



**GRAND RIVER CORRIDOR IMPROVEMENT
AUTHORITY MEETING**

**Thursday, March 9, 2023 – 8:00 a.m.
Conference Room A – City Hall
23600 Liberty Street
Farmington, MI 48335**

AGENDA

- 1. CALL TO ORDER**

- 2. APPROVAL OF AGENDA**

- 3. APPROVAL OF MINUTES**
 - A. February 9, 2023 Minutes**

- 4. CONCEPT PLAN REVIEW – BIGGBY COFFEE, 31806 GRAND RIVER AVENUE**

- 6. PUBLIC COMMENT**

- 7. BOARD COMMENT**

- 8. ADJOURNMENT**

**CITY OF FARMINGTON
GRAND RIVER CORRIDOR IMPROVEMENT AUTHORITY
MINUTES
February 9, 2023**

CALL TO ORDER

The Farmington Grand River Corridor Improvement Authority meeting was called to order at 8:12 a.m. by Vice Chairman Carron.

Members Present: Bowman, Carron, Graham, Thomas
Members Absent: Acceturra, King, O'Dell
Staff: Christiansen
Other: Fabio Cervi (Cervi Construction), Todd Craft (City Life Realty)

APPROVAL OF AGENDA

Motion by Graham, supported by Thomas to approve the agenda. Motion approved unanimously.

APPROVAL OF MINUTES

Motion by Graham, supported by Bowman to approve the January 12, 2023 minutes. Motion approved unanimously.

**PLANNED UNIT DEVELOPMENT (PUD) PREAPPLICATION CONFERENCE – LEGION SQUARE,
31775 GRAND RIVER AVENUE**

Director Christiansen reviewed a proposed Multiple-Family Residential Planned Unit Development (PUD) project with the Board. The project, Legion Square, is a proposed 32-unit attached condominium project intended to be developed by Cervi Construction on the existing American Legion Hall property. Fabio Cervi, President of Cervi Construction, and Todd Craft, with City Life Realty, discussed the proposed PUD project with the Board and answered questions. No action was taken.

PUBLIC COMMENT

None.

BOARD COMMENT

The Board asked questions and made comments about the Farmington Road Streetscape Project and redevelopment currently taking place in the Grand River Corridor and throughout the City.

