



PLANNING COMMISSION MEETING
Monday, April 8, 2019 – 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 11, 2019 Minutes**
- 4. Public Hearing and Conceptual/Preliminary PUD Site Plan Review – Blue Hat Coffee (Farmington Masonic Temple), 23715 Farmington Road**
- 5. Public Comment**
- 6. Planning Commission Comment**
- 7. Adjournment**

FARMINGTON PLANNING COMMISSION PROCEEDINGS
City Council Chambers, 23600 Liberty Street
Farmington, Michigan
March 11, 2019

Chairperson Crutcher called the Meeting to order at 7:00 p.m. at City Council Chambers, 23600 Liberty Street, Farmington, Michigan, on Monday, March 11, 2019.

ROLL CALL

Present: Chiara, Crutcher, Kmetzo, Majoros, Perrot, Waun, Westendorf
Absent: None

A quorum of the Commission was present.

Chairperson Crutcher asked Director Christiansen to introduce the new Planning Commissioner.

Christiansen welcomed Dan Westendorf to the Planning Commission. He stated he is the new appointment by City Council to the Commission, that he is a Farmington resident and also a professional architect and that he will be filling the unexpired term of David Gronbach, who retired after eighteen years of service.

OTHER OFFICIALS PRESENT: Director Christiansen, Recording Secretary Murphy

APPROVAL OF AGENDA

MOTION by Chiara, seconded by Perrot, to approve the Agenda.
Motion carried, all ayes.

APPROVAL OF ITEMS ON CONSENT AGENDA

A. February 11, 2019 Minutes

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

PUBLIC HEARING – 2020/2025 CAPITAL IMPROVEMENT PROGRAM

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

Christiansen stated this item is to hold the required Public Hearing for the 2020/2025 Capital Improvement Program for the City of Farmington. 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, the Capital Improvement Program for the next six years and are requesting the Planning Commission to hold the Public Hearing this evening.

At the February 11th, 2019 Planning Commission meeting the Public Hearing was scheduled as required for the Capital Improvement Program for 2020/2025 for tonight's meeting. Public Notice was published and a draft of the 2020/2025 Capital Improvement Program was attached with the staff report for consideration this evening, along with the staff report and also the Capital Improvement Program draft, and a copy of the Public Notice.

The request of the Planning Commission again is to hold the Public Hearing, to open it up for anybody who wants to participate to share their comments regarding the draft Capital Improvement Program as currently proposed and then once the Public Hearing is held, to bring it back to the Commission for their deliberation, consideration and the requested action then is to consider the draft 2020/2025 Capital Improvement Program and to take action on the draft and move it forward to the City Council for their consideration.

He went on to state the Capital Improvement Program as drafted and proposed for 2020/2025 is available online for anybody that wants to look at it, it's on the home page of the City of Farmington website, at www.farmgov.com and anybody who wishes can certainly make comment on that as well as this evening or comments can be shared through the City Manager's office for through the Economic & Community Development Department, City Administration and staff as well.

Looking at the draft on the screen, the proposed plan, the draft plan includes the cover sheet, the table of contents, focuses on Capital Improvement items by category, buildings and grounds, drain systems, land acquisition and redevelopment, parking lots, recreation and culture, roads, sidewalks and streetscapes, vehicles and equipment and water and sewer systems.

It also references those that have participated in the draft which is the Steering Committee which is made up of organization representatives, with Mr. Majoros being the Planning Commission's representative, City staff and the Planning Commission is referenced as well, and this is a recommendation and consideration of this item from the Planning Commission, the final approval of the Capital Improvement Programs rests with the City Council.

There is a resolution for consideration this evening if the Commission is supportive of the draft, then this would be the action item that would be moved forward to City Council. There's a transmittal letter that's been drafting for moving this forward on the Planning Commission's behalf.

The Capital Improvement Program, again is a short term plan for identifying and categorizing large and/or very expensive projects. It is a budget item or a budget outline, it's kind of a road map for capital improvements in the City over a six-year period. Capital Improvement for the City's purposes here is an 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 one year. It is a nonrecurring expenditure, and it can also be a study that leads to such purposes. So it is not budget, but it is basically a plan for budget and so it goes in hand with the City's budget. It's also required to accompany the City Master Plan. It is part of the Master Plan Program for the City and it's really an implementation tool of the City Master Plan and as you know the City is currently moving forward with updating the current Master Plan, we're going through the 2018/2019 Master Plan Update and the Planning Commission has had an opportunity to participate with that to a certain extent, and as that moves forward the CIP basically becomes part of that document so that will all move forward together.

A CIP is required by Statute, the Michigan Planning Enabling Act, along with the Master Plan. The benefits of the CIP that have been talked about, it calls attention to community deficiencies and provides a means to correct them and it identifies long term and short term expenditures which greatly improve the budgeting process and efficiency for the City, it enhances the ability to secure grants, reducing the taxpayer burden, increases the likelihood of Departmental/Intergovernmental cooperation, improving continuity and reducing costs and encourages efficient governance.

The Executive Summary is part of this document. For the 2020/2025 six year Capital Improvement Program year, which is now where we are at, there are a total of 112 projects that are identified in this six-year CIP Program, totaling 23.2 million dollars. The projects are identified by year, over the six years 2020/2025, and are also as represented by this pie chart identified by project category. This is consistent of the Capital Improvement Program process that the Planning Commission has participated in over the past number of years and the requested action this evening is to hold the required Public Hearing as scheduled, consider the draft Capital Improvement Program 2020/2025, and then to take action on the Plan to move the draft forward to City Council.

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

(Public Hearing opened at 7:10 p.m.)

PUBLIC HEARING

Chairperson Crutcher opened the floor for questions and/or comments.

None being heard he called for a motion to close the Public Hearing.

MOTION by Chiara, supported by Majoros, to close the Public Hearing.

Motion carried, all ayes.

(Public Hearing closed at 7:11 p.m.)

MOTION by Majoros, supported by Chiara, to proceed with the 2020/2025 Capital Improvement Plan as submitted and prepared by the Steering Committee, along with the draft resolution and letter as noted in the draft copy, for forwarding along to City Council for their approval.

Motion carried, all ayes.

Director Christiansen stated this is an ongoing process, that the Plan is a living, breathing document, it is a tool, it is a guide for identification and implementation of the City's Improvement Program and City Council will consider this draft plan as forwarded by the Planning Commission formally during their budget process. So if anybody is interested, they still have an opportunity to make comment and/or share their concerns to City Council if they so choose when Council considers that draft plan formally as part of their budget process.

DISCUSSION AND SCHEDULE OF PUBLIC HEARING FOR PLANNED UNIT DEVELOPMENT – BLUE HAT COFFEE, FARMINGTON MASONIC TEMPLE, 23715 FARMINGTON ROAD

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

Director Christiansen stated this item is to discuss and schedule a Public Hearing with the Planning Commission for a proposed PUD, Planned Unit Development, to be located at the Farmington Masonic Temple. Article X, PUD, Planned Unit Development, Section 35-135, approval procedure of the Zoning Ordinance, requires that a Public Hearing to review the requested PUD and the site plan be scheduled in accordance with the Michigan Zoning Enabling Act and the City of Farmington's Zoning Ordinance requirements. The Applicant, Farmington Masonic Temple Association, has submitted a PUD concept plan for Blue Hat Coffee. The Applicant requests that the Planning Commission schedule a Public Hearing to be held at the April 8th, 2019 meeting, along with a review of the preliminary conceptual PUD plan as proposed.

The purpose this evening then is to have an introduction of this item formally to the Planning Commission. A PUD application has been submitted to the City, along with the required preliminary conceptual plans. That information has been provided to the Planning Commission as part of the staff report and staff packet this evening. And the Applicant, as well as the Applicant's service providers, consultants and the owners of Blue Hat Coffee are here this evening and it is their intention to introduce themselves and also introduce their proposed coffee house here for location at the Farmington Masonic Temple along with the plans that they have prepared.

Commissioner Westendorf recused himself from this item and left Chambers to avoid any perceived conflict of interest.

Phillip Jewell came to the podium to introduce himself and his wife Catherine who was in the audience as the owners of Blue Hat Coffee. He stated they are currently in an 1850's building in Coldwater, Michigan which they restored. They spent six years restoring it and three or four years adding onto the property. They currently roast their own coffee. They started as a coffee house but then found they were also a restaurant because everyone wants food with their coffee. So they now make all of their own pastries, they make their own bread, they make their own meat products, pulled brisket, pulled pork, they make their own rolls, and so everything they've done has basically been revolving around producing quality products.

They are extremely picky on the coffee that they roast, we cup and taste probably twenty coffees for every one they select. They have coffee from around the world and have gained a reputation of having coffee that people stop by as they go through Coldwater just to buy three to six bags of coffee. The last couple days they got a call from some people in Traverse City, they had tasted the coffee and all of a sudden a flood of orders came in over the internet from Traverse City.

He went on to state that coffee roasting is a relatively easy process but the process of selecting good coffees is very time consuming and they have developed a knack for doing it. The roasting process, they tend to not follow the standard roasting guidelines because of specific profiles and they know what those profiles are in their customers.

He stated they looked at the Masonic several months ago, they loved the property, it has a kitchen available to them which they will need since they plan to produce all of their food items and their dessert items. They also plan to expand the menu over time and add alcoholic beverages as they move forward and become more of a full service restaurant/coffee house, a high quality venue where you have access to homemade croissants, homemade muffins, homemade desserts, homemade breads and very good products in the coffee area.

Christiansen asked through the Chair for Mr. Jewell to take a moment to share a little bit about the history of Blue Hat Coffee and the building. Christiansen stated he had the pleasure of visiting the store's website and looked at it in detail and downloaded materials from the website and attached it with the Planning Commission's staff packets so they could become familiar with you and for their continuing interest and for those that are watching at home because of the reference made to the building and the uniqueness of the business.

Jewell came up to the podium and went over the information on the screen. He stated he is a retired software engineer so the website design and everything else on the website he got to do himself. The house is the Abram C. Fisk House, it's a National Historic Site Building and registered as such. It was owned by his mother who bought it in 1965, she registered this individually as an historic site with the National Park Site, so it's a National Historic Site and it's also registered with the State of Michigan as a State Historic Site. He and his brother inherited the home and then he and his wife bought this house from the estate in 2008. He stated the home was in a state of disrepair but not bad disrepair because the house itself is basically three brick construction, it's an early Italian 8 model house, the walls are 14-inches thick, the basement foundation is 25 inches thick, it has a full basement with 8-foot ceilings and it has basically three floors, the first floor, second floor and an attic that's 14-feet at the center and there's a walkway up to the cupola.

