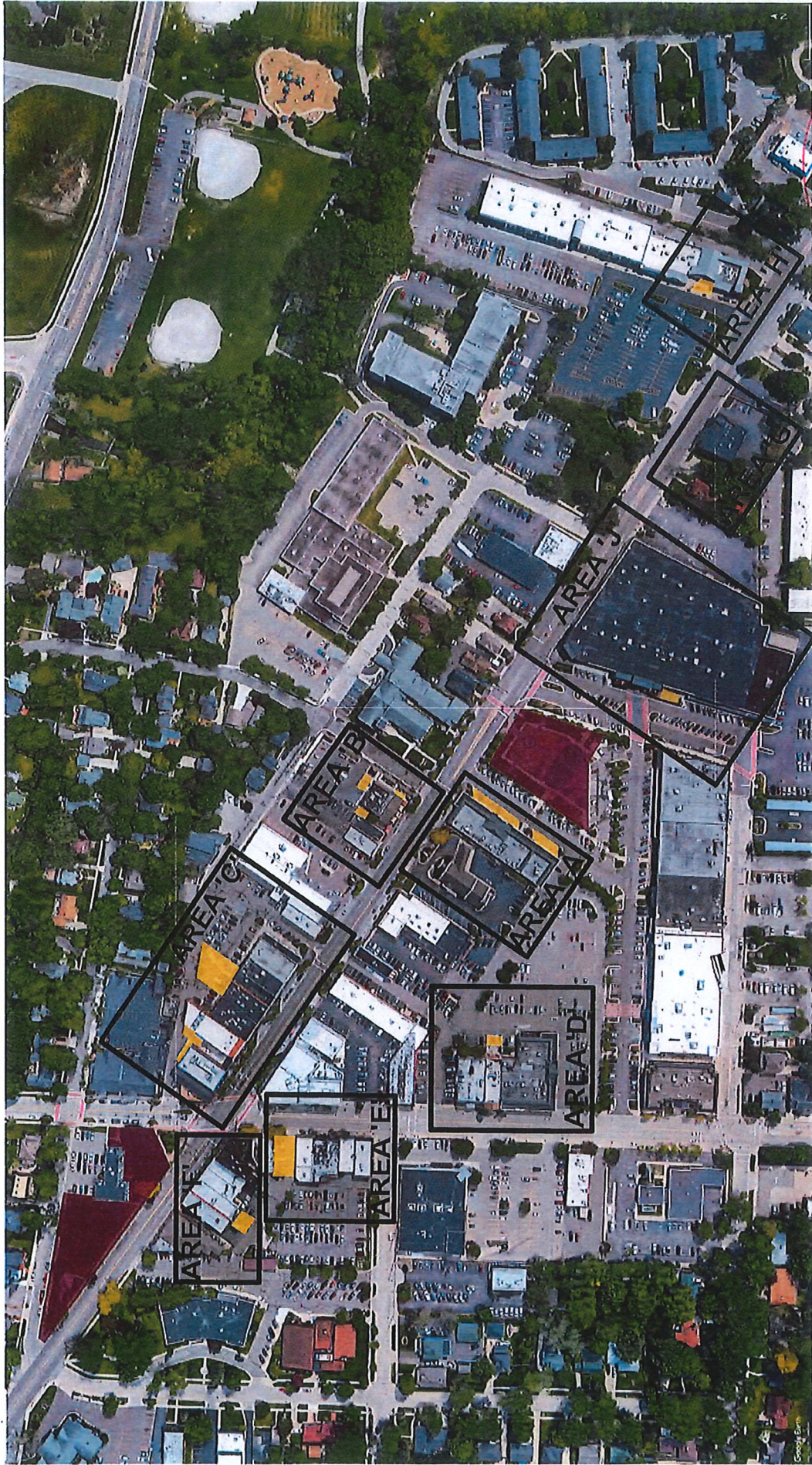
Matthew D. Parks

Matthew D. Parks, P.E.