ADJOURNMENT AT 9:02 am



City of Farmington CivicSight Map

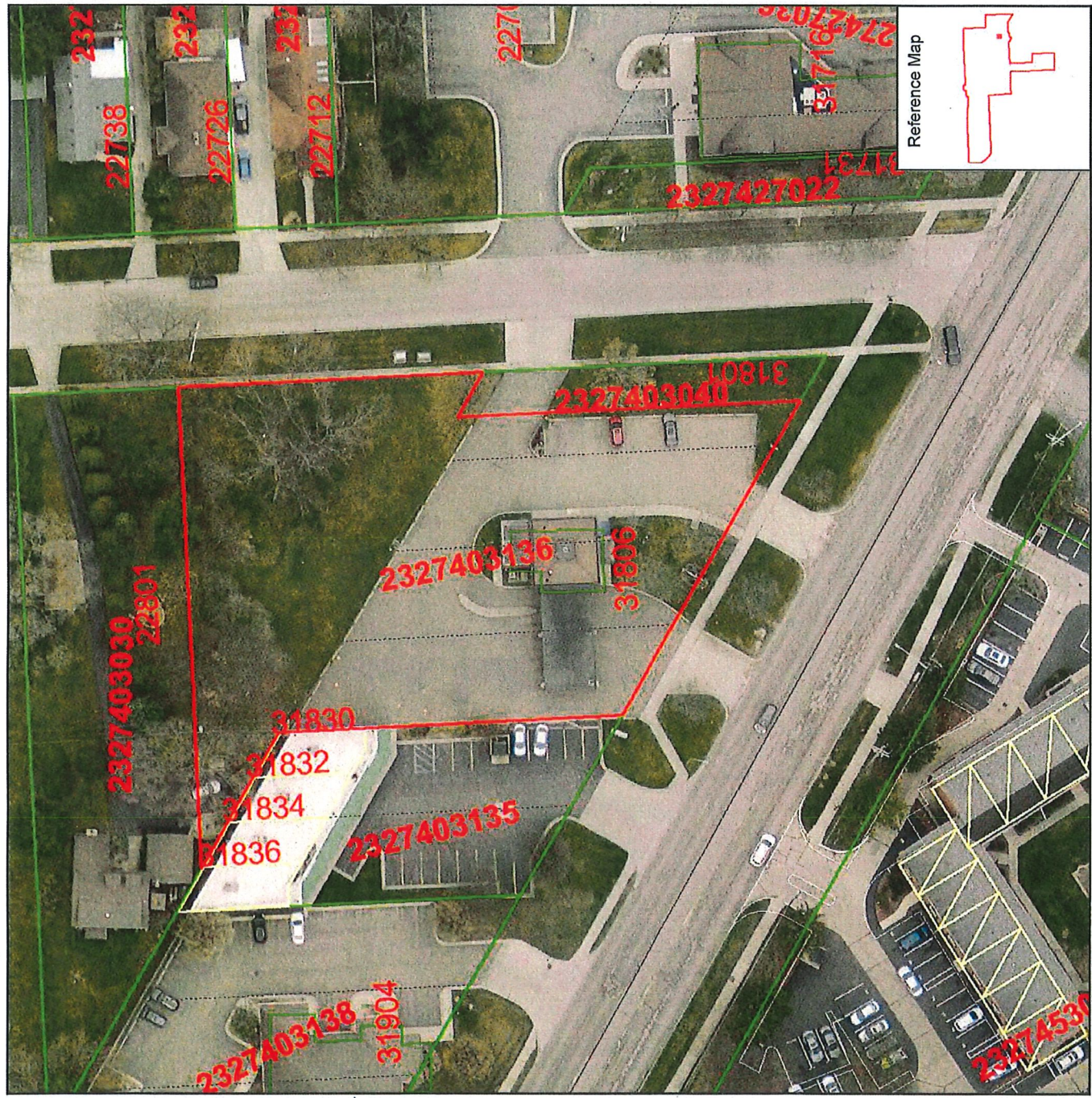
MAP LEGEND:

- CITY BOUNDARY
- RIVERS-STREAMS
- MULTITENANTBUILDING (Type)
 - BUILT
 - PROPOSED
 - COMM_INDUST BLDGS
 - RAPHAEL STREET(POLY)2
 - RAPHAEL STREET(POLY)1
 - PARCELS
 - ROADS OUTSIDE FARMINGTON
 - RIGHTOFWAY
- MULTITENANTPAVING
 - ROW EXTEND
 - LOT HISTORY
- OPEN WATER (FEATUERTYP)
 - DetentionPond
 - StreamRiver
 - LakePond
 - Channel
 - SwampMarsh
- 2017 AERIAL PHOTOS (Image)

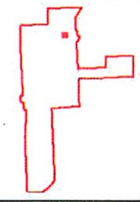


Map Scale: 1 inch = 72 feet
 Map Date: 4/26/2022
 Data Date: October 30, 2020
 Sources: City of Farmington, Oakland County GIS
 Utility, River's Edge GIS, LLC.

Disclaimer:
 Note: The information provided by this program has been compiled from
 various sources and is not guaranteed to be accurate. The data is not
 intended to be used as a legal record and is not intended to be used as a
 basis for any legal action. Users of this data are hereby notified that the information
 sources mentioned above should be consulted for verification of the
 information. Once again, USE AT YOUR OWN RISK !!!

