



PLANNING COMMISSION MEETING

June 9, 2025 – 7:00 p.m.

City Council Chambers

23600 Liberty Street

Farmington, MI 48335

AGENDA

- 1. ROLL CALL**
- 2. APPROVAL OF ITEMS ON CONSENT AGENDA**
 - A. April 3, 2025 Minutes**
 - B. April 14, 2025 Minutes**
- 3. APPROVAL OF REGULAR AGENDA**
- 4. UNFINISHED BUSINESS – None**
- 5. NEW BUSINESS**
 - A. SITE PLAN REVIEW – PROPOSED OUTDOOR SEATING, BLUEBERRY BRUNCH, 23336 FARMINGTON ROAD**
 - B. SITE PLAN REVIEW – PROPOSED OUTDOOR SEATING, SANTE, 33314 GRAND RIVER AVENUE**
 - C. CONCEPT PLAN REVIEW - ART PARK PROMENADE**
- 6. UPDATE - CURRENT DEVELOPMENT PROJECTS**
- 7. PUBLIC COMMENT**
- 8. PLANNING COMMISSION COMMENT**
- 9. ADJOURNMENT**

The City will follow its normal procedures for accommodation of persons with disabilities. Those individuals needing accommodations for effective participation in this meeting should contact the City Clerk (248) 474-5500, ext. 2218 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

FARMINGTON PLANNING COMMISSION SPECIAL PROCEEDINGS
23600 Liberty Street
Farmington, Michigan
April 3, 2025

Chairperson Perrot called the meeting to order in Council Chambers, 23600 Liberty Street, Farmington, Michigan, at 7:00 p.m. on Thursday, April 3, 2025.

ROLL CALL

Present: Gray, Kmetzo, Mantey, Perrot, Westendorf
Absent: Crutcher, Majoros

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Chris Weber, Assistant City Manager; Jeff Bowdell, Building Inspector, Brian Belsky, Director of Media, Brian Golden, Director of Media, Bonnie Murphy, Recording Secretary, Beth Saarela, City Attorney.

APPROVAL OF REGULAR AGENDA

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

PUBLIC HEARING – ZONING ORDINANCE TEXT AMENDMENT

Accessory Outdoor Seating, Weather Resistant Outdoor Seating Enclosures, Seasonal Limitations on Outdoor Seating, Banquet Facilities and Event Centers.

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

Assistant City Manager Weber stated Administration has reviewed several areas of the Zoning Code and is recommending changes. Those changes include first involving Banquet Facilities and Event Centers, currently the ordinance specifies that banquet facilities are permitted by right. Event Centers are not mentioned. Administration recommends adding Event Centers and treating them identically to Banquet Centers. It is also recommended to change Banquet Facilities (and therefore Event Centers) to a special land use, which would require Planning Commission approval, that's the first item.

The second item is related to Outdoor Tables and Chairs for Carryout Service – current, this item is not included in the ordinance. This would be added as permitted by right and would require site plan approval by the Planning Commission. Minimum standards are added for tables and chairs.

The third item relates to Weather-resistant Enclosed Accessory Outdoor Seating Area – currently this item is not included in the ordinance. This would be added as a special land

use, subject to approval by the Planning Commission and the DDA Design Committee if located in the DDA. Design standards are added to the ordinance.

And the last item relates to Outdoor Seating Restricted by Season – currently outdoor seating is allowed April 15 to October 31st. This would be changed to allow outdoor season to be used year-round.

So we have with us here today Jeff Bowdell, our Building Official, and Beth Saarela, City Attorney for questions as well as myself and I just want to open up that discussion and give a chance for the public to weigh in on that and then discuss amongst yourselves and if you're amenable to the changes, those would get forwarded on to City Council where they would have a First and Second Reading to amend the ordinance.

Perrot thanked Weber for the information and opened the floor for questions from the Commission. He then stated Special Provisions, Section 2, I'd give you a page number but it's not provided, Item Number 2 it starts with outdoor seating shall be permitted, so down in the added section it says placement of tables and chairs outside carryout restaurants, so the next sentence, it ends with customer seeking carryout service subject to approved site plan, that's an approved site plan and City Attorney Saarela replied with an approved site plan.

Perrot stated in the edits and updates, the wording, we're replacing dining with seating and the term seating, I'm sure that was carefully chosen. And Saarela replied because dining sometime implies that you could get approval for a liquor license and issues like that, so we're not really trying to include that, just making it a broader term. Perrot then asked if there's no risk with, and of course this is taking it to the extreme, like adding bleachers or stadium styled seating and the risk is controlled and Saarela replied in the affirmative and further discussion was held. She stated the primary reason this was done because there are several locations where there is outdoor chairs and tables that have no site plan approval and its unknown, do they take out them out there and put them back in, are they out there in the winter, is it causing an obstruction to the sidewalk and stuff, this is really an attempt to get what they're allowed to do on paper and to get them to continually comply with that and if they don't comply, we have something that we can enforce so that is really the intent of this, what is on paper, what is on site plan, so that we be able to enforce it.

Perrot and of course everything we do is keeping in mind we're not just talking about the downtown, which is the first thing that your mind goes to, we're talking about the entire city, so all of the restaurants at 10 and Orchard and you know soon to be Peace Tacos and everybody else amongst the masses, we'll make sure we keep them in consideration. Perrot stated, it's just the OCD in me, making sure we choose the words correctly.

Saarela replied this is intended that we have a record of it, approve it and can enforce it.

Perrot thanked her for her input.

Jeff Bowdell, Building Official, stated that first off it's not OCD, it's OCB, it's a behavior, you choose to act that way.

Perrot replied I should have known you had one loaded in the chamber.

Bowdell stated in enforcement, and that's why we're here, whether it's the very first item and how we enforce that new term event center or you're asking about the seating. Everything relates back to the site plan and we want to be able to take that site plan that came in front of this body, now there are occasions where administrative approval can come with a site plan but the administrator of that has to decide when he wants to take all the good and bad that comes with that approval and decide whether or not a body like this should be looking at it. And so, let me give you some other examples of things that are site plan related. We get requests all the time to put a clothing bin, St. Vincent DePaul, Volunteers of America, on some private property. And we always so no, it's not on your approved site plan. And the only one you get in trouble with on those by the way is when they want to put the newspaper box, that's kind of a wrestling match, because you know a newspaper is something different and those have long gone away or almost gone away with the social media. So, all the time we rely on a site plan, so the things that you do with the site plan are really, really important for future approval. So, the most current one was we have a gas station at Nine and Farmington. All of a sudden the plans came in and they had electric plugs across the front of the building. Well, I know what that means, that means ice machines, everything that they can't fit in their building they're going to sell on the sidewalk. I said cover all those plugs up, you don't get to use them, nothing was on your approved site plan. So just keep that in mind when you approve site plans and that goes for the sale of propane, all of those things haven't been traditionally done because nobody was thinking about enforcement when they allowed them. So, like I say you, have a real important role when you approve a site plan.

Perrot said to that point that's just something that the average person doesn't appreciate but you look across the street and the gas stations across the street that's in the Hills is just full of stock.

Bowdell stated right now our station at Halstead or Freedom and Grand River has outside sales. I notified them your new building, that's over. If you're not getting it in the store, you're not putting it on the sidewalk. Because we've all seen the Speedway stations that lines the area between the pump with fertilizer and wood chips and everyone they can

buy themselves and that's not what you intended to allow for that. So, there are some provisions in our ordinance for outside sales and things of that nature, that's a little different but quite frankly if somebody came in new and wanted to have some of that, we'd be sending them to you for approval.

Perrot thanked Bowdell and opened the floor for comments or questions from staff.

Commissioner Kmetzo stated I do have a question, two questions actually. Can we define what is an event center, for example, like what would it do?

Bowdell stated the reason this on here is that many, many communities, not all, you can't say all, use banquet centers as a special land use. Why? Well, you take a great big building and all of a sudden you get a wedding with 350 people in it or anything else. I've actually been in communities that an unknown center like this had an event and they had to call mutual aid, there was a riot in the street. So, in our community we have to be cognizant that our police force can't handle a giant crowd all of a sudden with no notice. And a banquet center, they can rent it to anyone for almost anything. An event center is a term that has popped up in our world today as a way to have a banquet center without a kitchen and hold events that might be a wedding shower, it could be a bat mitzvah, it could be a CD release party where we had one in an event center here, they advertised on social media, had hundreds and hundreds of people, underage drinking, all kinds of stuff going on and they called the police department and they have a lot more to do than that. So you get to choose which buildings, do they have enough parking, do they have enough all of those things would fall into because right now it doesn't say it in the ordinance, we're trying to group it in with something so we have more control of it then. This is how hard it is to have an event center, oh, that building is vacant? It's got two bathrooms? I could have an event center there and they're calling you to try to move in and like I say they could be very detrimental to your Public Safety. I have talked to the chief about this and he was very much in agreement that there should be some control and it's not like we want to control them but if we have a legitimate facility who wants to be move in, there should be provisions, and again, the site plan approval dictates an awful lot as to how to move forward.

Kmetzo asked if it also includes a permit to hold the event in a building or something.

Bowdell replied they don't get a permit to hold the event, they get site plan approval and a building permit to open such a facility. Once they open it, it's on them as to who they rent it to, they can rent it to anybody.

Saarela stated under the special land use you have discretion there, you have a lot of discretion there because you're seeing it and you're seeing everything surrounding it, you

as the Planning Commission have the ability to say this is how big it is so we need this condition, it's next to this, so we need this condition. So, that's the reason for making it a special land use because it really is a vague term that you can apply to a lot of different buildings, so when they're coming in asking for this and they're coming to you, you look what it is and you decide what conditions do we need here to make this viable, if it's viable or not, you may say it's not, this isn't the right place for this and because it's discretionary you can turn it down.