When the home was restored, the first thing they had to do is repair the plaster. They pulled off one to five layers of plaster, got down to the cracked plaster. They pulled up two layers of wall to wall carpeting and got down to the linoleum from the 1920s. So they left the linoleum because they knew they had to repair the plaster. This has 12-foot ceilings on two floors and they started the process of restoring all the plaster. This particular house because it's on US 12 which is a major highway adjacent to I-69, the ceilings were all starting to float so they had to figure out how to fix that and they didn't want to put in drywall. So he researched on the internet and found a restoration that was being done by a company in Boston on an old building that was owned by several people from the City of Boston, learned how to fix plaster that was floating, you basically drill holes every five inches and pour construction cement up in there, put plaster keys and then you plaster over the top of it. So they did that, and that a year to do the whole house. That was a major portion of the work. The floors had to be restored, so they restored all the floors and the walls were in pretty good condition, and the front porch had to be restored and then they had to add on. They added on a back porch so they could serve coffee and they added on a second building where they're roasting coffee. It now has a full kitchen. The first thing they started baking themselves was pies and they have become a major source of their business as far as some of the products. They get people coming in and asking why don't you have any cherry pie? They're basically a 5-pound

pie. It's ten to twelve cups of fruit, ten to twelve cups of cherries, which is about four pounds and all butter crust and this is something I still get to do myself.

Jewell then stated that a lot of people ask where they their name. Branch County donated more horses to the Union Army during the Civil War than any other county in the country and a lot of them came from this property which was a horse farm. So it's named after the Union Officer's blue hat, that's the genesis of the name. Another thing is because they had to cut down trees to build, they cut down black walnuts, maples, pine trees and all that lumber was used to make tables for the property. So all the tales that are in the residence for seating are black walnut and maple that we cut down to build. One of the floors is made from that lumber and all of the countertops are made from the lumber that they milled when they had to cut down to build. So we are very aware you want to reuse everything you can and we used it and it makes a huge difference. He pointed out the picture which showed the original layout of the property, there is a mile, to a mile and a quarter track that went around to the front yard of the home, and Abram C. Fisk raised Morgan horses that were in the 1870s were selling for \$10,000 and \$15,000, which is over a million dollars today. He was selling houses to Europe, throughout the United States and to Russia.

Christiansen thanked Jewell for sharing his story.

Jeff Scott, Scott Architects, 32316 Grand River, Farmington, came to the podium. He stated the project they are here for tonight is something that the City has long waited for some activity on that site. It's probably one of the most underutilized prominent locations in Farmington and this project will bring that breath of fresh air onto the site. The project will allow the community now just to drive by it and admire the old building, but now they'll

be able to go inside on a regular basis and experience a little bit more the history that Farmington has to offer. This is something that's been talked about a long time, to bring a full service type restaurant into that location and I think with Catherine and Phillip's direction, they're looking to involve that same vision onto that site.

They will be leasing the first floor, doing some minor renovations to the interior to allow for new counter, the documents show a conceptual floor plan. And then really no proposed work to the exterior with the exception of on the north side they've introduced a barrier free ramp, right now that site is accessible and we want to make it commercial and allow all the public to enjoy what Blue Hat has to offer so that will be barrier free. That is located on the north side trying to make it as less obtrusive as they can and then on the south side overlooking that corner, keeping those trees, they've introduced a patio out there where people can go out and sit and enjoy a nice cup of coffee in the spring,

throughout the summer and part of the fall. They will not be taking out any of the trees, it's set back far enough away from those trees they shouldn't be affected.

The patio is not going to be just a deck, they're looking at a system where they're actually going to put some kind of pavers, like porcelain tile pavers over, so it's more substantial but they're going to lift it up which allows them to have the barrier free accessibility off the restaurant floor. It's really bringing a nice breath of fresh air into that building. We know the Masonic Temple, they really need that and it's really good for the sustainability of the building and that site.

As mentioned, the second floor is going to remain with the Masons, they're going to use that with their meetings, I think three to six times a year they have a meeting, sometimes they're off site. They don't foresee any conflicts there with the activities there.

He said the Jewells do eventually want to go into more of a full service restaurant and with the PUD they want to make sure that that's clear. The hours are going to be right now more of just coffeeshop hours, eventually it will go a little bit longer but what I want to make sure happens is that it gets addressed in the PUD agreement so we're not having to come back and renegotiate the agreement in that manner.

And then the other thing that is affected is the parking. Right now the Masons are into an agreement with the City which allows the City to utilize the parking lot. There are twenty-two spaces on site right now, those currently are untimed parking spaces that they're allowing the City to utilize in their whole parking grid. Now, with this new tenant we're looking at taking the westerly five spots and make those assigned that that's for employee parking for Blue Hat only. And then the remaining seventeen spaces would still be allowed to be utilized by the City, we're not going to close off the lot, that we're anticipating being used by the City but those would then become three hour timed, so go into that

timed parking scenario. So that's really the big issue. The parking requirement, we meet the parking space requirement for the number of seats inside the building. Where we exceed it is the tables on the exterior. With that additional, we have six tables shown on the outside, the ordinance requires one parking space per table for exterior seating. So at that point I think we're required to have twenty-five spaces, but we're looking at with all the on street parking that the City provides, there's going to be plenty as far as for this new development. He then offered to answer any questions from the Commissioners.

Chiara asked if there are any zoning situations related to this.

Christiansen replied yes, the property is zoned R1-P, so it's Residential Parking. So the intent of zoning that property as is when the City did that, was to accommodate the use of the site as was being used and continues to be used predominantly the Lodge, Masonic

Temple, using that for Lodge purposes but also to the parking. Because the parking not only serves the Temple, it serves the Lodge, but also there's an agreement between the City and the Masonic Temple, to utilize that parking as public parking. So there's an agreement between the City and Masonic Temple organization. In any event R1-P is the zoning. The property is in the DDA, the Downtown Development Authority boundaries, however it is not zoned CBD, Central Business District, like the majority of the downtown is. It's zoned R1-P. And there are other properties, if I were to go back to this particular drawing on screen which is a site plan prepared by Mr. Scott's office, you'll see properties around it and you'll actually see the zoning here. If you look on the north side of Oakland Street, you can see R-1 zoning. If you look across the street, you can see on the east side of Farmington Road, those properties are within the CBD. This property is R1-P. You can see the properties that are on the south side of Grand River, they're in the CBD. So there's a unique zoning to this property. So that's the zoning issue.

The discussions that we've had with the Petitioner representing the developer as well as the broker representing the developer's interest as well as with their desire to locate Blue Hat Coffee here, what are the alternatives in terms of approach. One of the alternatives that could have been pursued was looking to rezone the property and that was a possibility maybe rezoning it to a Commercial type district like CBD, so extending the CBD onto this site. However, that's not what the Master Plan identifies. So there has to be a basis for it and there's also a reason that has been kept R1-P. You'll also note, if you look at the site plan that the property to the west of the Masonic Temple Lodge site is municipal property to the War Memorial and that's also zoned R1-P.

The other alternative was to look at possibly some sort of variance, a use type variance. But in order to substantiate a use type variance, there were some pretty stringent requirements to do that. You have to exhaust a lot of alternatives.

Another alternative then was to look at the site and look at the specific use being proposed and similarly to what the City has engaged in and done with other properties in the downtown, possibly look at a Planned Unit Development process for this site that's specific to the use and specific to the plans and has a PUD agreement that could then be created and entered into between the Applicant, owners of the Masonic Temple and the City specific to what's being proposed and that was the direction after a lot of dialogue that was thought to be best so that's kind of why we're here.

Majoros stated that the Commission should be prepared for issues that might arise with the Historic Commission in the future.

Christiansen responded that is another reason for the PUD, is the PUD is going to allow for engagement of those that have interest including those municipal bodies that also have interest in something like this and that would be through the PUD process, the Planning Commission and the City Council are required. The Planning Commission and the responsibilities that you have, making recommendation to Council and then final site plan and Council with approving the preliminary conceptual and the PUD agreement. Also, because it's in the DDA, the DDA Design Committee is going to be given the courtesy of review. Also, because it's in the Historic District, the Historical Commission will be given the courtesy of review. And also, because there is an interest in continuing to work with the City in providing for utilization of parking between the Lodge, the intended use here, and the City, there is going to be some dialogue with the Parking Committee because there was a desire to have some limitation on the parking as is today, there's no limitation currently there, there's just an agreement to share use but there's an interest in time limiting some of the parking in everybody's best interest. So there's going to be a lot of opportunity, that's kind of what the layout is, that kind of follows too what's provided for in allowing the PUD process.

Scott said they were planning on addressing the Parking Advisory Committee at their next meeting as well as the Historical Commission at their next meeting so when they come back for the Public Hearing we'll hopefully have their full support.

Crutcher said there's a meeting of the DDA Design Review Committee this week.

Christiansen stated the requested action this evening for the Planning Commission to consider and schedule the required Public Hearing for the April 8, 2019 meeting.

MOTION by Majoros, supported by Chiara, that the Planning Commission move forward with scheduling the Public Hearing for the Planned Unit Development, Blue Hat Coffee, inside the Farmington Masonic Temple, 23715 Farmington Road, at the April 8, 2019 Planning Commission meeting
Motion carried, all ayes

Commissioner Westendorf resumed his seat in Chambers at 7:45 p.m.

PUBLIC COMMENT

None heard

PLANNING COMMISSION COMMENTS

Chiara stated he is excited for this project and to utilize that spot.

Perrot said it's basically extending downtown west.

Director Christiansen stated that he wanted the Planning Commission to know that as they continue to move forward with the City of Farmington Master Plan Update, 2018/2019, they are nearing a point in the process where soon that plan will be moved forward to the Planning Commission for your consideration. There have been five steering committee meetings that have been held since October of last year and two open house meetings that have been held as well. The final draft is currently being completed and anticipate that it will be moved forward to the Planning Commission some time very shortly, could be as early as your next meeting for your initial consideration. There are some requirements under State statute under the Michigan Planning Enabling Act for notification of adjacent communities as to the City's exercise in moving forward with updating of the Master Plan. That notification by written correspondence goes to communities and then there's a time period for response. Subsequent to that there's also a requirement for obviously to talk to the Planning Commission to hold the required Public Hearing to consider the draft plan and to be very involved in the process at that point and then to act on the draft however long that takes to do and move it forward to the City Council.

Waun asked for an update on the District Court property.

