



PLANNING COMMISSION MEETING
Monday, April 9, 2018 – 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. March 12, 2018 Minutes**
- 4. Site Plan Review – 33309 Shiawassee Addition**
- 5. Public Comment**
- 6. Planning Commission Comment**
- 7. Adjournment**

FARMINGTON PLANNING COMMISSION PROCEEDINGS
City Council Chambers, 23600 Liberty Street
Farmington, Michigan
March 12, 2018

Chairperson Crutcher called the Meeting to order at 7:00 p.m. at City Council Chambers, 23600 Liberty Street, Farmington, Michigan, on Monday, March 12, 2018.

ROLL CALL

Present: Chiara, Crutcher, Gronbach, Kmetzo, Majoros, Perrot, Waun

Absent: None

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Director Christiansen, Recording Secretary Murphy

APPROVAL OF AGENDA

MOTION by Chiara , seconded by Majoros, to approve the Agenda.

Motion carried, all ayes.

APPROVAL OF ITEMS ON CONSENT AGENDA

a. February 12, 2018 Minutes

MOTION by Gronbach, seconded by Chiara, to approve the items on the Consent Agenda.

Motion carried, all ayes.

PUBLIC HEARING - 2019-2024 CAPITAL IMPROVEMENT PROGRAM

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

Director Christiansen stated this item is a Public Hearing for the 2019-2024 Capital Improvement Program for the City of Farmington. He stated the Capital Improvement Program Steering Committee and City staff have been working diligently on updating the program to incorporate into the upcoming City Master Plan update and also are moving forward with the required Capital Improvement Program in light of it being the budget time of year for the City of Farmington. As such the Planning Commission is being requested to hold the Public Hearing at tonight's meeting as required. He stated it was scheduled at the February 12, 2018 Planning Commission meeting. He said the Public Notice was published and the draft 2019-2024 Capital Improvement Program was included in the Commissioners packets for their review and consideration.

He indicated the requirement for this item is to hold the required Public Hearing on the Capital Improvement Program in accordance with State statute, in particular the Michigan Planning Enabling Act that provides statutorily the requirements for communities long range plans, the Community Master Plan which includes the Capital Improvement

Program. He stated this is an instrument of the Planning Commission and the Public Hearing is required to be held and the action requested is to hold the Public Hearing, take comments, and to then consider the Capital Improvement Program as currently drafted with those comments, and then make a recommendation to the City Council for incorporation into the City's budget and for adoption.

Commissioner Majoros requested to ask some clarifying questions of Director Christiansen. He commented that the document before the Planning Commission tonight is not an approval of the budget but rather it is a set of guidelines and prioritized projects and if the Planning Commission so moves as is or with any addendums or comments to City Council, what will happen is each individual project, the budget will be outlaid according to priority by the City Council and not the Planning Commission.

Christiansen stated that was a good point to make clear. He put the draft Capital Improvement Program for Fiscal Years 2019-2024 on the screen, indicating it is a long range planning document, a program that looks at desires for the community in terms of capital improvements and expenditures. He described the process that brought them to the point of the Public Hearing being held tonight.

He described that the Steering Committee was comprised of various members of boards and commissions and City Administration and staff that put together this draft document and has been reviewed and is now before the Planning Commission tonight as a draft for the Public Hearing. He stated that Commissioner Majoros represented the Planning Commission on the Steering Committee and named the other members that served on the Steering Committee with him as well.

He put the transmittal letter on the screen and stated the enclosed Capital Improvement Program (CIP), was created to comply with State and local laws and be adopted by the City Planning Commission and is designed to do specifically two things: Number one, enhance public awareness of issues in the community that need to be addressed and show the residents that the City is actively working towards remediating or remedying them; and two, increase transparency and efficiency in the budget process. He emphasized that this is not a budget, but rather a long range planning tool, a wish list compiled with various input of items that are of interest to be focused on, short term, long term needs for the City for various purposes. The Capital Improvement Program is a resource that examines large expenditure capital projects that the City, residents and the Planning Commission have identified as improvements of need for safety, usability, or future planning purposes. For each project, the Plan recognizes a source of funding and the desired window of completion. So not only is it an identification of a particular capital improvement, whether it be a facility, whether it is equipment, it identifies a source of funding for that item and also a timeline. Having a comprehensive list of this kind is critical to effective financial and land use planning. This year's CIP identified a total of 115

projects totaling \$23,164,881.00. Last year's program for 2018-2023 was about \$28 million dollars.

He stated the CIP is not a plan of projects to be completed, but rather it is a list of all potential projects, inventory of costs, funding sources and timelines that can be easily seen and planning can be accomplished in a proper and logical manner. Several entities were integral to creating the finalized CIP which included the public, the Administration of the City of Farmington, the City Council, the Downtown Development Authority, the Grand River Corridor Improvement Authority, the Parking Committee, and the Steering Committee. He stated that this 2019-2024 CIP has been in the works since October of last year. And under the authority and direction of the Michigan Planning Enabling legislation Public Act 33 of 2008, the City of Farmington Planning Commission is responsible for the CIP.

He summarized the CIP as being a short term plan for identifying and categorizing large and/or very expensive projects, like a household's budget plan for big ticket items

A capital improvement is any improvement that is at least one of the following: a purchase or improvement of a facility, system, infrastructure or piece of equipment that costs \$10,000 or more with an expected service life of more than year; is a nonrecurring expenditure, so it's not a continuing expenditure on an annual basis buy one that is purposeful for a specific reason.