Commissioner Westendorf stated we can potentially put a stipulation on it say our local police department just has to determine if they can handle a potential gathering of 100 people or something. They can say if your occupancy is more than that, then you have to notify the city and get an event permit?

Saarela replied we already have an ordinance for events and stuff that doesn't necessarily apply in that situation so we don't have a permit process for that. You could do something like if it's over or limit occupancy given what type of parking situation is there. You could say because of the parking situation you can't have an with than 25 people or whatever, you could do something like that. Or if you thought the event was going to be too much capacity for our public safety, I don't know maybe require them to have a private security detail. It's really going to be specific as to where it is locationally picked. Westendorf stated I was thinking more of notice to the department, hey, there's something happening here so you don't get that surprise or just at least give them the opportunity to respond to it.

Bowdell stated if you approve an event center, they get to hold any kind of event they want and like any other business, limited in its size to how many bathrooms they have, the building code dictates you can't have over 100 people without a sprinkling system. A couple of them have not, I've held my only Construction Board of Appeals in my life in this room over an event center that wanted to go into a place that would have allowed about 200 people, 180 or 230 or something, but they didn't have a sprinkling system and they wanted a variance for that and naturally they didn't get it because that's not safe, but once you approve an event center, you don't have any control over what events they're going to have. And that's why it's so important that these type of places just can't go into any vacant building that can hold 50, 70, 90 people and you don't get a say in it. We don't have our American Legion anymore, go talk to people who live behind the American Legion. They would have an event there in the parking lot because their building was too small and they would park cars all over every building on Grand River and fill that parking lot with people who attend. You're going to probably say you're going to keep your event inside the building and then it's limited by the occupant load of the building. So, like I say the reason this is in here is because people have taken that word all over Michigan and other places and turn banquet facilities and

what they do is they say we don't have food, well, they cater the food in, they don't have a liquor license, the guy brings his own alcohol. And like I say, that's why this is in front of you, it's just all the things you're thinking actually do happen and our Public Safety, we're a bedroom community with small business and we're not equipped to handle the CD release party, like I say I've seen them with 1,000 people, all of a sudden there's 1,000 people and there's cars parked everywhere, they're double parked on the street, they're standing everywhere, you name it, it's happening, and what would our Public Safety do and that's why it's in front of you.

Saarela stated every single one of those that came in you have that list of standards you have to go through and do a factual finding on, whether they can meet it or not, can they meet it conditionally with such and such condition.

Kmetzo said it's a still a little bit blurry for me. So, if it's a one-time event, someone wants to have a one-time event, do they need to have a site plan to use a certain facility for this one-time event?

Saarela replied they would have to have that whole building approved for that use as a special event center. So, they couldn't just come in and do it that one time.

Bowdell stated if the hardware store wants to have President's Day sale event, this verbiage is put into the ordinance because people want to come and they want to have a business, they want it to be there 365 days a year and every time they rent it, they're going to have some kind of event that we don't know what it is because they rented it to either one of you. Well, you know, we don't want my family, you know a bunch of crazy Irish people coming from all over the place.

Kmetzo said so it's basically a center used for events, maybe there should be some kind of definition what event center is.

The event center says see banquet facility, Bowdell stated. And Saarela said there is no definition of banquet facility either so that's why we included it, it's the same thing as a banquet facility, you're using it for the same purpose of using a banquet facility but without having a kitchen so that's why it's stated that why.

Kmetzo stated my other question involved outdoor seating. So, a place, a restaurant or something can put chairs and tables outside either for dining or for pick-up for customer pick-up, right, so will they have to designate what tables are used for dining and where the tables are used for pick-up because someone can just go there and eat but it's really designated for something else.

Bowdell replied to answer this properly you have to know that right now we have two standards. One standard is table service where you're going to be served, and one is outdoor dining. So, I'm going to tell you if you go over to Maza, you walk in, you order your tacos, they give them to you, you take them outside, sit down at a table and eat them. And that is outdoor dining. And right now there is no requirement other than the dates of when you can have your tables outside, there's no site plan necessary. But you just go just down the street to Blueberry Brunch and you sit down and you order your breakfast, they have to have a site plan and be approved for that. What we're doing is all outdoor tables and chairs regardless of what they're used for has to have an approved site plan so that we can dictate, like La Pecora Nera right here, two tables, little, two chairs at each table. They don't need anything, they just put them out there. Well, they're going to need a site plan to have two tables and if all of a sudden three show up and all of a sudden the sidewalk is crowded, they're leaning into the building next door, we say no, no, your site plan said two, that's what you're allowed, two.

Saarela stated unless they come back and amend their site plan if they want to change it but we would have to know about it, we'd have to do an amendment like anybody else.

Kmetzo thanked staff for the clarification.

Commissioner Gray asked with the outdoor seating, does that also include the igloos that were popping up during Covid and Saarela replied that's the other section we're talking about the enclosed structures, you need to come in for a special land use with that because there's a lot that goes with that.

MOTION by Westendorf, supported by Mantey, to open the Public Hearing.
Motion carried, all ayes.
(Public Hearing opened at 7:25 p.m.)

PUBLIC HEARING

There being no public present on a
MOTION by Kmetzo, supported by Mantey, to close the Public Hearing.
Motion carried, all ayes.
(Public Hearing closed at 7:25 p.m.)

MOTION BY Westendorf, supported by Mantey, to move to recommend approval of (all, some, or none) of the proposed amendments to Chapter 35, Article 7, Section 35-102 and 35-158 and to forward them to City Council for their review and consideration.
Motion carried, all eyes.

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PUBLIC COMMENT

None heard.

PLANNING COMMISSION COMMENT

None heard

ADJOURNMENT

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

The meeting was adjourned at 7:27 p.m.

Respectfully submitted,

Secretary

FARMINGTON PLANNING COMMISSION PROCEEDINGS
23600 Liberty Street
Farmington, Michigan
April 14, 2025

Acting Chairperson Westendorf called the meeting to order in Council Chambers, 23600 Liberty Street, Farmington, Michigan, at 7:00 p.m. on Monday, April 14, 2025.

ROLL CALL

Present: Crutcher, Gray, Majoros, Mantey, Westendorf
Absent: Kmetzo, Perrot

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Chris Weber, Assistant City Manager; Jeff Bowdell, Building Inspector, Beth Saarela, City Attorney, Brian Belesky, Director of Media, Brian Golden, Director of Media, Bonnie Murphy, Recording Secretary.

APPROVAL OF ITEMS ON CONSENT AGENDA

A. March 10, 2025 Minutes

MOTION by Majoros, seconded by Crutcher, to approve the items on the Consent Agenda.

APPROVAL OF ITEMS ON REGULAR AGENDA

MOTION by Majoros, seconded by Crutcher, to approve the agenda.
Motion carried, all ayes.

PUBLIC HEARING – 2026-2031 CAPITAL IMPROVEMENT PROGRAM

Westendorf introduced this item and turned it over to staff.

Assistant City Manager Weber stated as discussed at prior meetings, Michigan Public Act 33 of 2008 and the Farmington City Code Section 23-29, state that a Capital Improvement Program shall be created each year for the ensuing six years. The goal of the CIP is to provide a road map for future funding and planning of capital improvement projects and it's based on information from all of the City's planning documents and in part from administration and various boards and commissions. The Plan has been available for review on the City's website and also in printed format in the City Manager's office.

At the Planning Commission's March 10th meeting, a Public Hearing was scheduled to hear comments from the public on the 2026-2031 Capital Improvement Program. This Public Hearing was advertised as required and administration is requesting the Planning Commission to hold the Public Hearing. After the Public Hearing, later on in the

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Agenda, the Planning Commission will determine whether to approve the program or not. We're looking for a motion to open the Public Hearing.

MOTION by Crutcher, supported by Mantey, to open the Public Hearing.

Motion carried, all ayes.

(Public Hearing opened at 7:04 p.m.)

PUBLIC HEARING

Joseph Nusnow inquired as to when Spruce and Ash would be opening.

Westendorf responded that item is on later in the Agenda.

There being no further comments on a

MOTION by Majoros, supported by Crutcher, to close the Public Hearing regarding the 2026-2031 Capital Improvement Program..

Motion carried, all ayes.

(Public Hearing closed at 7:05 p.m.)

UNFINISHED BUSINESS

None heard.

NEW BUSINESS

- A. SITE PLAN REVIEW - PROPOSED OUTDOOR SEATING,
SPRUCE AND ASH, 33043 GRAND RIVER AVENUE.**
- B. 2027-2031 CAPITAL IMPROVEMENT PROGRAM**

Westendorf introduced the first item and turned it over to staff.

Weber stated Spruce and Ash have submitted a site plan for an outdoor seating area at the restaurant located at 33043 Grand River in the Central Business District. Outdoor seating in the CBD requires review and recommendation by the Downtown Development Authority Design Committee and approval by the Planning Commission. The DDA Design Committee they reviewed and recommended approval of Spruce and Ash's outdoor seating site plan at their April 3rd meeting and copies of meeting minutes are attached in your packets and the approved site plan support materials.

The Applicant/Petitioner Good Food Farmington LLC submitted a layout of the proposed outdoor seating area and this will be reviewed by our guests here today momentarily. In your packet you have the sections of the Zoning Ordinance that apply to the site plan

review and I would invite our guests up to the podium and give us a little background of what they're proposing.

Trevor Tipton and David Ayyash, Applicant/Petitioners, came to the podium.

Tipton stated they are present to go over the proposed outdoor seating at the restaurant. What we were hoping to talk about, what we'd like to have, are sets of 4-top tables that have fencing around to satisfy the requirements for our liquor license. There would be nine total tables in there with the umbrellas that you'll see. I have several pictures here that I can go through of the renderings.