Christiansen replied that the initial construction and engineering plans have been submitted and they're under review by the City's planning and engineering consultant, OHM Advisors, and working with the developer, Ten Mile Development Group, LLC, which is part of the Boji Development, Inc., so they're working through plan issues right now and they anticipate that will move forward. Boji Development, Inc. does own the property they are now the owners and part of the process is not only the plan review and approval of both construction and engineering plans, but then the approval of permits and also demolition on the site, the existing building, the out building, so all of that is in process right now and we'll continue to keep you updated.

ADJOURNMENT

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

The meeting was adjourned at 7:49 p.m.

Respectfully submitted,

Secretary

**Farmington Planning Commission
Staff Report**

**Planning Commission
Date:** April, 8, 2019

**Reference
Number
4**

Submitted by: Kevin Christiansen, Economic and Community Development Director

Description Public Hearing and Conceptual/Preliminary PUD Planned Unit Development Plan Review – Blue Hat Coffee (Farmington Masonic Temple), 23715 Farmington Road

Background

This item is a scheduled Public Hearing and Conceptual/Preliminary PUD Planned Unit Development Plan review with the Planning Commission on a proposed PUD Planned Unit Development Plan located at the Farmington Masonic Temple. At the March 11, 2019 Planning Commission Meeting, the Commission discussed and reviewed with the applicant on a proposed PUD planned unit development concept plan located at the Farmington Masonic Temple as well as scheduled the required PUD Public Hearing for the April 8, 2019 meeting as requested (see attached copy of public notice).

The applicant, Farmington Masonic Temple Association, has submitted a Preliminary PUD Plan for Blue Hat Coffee. The preliminary plan includes a conceptual/preliminary site plan, preliminary proposed floor plans and preliminary proposed building elevations. Also attached is an aerial photo of the site and a copy of the March 11, 2019 Planning Commission meeting minutes.

The applicant will be at the April 8, 2019 meeting to present the Preliminary PUD Plan to the Commission.

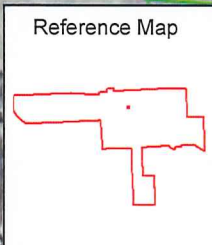
Attachments



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
- 2015 AERIAL PHOTOS (Image)



Map Scale: 1 inch = 34 feet

Map Date: 3/07/2019

Data Date: March 1, 2019



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: _____

Planned Unit Development Application

1. Project Name Blue Hat Coffee - Masonic Lodge

2. Location of Property

Address 23715 Farmington

Cross Streets Grand River Ave. & Farmington

3. Identification

Applicant Farmington Masonic Temple Association
Steve Winters - Manager

Address 23715 Farmington Rd.

City/State/Zip Farmington, MI 48336

Phone _____ Fax _____

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

9 Property Owner 9 Other (Specify) Property Owner

Property Owner Farmington Masonic Temple Association

Address 23715 Farmington Rd.

City/State/Zip Farmington, MI 48336

Phone _____ Fax _____

Preparer of Site Plan Jeffery A. Scott Architects P.C.

Address 32316 Grand River Ave. , Suite 200

City/State/Zip Farmington, MI 48336

Phone 248-476-8800 Fax 248-476-8833

7. **Planned Unit Development Information.** The applicant shall demonstrate to the Planning Commission that the PUD provides **at least three (3)** of the following site design elements that could not be attained through a project designed under conventional zoning:

Criteria	Provided	Comment
Preservation of unique site design features	X	Maintain existing building size and character
High quality architectural design beyond the site plan requirements of this chapter		
Extensive landscaping beyond the site plan requirements of this chapter		
Preservation, enhancement or restoration of natural resources (trees, slopes, non-regulated wetland areas, views to the river		Exterior facade of existing historical building will be maintained. New tenant will allow for the building's continuing maintenance and viability.
Preservation or enhancement of historic resources	X	
Provision of open space or public plazas or features	X	Existing public plaza and the majority of public access parking will be maintained. New barrier free entry and new outdoor patio seating will be provided.
Efficient consolidation of poorly dimensioned parcels or property with difficult site conditions (e.g. topography, shape etc.);		
Effective transition between higher and lower density uses, and/or between non-residential and residential uses; or allow incompatible adjacent land uses to be developed in a manner that is not possible using a conventional approach		
Shared vehicular access between properties or uses	X	The majority of parking will continue to be available to the public
A complementary mix of uses or a variety of housing types	X	The existing building and site is currently underutilized. The mixed use will bring life to the building and site.
Mitigation to offset impacts on public facilities (such as road improvements		

* The PUD criteria included above is not the only requirement for PUD applications. For additional information please refer to **ARTICLE 10 PLANNED UNIT DEVELOPMENT** of the City of Farmington Zoning Ordinance.

<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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CITY OF FARMINGTON

Planned Unit Development (PUD) Review Checklist

2. PUD Site Plan Review

a. Site Plan Descriptive and Identification Data	Provided	Not Provided
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4. Property Information

Zoning District R1P Area 0.458 Acres

Width Varies Depth Varies

Current Use Club House

Zoning District of Adjacent Properties to the

North R1 South CBD East OS/CBD West R1P

5. Proposed Use

<input type="checkbox"/>	Residential	Acres	___	Number of Units
<input type="checkbox"/>	Office	Acres	___	Gross Floor Area
<input checked="" type="checkbox"/>	Commercial	Acres	<u>NA</u>	Gross Floor Area
<input type="checkbox"/>	Industrial	Acres	___	Gross Floor Area
<input type="checkbox"/>	Institutional	Acres	___	Gross Floor Area
<input checked="" type="checkbox"/>	Other <u>Mixed Use</u>	Acres	___	Gross Floor Area

6. Planned Unit Development Eligibility Criteria

- ~ **Unified Control.** Proof that the development is under the control of one owner or group of owners.
- ~ **Recognizable Benefit.** The applicant must provide written responses to the eligibility criteria as noted on page 3 of this application.

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

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

[Signature] 2/19/19
Signature of Applicant Date

[Signature] 2/19/19
Signature of Property Owner Date

I, Steven Winters (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.

NOTE: PROPERTY AND BUILDING INFORMATION OBTAINED FROM OAKLAND COUNTY RECORDS

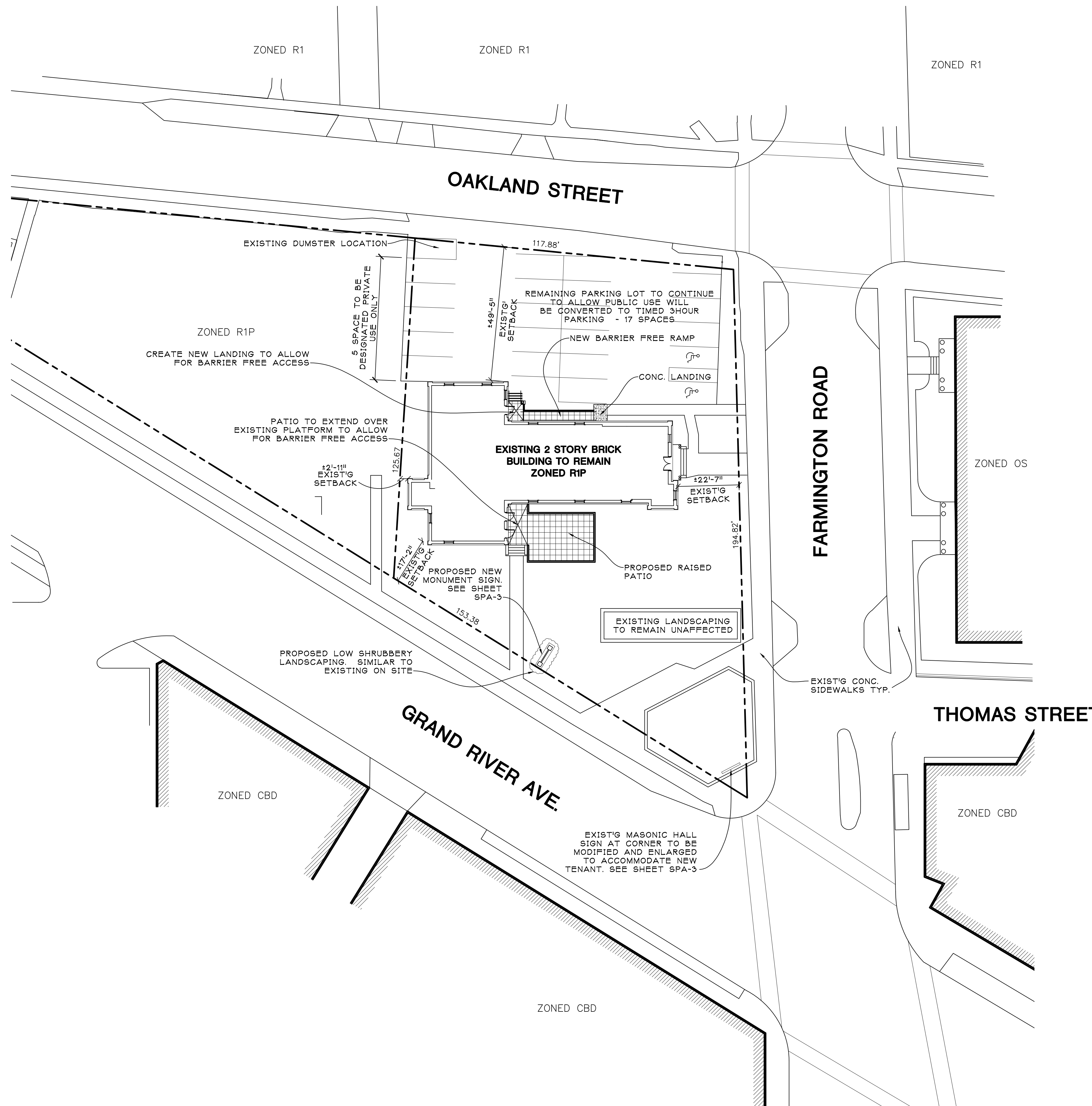
DETAILS OF DEVELOPMENT		
DATA	REQUIRED	PROVIDED
ZONING	R1P	
SETBACKS	FY - GRAND RIVER	25'
	FY - FARMINGTON RD.	25'
	FY - OAKLAND	25'
	SY	6'
NET LOT AREA (SQ.FT.)	119,958 SQ. FT.	117'-2"
EXISTING 1ST FLOOR AREA	3,578 SQ. FT.	122'-7"
EXISTING 2ND FLOOR AREA	2,684 SQ. FT.	149'-5"
TOTAL EXISTING GROSS FLOOR AREA	6,262 SQ. FT.	12'-11"
BUILDING HEIGHT	30'-0"	EXISTING
COFFEE SHOP		
INTERIOR SEATING CAPACITY		56 SEATS
PATIO SEATING CAPACITY		6 TABLES
PARKING CALCULATION		
1 SPACE PER 3 SEATS (INTERIOR)	19	22 SPACES
1 SPACE PER TABLE (PATIO)	6	
TOTAL REQUIRED PARKING	25	
HANDICAPPED PARKING	1	2

LEGAL DESCRIPTION - T1N, R9E, SEC 28 ASSESSOR'S PLAT NO 7 LOT 52 - 0.458 ACRES.