He then detailed the differences between a CIP and the City Budget stating a City Budget appropriates funds. A CIP is merely an identification of projects. The CIP assists City Council and City Administration by having a comprehensive list of projects that need to be accomplished. This list helps prioritize projects and plan for the budget year after year. The CIP cannot spend funds on projects, its purpose is to examine each of the projects in detail and determine estimated costs, timelines, and funding for each of the projects. The benefits of the CIP enables proper planning in a logical manner, and has many benefits including calling attention to community deficiencies and providing a means to correct them, identifying long term and short term expenditures which greatly improves the budgeting process and efficiency, enhancing the ability to secure grants, reducing the taxpayer burden, increasing the likelihood of departmental intergovernmental cooperation including continuity and reducing costs, encouraging efficient government.

He stated this CIP looks at all of the City's planning tools. The City of Farmington has a Comprehensive Planning Program and under the program there are a number of documents that make up the Comprehensive Planning Program for the City of Farmington. The first one is the City's Master Plan. Underneath the City's Master Plan are various volumes or elements of the City's Master Plan, the Recreation Master Plan, the Farmington Vision Plan, the Downtown Area Plan, the Grand River Corridor Vision

Plan, Orchard Lake and Ten Mile Road Intersection Redesign Analysis, the Rouge River Trail Project and the recent completed updated Downtown Master Plan and that most of these are current within the last year or two. There is currently in place an effort to update the overall City Master Plan. So these are all current documents that lay the groundwork and provide the direction, the road map for the City. The CIP is really then the identification specifically of capital expenditures that follow these planning tools and to find funding sources identified, project prioritization. He stated the Capital Improvement Program is broken down into the nine categories, buildings and grounds, drain system, land acquisition and redevelopment, parking lots, recreation and culture, roads, sidewalks and streetscapes, vehicles and equipment, water and sewer systems.

He stated this list of projects is in the appendix at the end of the document and the document then goes into each one of the focus areas and listed same and stated it is spelled out by individual name or line item, specific project under project category, the prioritization, the amount of funding and where it's going to be funded from or by and the timeline for that.

He stated the instrument, the draft, was made available and posted on the City's website when the Public Notice that was required went out and that Notice went out subsequent to the meeting in February when the Public Hearing was scheduled.

Commissioner Majoros thanked Christiansen for his clarification and stated if the public has questions about budget and budget allocations, what is shown on page 7 is that the City has allocated of 1.2 million approximately allocated for projects and the list in the CIP has about 23 million so it is clear that not everything on the list will get done and there are other ways in which funding can be secured and that's why the prioritization is important, that's why the input of the subject matter experts is important, because there has to be trust in the people that provide for our safety, assess our roads, assess our drainage and all those things are experts and these are mandatory important items and they do it in conjunction with all the planning tools that were referenced. It's a lot to comprehend and digest, it's a lot to process, but there is a good process in place to develop this good tool that does help guide us in the process.

MOTION by Majoros, supported by Chiara, to open the Public Hearing.
Motion carried, all ayes.

(Public Hearing opened at 7:22 p.m.)

PUBLIC HEARING

Stan Baywall, 33620 State Street, stated his main concern was the movement and relocation of City Hall and Public Safety, that he is a 35-year resident of Farmington and stated the best location for Public Safety is in the downtown.

Marcia Baywall, 33620 State Street, stated that she is against moving Public Safety and City Administration being relocated.

Jennifer Childs, 33760 Shiawassee, expressed her concerns about parking being a priority in creating a desirable downtown area.

Kelly Riemer, 33608 State Street, stated that she moved from Northville to Farmington due to its charm and that she objected to putting a parking structure into the downtown area.

Jonathan Rotay, 22931 Mayfield, was present to advocate for quick action on the Mayfield drainage project, stating that something is seriously wrong with the sewers on Mayfield Street, and also stated that he was against moving the Police Station out of downtown.

Josh Klein, 33614 Adams Street, indicated that he was against moving City Hall and the Police Station out of downtown and also commented that he would prioritize the Streetscape project on Farmington Road down to Oakland.

Chris Schroer, 23620 Warner, stated that he lives next door to the Maxfield Training Center, and commented on the great things that are happening in downtown Farmington and that he has lived here since 1988. He also commented that the parking lot of the Training Center does not fill up and proposed that better signage showing visitors where to park would be of benefit to the City.

Kevin Rommer, 23626 Warner, inquired if there was a breakdown of the 23 million dollars of expenditures by category.

Ryan Cannon , 21452 Chestnut Lane, commented about Flanders Park, and that it is not what the developer had promised. He also spoke about his concerns in moving City Hall and the Police Department in that it would elongate response time and that the City needs to focus on businesses going further down Grand River.

George Wright, 21492 Birchwood, also expressed his concerns with Flanders Park and advocated for trees to be planted in front of every residential property in the City.

Chris Hollis, 33660 Hillcrest Drive, thanked the City Administration for sharing the Capital Improvement Program with the citizens and commented on the funding of the projects delineated in the CIP.

MOTION by Majoros, supported by Gronbach, to close the Public Hearing.
Motion carried, all ayes.

(Public Hearing closed at 7:43 p.m.)

Christiansen distributed a copy of the 2017 minutes that included the motion addressing the Capital Improvement Program to the Commissioners for their benefit.