David Ayyah introduced them both and stated they are here representing Good Food Farmington, LLC. He said we're proposing to construct fenced in planter boxes in the space closest to the building while leaving the natural barrier that's on the street untouched.

Tipton said the idea behind the fencing is to make those somewhat modular so that the planter boxes have a weighted base to keep them steady, have the fence pales attached to them but then come fall, wintertime when there's still a need to be removed, we can remove that whole fence just to make that flush.

Westendorf asked if the intent is to have that seating up all year round then because I know we're working on modifying the ordinance for such a thing.

Tipton replied I think we would keep it up as long as we can, you know obviously in the dead of winter I don't know if it makes more sense to keep it out there but at this point we'd keep it as long as the weather permits.

Westendorf opened the floor for questions from the Commissioners.

Mantey asked if the walkway would be on the other side of the benches and Tipton replied yes, correct, so the egress of the traffic would be as impactive from the seating, this is the parking kind of abuts it.

Ayyash pointed out the existing column that's there so that of creates a natural walkway.

Tipton stated and there's about 7-feet between that archway and the wall, it's pretty wide and Ayyash said I would say it's closer to 8 to 10 feet.

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Westendorf clarified it's the walkway that's 10-feet, not the seating area. Tipton replied it's the walkway to the left in effect.

Majoros asked what would be on the south end where the landscaping dug a little u-turn back towards the building, that all exists, so as on your diagram as you see here, that little tree, that all exists, there's no new planting, there's no new curbing, you're pretty much just going to what I'm going to call enclosing the entry or the point where the landscaping ends, adding a planter box, fencing back north, stopping at the column, picking it back up on the other side. So, the only way patrons can enter is through the one entry egress point there, servers and patrons, correct? Tipton replied yes. Majoros said and you maintain the walkway there and there is how much room is there from where the tables are for pedestrian or patrons and servers between what's the existing, between the established greenery and whatever.

Tipton replied the side of the column is on the west closes to the drive there to the end of the pavers where the decorative shrubs are, I believe about 11 feet.

Majoros stated so it's within reason for a 4-top table and people pulling their chairs out or people doing a walk-thru and what have you.

Ayyash stated I would say there is more room and we could probably fit more, we just said it's too much.

Crutcher said I hope you need more and said it would be helpful in your patio layout to have some dimensions to know what those numbers are. You've got to maintain a clearance between a walk clearance next to the tables and then we have to maintain a certain minimum distance between the table and the building so you really need to have a plan that shows what that is and further discussion was held.

Majoros said that distance is roughly 11-feet, the tables will consume, about 5.5 feet and the walkway is 5.5 feet and Ayyash said correct, at the longest point on the table it's 7 feet, so if they're on a turn basis, you have the most pushed back a chair is going to be and the most pushed back another chair is going to be opposite of that, you're talking about 7-feet in total. So, the walkway itself is at a minimum of forty. Majoros said yes, because you're doing a diamond shaped or square and the chair would maximize intrusion to the walkway.

Crutcher said we also have to have barrier free accommodations in there, so there a turning radius for someone to get a wheelchair in there and turn around and get back out.

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Ayyash replied this isn't to scale, but this will have a much wider opening as well.

Crutcher asked if someone came down to sit at one of the other tables, can they go down there, turn around and come back out. Ayyash replied yes, they should be. The area is very and the tables that we have, I don't anticipate them not even hitting the 7-foot mark. But I know whenever we put in a booth at any of our restaurants where we put tables, we do an estimate of about 7-feet for the longest point from the end of chair to the end of the chair. And this would be 11-feet and we're going on a diamond, I think we have probably 5-feet but no less than 4-feet at any points.

Crutcher said per Code requirements you have to have a minimum in there, about 5-feet doesn't work, you need to have exactly.

Ayyash said we will supplement and further discussion was held.

Majoros asked staff if I'm looking at this properly, the seating will go beyond the storefront and in front of other existing businesses, is that true and Ayyash replied yes. Majoros said I don't know code-wise, citing the Farmington Brewing Company case and Saarela replied there's no legal issue because it's a public right-of-way and stated it will be up to the City licensing and the shopping center owner to control that area. Majoros said it's stretching fully in front of two stores and Saarela replied that the shopping center owner and that area is licensed within the City right-of-way.

Tipton said and we have approval from the landlord as well.

Weber stated that Administration has reviewed everything.

Crutcher asked what the occupancy is and Ayyash replied sixty but the space has the capacity to go up to eighty.

Ayyash stated where the fence will go up, between the fence and the buildings, I'm sure it's double that.

MOTION by Majoros, to approve the outdoor seating for Spruce and Ash, 33043 Grand River Avenue, the presented plans meet the standards of Section 35-102(b) of the Zoning Ordinance, Central Business District, of course this approval is conditioned on subject to review and approval of insurance by city staff, completion of a license agreement between Spruce and Ash and the city for location of outdoor seating in the public right of way and we would further ask the city to confirm the dimensions that Commissioner Crutcher noted in the conversation.

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Jeff Bowdell added a friendly amendment that the agreement is between the city and Zthey're a tenant in the shopping center.

MOTION by Majoros, to approve the outdoor seating for Spruce and Ash, 33043 Grand River Avenue, the presented plans meet the standards of Section 35-102(b) of the Zoning Ordinance, Central Business District, of course this approval is condition and subject to review and approval of insurance by city staff, completion of a license agreement between the shopping center owner and the city for location of outdoor seating in the public right of way and we would further ask the city to confirm the dimensions that Commissioner Crutcher noted in the conversation.

Saarela asked for a friendly amendment to the motion.

MOTION by Majoros, supported by Crutcher, to approve the outdoor seating for Spruce and Ash because the plans meet the standards of Section 35-102(b), the Zoning Ordinance, Central Business District. This approval would be subject to review and approval of insurance by city staff and the completion of the appropriate agreement between the city and the appropriate parties for the location of outdoor seating in the public right of way. Furthermore, we would ask that per Commissioner Crutcher's discussion and questions, that there's confirmation of the proper spacing as outlined in the Zoning Ordinance.

Motion carried, all ayes.

Joseph Nusnow, audience member, stated he had been by there and there was plenty of space for him to maneuver his wheelchair.

B.2026-2031 CAPITAL IMPROVEMENT PROGRAM

Weber stated there is a total of 59 million dollars in projects, a total of 120 in all. And we are looking for a motion to adopt the Capital Improvement Program today.

MOTION by Mantey, , supported by Crutcher, to adopt the 2026-2031 Capital Improvement Plan.

Motion carried, all ayes.

UPDATE – CURRENT DEVELOPMENT PROJECTS

Weber reported we heard about Spruce and Ash opening in two weeks, Low Light Spirits should be open sometime in early June and Dante' early summer as well. Peace Tacos is coming along but postponed it stating he's very busy with his other two enterprises.

Majoros inquired about Los Tres Amigos and discussion was held about them executing the site plan that was approved in 2021.

Weber stated Hillside Townes is now vertical.

PUBLIC COMMENT

None heard.

PLANNING COMMISSION COMMENT

None heard/

ADJOURNMENT

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

The meeting was adjourned at 7:27 p.m.

Respectfully submitted,

Secretary

Farmington Planning Commission Staff Report	Planning Commission Date: June 9, 2025	Reference Number
Submitted by: Chris Weber, Assistant City Manager		
<u>Agenda Topic:</u> Site Plan Review – Proposed Outdoor Seating, Blueberry Brunch, 23336 Farmington Road		
<u>Proposed Motion:</u> Motion to approve the outdoor seating for Blueberry Brunch, because the plans meets the standards of Section 35-102 (b), of the Zoning Ordinance, Central Business District.		
<p><u>Background</u></p> <p>The owners of Blueberry Brunch have submitted a site plan for an outdoor seating area at their restaurant located at 23336 Farmington Road, in the CBD Central Business District. Outdoor Seating in the CBD requires review and recommendation by the Downtown Development Authority (DDA) and approval by the Planning Commission. The DDA Design Committee reviewed and recommended approval of Blueberry Brunch’s outdoor seating site plan at their May 22, 2025 meeting (see attached copies of meeting minutes and approved site plan/support materials).</p> <p>The applicant/petitioner, Anton Dema, has submitted a layout of the proposed outdoor seating area. This will be reviewed with the Planning Commission at the June 9, 2025 meeting.</p> <p>Under Section 35-102 of the Zoning Ordinance:</p> <p>b) Accessory outdoor seating areas may be permitted by annual license when accessory to a permitted or special land use in the district subject to the following:</p> <ol style="list-style-type: none"> 1. Whether the seating area is proposed as part of a site plan application or an existing business, it shall require site plan review and approval by the planning commission in accordance with Article 13 Site Plan Review. Insurance in a form and amount deemed acceptable by the City Attorney’s office shall be provided with the application. Once initial approval has been granted by the planning commission, an annual license shall be issued by the building official. The license may be renewed annually by the building official, provided that it complies with the original planning commission approval and the requirements of this section. The building official may, at any time, refer an outdoor seating permit to the planning commission for renewal if the Building Official feels additional review is necessary. 2. Outdoor seating shall be permitted subject to an approved site plan. All tables, chairs, railings and related fixtures shall be removed when not in use. 		

Placement of tables and chairs outside carryout restaurants. Tables and chairs may be placed outside the business for the comfort and convenience of customers seeking carryout service subject to approve site plan. An Applicant shall submit a plan with the number of chairs and tables and location to the City for planning commission approval. Tables and chairs shall be made of quality durable, weather-resistant materials

3. Outdoor seating shall not be the primary seating of the restaurant, except for carry-out restaurants when approved by the planning commission.