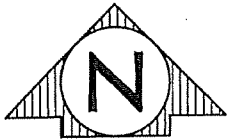
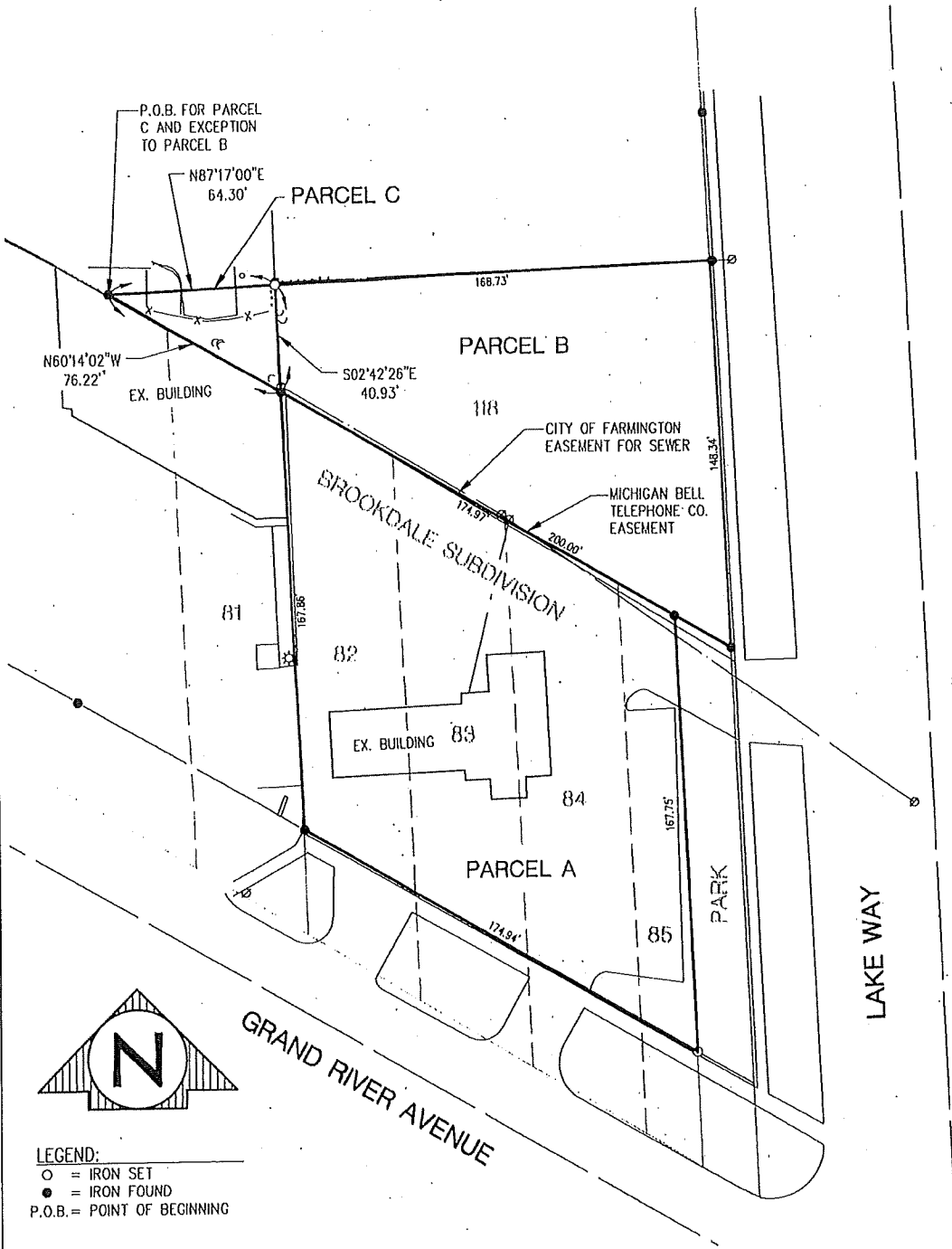


Reference Map



CERTIFIED SURVEY

I, DANIEL FEENSTRA, PS 46661 HEREBY CERTIFY THAT THE ATTACHED SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH PUBLIC ACT 132 OF 1970, AS AMENDED, AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER OF THE SURVEYED PARCEL OR PARCELS SURVEYED HEREIN IS NOT GREATER THAN 0.10 FEET, UNLESS OTHERWISE NOTED HEREIN.



LEGEND:
 ○ = IRON SET
 ● = IRON FOUND
 P.O.B. = POINT OF BEGINNING

BEARINGS ARE REFERENCED TO MICHIGAN STATE PLAN COORDINATE SYSTEM, ZONE SOUTH NAD83 (2011)

<h2 style="margin: 0;">DANIEL VETTRAINO</h2> <p style="font-size: small; margin: 0;">SECTION 27 T01N - R09E CITY OF FARMINGTON OAKLAND COUNTY, MICHIGAN</p>		FIELD: CMC DRAWN: DJB CHECKED: DGF DATE: 10-11-22 REVISED: SHEET: 2 OF 3 SCALE: 1" = 50' 0 25 50 FEET	
<h3 style="margin: 0;">ROWE PROFESSIONAL SERVICES COMPANY</h3> <p style="font-size: x-small; margin: 0;">O: (248) 675-1096 F: (800) 974-1704 www.rowepsc.com</p>		JOB NO.: 22F0044	

CERTIFIED SURVEY

I, DANIEL FEENSTRA, PS 46661 HEREBY CERTIFY THAT THE ATTACHED SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH PUBLIC ACT 132 OF 1970, AS AMENDED, AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER OF THE SURVEYED PARCEL OR PARCELS SURVEYED HEREIN IS NOT GREATER THAN 0.10 FEET, UNLESS OTHERWISE NOTED HEREIN.