Chairperson Crutcher asked Christiansen if any correspondence had been received regarding the CIP and Christiansen read into the record an email from Vera Lucksted, 33995 Glenview Drive, stating her objections to moving City Hall and Public Safety, and further stated that she would support the installation of new LED streetlights and continuing the streetscape south of Grand River along Farmington Road.

Chairperson Crutcher opened the floor for questions and comments by the Commissioners

Commissioner Majoros stated that he would like to recap the comments heard during the Public Hearing tonight and include them in the motion approving the draft and moving it forward to City Council for their review.

He stated the first item is that there is clear input about strong reservation on the relocation of the City Hall property due to three things: number one, safety; number two, seen as a community pillar; and number three, the intrinsic downtown value it brings.

The second item had to do with parking, yes, that there is a need but it could be solved two ways, more wayfinding as mentioned in the Plan and secondly, to not oversteer. He indicated there were many comments made about the number of spots that the Parking Study has identified, and that parking has been identified as an issue but maybe one that doesn't need to be oversold.

The third was swift action on the Mayfield Drain and to look at what the issue is.

Fourth was that there be confirmation from Chris Weber about the 53 million dollar outlay and perhaps a breakdown of the budget by prioritization so there can be a better understanding of the prioritization of the projects.

The fifth item was Flanders Park, there were a few issues there, and did the developer live up to the spirit of the agreement.

The last item was to give strong consideration of how these items will be funded.

He then asked that these items be included in any motion made.

MOTION by Gronbach, supported by Chiara, that the Planning Commission adopt the resolution as noted for the Capital Improvement Program for 2019-2024, and move the item forward to City Council with the six items that Commissioner Majoros summarized from the Public Hearing to be included in the motion so that City Council is aware of them and all of the items contained in the yet to be numbered resolution be contained therein. Motion carried, all ayes.

PUBLIC COMMENT

Andrew Buck, 23848 Whitaker, came to the podium and introduced himself and stated that he is the newly elected president of the Farmington Jaycees and that he is really excited with all of the things that are happening in Farmington.

Chris Schroer, Warner Street, inquired what the process would be related to the Maxfield Training Center and AC Acquisitions if new plans are submitted and Christiansen responded that any substantive change to the project then the process would start again and would be followed in accordance with the rules and regulations of the PUD.

Chris Hollis, 33660 Hillcrest, asked if there could be dialogue about sources of grant funding.

An audience member inquired if a project is listed as long term in the CIP such as the moving of City Hall and Public Safety, if it is inevitable that that would take place sometime in the future.

Commissioner Majoros responded that that question is unanswerable at the present time and that the CIP would be remiss if they did not look at every item that is listed in the Plan.

Greg Collins, 33632 State Street, inquired if the revenue generated by the 33 new houses on the Flanders site helps offset any deficits the City faces.

Christiansen directed Mr. Collins to talk to the Finance Director regarding that.

Commissioner Majoros then stated that the Planning Commission has talked to Mr. Christiansen and made recommendations to the City with regard to having transparency in their decision making process with the citizens of Farmington.

George Wright, 21492 Birchwood, spoke about the Flanders School site and how it used to be an area where children could play. He then stated that the City should raise taxes to address the funding issues that it faces

PLANNING COMMISSION COMMENTS

Perrot thanked everybody in attendance at the meeting, that it was nice to have a full room of residents who are invested in their City

Christiansen also thanked the people who came to the meeting and stated that there are hard copies of everything that is on the City website if anyone would like to look at them.

ADJOURNMENT

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

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

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Respectfully submitted,

Secretary

**Farmington Planning Commission
Staff Report**

**Planning Commission
Date:** April 9, 2018

**Reference
Number
4**

Submitted by: Kevin Christiansen, Economic and Community Development Director

Description Site Plan Review – 33309 Shiawassee Addition

BACKGROUND

Section 13.02 of the Zoning Ordinance specifies uses subject to site plan approval. Construction, renovation, and expansion within the Historical District are subject to Planning Commission approval. The code further states, "Prior to submittal of a site plan to the Planning Commission, a site plan shall be submitted to the City Historical Commission for review and comment."

The City received an application from Pine Building Company, Inc. on behalf of James Schachern, 33309 Shiawassee, to construct a 567 square foot rear addition to the existing 2-story single family residence. The design and location of the addition is shown on the attached information.

The Historical Commission has reviewed the plans and recommends its approval. The Planning Commission is to review the aesthetics of the proposed addition. The Building Department has reviewed the dimensional aspects of the plan and has indicated that it meets the requirements of the district.

Attachments

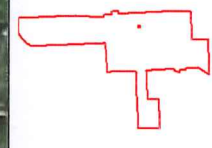


City of Farmington
CivicSight Map

MAP LEGEND:

- CITY BOUNDARY
- / RIVERS-STREAMS
- MULTITENANTBUILDING (Type)
 - BUILT
 - PROPOSED
 - COMM_INDUST BLDGS
 - RAPHAEL STREET(POLY)2
 - RAPHAEL STREET(POLY)
 - PARCELS
- ROADS OUTSIDE FARMINGTON
- RIGHTOFWAY
- MULTITENANTPAVING
- ROW EXTEND
- / LOT HISTORY
- OPEN WATER (FEATURETYP)
 - DetentionPond
 - StreamRiver
 - LakePond
 - Channel
 - SwampMarsh
- 2014 AERIAL PHOTOS (Image)

Reference Map



Map Scale: 1 inch = 32 feet
 Map Date: 3/20/2018
 Data Date: February 16, 2018



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

Disclaimer:
 Note: The information provided by this program has been compiled from recorded deeds, plats, taxmaps, surveys, and other public records and data. It is not a legally recorded map or survey and is not intended to be used as one. Users of this data are hereby notified that the information sources mentioned above should be consulted for 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 33309 Shiawassee Rd.