4. Outdoor seating areas shall be located in a manner to maintain a minimum pathway width of 5 feet (clear of structures such as light poles, trees and hydrants) along the sidewalk so as not to interfere with pedestrian traffic. Outdoor seating areas may be either curbside or adjacent to the building front provided that the location change allows an appropriate walking path alignment with neighboring properties as determined by the City.

5. Chairs and tables shall be of quality durable, weather-resistant materials.

6. Outdoor seating areas shall be maintained in a clean and sanitary condition. Waste receptacles shall be provided in instances where wait staff does not clear all tables.

7. Outdoor seating areas shall be well-defined, with clearly marked access points, making it obvious to patrons whether they are within or outside of the designated seating area. Except in accordance with a Resolution Designating a Social District in accordance with Public Act 124 of 2020, as set forth in MCL 436.1551, as amended, the on-premises licensee shall not sell, or allow the consumption of, alcoholic liquor outdoors, except in the defined area. Outdoor seating areas shall be delineated by outlining the periphery in some manner as to distinguish the public walkway from seating area. This may be accomplished by the use of planters, railings, or walls reviewed and approved by the Planning Commission.

8. For outdoor seating areas located within the public-right-of- way, approval by the corresponding jurisdiction (i.e. Farmington DPW, MDOT, or Road Commission for Oakland County) is required. Proof of Insurance naming the City as an additional insured, in a form and amount deemed acceptable by the City Attorney's office, shall be required. A license agreement in a form deemed acceptable to the City Attorney's office shall also be required.

9. If there is not adequate space to allow for outdoor seating on the sidewalk adjacent to the site, an elevated, ADA compliant, platform may be erected in a parking lot to create an outdoor seating area, but only if the City Engineer determines there is sufficient space available for this purpose given parking and traffic conditions. Specially designated parking spaces (ADA accessible, loading zones etc.) shall only be considered for use if the spaces can be temporarily replaced within a close proximity. Use of a public parking lot for such purpose shall require city council approval.

10. Additional outdoor lighting and/ or amplification is prohibited without approval of the City.

11. Applicants may be asked to demonstrate that additional parking demand can be met before approval.

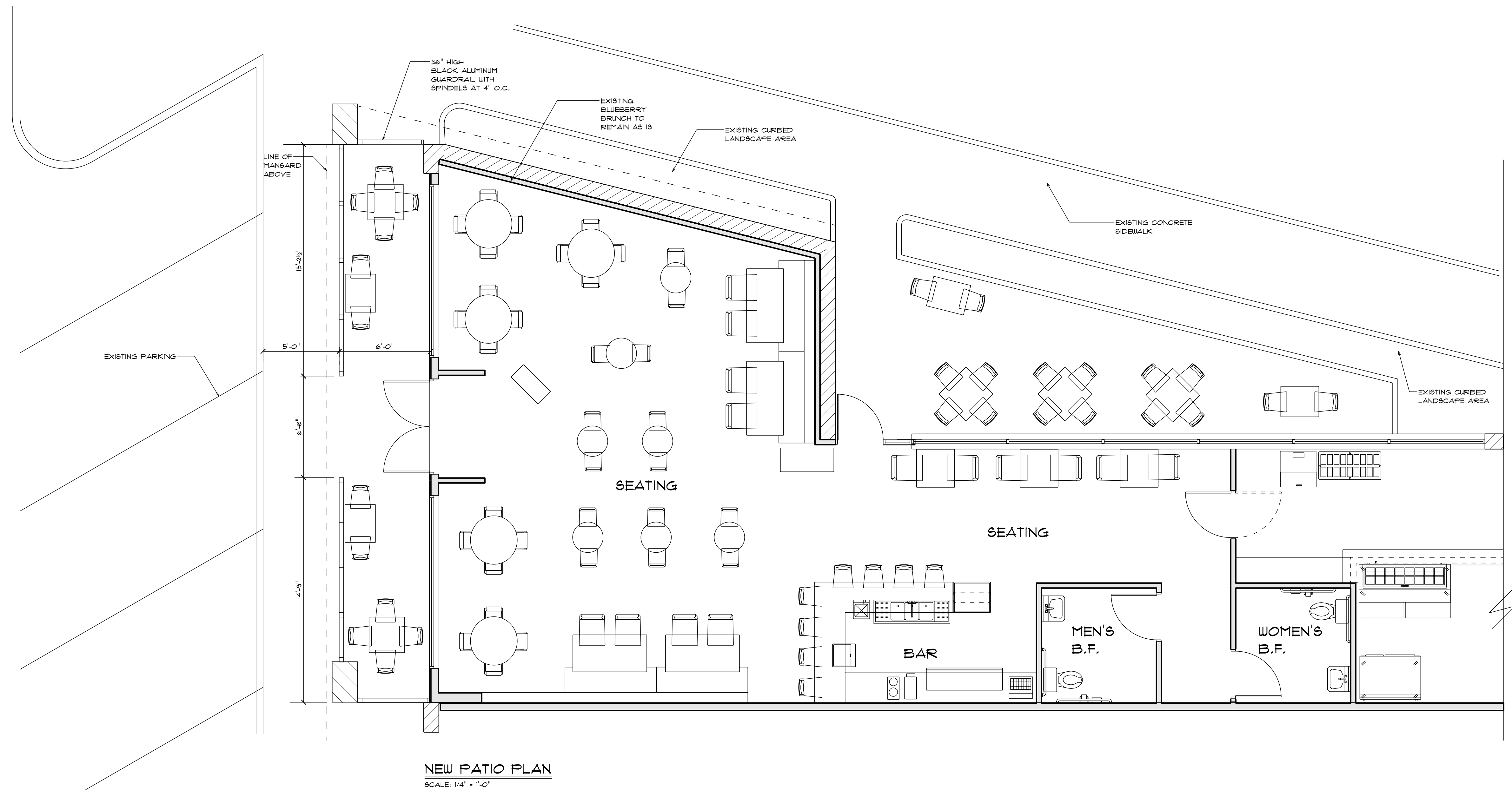
12. The City retains the right to revoke outdoor seating permits if all sections of this ordinance have not been met, or if the operation of such areas is found by the City to be dangerous or otherwise detrimental to surrounding uses or pedestrian or vehicular traffic.

Attachments

Proposed site plan

Description of materials

DDA Design Committee Meeting Minutes



DESIGN FIRM:
P O L Y A R C H I N C.
44045 N. GREATNOT AVE.
CLINTON TWP., MI 48036
(O)586.468.4150 (F)586.468.1859

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ENGINEER:
STATE OF MICHIGAN
ROBERT ALAN WALZ
ENGINEER
NO. 6201026704
PROFESSIONAL ENGINEER

CLIENT: BLUEBERRY BRANCH
23336 FARMINGTON RD
FARMINGTON, MI 48336

PROJECT: EXTERIOR FRONT PATIO EXPANSION
FOR OUTDOOR EATING

DATE: 5-12-25
PROJECT NO. 25-011
DRAWN BY: EKH
CHECKED BY:
REVISION DATE:
CONSTRUCTION SET:

SHEET •
A-1

Blueberry Brunch
Description of Materials





DDA Design Committee Meeting Minutes

May 22, 2025, 7:30 AM

City Hall Conference Room, Farmington, MI

1. Attendance

Claire Perko, Steve Schneemann, Brett Budnick, Brian Golden, Ken Crutcher, Jess Westendorf, Brad Brickel (NF Engineer), Tad Krear (LAND Design)

2. Approve April 24, 2025 Design Committee Minutes

Motion by Golden, seconded by Perko to approve the April 24th Design Committee Meeting. Motion passes unanimously.

3. Review Art Park Promenade Construction Documents and Pre-Bid Cost Estimate with NF Engineers and LAND Design Studio

Brad Brickel and Tad Krear presented the 95% complete construction drawings and preliminary cost estimates. Key discussion topics included:

- Use of existing storm sewer infrastructure and cost savings
- Crosswalk widening on Thomas Street and entry path flaring
- Utility needs and proposal to increase service to allow for up to 10 food vendors
- Fence options, with a composite fence system as a preferred bid alternate
- Irrigation planning and plant refinements
- Confirm that turf will withstand heat of food vendors
- Public art opportunities were discussed, including sculptures by Russell Thayer and future furnishings to be procured separately. LAND design to provide original spec recommendation.

The committee will reconvene the following week to review revised drawings. Recommendation to the DDA Board for project bidding will follow.

4. Review of Façade Modification for Sante

The committee reviewed proposed exterior paint color changes for Sante, which align with current color scheme.

Motion by Perko, seconded by Schneemann to recommend approval for the façade modifications proposed by Sante.

5. Review Outdoor Seating Plan for Sante

The committee reviewed Sante's proposal for lounge-style outdoor seating on its front patio. The plan continues a previously approved use without table service and features commercial-grade furniture.

Motion by Perko, Seconded by Golden to recommend planning commission approval for the outdoor seating at Sante.

6. Review Outdoor Seating Plan for Blueberry Brunch

Blueberry Brunch submitted a revised outdoor seating plan to include front patio.

Motion by Perko, seconded by Golden to recommend planning commission approval for the outdoor seating at Blueberry Brunch.

7. Recycling/Trash Receptacle Recommendation for Testing at Dinan Park

The committee reviewed options for a recycling test program at Dinan Park. Preference was expressed for receptacles that match existing Victor Stanley units, aligning with downtown design standard, with cost and durability considerations to be finalized. Claire Perko will provide recommendations.

8. Other Business

- Minor maintenance updates were noted for the Cook Building façade and door improvements with the committee reviewing the Main Street Oakland County's Preservation team's recommendation. **Committee recommends moving forward with the Mocha Mousse.**
- The committee discussed a potential pilot sidewalk art project near the library. Testing would assess paint durability. Project would follow process of anticipated update to the City's public art policy.