FIRST AMERICAN TITLE COMMITMENT NO.: 873342

LAND IN THE CITY OF FARMINGTON, OAKLAND COUNTY, MI, DESCRIBED AS FOLLOWS:

LOTS 82 THROUGH 85, EXCEPT THE SOUTH 50 FEET FOR ROAD, AND ALL OF LOT 118, BROOKDALE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 12 OF PLATS, PAGE 25, OAKLAND COUNTY RECORDS.

PARCEL A

A PARCEL OF LAND IN THE CITY OF FARMINGTON, OAKLAND COUNTY, MICHIGAN, SECTION 27, TOWN 1 NORTH, RANGE 9 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOTS 82 THROUGH 85 INCLUSIVE, BROOKDALE SUBDIVISION, AS RECORDED IN LIBER, 12, PAGE 25, OAKLAND COUNTY RECORDS, EXCEPTING THE SOUTHERLY PORTION, AS DEEDED TO THE STATE OF MICHIGAN FOR THE RIGHT OF WAY OF GRAND RIVER AVENUE, AS RECORDED IN LIBER 765 PAGE 262 AND LIBER 788 PAGE 353, OAKLAND COUNTY RECORDS.




PARCEL B

A PARCEL OF LAND IN THE CITY OF FARMINGTON, OAKLAND COUNTY, MICHIGAN, SECTION 27, TOWN 1 NORTH, RANGE 9 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT 118, BROOKDALE SUBDIVISION, AS RECORDED IN LIBER, 12, PAGE 25, OAKLAND COUNTY RECORDS, EXCEPTING THE WEST 64.30 FEET, THEREOF. THIS EXCEPTION FURTHER DESCRIBED AS BEGINNING AT THE WEST CORNER OF SAID LOT 118; THENCE PROCEEDING NORTH 87 DEGREES 17 MINUTES 00 SECONDS EAST 64.30 FEET; THENCE SOUTH 02 DEGREES 42 MINUTES 26 SECONDS EAST 40.93 FEET; THENCE NORTH 60 DEGREES 14 MINUTES 02 SECONDS WEST 76.22 FEET TO THE POINT OF BEGINNING.

PARCEL C

A PARCEL OF LAND IN THE CITY OF FARMINGTON, OAKLAND COUNTY, MICHIGAN, SECTION 27, TOWN 1 NORTH, RANGE 9 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST CORNER OF LOT 118, BROOKDALE SUBDIVISION, AS RECORDED IN LIBER, 12, PAGE 25, OAKLAND COUNTY RECORDS: THENCE PROCEEDING NORTH 87 DEGREES 17 MINUTES 00 SECONDS EAST 64.30 FEET; THENCE SOUTH 02 DEGREES 42 MINUTES 26 SECONDS EAST 40.93 FEET; THENCE NORTH 60 DEGREES 14 MINUTES 02 SECONDS WEST 76.22 FEET TO THE POINT OF BEGINNING, CONTAINING 0.03 ACRES OF LAND, MORE OR LESS.

BEARINGS ARE REFERENCED TO MICHIGAN STATE PLAN COORDINATE SYSTEM, ZONE SOUTH NAD83 (2011)