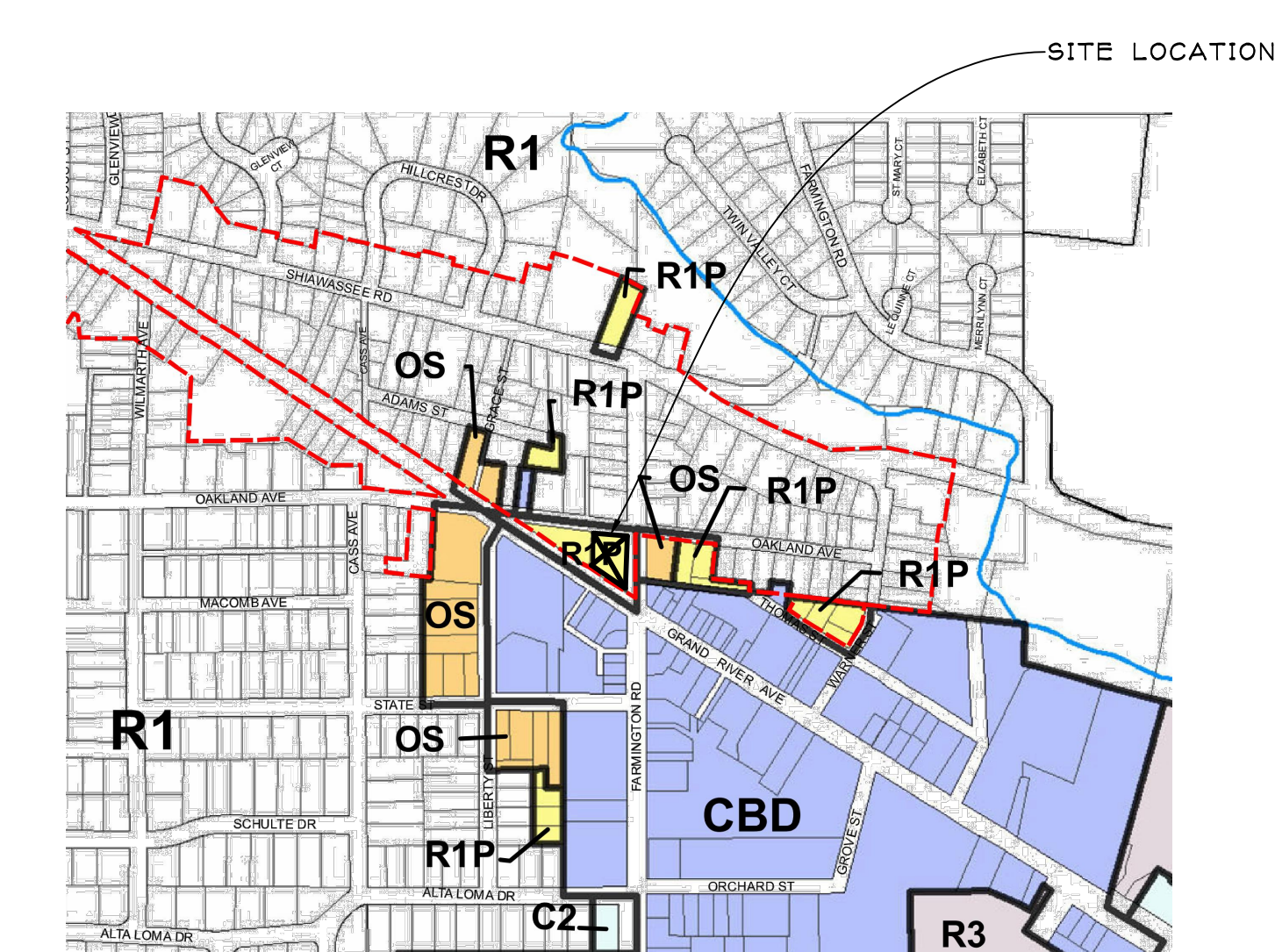
EXISTING UTILITIES TO BE RE-UTILIZED.

KNOWN ZONING DEVIATIONS

1. THE PROPOSED USE IS FOR A RESTAURANT USER TO LEASE THE FIRST FLOOR. THIS TYPE OF USE IS NOT PERMITTED IN AN R1P DISTRICT.
2. PARKING - BASED UPON THE PROPOSED PLANS THE RESTAURANT WOULD REQUIRE 25 SPACES. 22 SPACES ARE PROVIDED. DUE TO THE MINIMAL FREQUENCY, (APPROXIMATELY 6 TIMES PER YEAR) AND INTENSITY OF USE, THE SECOND FLOOR WAS NOT INCLUDED IN THE PARKING CALCULATIONS. THE PROPOSED PARKING INDICATES THAT 5 SPACES WOULD BE SIGNED AS PRIVATE AND THE REMAINING 17 SPACES WOULD CONTINUE TO ALLOW FOR PUBLIC PARKING, HOWEVER THE PARKING SPACES WOULD BE TIME LIMITED TO 3 HOURS.
3. SIGNAGE - AN ADDITIONAL GROUND SIGN WOULD BE PROVIDED ON GRAND RIVER FOR THE RESTAURANT USER. THE SIGN WOULD BE CLOSER THAN 150 FEET TO THE EXISTING MASONIC TEMPLE SIGN WHICH IS TO REMAIN. ADDITIONALLY, THE PROPOSED SIGN FACE IS 20 S.F. WHICH MEETS THE ZONING CODE REQUIREMENT. THE FACE CALCULATION DOES NOT INCLUDE THE SURROUNDING DECORATIVE STRUCTURE OR BRICK BASE, WHICH THE ORDINANCE REQUIRES TO BE INCLUDED IN THE CALCULATION.
4. SIGNAGE - THE EXISTING MASONIC GROUND SIGN WOULD BE MODIFIED AND ENLARGED TO ACCOMMODATE THE NEW TENANT.
5. EXISTING CONDITIONS WHICH ARE TO REMAIN WHICH DO NOT MEET CURRENT ZONING REQUIREMENTS HAVE NOT BEEN ADDRESSED.



SITE PLAN
SCALE: 1" = 20'-0"



LOCATION PLAN
SCALE: NTS

ARCHITECT:
ja
jeffery a. scott architects p.c.
32316 grand river ave.
suite 200
farmington, mi 48336
248-476-8800
JSCOTTARCHITECTS.COM
copyright © 2019

SHEET TITLE:

SITE PLAN

PROJECT:
BLUE HAT COFFEE
23715 FARMINGTON RD.
FARMINGTON, MI

ISSUED FOR:
OWNER REVIEW 2-15-19
CITY SUBMISSION 2-19-19

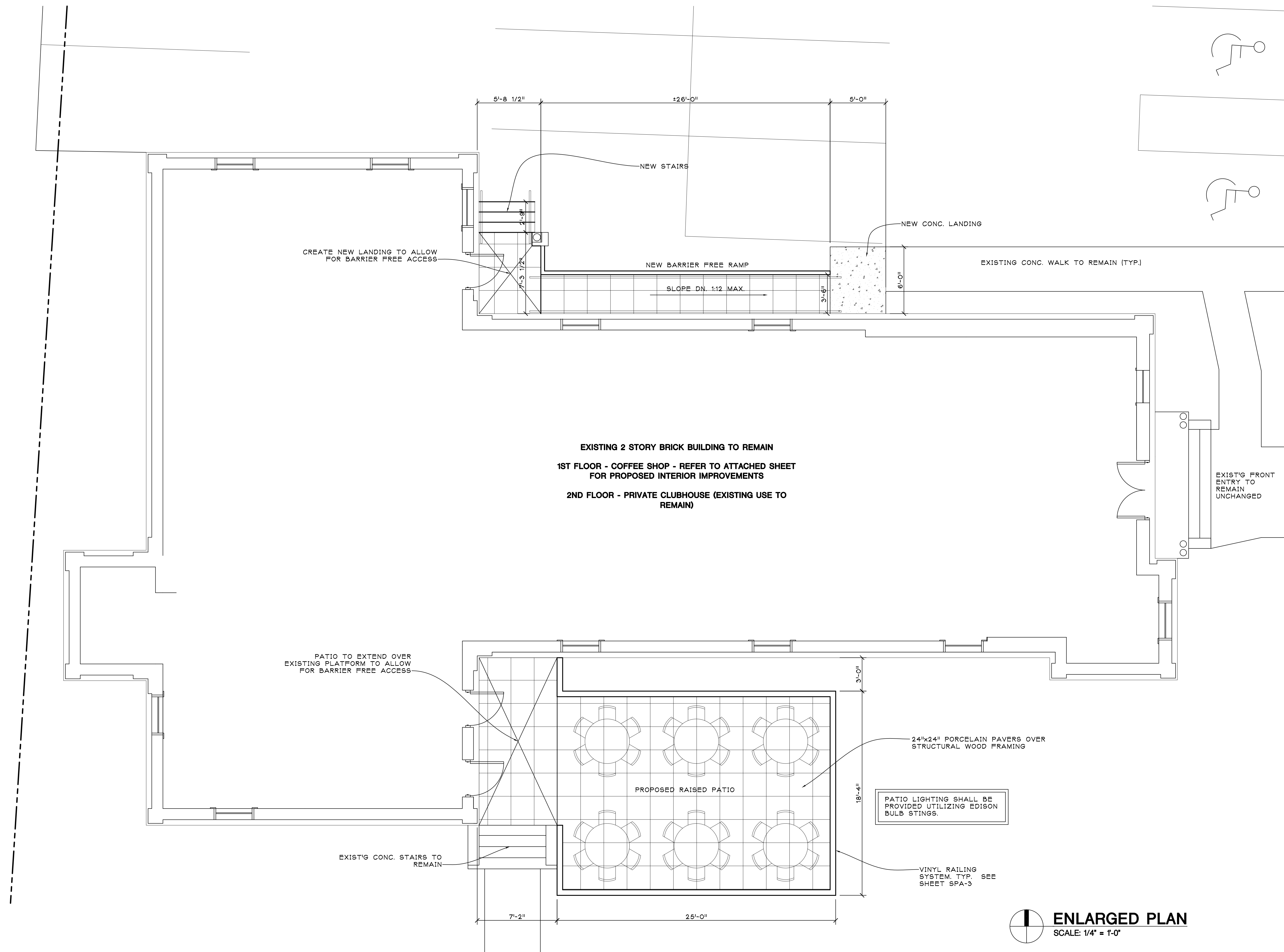
- PRELIMINARY -
NOT FOR CONSTRUCTION

DO NOT SCALE PRINTS
USE FIGURED DIMENSIONS ONLY
JOB NO.

