

FARMINGTON PLANNING COMMISSION PROCEEDINGS
23600 Liberty Street
Farmington, Michigan
March 10, 2025

Chairperson Perrot called the meeting to order in Council Chambers, 23600 Liberty Street, Farmington, Michigan, at 7:00 p.m. on Monday, March 10, 2025.

ROLL CALL

Present: Crutcher, Gray, Kmetzo, Majoros, Mantey, Perrot, Westendorf
Absent: None

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.

APPROVAL OF ITEMS ON CONSENT AGENDA

A. February 10, 2025 Minutes

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

APPROVAL OF AGENDA

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

UNFINISHED BUSINESS

a. Discussion of 2026-2031 Capital Improvement Program and Request to Schedule Public Hearing

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

Weber stated at the last meeting in February we scheduled a public hearing and made a motion to hold a public hearing to talk about the Capital Improvement Plan. That needs to be posted 15 days in advance and it was published a day late so we are coming back before the Commission today to reschedule a public hearing for the April 14, 2025 Planning Commission meeting.

MOTION by Majoros, supported by Kmetzo, to hold a Public Hearing at the April 14, 2025 Planning Commission Meeting to discuss the 2026-2031 City of Farmington Capital Improvement Program.

Motion carried, all ayes.

NEW BUSINESS

A. Proposed Building Façade Modification – Jax Car Wash, 31500 Grand River

Perrot introduced this item and turned it over to staff.

Weber stated this item is a review of a proposed façade modification to the existing Jax Car Wash building located at 31500 Grand River which is the corner of Orchard Lake and Grand River. The proposed modifications include removal and replacement of façade materials for rebranding purposes. Site plan review is required under Section 35-152, building renovations, modifications to building façade or other architectural features that do not result in additional to floor area or increased building height. In this case they will increase additional features to have additional height. The materials will also give the building a different look. The applicant, Frank Toma, prepared by Gateway Engineering for the proposed façade modifications and those plans are in your packets. Attached in your packets are the design standards to be considered and the specific items to be dealt with this project are the following:

New façade includes a tower effect in the southeast corner. The metal along the east elevation being changed from vertical to horizontal. There will be new siding and landscaping will be discussed when reviewed by the Building Inspector's final inspection. And a monument sign will be installed in lieu of the non existing pole sign. So, I think we have Alex Gensen here tonight who will go over those plans with you and we have our Building Official, Jeff Bowdell, here to answer any questions you might have.

Chairperson Perrot called Gensen to the podium.

Alex Gensen came to the podium and presented the project.

Discussion was held concerning the proposed tower changes and middle elevation changes as well as adding parking spots and vacuum stations as well as modifications to curb, adding a lane added going in and the monument sign will be brought to code.

Crutcher inquired about the siding and Gensen replied it will be metal siding with horizontal slats 3 by 10 sheets and the tile is ceramic, beige & bronze.

Majoros asked if the tower height extension is consistent with with Jax branding and Gensen replied absolutely. It is for brand consistency.

Majoros inquired about the addition of vacuum stations and Gensen responded that there will be one central vacuum that services all ten stations.

Perrot asked about lighting with no residential immediately facing ,lighting is a sensitive thing and if there are any dramatic changes from the existing condition.

Gensen replied that they will be adding shielding to the lighting. Hours will be 7:00 a.m. to 8:00 p.m. and pay stations are timed as to avoid back-ups.

Frank Toma, developer of Jax Car Wash came to the podium. Building Inspector Bowdell asked if there was a sample of the metal siding on the top and Toma replied it is powdered coated steel. Bowdell also questioned if vacuums are overhead and Toma replied they're called umbrella vacuums and can vacuum on either side.

Further discussion was held concerning the alteration of the curb and the signage as well as the dumpster enclosure.

Bowdell asked the value of the investment Jax is making and Toma replied 2 to 2.5 million between the equipment and the building and further discussion was held.

MOTION by Majoros, supported by Mantey, to approve the proposed façade modifications at Orchard Lake Road, as they are in compliance with and subject to final approval requirements as outlined,

UPDATE – CURRENT DEVELOPMENT PROJECTS

Perrot introduced this item and turned it over to staff.

Weber stated there is a Master Plan meeting tomorrow as well as the second steering committee .

PUBLIC COMMENT

None heard.

PLANNING COMMISSION COMMENT

Commissioner Gray asked about the Citgo gas station and discussion was held pertaining to the need for a new site plan.

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ADJOURNMENT

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

The meeting was adjourned at 7:32 p.m.

Respectfully submitted,

Secretary