2. Location of Property

Address 33309 Shiawassee Rd.

Cross Streets Farmington Rd. / Power Rd.

Tax ID Number _____

3. Identification

Applicant Pine Building Co., Inc. (Kimberly Zebko)

Address 31811 Middlebelt Rd., Ste 201

City/State/Zip Farmington Hills, MI 48334

Phone (248) 539-9600 Fax (248) 539-9608

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

9 Property Owner 9 Other (Specify) Builder

Property Owner James Schachern

Address 33309 Shiawassee Rd.

City/State/Zip Farmington, MI 48334

Phone (248) 930-4669 Fax N/A

Preparer of Site Plan Zack Ostroff (Kem-tec)

Address 2640 Water Oaks Dr.

City/State/Zip West Bloomfield, MI 48324

Phone (248) 425-4190 Fax _____

email Z_ostroff@yahoo.com

4. Property Information

Total Acres _____
Lot Width 118 ± Lot Depth 170 ±
Zoning District _____
Zoning District of Adjacent Properties to the
North _____ South _____ East _____ West _____

5. Use

Current Use of Property single family dwelling
Proposed Use _____

G Residential	Number of Units	<u>1</u>
G Office	Gross Floor Area	_____
G Commercial	Gross Floor Area	_____
G Industrial	Gross Floor Area	_____
G Institutional	Gross Floor Area	_____
G Other	Gross Floor Area	_____

Proposed Number of Employees N/A

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

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

[Signature] 8/8/18
Signature of Applicant Date

[Signature] 3/11/18
Signature of Property Owner Date

I, James Schachern (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.

City Action
Approved/Denied: _____
Date: _____
By: _____
Conditions of Approval: _____

4. Property Information

Total Acres _____

Lot Width 118 ± Lot Depth 170 ±

Zoning District _____

Zoning District of Adjacent Properties to the

North _____ South _____ East _____ West _____

5. Use

Current Use of Property Single family dwelling

Proposed Use

G Residential Number of Units 1

G Office Gross Floor Area _____

G Commercial Gross Floor Area _____

G Industrial Gross Floor Area _____

G Institutional Gross Floor Area _____

G Other _____ Gross Floor Area _____

Proposed Number of Employees N/A

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

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

Kimberly Zebko 3/8/18
Signature of Applicant Date

Signature of Property Owner Date

I, James Schachern (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.

City Action
Approved/Denied: _____
Date: _____
By: _____
Conditions of Approval: _____

X Payment of the required fee as determined by the City Council

3. **Pre-Application Meeting (Optional).** Prior to submittal for Planning Commission review, applicants are encouraged to discuss procedures and required submittal information with City staff. Please contact the Economic & Community Development Director or Building Official at 248-474-5500 with any questions.

4. **Preliminary Site Plan (Optional).** The preliminary site plan review is an optional review by the Planning Commission and/or City staff which allows the city to provide general comment on compliance with the standards of the Zoning Ordinance and to discuss architectural and site concepts and alternatives prior to the preparation of a complete site plan package.

Five (5) copies of a preliminary site plan must be provided. Contents of a preliminary site plan are at the applicant's discretion. Note that this stage of review is to provide guidance only and does not bind the Planning Commission or City staff on any future decision regarding the site plan.

5. **Final Site Plan.** Seven (7) copies and one (1) digital copy of a final site plan application must be submitted to the Economic & Community Development Department **at least seventeen (17) days** prior to the Planning Commission meeting, in accordance with the schedule provided above. All items listed on the attached checklist must be provided.

X If the site plan application is deemed complete by City administration, it will be placed on the Planning Commission meeting agenda.

X The site plan will be reviewed by the Economic & Community Development Department-including the Economic & Community Director and Building Official-and any consultants as deemed necessary by the City. Reports to be forwarded to the Planning Commission for their consideration.

X The Commission can approve, approve with conditions, or deny the request at the meeting or defer the decision until the next regularly scheduled Planning Commission meeting. If site plans are revised for resubmittal, all modifications from the previous plan must be highlighted in such a manner that the modifications are easily identified.

X Upon approval of a site plan by the Planning Commission, the approved plans shall be initialed and dated by the Economic & Community Development Director and forwarded to the Building Official. If plans have been conditionally approved, revised plans shall be submitted for administrative review by the Economic & Community Development Director prior to being forwarded to the Building Official.

X All approved site plans are valid for a period of one (1) year from the date of approval by the Planning Commission.

6. **Construction Plans/Zoning Compliance/Building Permits.** The Building Official shall utilize the approved site plan as well as other documents required under Chapter 35 as the basis upon which a zoning compliance permit shall be issued.



CITY OF FARMINGTON

Site Plan Review Checklist

a. Site Plan Descriptive and Identification Data	Provided	Not Provided
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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
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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 callper 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
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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
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The number and location of each type of residential unit (one bedroom units, two bedroom units, etc.)