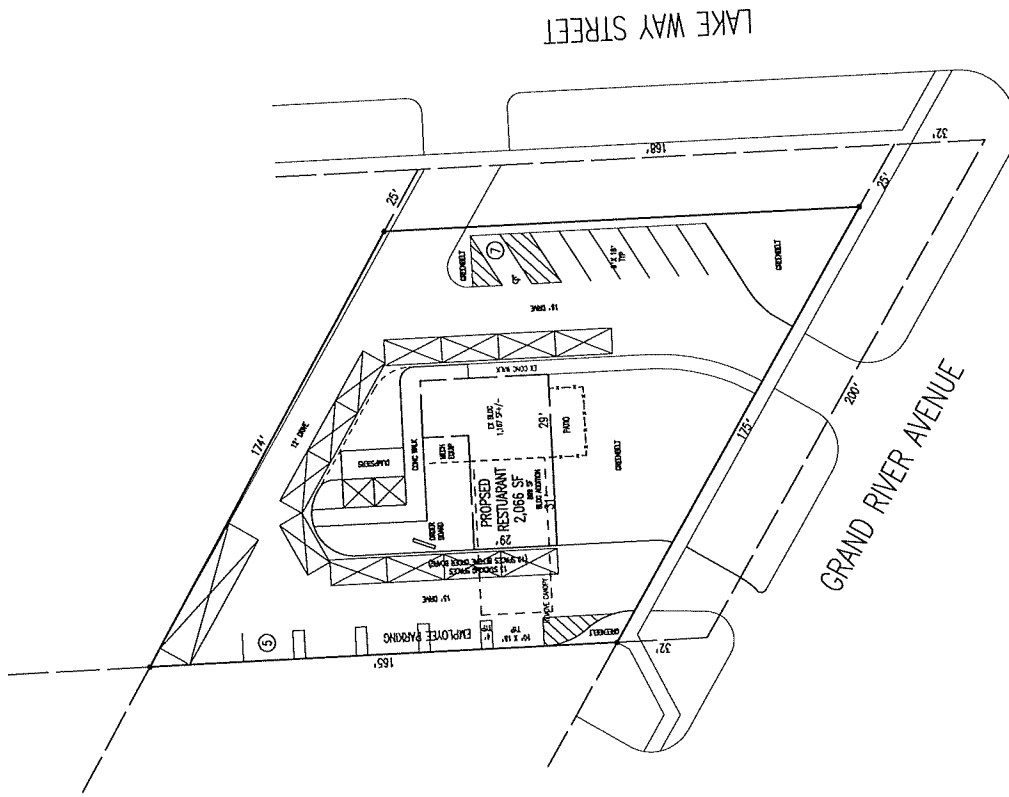
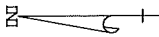
<p>DANIEL VETTRAINO</p> <p>SECTION 27 T01N - R09E CITY OF FARMINGTON OAKLAND COUNTY, MICHIGAN</p>	<p>FIELD: CMC</p> <p>DRAWN: DJB</p> <p>CHECKED: DGF</p> <p>DATE: 10-11-22</p> <p>REVISED:</p> <p>SHEET: 3 OF 3</p> <p>SCALE: 1" = 50'</p>	
 <p>ROWE PROFESSIONAL SERVICES COMPANY</p> <p>O: (248) 675-1096 F: (800) 974-1704 www.rowepsc.com</p>		<p>JOB NO.: 22F0044</p>

CONCEPT PLAN
FOR
31806 GRAND RIVER AVENUE
CITY OF FARMINGTON, MICHIGAN

SITE DATE

PARCEL 23-27-403-141
 SITE AREA - 0.574/- ACRES
 ZONED C-2 COMMUNITY BUSINESS
 EXISTING USE - BANK (VACANT)
 PROPOSED USE - 2,066 SF FAST FOOD RESTAURANT W/DRIVE THRU
 - 30 SEATS W/3 EMPLOYEES
 PARKING REQUIRED - RESTAURANT - ONE SPACE PER THREE SEATS W/
 MINIMUM 10 STACKING SPACES BEFORE
 ORDER BOARD
 PARKING REQUIRED - RESTAURANT - 30 SEATS X 1/3 SEATS = 10 SPACES
 PARKING PROVIDED - 12 SPACES (INCL 1 HANDICAP)

SCALE 1" = 20'