19027
SHEET NO.

SPA-1

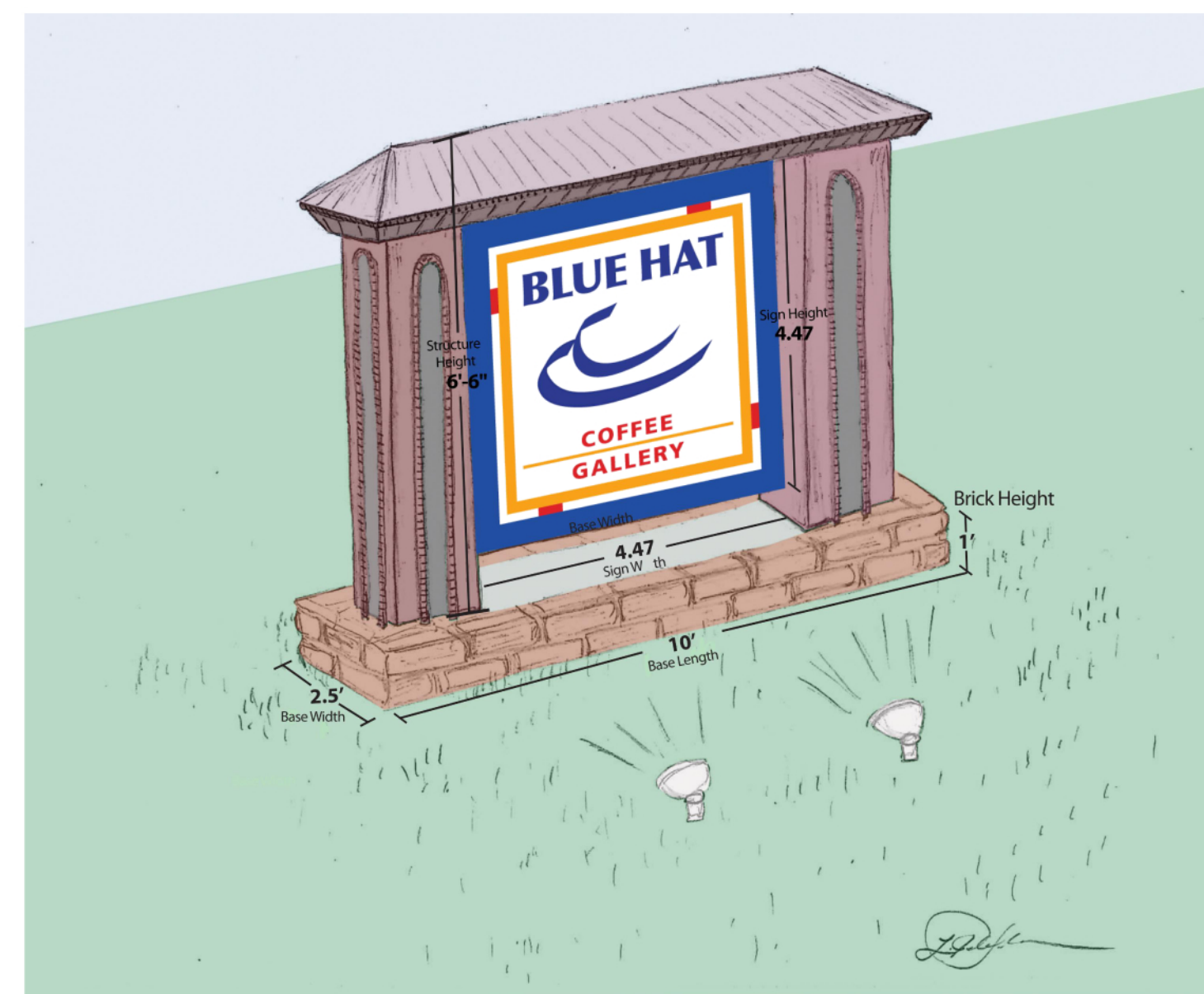
- PRELIMINARY -
NOT FOR CONSTRUCTION



ENLARGED PLAN
SCALE: 1/4" = 1'-0"



PROPOSED CORNER SIGN

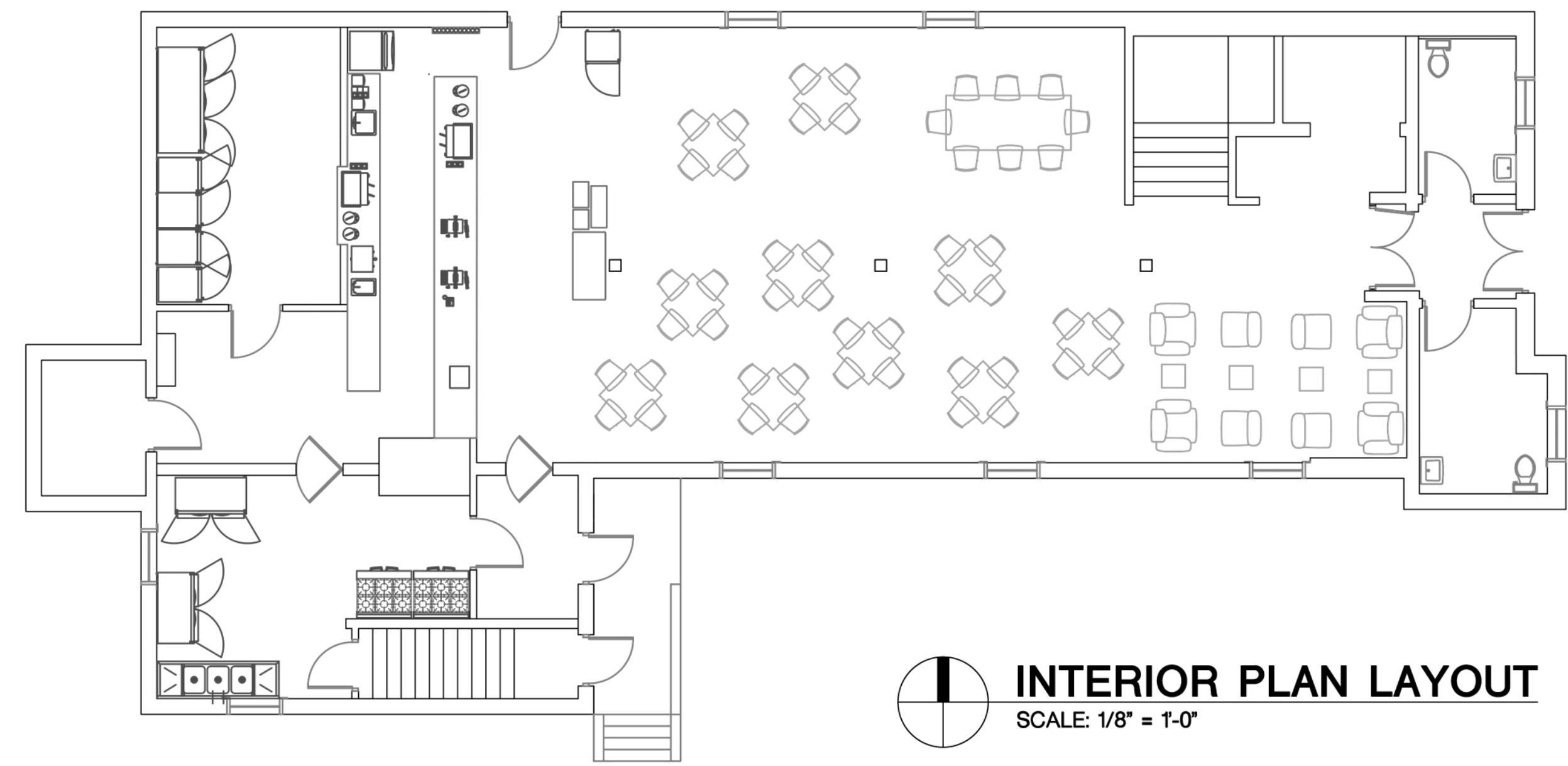


Base Construction: Concrete with brick
Sign Construction: Painted Sheet Steel

PROPOSED MONUMENT SIGN



TYPICAL RAILING SYSTEM



INTERIOR PLAN LAYOUT
SCALE: 1/8" = 1'-0"



GRAND RIVER LOOKING NORTH AT PATIO

ARCHITECT:



**jeffery a. scott
architects p.c.**

32316 grand river ave.
suite 200
farmington, mi 48336
248-476-8800
JSCOTTARCHITECTS.COM
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SHEET TITLE:

**MISC.
DEVELOPMENT
DETAILS**

PROJECT:

**BLUE HAT COFFEE
23715 FARMINGTON RD.
FARMINGTON, MI**

ISSUED FOR:

OWNER REVIEW 2-15-19
CITY SUBMISSION 2-19-19

**- PRELIMINARY -
NOT FOR CONSTRUCTION**

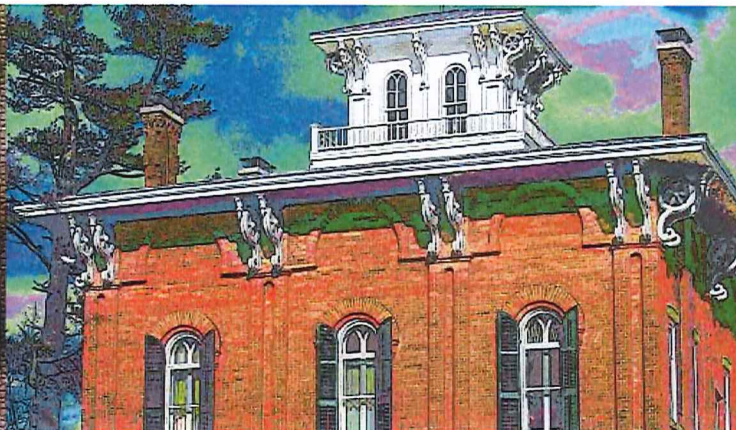
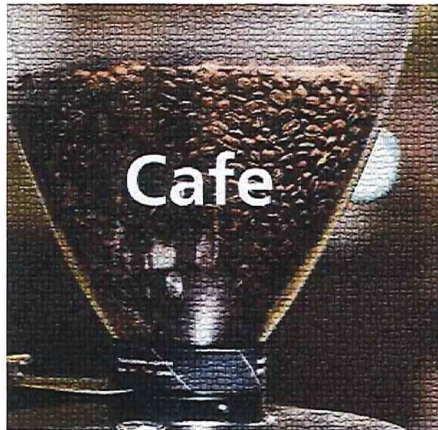
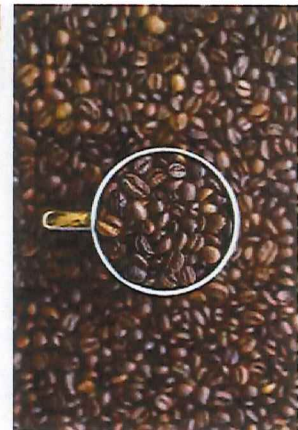
DO NOT SCALE PRINTS
USE FIGURED DIMENSIONS ONLY
JOB NO.