Marguerite Novak

Marguerite Novak, Planner

6/19/20
KPC



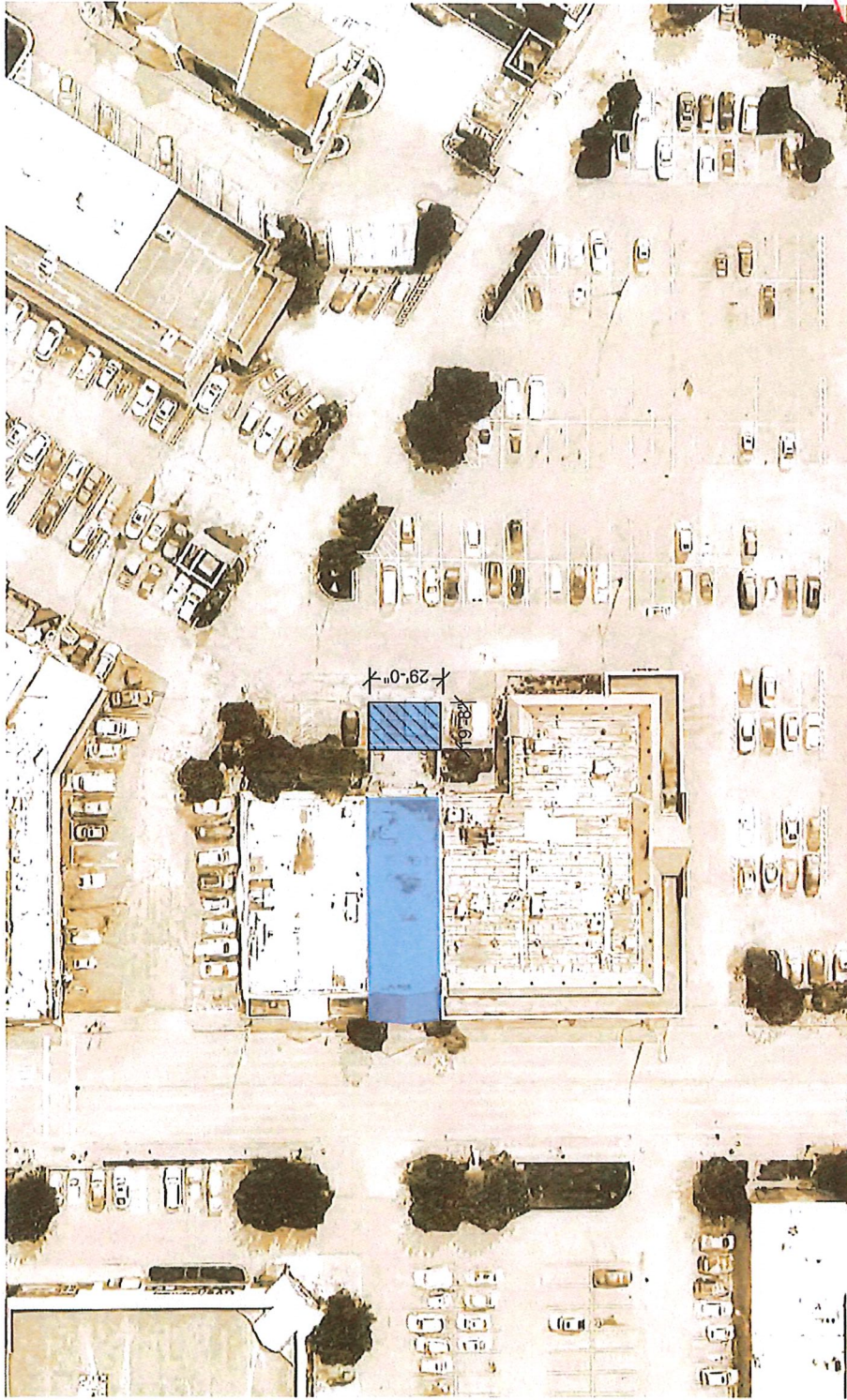
SOCIAL DISTRICT



EXPANDED OUTDOOR DINING



(AREA 'D')