Density calculations by type of residential unit (dwelling units per acre)

Garage and/or carport locations and details, if proposed

Mailbox clusters

Location, dimensions, floor plans and elevations of common building(s) (e.g., recreation, laundry, etc.), if applicable

Swimming pool fencing detail, including height and type of fence, if applicable

Location and size of recreation and open space areas

Indication of type of recreation facilities proposed for recreation area

h. Miscellaneous	Provided	Not Provided
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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

✓ ?

33309 Shiawassee Rd - Front View



on, Michigan

33309 Shawassee Rd.
Rear view



33309 Shawassee Rd.
Rear view



t Farmington, Michigan 33221 Shiawassee



33315 Shawarsee Rd.



Google

© 2018 G



MORTGAGE SURVEY

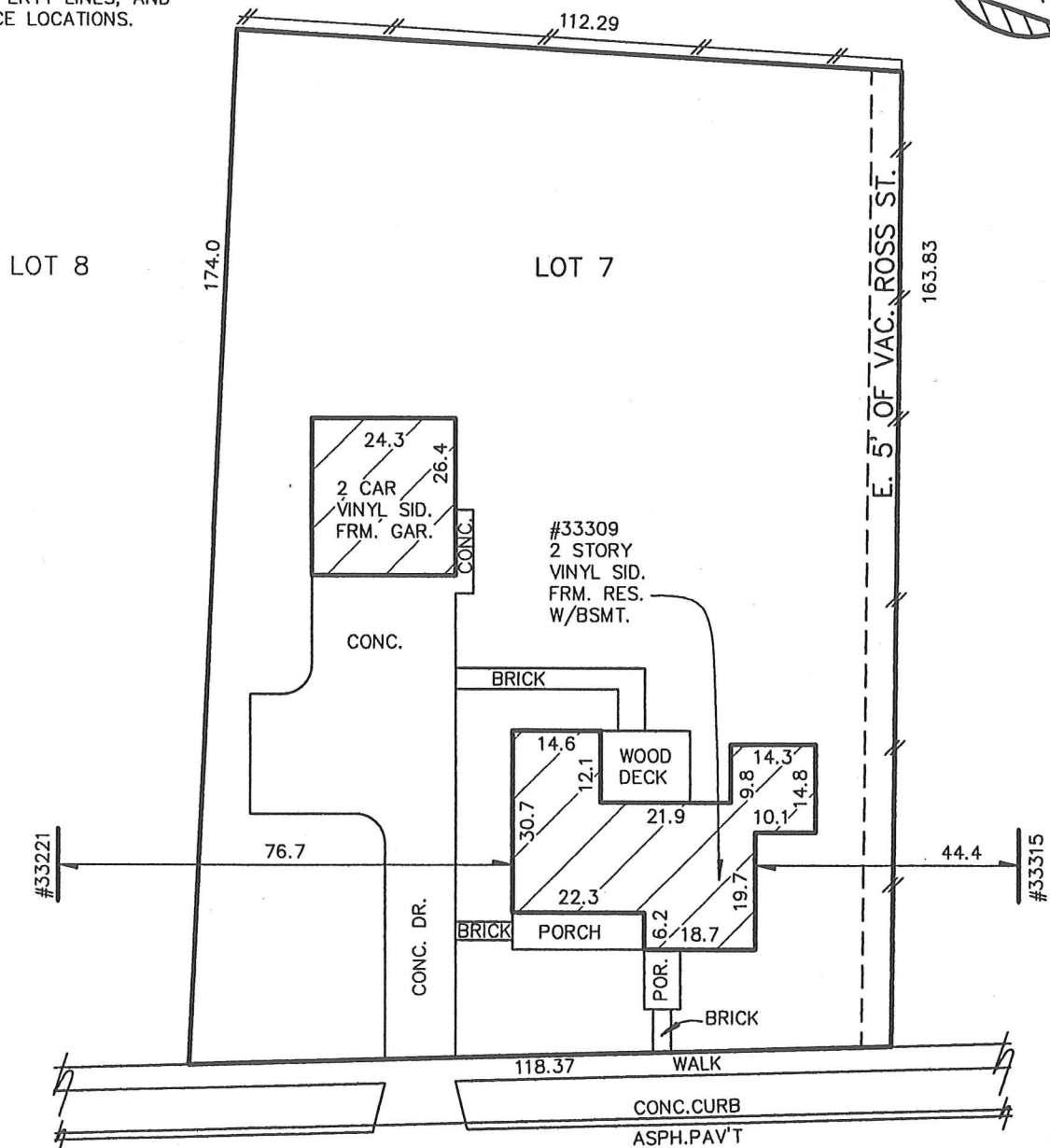
Certified to: PINE BUILDING COMPANY

Applicant: JAMES SCHACHERN

Property Description:

Lot 7 and the East 5 feet of vacated Ross Street adjacent to same; ASSESSOR'S PLAT NO. 5, being a part of the N.W. 1/4 of Section 27, and Replat of Lots 11 to 22 incl., of Ebenezer Stewart's Plat", T.1 N., R.9 E., City of Farmington, Oakland County, Michigan, as recorded in Liber 54A of Plats, Page 90 of Oakland County Records.

NOTE: A BOUNDARY SURVEY IS NEEDED TO DETERMINE EXACT SIZE AND/OR LOCATION OF PROPERTY LINES, AND FENCE LOCATIONS.