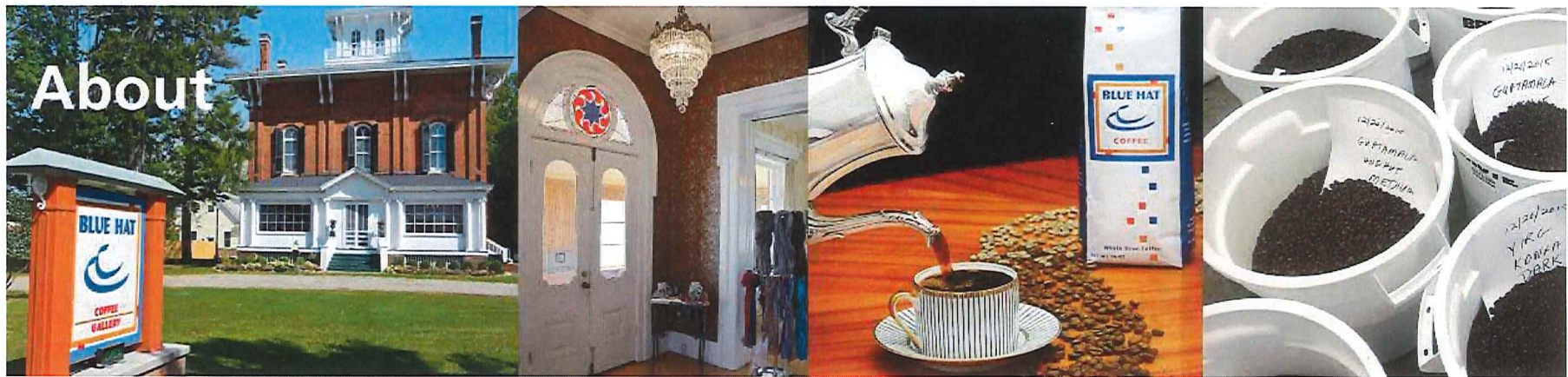
19027

SHEET NO.

SPA-3

- [Shop](#)
- [Cafe](#)
- [Wholesale](#)
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867 East Chicago Street
Coldwater, MI 49036
517-924-1095



Company

Blue Hat LLC is a woman owned business. Catherine Jewell is sole owner of the business and is the Chief Executive Officer. Phillip Jewell is the Chief Operating Officer.

Catherine is a retired opera singer. Phillip is a retired software engineer. Both are experienced jewelers and Catherine is a certified gemologist.

Quality is considered the cornerstone of the business. From the coffee roasted to the artists presented in the gallery, this obligation to quality can be perceived.

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Press

Writing about
Blue Hat Coffee?

Contact us

1-517-924-1095

Recent articles and press releases are shown below. If you need additional information about Blue Hat Coffee, contact us by phone or fill out the [Contact Us Form](#)

Press Coverage

90.5 WKAR May 2, 2017

[Historic House In Coldwater Now Roasts Fresh Coffee](#)

Michigan Business Network January 3, 2017

[Entrepreneurial Success From Clothing To Coffee](#)

The Collegian - Hillsdale College Weekly Newspaper February 4, 2016

[Blue Hat comes to Bon Appétit](#)

Dairy Education Board May 7, 2015

[A Tip of My Blue Hat to Freshly Roasted Artisanal Coffee](#)

MSU Campus Archaeology Program Oct. 16, 2014

[It's a Small World After All](#)

Battle Creek Enquirer Sept. 22, 2014

[It's a whole new grind for Coldwater couple](#)

Battle Creek Enquirer July 18, 2014

[Coldwater offers something for everyone](#)

Coldwater Daily Reporter July 14, 2014

[New business owners bring local excitement](#)

Coldwater Daily Reporter Feb. 9, 2012

[Historic home preserved](#)

Press Releases

Blue Hat Coffee June 13, 2016

[Don't Send Bad Coffee to College!](#)

Blue Hat Coffee April 20, 2015

[Blue Hat Coffee Participates in Marshall Area Farmers' Market](#)

Blue Hat Coffee Feb. 16, 2015

[New Online Shop Features Freshly Roasted Blue Hat Coffee](#)

Blue Hat Coffee Nov. 4, 2014

[Most Elegant Coffee House in the U.S.](#)

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- [Company](#)
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01:00



Blue Hat Coffee Opening Spring 2014

Videos

Included here are videos that were produced prior to our Grand Opening in June 2014. There are three videos that provide information about about Abram C. Fisk and the restoration of his home. In addition, there are several videos related to jewelry and art.

Select Video from Drop Down List

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867 East Chicago Street
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Hours

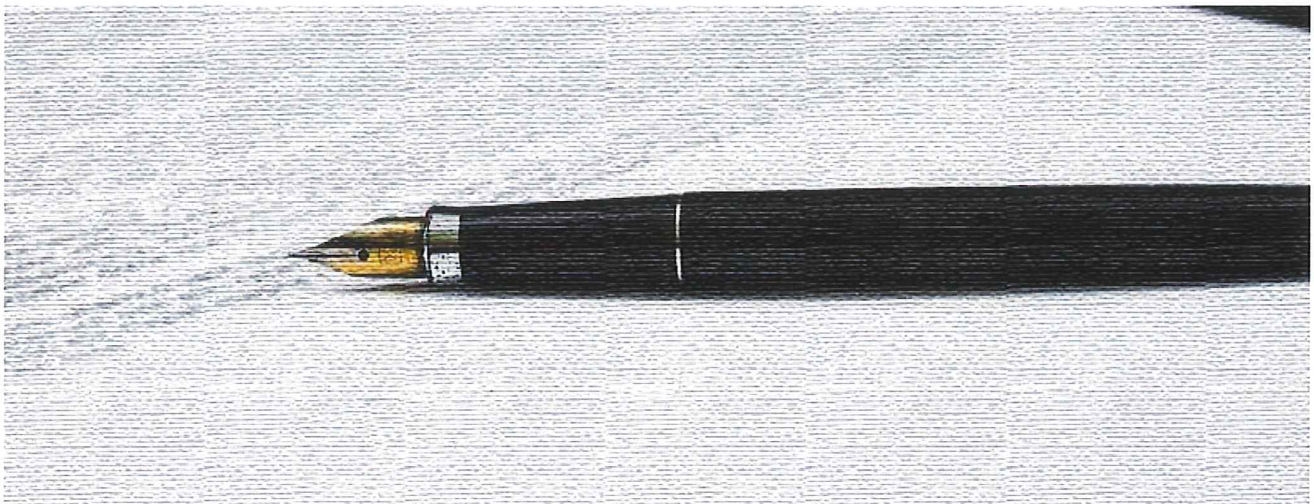
Mon.-Sat. 7:00 AM to 8:00 PM
Sun. 9:00 AM to 6:00 PM



Contact Us

Name Email Address Message

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and use of this site are subject to and bound by the following terms and conditions and other applicable law. If you do not agree to these terms and conditions, do not access or use this site.

Shipping and Handling

Coffee is shipped within 24 hours of purchase via U.S. Postal Service Priority Mail. We cannot ship to P.O. Boxes. Shipping and handling charges for coffee are \$7.00 for the first pound of coffee and \$1.00 for each additional pound. Tea and Greeting cards are \$7.00 for the first item and 30 cents for each additional item.

If you require expedited shipping, please contact us at 517-924-1095 to arrange for next day or two day delivery.

Sales Tax

No sales tax is charged on coffee orders. Packaged coffee is a grocery item and is not taxable in the State of Michigan.

Returns and Exchanges

Unopened and unused coffee may be returned within 30 days of the invoice date. The coffee may be exchanged for coffee of equal value less shipping and handling or a full refund less shipping and handling will be credited to the credit card used at the time of purchase within five (5) days of receipt of returned merchandise. Please pack all returns securely. Return shipping costs are the responsibility of the buyer. Return to:

Blue Hat Coffee
867 East Chicago St.
Coldwater, MI 49036

Security

Your payment and personal information is always safe. Our Secure Sockets Layer (SSL) software is the industry standard and among the best software available today for secure commerce transactions. It encrypts all of your personal information, including credit card number, name, and address, so that it cannot be read over the internet. Whenever we collect sensitive information (such as credit card data), that information is encrypted and transmitted to us in a secure way. You can verify this by looking for a closed lock icon at the bottom of your web browser, or looking for "https" at the beginning of the address of the web page.

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Your use of this site shall be governed in all respects by the laws of the state of Michigan, U.S.A., without regard to choice of law provisions, and not by the 1980 U.N. Convention on contracts for the international sale of goods. You agree that jurisdiction over and venue in any legal proceeding directly or indirectly arising out of or relating to this site (including but not limited to the purchase of Blue Hat LLC products) shall be in the state or federal courts located in Branch County, Michigan. Any cause of action or claim you may have with respect to the site (including but not limited to the purchase of Blue Hat LLC products) must be commenced within one (1) year after the claim or cause of action arises. Blue Hat LLC's failure to insist upon or enforce strict performance of any provision of these terms and conditions shall not be construed as a waiver of any provision or right. Neither the course of conduct between the parties nor trade practice shall act to modify any of these terms and conditions. Blue Hat LLC may assign its rights and duties under this Agreement to any party at any time without notice to you.

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You agree to indemnify, defend, and hold harmless Blue Hat LLC, its officers, directors, employees, agents, licensors and suppliers (collectively the "Service Providers") from and against all losses, expenses, damages and costs, including reasonable attorneys' fees, resulting from any violation of these terms and conditions or any activity related to your account (including negligent or wrongful conduct) by you or any other person accessing the site using your Internet account.

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- [History](#)
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867 East Chicago Street
Coldwater, MI 49036
517-924-1095

Hours

Mon.-Sat. 7:00 AM to 8:00 PM
Sun. 9:00 AM to 6:00 PM



Cafe

Excellent espresso drinks (Latte, Mocha, Macchiato, Americano, Cappuccino), brewed coffee, desserts, and sandwiches are available in the cafe. You may order frozen drinks, Italian sodas, Chai lattes, or select from 15 fine quality teas. The cafe provides catering for elegant parties in the Abram C. Fisk home or will deliver to your location.