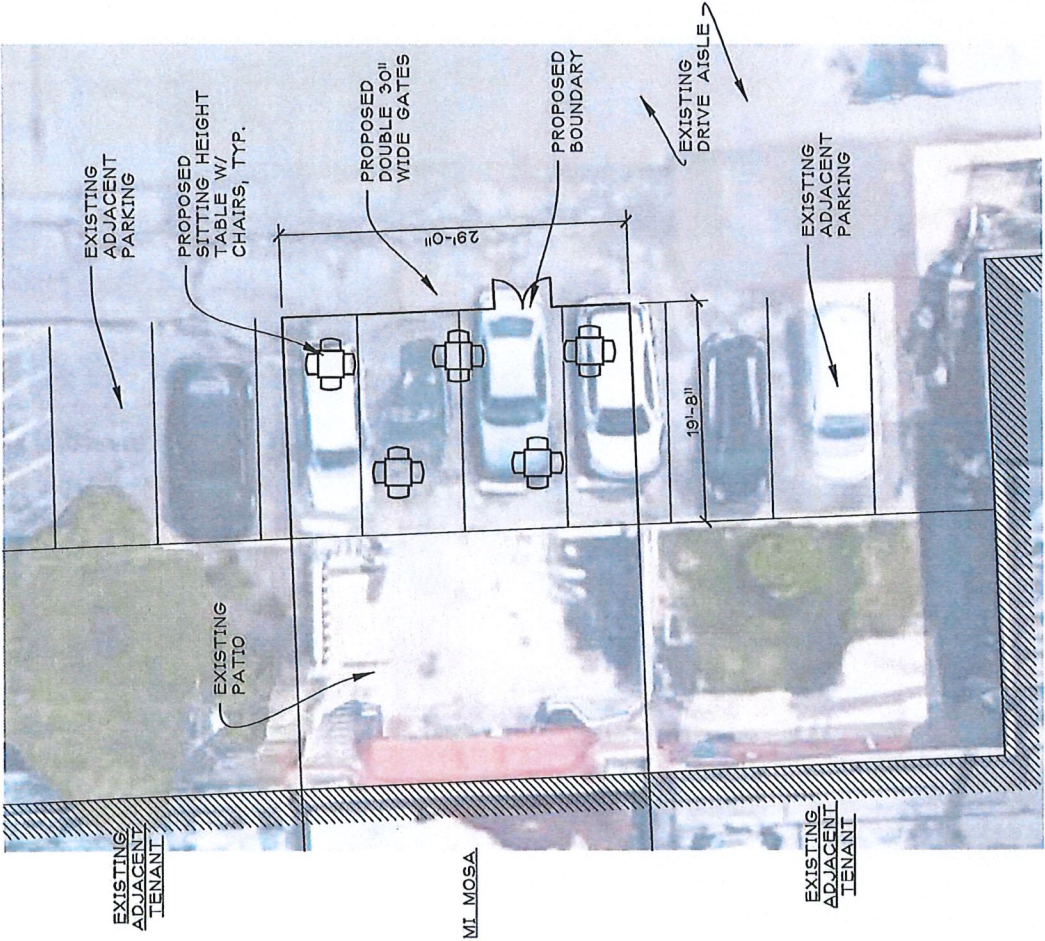


Mi.Mosa



Expanded Outdoor Dining

AREA 'D'



MI MOSA

QUANTITIES:

27.5" DIA. SITTING HEIGHT TABLES:	5
CHAIRS:	20
31" DIA. STANDING HEIGHT TABLES:	0

NOTES:

1. PAYMENTS TO BE HANDLED BY MERCHANTS AT EACH TABLE AND/OR INSIDE BUILDING.
2. BOUNDARY AESTHETICS TO BE DETERMINED BY THE DDA DESIGN COMMITTEE AND TO INCLUDE A COMBINATION OF PLANTERS AND FENCING.
3. TRASH TO BE DISPOSED OF INSIDE BUILDING.

TEMPORARY OUTDOOR SEATING PLAN

SCALE: 1" = 10'-0"





One Tower Square, Hartford, Connecticut 06183

COMMERCIAL GENERAL LIABILITY
COVERAGE PART DECLARATIONS

POLICY NO.: BIP-6P663559-20-42
ISSUE DATE: 04/14/2020

INSURING COMPANY:
FIDELITY AND GUARANTY INSURANCE COMPANY

DECLARATIONS PERIOD: From 04/14/2020 to 04/14/2021 12:01 A.M. Standard Time at your mailing address shown in the Common Policy Declarations.

The Commercial General Liability Coverage Part consists of these Declarations and the Coverage Form shown below.