9. Adjourn

Meeting adjourned at 9:17 AM.

Farmington Planning Commission Staff Report	Planning Commission Date: June 9, 2025	Reference Number
Submitted by: Chris Weber, Assistant City Manager		
<u>Agenda Topic:</u> Site Plan Review – Proposed Outdoor Seating, Sante, 33314 Grand River		
<u>Proposed Motion:</u> Motion to approve the outdoor seating for Sante, because the plans meets the standards of Section 35-102 (b), of the Zoning Ordinance, Central Business District contingent upon receipt of Proof of Insurance naming the City as an additional insured, in a form and amount deemed acceptable by the City Attorney's office; a license agreement in a form deemed acceptable to the City Attorney's office; and a MDOT approved outdoor seating permit.		
<u>Background</u> <p>The owners of Sante have submitted a site plan for an outdoor seating area at their restaurant located at 33314 Grand River Avenue, in the CBD Central Business District. Outdoor Seating in the CBD requires review and recommendation by the Downtown Development Authority (DDA) and approval by the Planning Commission. The DDA Design Committee reviewed and recommended approval of Sante's outdoor seating site plan at their May 22, 2025 meeting (see attached copies of meeting minutes and approved site plan/support materials).</p> <p>The applicant/petitioner, Clint Fetzer, has submitted a layout of the proposed outdoor seating area. This will be reviewed with the Planning Commission at the June 9, 2025 meeting.</p> <p>Under Section 35-102 of the Zoning Ordinance:</p> <p>b) Accessory outdoor seating areas may be permitted by annual license when accessory to a permitted or special land use in the district subject to the following:</p> <ol style="list-style-type: none"> 1. Whether the seating area is proposed as part of a site plan application or an existing business, it shall require site plan review and approval by the planning commission in accordance with Article 13 Site Plan Review. Insurance in a form and amount deemed acceptable by the City Attorney's office shall be provided with the application. Once initial approval has been granted by the planning commission, an annual license shall be issued by the building official. The license may be renewed annually by the building official, provided that it complies with the original planning commission approval and the requirements of this section. The building official may, at any time, refer an outdoor seating permit to the planning commission for renewal if the Building Official feels additional review is necessary. 2. Outdoor seating shall be permitted subject to an approved site plan. All tables, chairs, railings and related fixtures shall be removed when not in use. 		

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10. Additional outdoor lighting and/ or amplification is prohibited without approval of the City.

11. Applicants may be asked to demonstrate that additional parking demand can be met before approval.

12. The City retains the right to revoke outdoor seating permits if all sections of this ordinance have not been met, or if the operation of such areas is found by the City to be dangerous or otherwise detrimental to surrounding uses or pedestrian or vehicular traffic.

Attachments

Proposed site plan

Description of materials

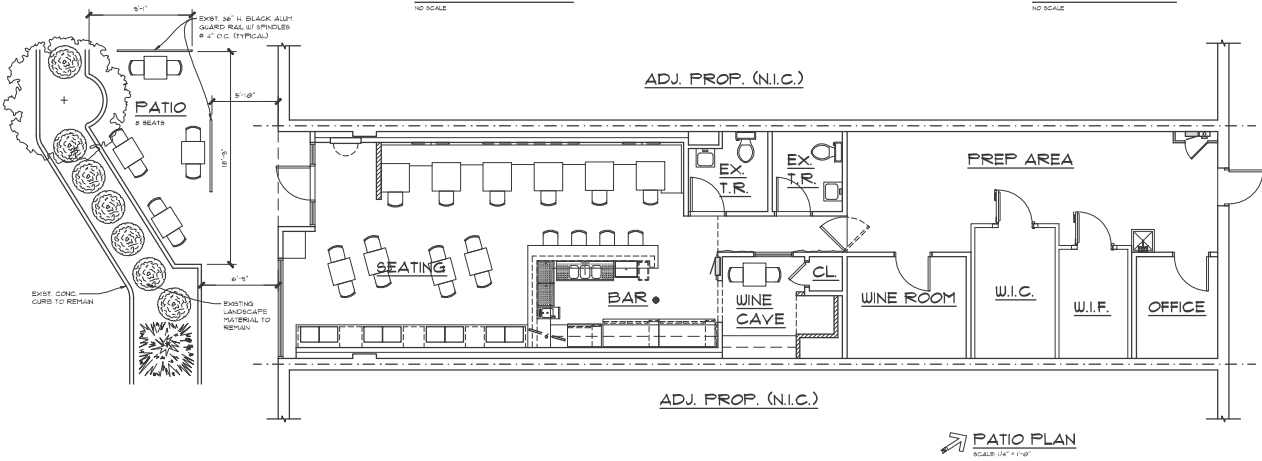
DDA Design Committee Meeting Minutes



NORTH PATIO VIEW
NO SCALE



WEST PATIO VIEW
NO SCALE



PROJECT NUMBER	07010024
DATE APPROVED	08/14/2024
REVISION	10/16/2024
PROJECT	10/16/2024
DESIGNED BY	10/16/2024
CHECKED BY	10/16/2024
DATE	10/16/2024

RBA
ROGER
BERENT
ARCHITECTS

DESIGN

2001 N. J. JOHNSON BL. RICHMOND
HAZEL PARK, MICHIGAN 48130
(248) 854-1111

PROJECT LOCATION
SANTE WINE BAR
3334 GRAND RIVER AVE
FARMINGTON, MI 48336

DRAWING TITLE
PATIO PLAN

SEAL OF MICHIGAN
REGISTERED ARCHITECT
ROGER JACOB
BERENT
10/16/2024

DRAWN: RZ
CHECKED: SCD/JAM
APPROVED: SCD/JAM

DO NOT SCALE THIS PRINT
USE FIGURED DIMENSIONS ONLY

PROJECT NUMBER: D11436434
SHEET NUMBER: A-1







DDA Design Committee Meeting Minutes

May 22, 2025, 7:30 AM

City Hall Conference Room, Farmington, MI

1. Attendance

Claire Perko, Steve Schneemann, Brett Budnick, Brian Golden, Ken Crutcher, Jess Westendorf, Brad Brickel (NF Engineer), Tad Krear (LAND Design)

2. Approve April 24, 2025 Design Committee Minutes

Motion by Golden, seconded by Perko to approve the April 24th Design Committee Meeting. Motion passes unanimously.

3. Review Art Park Promenade Construction Documents and Pre-Bid Cost Estimate with NF Engineers and LAND Design Studio

Brad Brickel and Tad Krear presented the 95% complete construction drawings and preliminary cost estimates. Key discussion topics included:

- Use of existing storm sewer infrastructure and cost savings
- Crosswalk widening on Thomas Street and entry path flaring
- Utility needs and proposal to increase service to allow for up to 10 food vendors
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- The committee discussed a potential pilot sidewalk art project near the library. Testing would assess paint durability. Project would follow process of anticipated update to the City's public art policy.

9. Adjourn

Meeting adjourned at 9:17 AM.

Farmington Planning Commission Staff Report	Planning Commission Date: June 9, 2025	Reference Number
Submitted by: Chris Weber, Assistant City Manager		
<u>Agenda Topic:</u> Planning Commission Review of Concept Plans – Art Park Promenade		
<u>Proposed Motion:</u> Motion to approve the concept plans for the Art Park Promenade at 33104 Grand River and 33107 Thomas Street, because the location, character, and extent of the improvements are consistent with the requirements of the Hillside Townes Planned Unit Development approval and PUD Agreement and with the City’s master plan for the Downtown area.		
<p><u>Background</u></p> <p>This item is a limited review of the City’s plans to build a public park on property that was acquired by the City for that purpose as part of the Hillside Townes re-development of the former Maxfield Training Center (MTC). The Planning Commission will recall that it conducted the public hearing for and then reviewed and approved the Planned Unit Development (PUD) proposal for that multiple-family housing project before it went to City Council for final approval and closing on the sale of the property last year. The housing part of the project is now under construction.</p> <p>As part of its request for proposals to redevelop the MTC site, City Council asked the developers who bid on the property to also propose improvements to two other properties the City owned, located at 33104 Grand River and 33107 Thomas Street. The City had acquired these parcels over time with the expectation that the buildings on them would be demolished and the property turned into a City park. The Robertson Brothers PUD approval for Hillside Townes provided for them to (1) take title to the two parcels; (2) demolish the two buildings; and (3) grade and seed the property to get it ready for the City to make the necessary improvements to turn the area into a park; and (4) re-convey title to the land to the City. Robertson has now done the first three of those things, so the next step in the process is for the City to finish up the designs for the park improvements.</p> <p>Because this is a City public improvement, the Commission is not technically conducting a full “site plan” review. That’s because the City is not technically subject to its zoning ordinance. Rather, the Commission is to undertake a much more limited review of the “location, character, and extent” of the proposed park improvements, under Section 61 of the Planning Enabling Act:</p> <p style="text-align: center;">Sec. 61. (1) A street; square, park, playground, public way, ground, or other open space; or public building or other structure shall not be constructed or authorized for construction in an area covered by a municipal master plan unless the <i>location, character, and extent</i></p>		