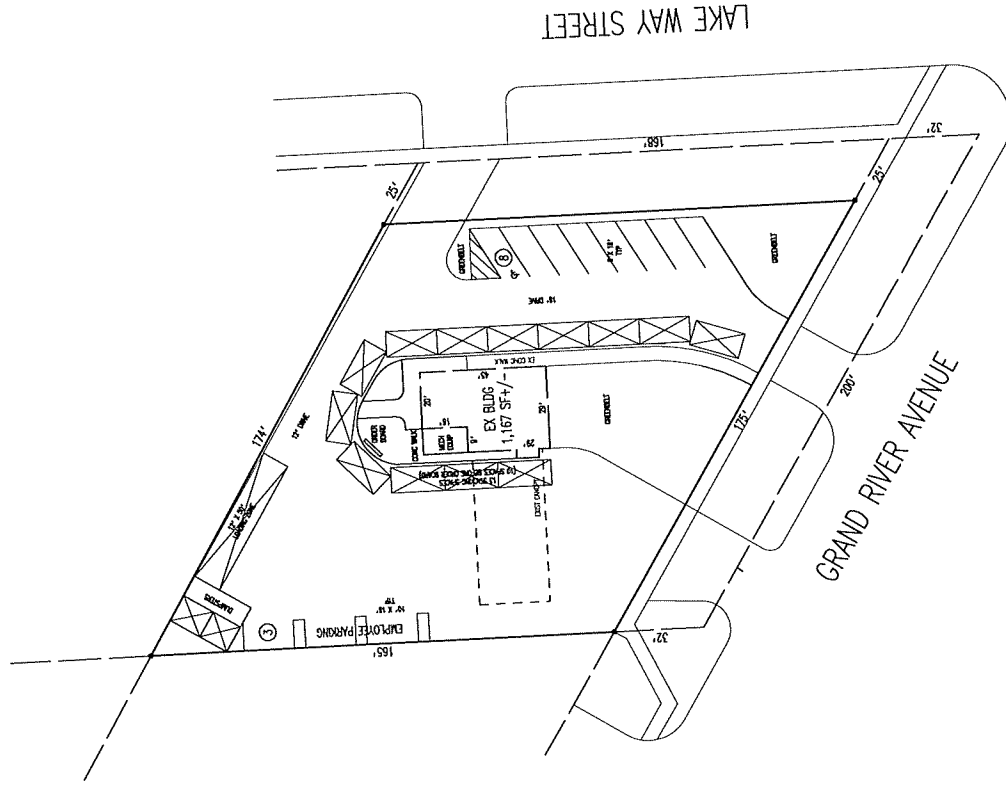
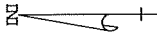


CONCEPT PLAN FOR 31806 GRAND RIVER AVENUE CITY OF FARMINGTON, MICHIGAN

SITE DATE

PARCEL 23-27-403-141
 SITE AREA - 0.57+/- ACRES
 ZONED C-2 COMMUNITY BUSINESS
 EXISTING USE - BANK (VACANT)
 PROPOSED USE - 1,167 SF FAST FOOD RESTAURANT W/DRIVE THRU
 - 18 SEATS W/3 EMPLOYEES
 PARKING REQUIRED - RESTAURANT - ONE SPACE PER THREE SEATS W/
 MINIMUM 10 STACKING SPACES
 PARKING REQUIRED - RESTAURANT - 15 SEATS X 1/3 SEATS = 5 SPACES
 PLUS ONE PER EMPLOYEE
 - TOTAL REQUIRED - 8 SPACES
 PARKING PROVIDED - 11 SPACES (INCL 1 HANDICAP)

SCALE 1" = 20'



CONCEPT PLAN
FOR
31806 GRAND RIVER AVENUE
CITY OF FARMINGTON, MICHIGAN

SITE DATE

PARCEL 25-27-403-141
 SITE AREA - 0.574/- ACRES
 ZONED C-2 COMMUNITY BUSINESS
 EXISTING USE - BANK (VACANT)
 PROPOSED USE - 1,680 SF FAST FOOD RESTAURANT W/DRIVE THRU
 - 26 SEATS W/3 EMPLOYEES
 1,167 SF RETAIL BUILDING
 PARKING REQUIRED -RESTAURANT - ONE SPACE PER THREE SEATS W/
 MINIMUM TO STACKING SPACES
 - RETAIL - 4 SPACES PER 1,000 SF GLA**
 ASSUME GLA AT 80% OF GROSS BUILDING AREA
 PARKING PROVIDED - 14 SPACES (INCL 1 HANDICAP)
 PARKING REQUIRED - RESTAURANT - 27 SEATS X 1/3 SEATS = 9 SPACES
 - RETAIL - 1,167 X 0.80 X 4/1,000 = (3.73) 4 SPACES
 - 9 + 4 = 13 SPACES

SCALE 1" = 20'