[Download Menu](#)



Coffee

We are an artisanal coffee roaster that roasts the world's best Arabica coffee beans in small batches. We are very selective. All coffees are roasted and cupped prior to ordering. We approve and order one coffee for every twenty to thirty coffees that we cup. This guarantees that only the finest specialty coffees are purchased and roasted for our customers.



Desserts

There is nothing like a homemade dessert. Homemade pies, including cherry, apple, blueberry, peach-rhubarb, and pumpkin eggnog praline pies are available by the piece or as whole pies. These pies are monster 10 inch pies with 10-12 cups of fruit. They weigh over 5 pounds. If you prefer New York style cheesecake, ours is one of the best. We also have excellent brownies, muffins, scones, crumb cake and many varieties of pound cake.



Catering

We cater for breakfasts, lunches, dinners, and parties. Enjoy an elegant meal in the historic Abram C. Fisk home, or have us deliver homemade quiche for breakfast, coffee and desserts for your party, or celebrate with a multi-course prime rib dinner. Experience the luxury of great food prepared just for you.



Seating

Blue Hat Coffee seats 35-40 in our elegant Italianate home. We feature excellent coffee that is roasted on-site, homemade bread for our sandwiches, and made from scratch soups.

During the restoration and building process, several black walnut and hard maple trees were cut. All of the tables and cabinetry in the serving and dining areas are made from the lumber from those trees.

- [Home](#)
- [Cafe](#)
- [History](#)



Gallery

Blue Hat Gallery features handcrafted jewelry, paintings, photography, metal work, and ceramics. These works of art are displayed throughout the home. Artist Nancy Johnson's acrylic paintings are shown here.



Jewelry

Blue Hat Gallery features jewelry by Catherine and Phillip Jewell. Catherine is a certified gemologist and an experienced jewelry instructor. Handcrafted jewelry by several nationally known artisan jewelers is also available.



Iron Work

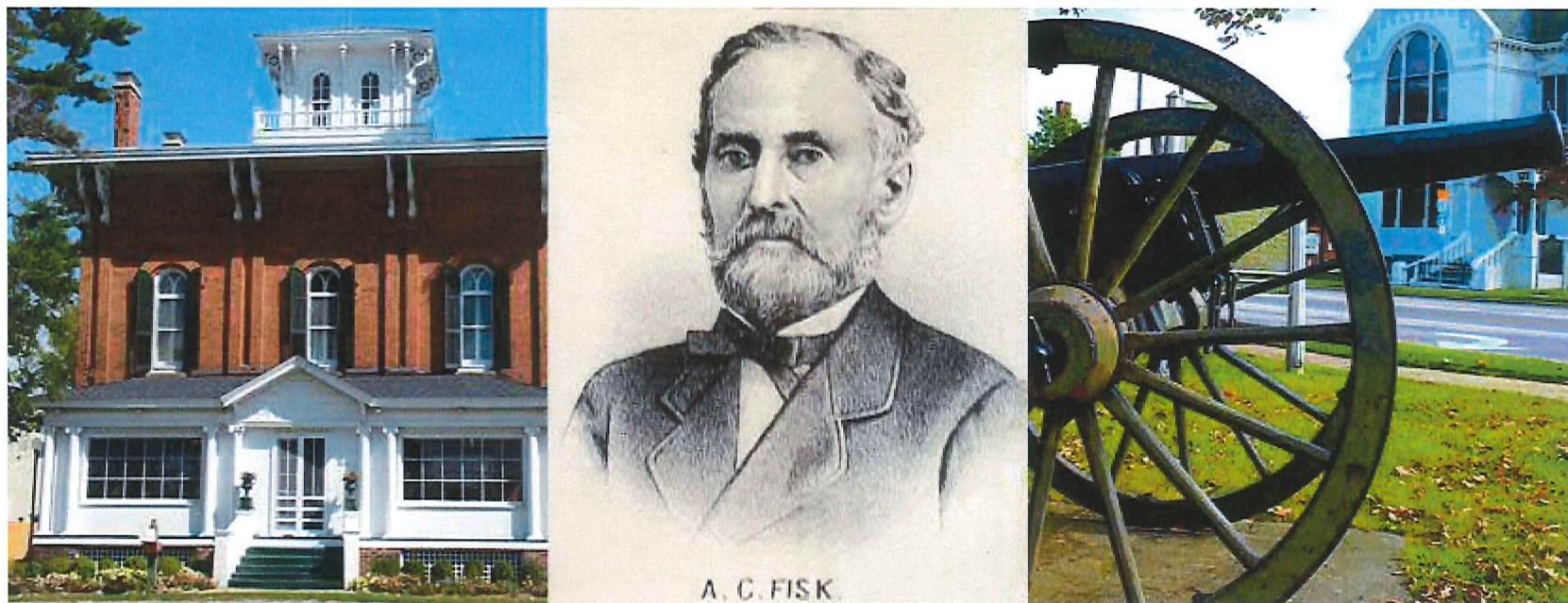
Ironwork artist, Joel Sanderson, uses a 19th century forge and 100 year old industrial metalworking equipment to create breathtaking works of art in iron. He is based in Quincy, Michigan. Joel's work includes tables, mirrors, architectural railing, lighting, and sculpture.



Ceramics

Handmade pottery has a lustre and inner glow that defines beauty. Each piece is an original work of art that features the creativity, individuality, and genius of each potter. Shown here is a handbuilt teapot by Posey Bacopoulos and three elegant Japanese style vases by husband and wife team Mikio Matsumoto and Cheryl Costantini.

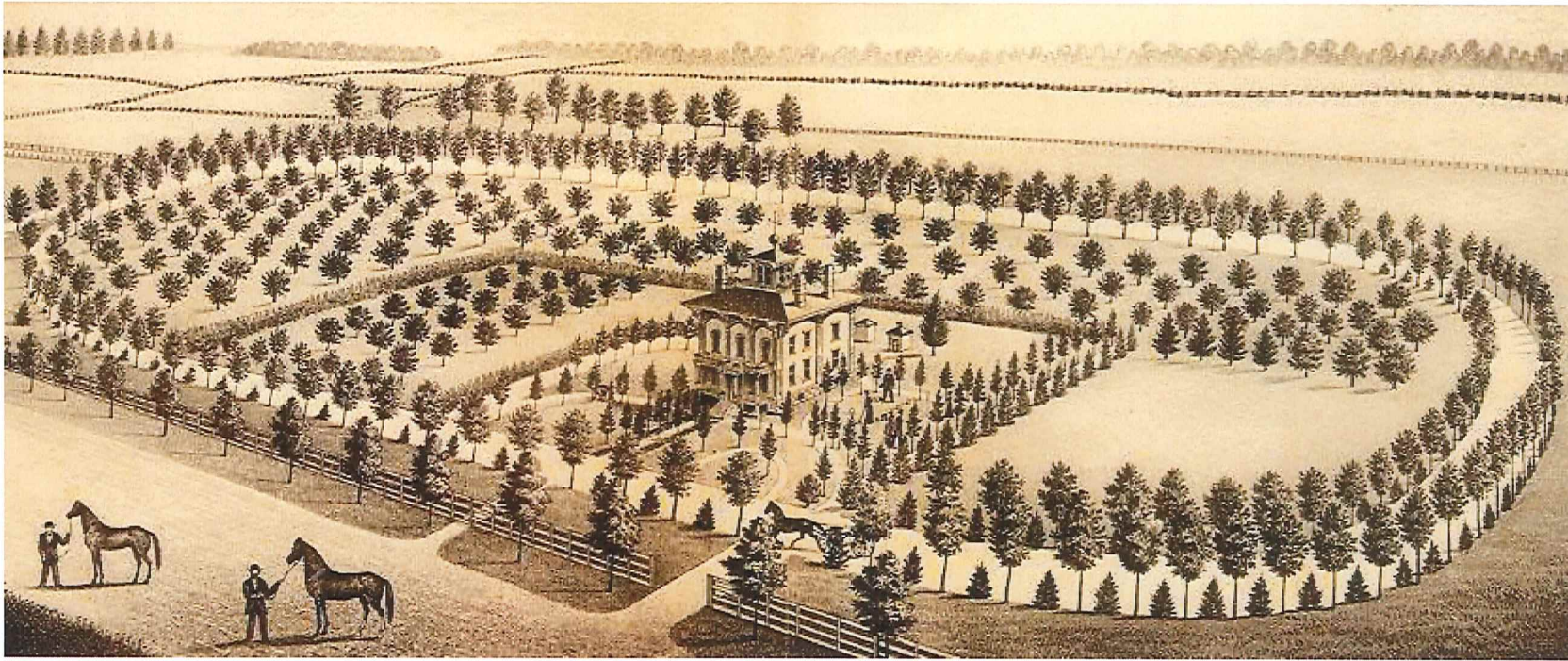
- [Home](#)
- [Cafe](#)
- [Gallery](#)