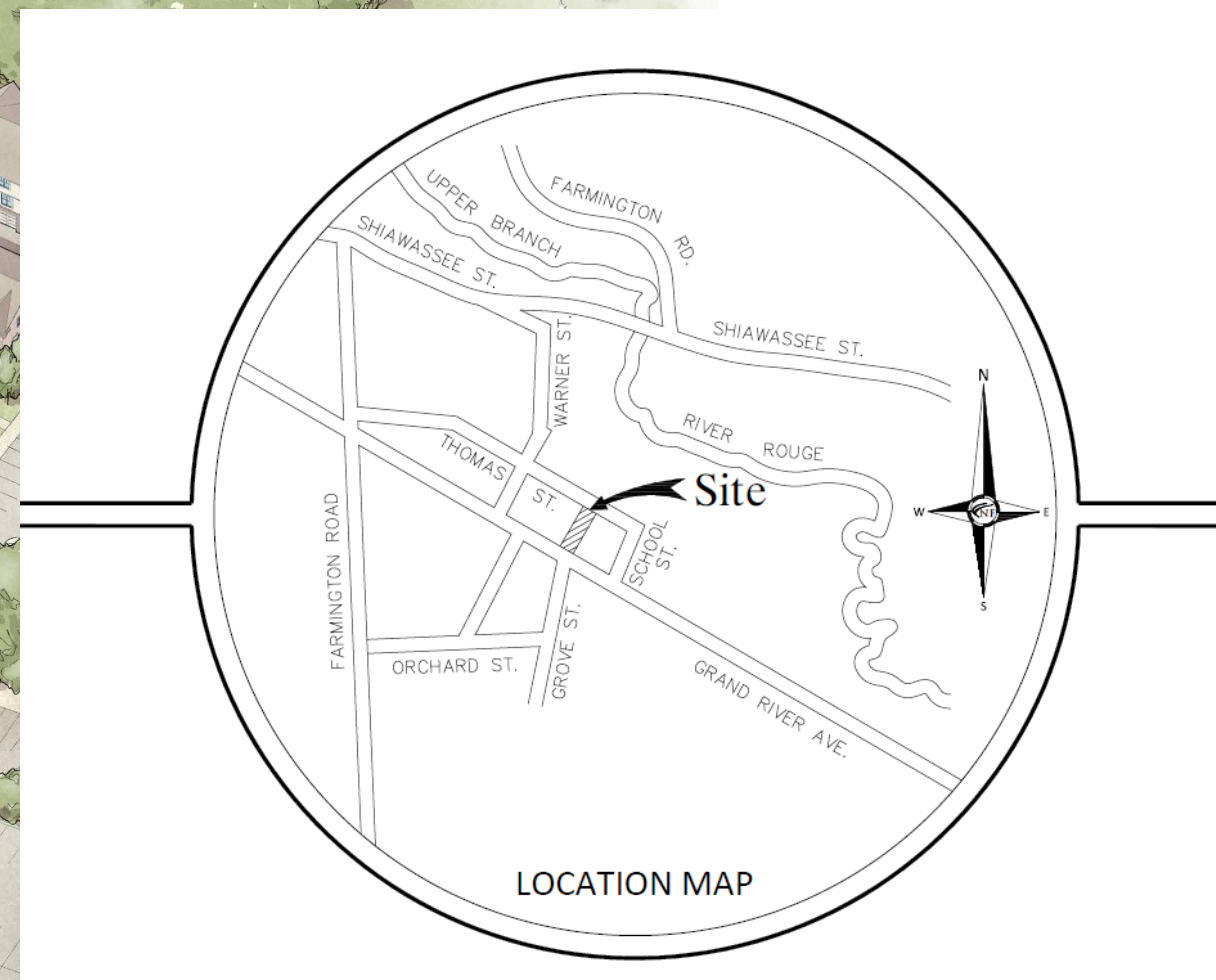
of the street, public way, open space, structure, or utility have been submitted ***to the planning commission*** by the legislative body or other body having jurisdiction over the authorization or financing of the project and ***has been approved by the planning commission***.

Again, the Commission is not being asked to comment on or review detailed aspects of the concept plans, like you would with a site plan for a private development (like landscaping or lighting or the like); you are only commenting on and approving the “location, character, and extent” of the proposed improvements.

Here, the location is set because this is land the City acquired for this purpose. And the character and extent of the park – an “art park” theme, with passive pedestrian use and functionality - are essentially what the Planning Commission has already approved and recommended to Council when it approved the Hillside Townes development, which included this park as a requirement of the development. The proposed motion is therefore framed somewhat differently from the typical motion, using the language of the planning act.

Attachments

Concept plans for proposed improvements
DDA Design Committee Meeting Minutes 5/29/25
Dda Board Meeting Minutes 6/4/25

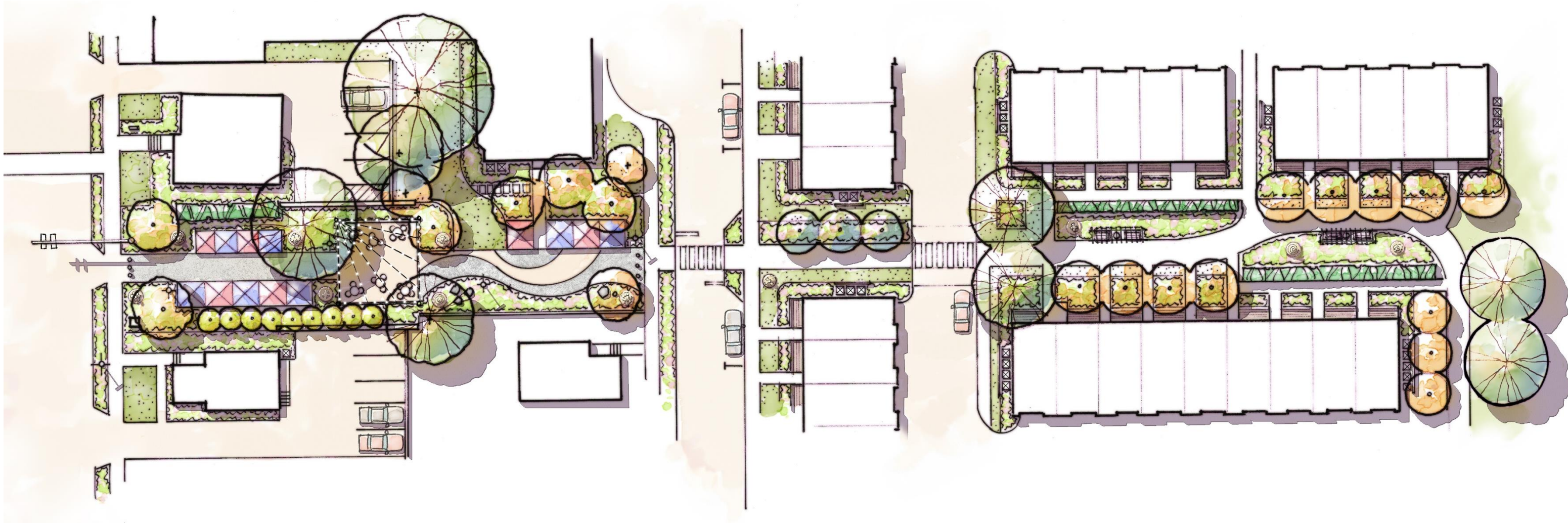


Promenade Art Park
 City of Farmington , MI
 December 2024



November 2020 Plan





Promenade Art Park
City of Farmington , MI
December 2024



Master Plan





Promenade Art Park
City of Farmington , MI
December 2024



11/2024 Site Photos







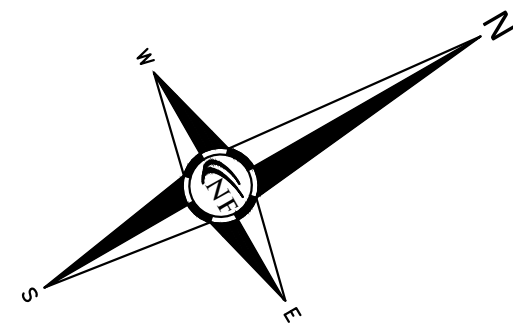
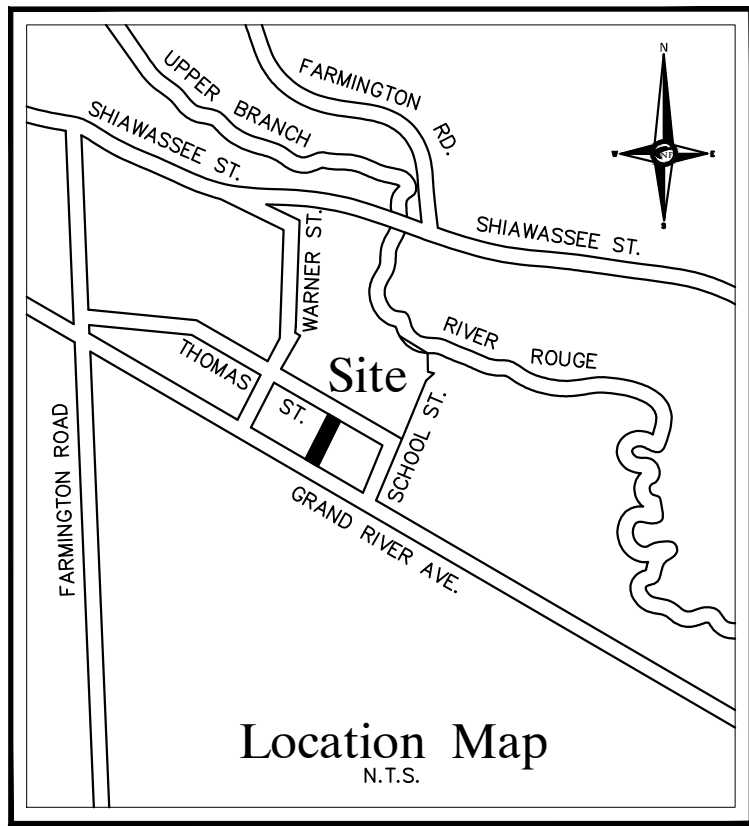


Promenade Art Park
City of Farmington , MI
December 2024

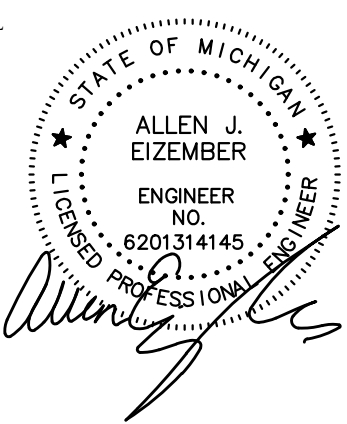


Plan View





SEAL



PROJECT
Promenade Art Park

CLIENT

The City of Farmington
23600 Liberty Street
Farmington, MI 48335
Tel: 248-474-5500

PROJECT LOCATION

Part of the NW 1/4
of Section 27
T.1N, R.9E.
City of Farmington,
Oakland, Michigan

SHEET

Paving & Grading Plan



Know what's below
Call before you dig.