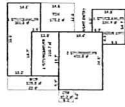


SHIAWASSEE ROAD



33309 SHIAWASSEE RD FARMINGTON, MI 48336-2366 (Property Address)

Parcel Number: 20-23-27-106-032



Item 1 of 1

[0 Images / 1 Sketch](#)**Property Owner: SCHACHERN, JAMES C****Summary Information**

- > Residential Building Summary
 - Year Built: 1841
 - Full Baths: 2
 - Sq. Feet: 1,668
 - Bedrooms: 3
 - Half Baths: 0
 - Acres: 0.450
- > Assessed Value: \$130,670 | Taxable Value: \$112,790
- > Property Tax information found

Owner and Taxpayer Information**Owner**

SCHACHERN, JAMES C
33309 SHIAWASSEE RD
FARMINGTON, MI 48336-2366

Taxpayer

SEE OWNER INFORMATION

Legal Description

T1N, R9E, SEC 27 ASSESSOR'S PLAT NO 5 LOT 7, ALSO E 5 FT OF VAC ROSS ST ADJ TO SAME 5-4-11 FR 006

Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date **Tax History**

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2017	Winter	\$1,021.32	\$1,021.32	12/31/2017	\$0.00
2017	Summer	\$4,334.21	\$4,334.21	08/22/2017	\$0.00
2016	Winter	\$1,057.59	\$1,057.59	12/27/2016	\$0.00
2016	Summer	\$4,288.79	\$4,288.79	08/23/2016	\$0.00
2015	Winter	\$1,062.14	\$1,062.14	12/21/2015	\$0.00
2015	Summer	\$4,262.05	\$4,262.05	08/25/2015	\$0.00
2014	Winter	\$794.45	\$794.45	12/12/2014	\$0.00
2014	Summer	\$3,210.67	\$3,210.67	08/06/2014	\$0.00
2013	Winter	\$801.53	\$801.53	12/13/2013	\$0.00
2013	Summer	\$3,213.80	\$3,213.80	07/23/2013	\$0.00
2012	Winter	\$745.93	\$745.93	12/13/2012	\$0.00
2012	Summer	\$2,934.25	\$2,934.25	07/02/2012	\$0.00

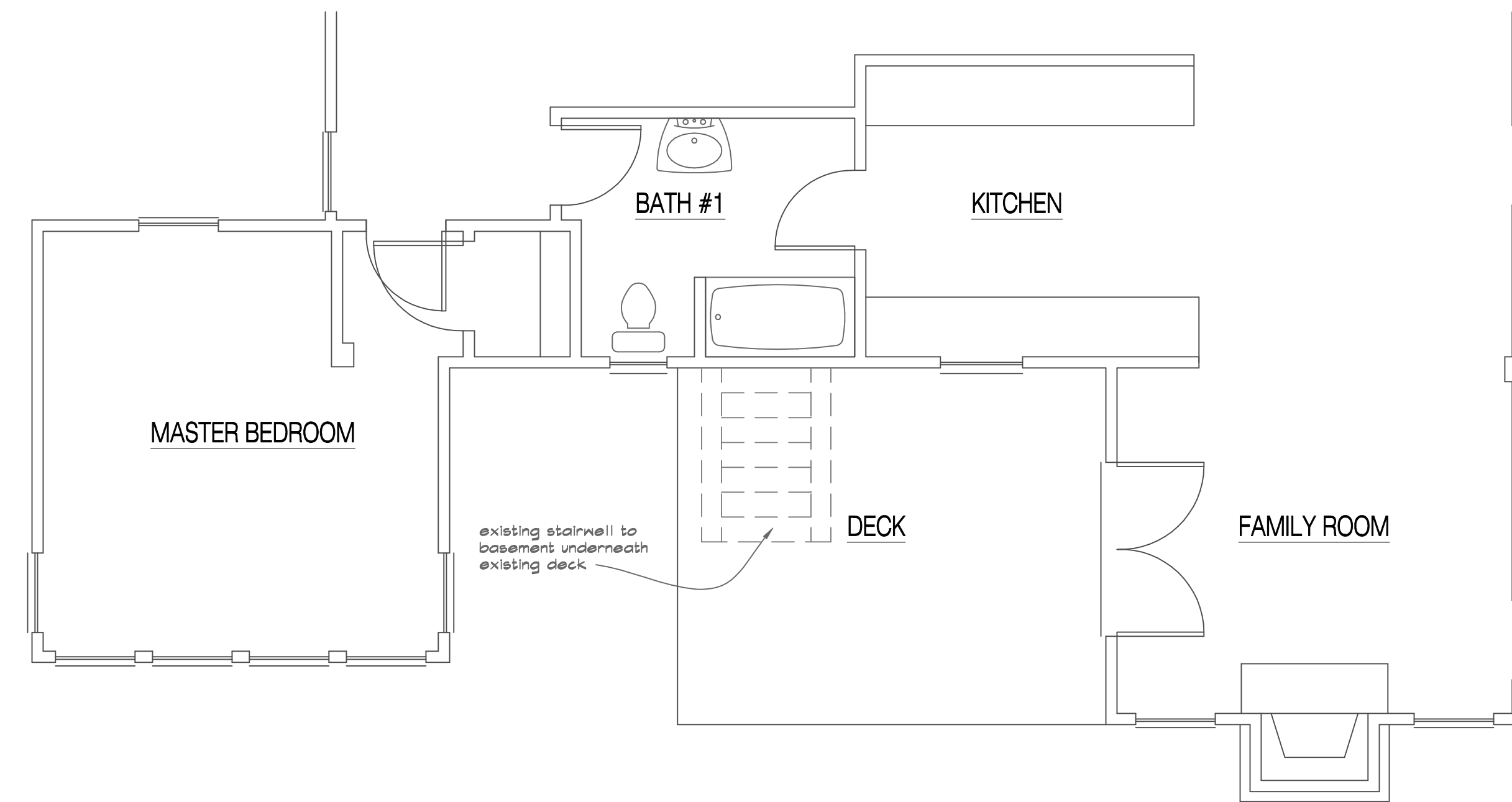
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WALL LEGEND	
EXISTING WALL	
DEMOLITION WALL	
NEW WALL	
BRICK	
MASONRY BLOCK	