Abram C. Fisk

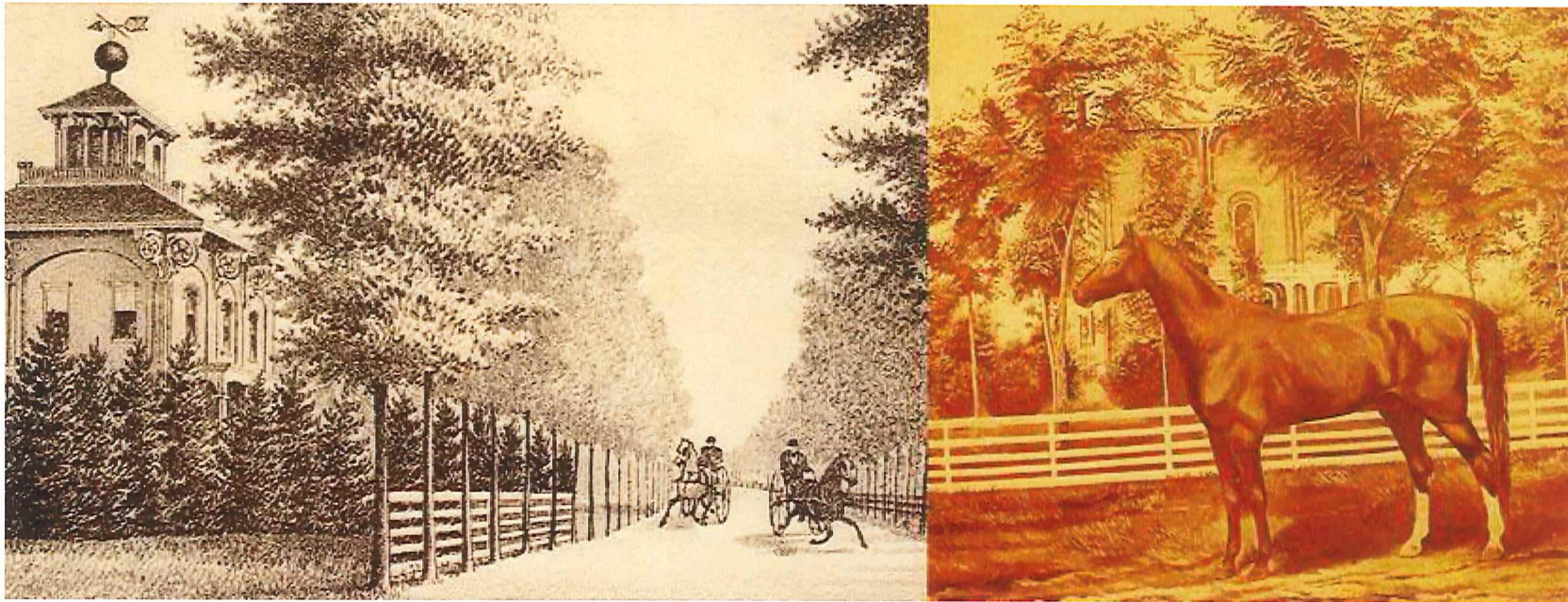
Abram C. Fisk built his home on 160 acres of property that he received as land grants. He built his stately home between 1840 and 1850. His Morgan horses were sold in the United States and Europe.

During the Civil War, Branch County donated more horses to the Union Army than any other county in the country. Two hundred horses were given to the county's Loomis Battery. Only one of those horses survived the war. Blue Hat Coffee's name is a historical reference to the Union soldier's blue hats.



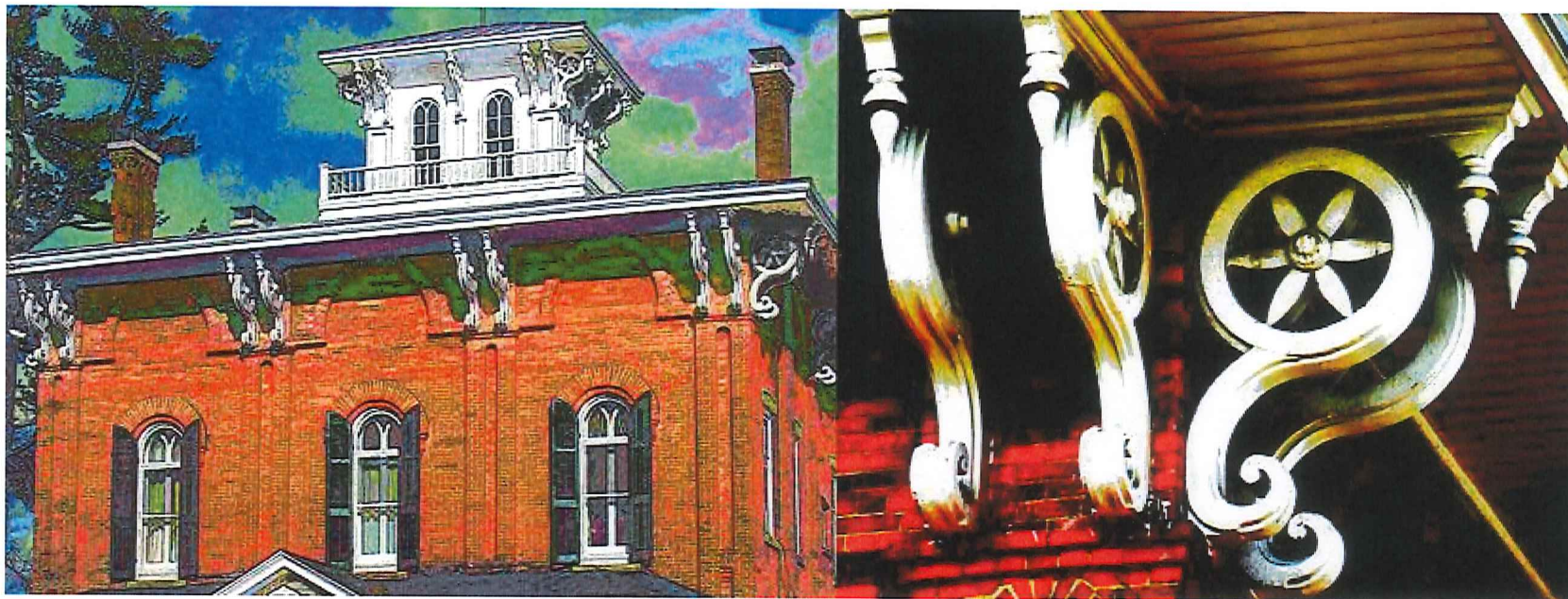
Rack Track

Abram C. Fisk's estate, Maple Park, included a full training race track that encircled the main house. It is believed that the dirt for the track was brought in from Kentucky. The track was lined with hard maple trees. Several of those trees still exist today and can be seen in the front yard of the home. The windows on the second floor of the home are French windows. This allowed viewers to sit on the porch roof and watch the horses train and race. The back of the track could be viewed from the cupola.



Horses

Branch County, Michigan was widely known as a center for horse breeding during the mid-nineteenth century. Abram C. Fisk and several other country residents bred and raised many great horses. Fine Morgan blood horses were imported from Vermont, Massachusetts, Kentucky, New York, Canada, and England. These superior horses allowed county residents to breed and sell horses at high prices, which led to a great increase in wealth for the county's residents.



Underground Railroad

The Old Saulk Trail, now US-12, was one of several Michigan Underground Railroad routes. The Abram C. Fisk estate was located on the Old Saulk Trail just outside Coldwater, Michigan. Abram C. Fisk and his siblings were known abolitionists. It is rumored that the Fisk home was an Underground Railroad shelter.

- [Home](#)
- [Cafe](#)
- [Gallery](#)

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE FARMINGTON PLANNING COMMISSION WILL HOLD A PUBLIC HEARING AT THE FARMINGTON CITY HALL, 23600 LIBERTY STREET, FARMINGTON, MICHIGAN 48335 ON MONDAY, APRIL 8, 2019 AT 7:00 P.M; ALL PROPERTY OWNERS WITHIN 300 FEET OF THE SITE IN QUESTION ARE NOTIFIED.

LOCATION: 23715 Farmington Road

PARCEL NO.: 23-28-277-002

REVIEW: Consideration of a planned unit development proposal to provide interior building renovations and site improvements to the existing Farmington Masonic Lodge for Blue Hat Coffee.

APPLICANT: Farmington Masonic Temple Association

Kevin P. Christiansen, AICP, PCP, Economic and Community Development Director

Publish: March 24, 2019 in the Farmington Observer

Mail: March 22, 2019

PROPERTY OWNER
23906 FARMINGTON ROAD
FARMINGTON, MI 48336

PROPERTY OWNER
23816 FARMINGTON ROAD
FARMINGTON, MI 48336

PROPERTY OWNER
23812 FARMINGTON ROAD
FARMINGTON, MI 48336

PROPERTY OWNER
23802 FARMINGTON ROAD
FARMINGTON, MI 48336

PROPERTY OWNER
33324 OAKLAND AVENUE
FARMINGTON, MI 48336

PROPERTY OWNER
33318 OAKLAND AVENUE
FARMINGTON, MI 48336

PROPERTY OWNER
23720 FARMINGTON ROAD
FARMINGTON, MI 48336

PROPERTY OWNER
33315 OAKLAND AVENUE
FARMINGTON, MI 48336

JANICE L. KONJAREVICH LIVING TRUST
37684 N. LAUREL PARK DRIVE
LIVONIA, MI 48152

PROPERTY OWNER
33338 GRAND RIVER AVENUE
FARMINGTON, MI 48336

GRAND FARMINGTON, LLC
45798 FERMANAGH DRIVE
NORTHVILLE, MI 48168

LAR PROPERTIES, LLC
32892 ROBINHOOD DRIVE
BEVERLY HILLS, MI 48025

Q-CO, LLC
23848 WHITTAKER STREET
FARMINGTON, MI 48335

P & E PROPERTIES, LLC
33314 GRAND RIVER AVENUE
FARMINGTON, MI 48336

LEOPOLD INVESTMENTS, LLC
24125 DRAKE ROAD
FARMINGTON, MI 48335

PROPERTY OWNER
33425 GRAND RIVER AVENUE, SUITE B1
FARMINGTON, MI 48335

PROPERTY OWNER
33436 OAKLAND AVENUE
FARMINGTON, MI 48335

PROPERTY OWNER
33432 OAKLAND AVENUE
FARMINGTON, MI 48335

ACCETTURA PROPERTIES II, LLC
32305 GRAND RIVER AVENUE
FARMINGTON, MI 48336

PROPERTY OWNER
23909 FARMINGTON ROAD
FARMINGTON, MI 48336

PROPERTY OWNER
23903 FARMINGTON ROAD
FARMINGTON, MI 48336

JORDAN A. DELLING
26582 BLACKWOOD COURT
SOUTH LYON, MI 48178

PROPERTY OWNER
23815 FARMINGTON ROAD
FARMINGTON, MI 48336

PROPERTY OWNER
23801 FARMINGTON ROAD
FARMINGTON, MI 48336

PROPERTY OWNER
33424 OAKLAND AVENUE
FARMINGTON, MI 48335

PROPERTY OWNER
23715 FARMINGTON ROAD
FARMINGTON, MI 48336

PROPERTY OWNER
33431 GRAND RIVER AVENUE
FARMINGTON, MI 48335

FARMWELL, LLC
33425 GRAND RIVER AVENUE, SUITE B1
FARMINGTON, MI 48335

TYJORMAC, LLC
6040 TURNBERRY DRIVE
COMMERCE TOWNSHIP, MI 48382

DRAGO MIHAJLOVSKI
JADRANKA MIHAJLOVSKI
38075 RIVER BEND
FARMINGTON HILLS, MI 48335

BELLA PROPERTIES II, LLC
308 COTTONWOOD LANE
NAPERVILLE, IL 60540

MATTHEW 2002 PROPERTIES, LLC
24488 MARTEL DRIVE
FARMINGTON HILLS, MI 48335

PROPERTY OWNER
23607 FARMINGTON ROAD
FARMINGTON, MI 48336

THE FARMINGTON COMMUNITY LIBRARY
32737 W. 12 MILE ROAD
FARMINGTON, MI 48334