DATE ISSUED/REVISED

05-20-2025 DDA REVIEW SET

05-30-2025 DDA/PC APPROVAL SET

DRAWN BY:

R. Johnson

DESIGNED BY:

A. Eizember

APPROVED BY:

A. Eizember

DATE:

May 7, 2025

SCALE: 1" = 10'

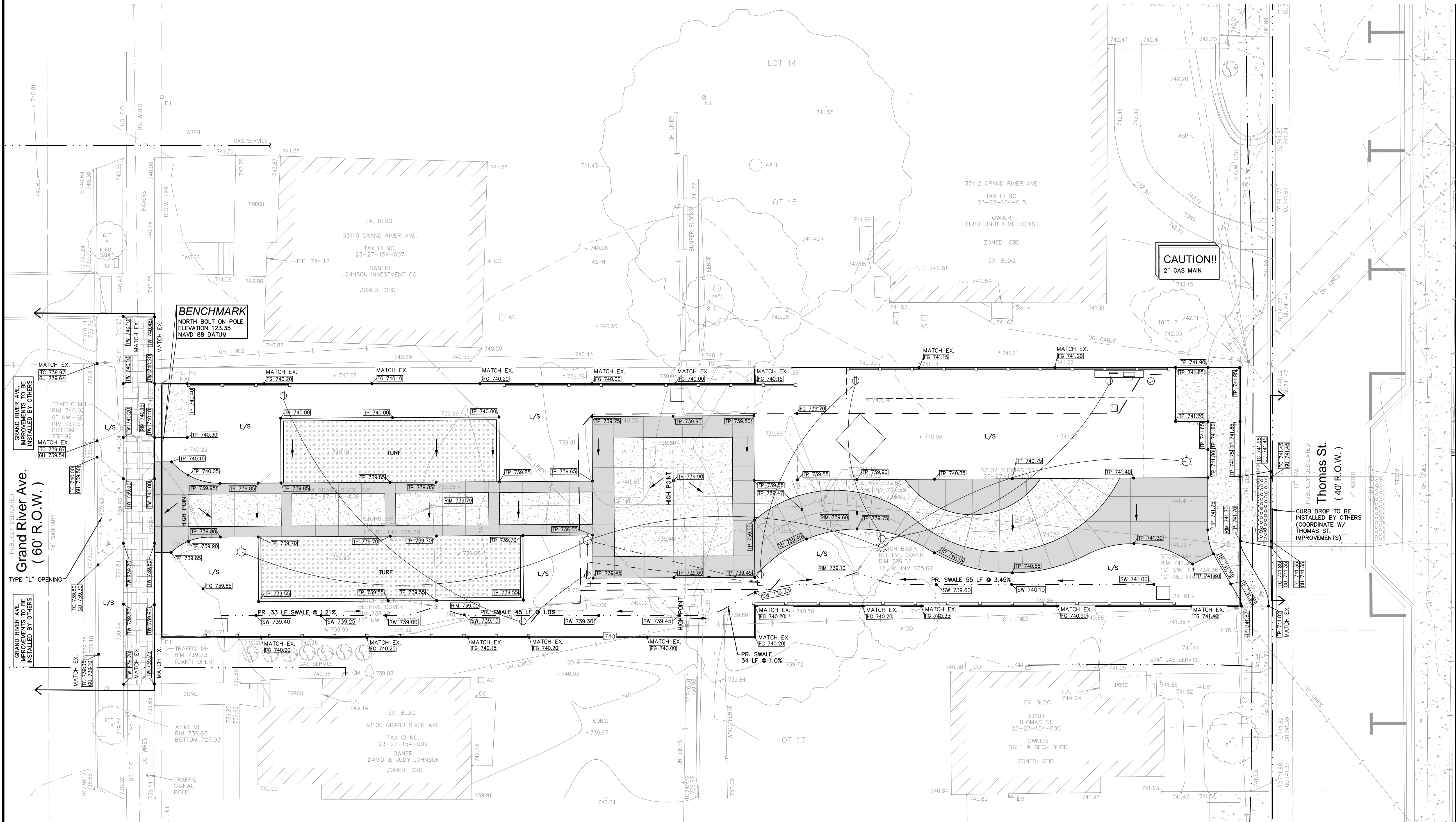
10 5 0 5 10 5

NFE JOB NO.

H900-07

SHEET NO.

C03



LAYOUT NOTES

CURVILINEAR WALK TO BE LAYED OUT BY ENGINEER/ SURVEYOR.

NOTES

REFER TO SHEET C03 FOR PAVING & GRADING PLAN

REFER TO SHEET C04 FOR UTILITY PLAN

ESTIMATED QUANTITIES

PAVING

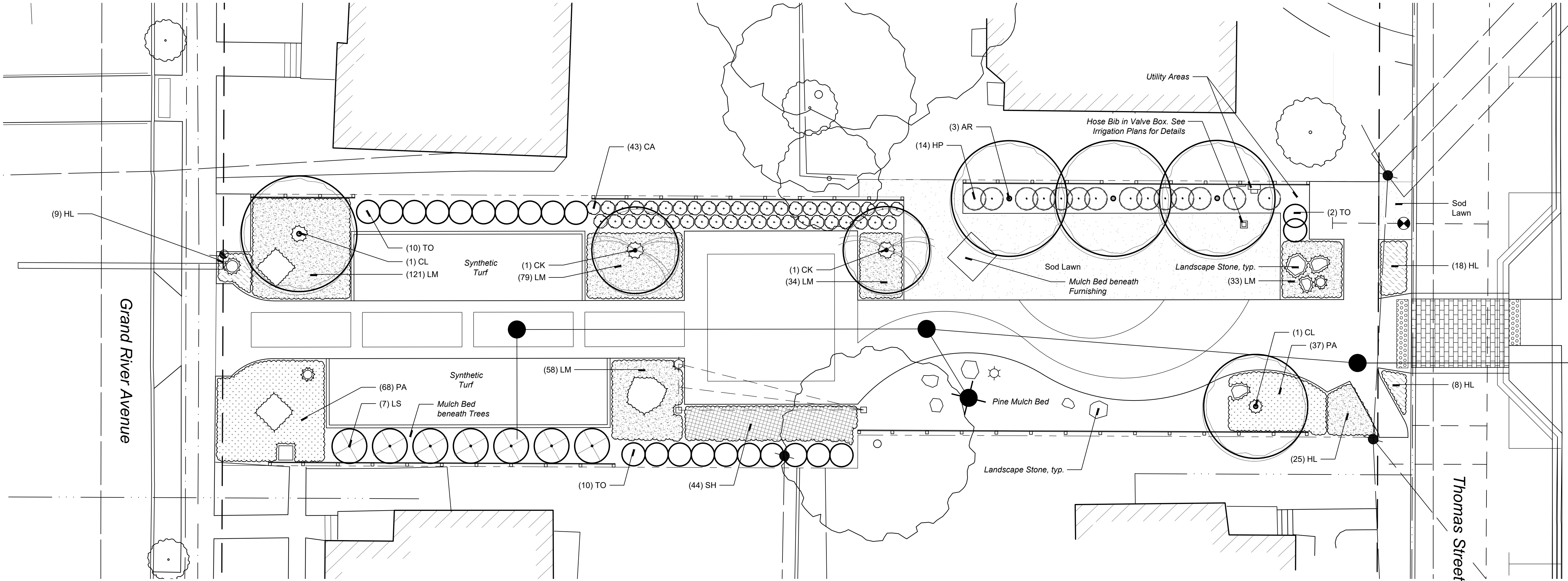
DESCRIPTION	QUANTITY	UNITS
4" CONCRETE SIDEWALK W/ BROOM FINISH	1,675	S.F.
4" EXPOSED AGGREGATE CONCRETE	1,600	S.F.
6" CONCRETE SIDEWALK (RAMP)	75	S.F.