1. COVERAGE AND LIMITS OF INSURANCE:

COMMERCIAL GENERAL LIABILITY COVERAGE FORM	LIMITS OF INSURANCE
General Aggregate Limit (Other than Products-Completed Operations)	\$ 2,000,000
Products-Completed Operations Aggregate Limit	\$ 2,000,000
Personal & Advertising Injury Limit	\$ 1,000,000
Each Occurrence Limit	\$ 1,000,000
Damage To Premises Rented To You Limit (any one premises)	\$ 300,000
Medical Expense Limit (any one person)	\$ 10,000

2. AUDIT PERIOD: ANNUALLY

3. FORM OF BUSINESS: CORPORATION

4. NUMBERS OF FORMS, SCHEDULES AND ENDORSEMENTS FORMING PART OF THIS COVERAGE PART ARE ATTACHED AS A SEPARATE LISTING.

**COMMERCIAL GENERAL LIABILITY COVERAGE
IS SUBJECT TO A GENERAL AGGREGATE LIMIT**

DECLARATIONS PREMIUM SCHEDULE
Issue Date: 04/14/2020

Policy Number: BIP-6P663559-20-42

This Schedule applies to the Declarations for the period of 04/14/2020 to 04/14/2021.

It shows all of your known rating classes as of the effective date. Any exceptions will be so noted. This includes all locations you own, rent or occupy.

STATE ZIP	CLASS DESCRIPTION/CODE NUMBER	PREMIUM BASE/ EXPOSURE	RATES	ADVANCE PREMIUM
MI 48336	Full Service Restaurants Premises/Operations*	s915,299	0.2852	261
	Product/Completed Operations*	s915,299	0.0798	73
MI 48336	Liquor Liability*	r234,854	6.3273	1,486

*Subject to Audit

Rate Computation: The rate change shown may change any time there is a change in exposure or risk characteristic during the policy period or at audit

Premium Base Legend:

Premium Base

a = area
c = cost
e = employees
m = admissions
p = payroll
r = receipts

How Rates Apply

per 1000 sq. feet
per \$1000 of total cost
per employee
per 1000 of admissions
per \$1000 of payroll
per \$1000 of receipts

Premium Base

s = gross sales
u = units
t =

How Rates Apply

per \$1000 of gross sales
per unit
This premium base is reserved
for unusual applications. Base
and how rates apply are shown
above.



City of Farmington Planning Commission 2023 Annual Report

January

- Election of Officers
- Site Plan Amendment/Façade Modification – Cannelle Farmington, 33304 Grand River Avenue
- Discussion of 2022 Planning Commission Work Items/Program

February

- Public Hearing and Special Land Use Site Plan Review – Shell Gas Station, 37375 Grand River Avenue
- Planned Unit Development (PUD) Preapplication Conference – Legion Square, 31775 Grand River Avenue
- Discussion of 2024/2029 Capital Improvement Program and Request to Schedule Public Hearing

March

- Public Hearing – 2024/2029 Capital Improvement Program

April

- Discussion and Scheduling of Public Hearing - Proposed City of Farmington Code of Ordinances Text Amendment – Chapter 25, Signs

May

- Outdoor Seating Site Plan Review – Cannelle Farmington, 33304 Grand River Avenue
- Legion Square – Preliminary PUD and Request to Schedule Public Hearing: Cervi Construction, American Legion Hall, 31775 Grand River

June

- Site Plan Review – World Wide Center, 34701-34805 Grand River Avenue

- Public Hearing - Proposed City of Farmington Code of Ordinances Text Amendment – Chapter 25, Signs

July

- Legion Square – Public Hearing and PUD Site Plan Review: Cervi Construction, American Legion Hall, 31775 Grand River

August

- Legion Square – Preliminary PUD Site Plan Review: Cervi Construction, American Legion Hall, 31775 Grand River

September

- ****No Meeting****

October

- Discussion and Review – City of Farmington Master Plan

November

- Final Site Plan Review - PUD Planned Unit Development: Hillside Townes, Robertson Brothers Homes, Maxfield Training Center, 33000 Thomas Street
- Request to Schedule Special Land Use Public Hearing and Site Plan Review – Mama Eatz Bar, 35223 Grand River Avenue
- Discussion and Review – City of Farmington Master Plan

December

- Final Site Plan Review - PUD Planned Unit Development: Legion Square, Cervi Construction, American Legion Hall, 31775 Grand River
- Special Land Use Public Hearing and Site Plan Review – Mama Eatz Bar, 35223 Grand River Avenue
- Discussion of 2024/2029 Capital Improvement Program
- 2024 Schedule of Planning Commission Meetings