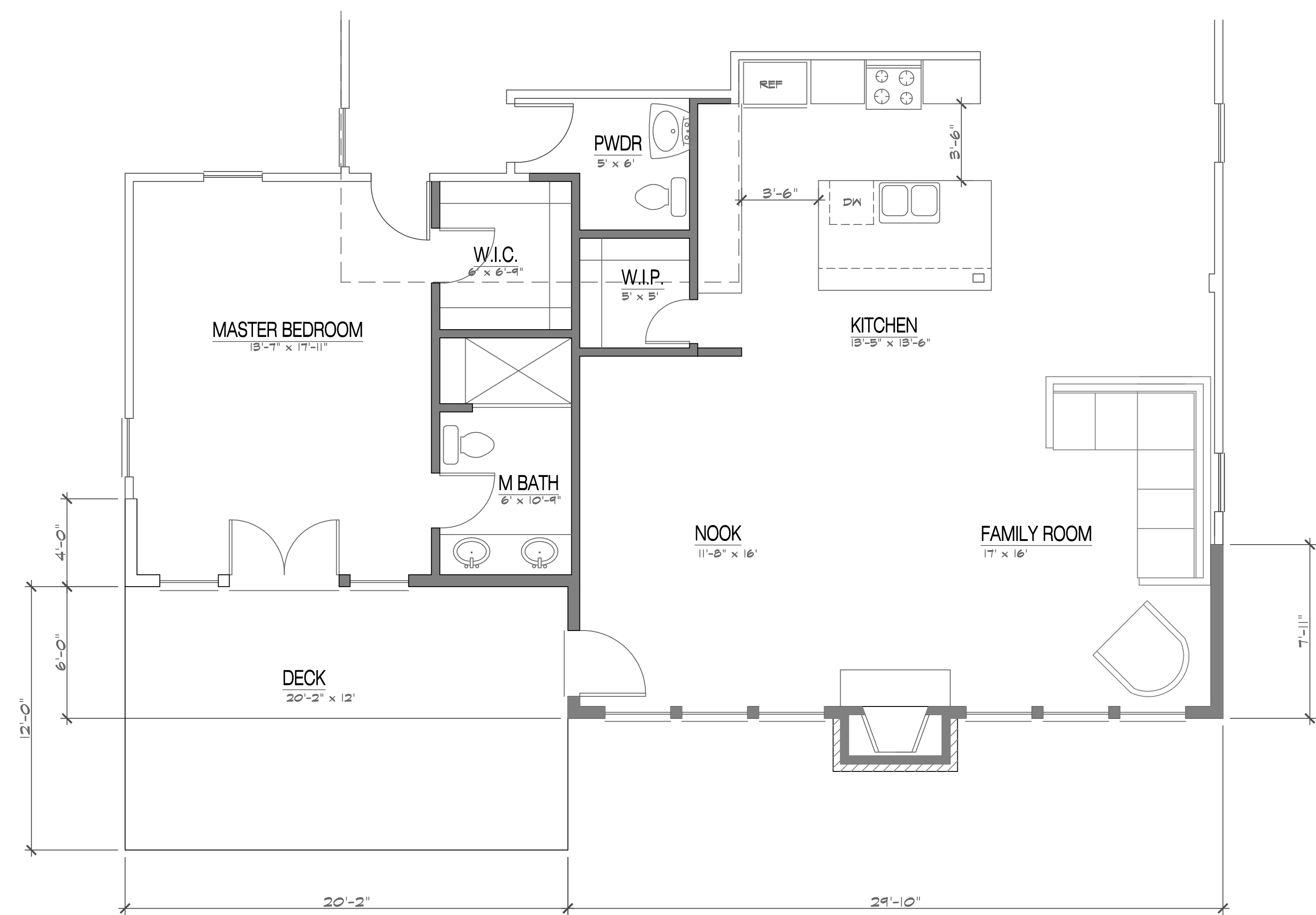
REVIEWED UNDER:
2015 MICHIGAN RESIDENTIAL CODE

NOTES:

1. SMOKE ALARMS TO CODE: ALL SMOKE ALARMS TO BE ELECTRONICALLY INTERCONNECTED WITH A BATTERY BACKUP
2. *R315.1 Carbonmonoxide alarms.* For new construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in *dwelling units* within which fuel-fired *appliances* are installed and in dwelling units that have attached garages.
3. ELECTRICAL TO CODE



EXISTING MAIN LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0"
N



PROPOSED MAIN LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0"
N
567 SF

REVISIONS		
NO.	DATE	ADDENDUM/BULLETIN

A PROPOSED FINISHED ADDITION/RENOVATION FOR:
JAMES SCHACHERN RESIDENCE
33309 SHIAWASSEE
FARMINGTON, MICHIGAN 48336

ZACK M OSTROFF & ASSOCIATES
RESIDENTIAL/COMMERCIAL DESIGNER/PLANNER
MEMBER
AIA
IBD
web: www.zoaarchitecture.com
email: zack@zoaarchitecture.com
PH: 248.425.4190

THIS DRAWING AS AN INSTRUMENT OF SERVICE IS AND SHALL REMAIN THE PROPERTY OF THE DESIGNER AND SHALL NOT BE USED IN ANY WAY WITHOUT THE PERMISSION OF THE DESIGNER.
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE BEFORE PROCEEDING WITH EACH PHASE OF HIS WORK.