PAVING LEGEND

	PROPOSED SYNTHETIC TURF
	PROPOSED BRICK PAVERS
	PROPOSED CONCRETE W/ BROOM FINISH
	PROPOSED CONCRETE W/ EXPOSED AGGREGATE

LEGEND

	MANHOLE	EXISTING SANITARY SEWER
	HYDRANT	SAN. CLEAN OUT
	MANHOLE CATCH BASIN	EXISTING WATERMAIN
	UTILITY POLE	EXISTING STORM SEWER
	GUY POLE	EX. R. Y. CATCH BASIN
	GUY WIRE	EXISTING BURIED CABLES
	LIGHT POLE	OVERHEAD LINES
	SIGN	
	EXISTING GAS MAIN	
	MANHOLE	PR. SANITARY SEWER
	GATE VALVE	PR. WATER MAIN
	INLET	PR. STORM SEWER
	C.B. MANHOLE	PR. R. Y. CATCH BASIN
	PROPOSED LIGHT POLE	
	TC 600.00	PR. TOP OF CURB ELEVATION
	GU 600.00	PR. GUTTER ELEVATION
	TW 600.00	PR. TOP OF WALK ELEVATION
	TP 600.00	PR. TOP OF P.V.M.T. ELEVATION
	FG 600.00	FINISH GRADE ELEVATION
	WT 600.00 WB 600.00	WALL TOP/BOTTOM ELEVATION



Plant Schedule

Trees							
sym.	qty.	botanical name	common name	size	spacing	root	notes
AR	3	<i>Acer rubrum</i> 'WW Warren'	Red Sentinel Maple	3" cal.	per plans	B&B	
CK	2	<i>Cornus kousa</i>	Kousa Dogwood	8' ht.	per plans	B&B	Multistem
CL	2	<i>Cladrastis kentukea</i>	Yellowwood	3" cal.	per plans	B&B	
LS	7	<i>Liquidambar styraciflua</i> 'Slender Silhouette'	Slender Silhouette Sweetgum	3" cal.	per plans	B&B	
TO	22	<i>Thuja occidentalis</i> 'Smaragd'	Emerald Green Arborvitae	8' ht.	4' o.c.	B&B	Allow to Hedge

Shrubs							
sym.	qty.	botanical name	common name	size	spacing	root	notes
HP	14	<i>Hydrangea paniculata</i> 'Little Lime'	Little Lime Panicle Hydrangea	No. 3	36" o.c.	cont.	

Ornamental Grasses, Perennials & Bulbs							
sym.	qty.	botanical name	common name	size	spacing	root	notes
CA	43	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	No. 2	30" o.c.	cont.	
HL	60	<i>Hemerocallis</i> 'Little Business'	Little Business Daylily	No. 1	18" o.c.	cont.	
LM	325	<i>Liriope muscari</i> 'Big Blue'	Big Blue Lily Turf	No. 1	18" o.c.	cont.	
PA	105	<i>Pennisetum alopecuroides</i> 'Hameln'	Dwarf Fountain Grass	No. 2	24" o.c.	cont.	
SH	44	<i>Sporobolus heterolepis</i> 'Tara'	Dwarf Prairie Dropseed	No. 2	24" o.c.	cont.	



sheet title:
Landscape Plan

project title:
Promenade Art Park

Farmington, Michigan

prepared for:
Farmington DDA
23600 Liberty St.
Farmington, MI 48335

Phone: 248.474.5500 ext. 2214

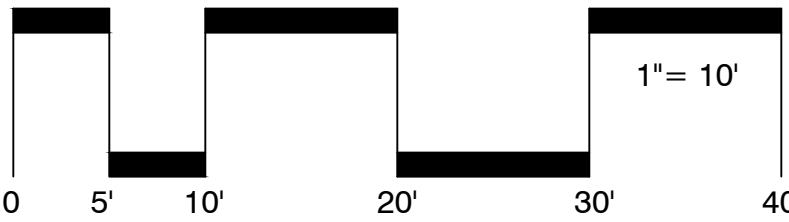
job number: 24022
date: 04.15.2025

drawn by: EMJ
checked by: WTK

revisions:
05.20.2025 DDA Review Set
05.30.2025 DDA / PC Approval Set



Know what's below.
Call before you dig.



sheet no.

L-1



Farmington DDA Design Committee Meeting Minutes

Date: May 29, 2025

Time: 7:30 AM

Location: Farmington City Hall
Conference Room

Committee Members Present: Steve Schneemann, Brian Golden, Jess Westendorf (Executive Director), Ken Crutcher

Others Present: Brad Brickel (NF Engineer)

1. Call to Order

The meeting was called to order at 7:30 AM by Steve Schneemann.

2. Approval of Previous Minutes

Motion by Schneemann, seconded by Golden, to approve the minutes of the May 22, 2025 Design Committee meeting.

Motion passes unanimously.

3. Review of Art Park Promenade Construction Documents (CDs)

Brad Brickel (NF Engineers) presented updates to the Art Park Promenade construction drawings based on committee feedback:

- Pathway Adjustments: The north end path was widened to 12 feet and realigned slightly to create a more symmetrical approach between buildings.
- Lighting: A fixture will be added to the westernmost Tivoli pole to improve coverage per last photometric analysis. All poles increased from 10 ft to 12 ft for better illumination.
- Electrical Service:
 - Electrical was reviewed and discussed with electrical engineer prior to the meeting. Adding separate circuits for each of the seven 15-amp outlets were added to prevent overload, per recommendation by Chuck Eudy.
- Water Access: A below-grade hose bib was added for seasonal use.

Additional updates:

- Turf selection reviewed and confirmed for heat resistance and durability.
- Claire Perko (via email) raised two concerns:
 1. The need for a barrier (bollards or planters) along the Grand River apron.
 2. Misalignment of the Thomas Street crosswalk. The committee reviewed and confirmed

the alignment with the building entries, deeming it functional.

The committee discussed bollard alternatives and favored large potted plants for aesthetic and functional separation.

Next Steps: DDA Board will review on June 4th, Planning Commission will review on June 9 meeting.

Motion by Schneemann, seconded by Golden, to recommend that the DDA Board put the Art Park Promenade project out to bid, pending Planning Commission review and with minor final adjustments by the project engineer.

Motion passes unanimously.

Brad Brickel will deliver updated documents and cost estimates by Monday, June 2.

4. Other Business

Committee members expressed satisfaction with the progress and confidence in the engineering team. No additional business was raised.

5. Adjournment

The meeting adjourned at approximately 7:50 AM.



DDA Board Meeting Minutes

Wednesday, June 4, 2025 | 8:00AM

Farmington City Hall | Conference Room

23600 Liberty Street, Farmington, MI 48335

MINUTES

The meeting was called to order by Chair Todd Craft at 8:03 AM.

1. Roll Call

Present: Todd Craft, Sean Murphy, Donovan Singleton, James McLaughlan, Karlyn Cassidy, Johnna Balk, Claire Perko

Absent: Tom Pascaris, Shawn Kavanagh

Others Present: Jess Westendorf (Executive Director)

2. Approval of Consent Agenda

Motion by Murphy, seconded by McLaughlan to approve the consent agenda.

Motion passes unanimously.

3. Approval of Regular Agenda

Motion by Balk, seconded by McLaughlan to approve the regular agenda.

Motion passes unanimously.

4. Public Comment

Opened and closed by Chair Craft. No public comment was made.

5. Executive Director Update

Jess Westendorf shared updates on the summer event season, including the kickoff of Farmington Fit, upcoming Rhythms in Riley Park concerts, and Art on the Grand. She noted appreciation to James McLaughlan for his work on the Farmington Fit series and to all volunteers.

Jess reflected on the successful completion of Mason's Corner and the patron party. She announced the Art Park Promenade project is bid-ready and included in the board packet. Downtown Farmington was selected to host 70 economic development professionals on June 25 as part of MML's Local Economies initiative.

She also shared updates on upcoming tourism and public engagement opportunities with Oakland County, and progress toward opening new businesses in the Social District. The DDA's FY 2025/26 budget was presented to City Council and received positive feedback with discussion on increased maintenance budget to support maintaining new public spaces, and existing

streetscapes. The Main Event by Main Street Oakland County will take place June 12, and board members are encouraged to attend.

6. Consideration to Approve MetroMode Contract

Motion by Singleton, seconded by Perko to approve the authorization of \$13,000 for IMG/ Metromode for continued engagement for the FY 2025-2026, of Downtown Farmington in news reporting, communications and content deliverables as detailed in contract.

Roll Call Vote:

Ayes: 7; Craft, Murphy, Singleton, McLaughlan, Cassidy, Balk, Perko

Nays: 0

Absent: 2; Pascaris, Kavanagh

Motion passes unanimously.

7. Art Park Promenade – Authorization to Bid

Jess Westendorf and Claire Perko presented the final construction documents for the Art Park Promenade. Discussion included construction phasing, design elements, planned art installations, flexible event use, materials, ADA accessibility, landscaping, public-private coordination, and future programming expansion opportunities.

Motion by Singleton, seconded by Cassidy to authorize the DDA Director to work with NF Engineers and City Engineers to prepare the Art Park Promenade for bidding and to return to the DDA Board with bid results for further action.

Motion passes unanimously.

8. Committee Updates

Promotions: Cassidy shared updates on the "How Do You Farmington?" campaign, Carl Johnson's graphic design concepts, and upcoming public engagement plans. The committee is coordinating the GAMSAs application.

Organization: Murphy recapped Mason's Corner celebration and shared plans for the volunteer pep rally and Mary Martin Service Award announcement, tentatively scheduled for the week of July 29.

Business Development: Singleton noted the next committee meeting will be scheduled soon.. Jess added the team is exploring an expansion of the Social District hours through City Council.

Design: Perko and Westendorf shared updates on the Art Park promenade, reviewed facade paint updates for Sante and the Cook Building, and patio plans for Blueberry Brunch and Sante. Ron Campbell and Main Street Oakland County provided professional analysis on historic doors.

Public Art: Balk reported on the sculpture selection for Riley Park, noting new pieces will be installed through Midwest Sculpture Initiative. She invited the committee to support new art at City Hall. Discussion also included the upcoming end to the public art moratorium and new mural policy development.

9. Other Business

Jess shared that Channel 7 will be hosting a community feedback session that evening and encouraged board members to attend and share positive stories. Parking Study findings will be presented in July to Planning Commission and Parking Committee. Jess will confirm who is currently serving as DDA liaison to the Parking Committee.

10. Adjournment

Motion by Singleton, seconded by Murphy to adjourn the meeting.

Motion passes unanimously.

Meeting adjourned at 9:17 AM.

DRAFT