SHEET TITLE
FLOOR PLANS

SHEET SCALE
AS NOTED

PROJECT NO.
18-014

DATE
02.01.18

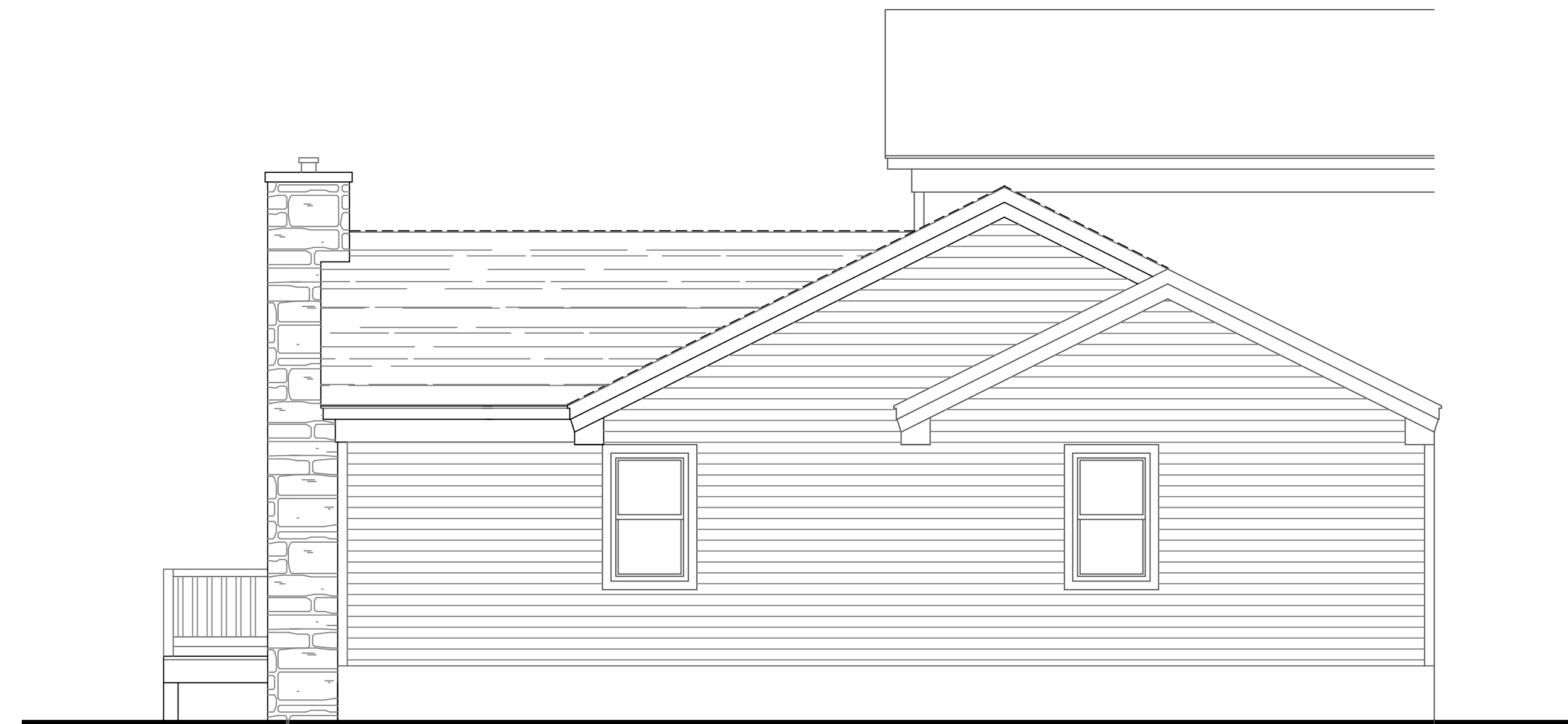
SHEET NUMBER
A-1



WEST ELEVATION
SCALE: 1/4"=1'-0"



REAR ELEVATION
SCALE: 1/4"=1'-0"



EAST ELEVATION
SCALE: 1/4"=1'-0"

REVISIONS

NO.	DATE	ADDENDUM/BULLETIN

A PROPOSED FINISHED ADDITION/RENOVATION FOR:
JAMES SCHACHERN RESIDENCE
33309 SHIAWASSEE
FARMINGTON, MICHIGAN 48336

ZACK M OSTROFF & ASSOCIATES
RESIDENTIAL/COMMERCIAL DESIGNER/PLANNER
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SHEET TITLE
EXTERIOR ELEVATIONS

SHEET SCALE
AS NOTED

PROJECT NO.
18-014

DATE
02.01.18

SHEET NUMBER
A-2