



**PLANNING COMMISSION MEETING**  
**Monday, June 11, 2018 – 7:00 p.m.**  
**City Council Chambers**  
**23600 Liberty Street**  
**Farmington, MI 48335**

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## **AGENDA**

- 1. Roll Call**
- 2. Approval of Agenda**
- 3. Approval of Items on the Consent Agenda**
  - A. May 14, 2018 Minutes**
- 4. Pre-Application Conference with Planning Commission on PUD Planned Unit Development Concept Plan – Samurai Steakhouse Restaurant, 32905 Grand River Avenue**
- 5. Preliminary Site Plan Amendment Review for Proposed Outlot Building and Existing Building Façade and Site Improvements – World Wide Center, LLC, 34701-34801 Grand River Avenue**
- 6. Public Comment**
- 7. Planning Commission Comment**
- 8. Adjournment**

FARMINGTON PLANNING COMMISSION PROCEEDINGS  
City Council Chambers, 23600 Liberty Street  
Farmington, Michigan  
May 14, 2018

Chairperson Crutcher called the Meeting to order at 7:00 p.m. at City Council Chambers, 23600 Liberty Street, Farmington, Michigan, on Monday, May 14, 2018.

**ROLL CALL**

Present: Chiara, Crutcher, Gronbach, Majoros, Perrot

Absent: Kmetzo, Waun

A quorum of the Commission was present.

**OTHER OFFICIALS PRESENT:** Director Christiansen, Recording Secretary Murphy

**APPROVAL OF AGENDA**

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

Motion carried, all ayes.

**APPROVAL OF ITEMS ON CONSENT AGENDA**

**a. April 9, 2018 Minutes**

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

Motion carried, all ayes.

**SITE PLAN REVIEW – FOR FAÇADE IMPROVEMENT AND OUTDOOR SEATING –  
SIDECAR SLIDER BAR, 32720 GRAND RIVER AVENUE**

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

Christiansen stated that Sidecar Slider Bar owner Scott Pelc has submitted a site plan for proposed façade improvements and outdoor seating for his new restaurant located at 32720 Grand River Avenue, in the former Bellacino's unit at Village Commons Shopping Center located in the Central Business District. Façade improvements and outdoor seating in the CBD requires approval from the Downtown Development Authority as well as the Planning Commission. No changes regarding building dimensions or other site improvements are proposed at this time.

The DDA Design Committee is scheduled to review the proposed façade improvements and outdoor seating for Sidecar Slider Bar at their next meeting.

The Applicant, Mr. Pelc has submitted plans for the proposed façade improvements and outdoor seating area including a layout of the proposed outdoor seating area and the proposed outdoor seating tables and chairs as well as other amenities including firepits.

Mr. Pelc intends to review the plans and site plan information with the Planning Commission this evening. Also here this evening is the owner of the Village Commons Shopping Center and the Sidecar Slider Bar is a tenant within the shopping center which is actually the old Bellacino's spot which is the end cap unit along Grand River.

Information was attached with the staff packets.

Christiansen put an aerial photo of the site on the screen. He pointed out the landscaped area in front of the unit, that is the area to be utilized for outdoor seating, that is the area that the gathering space, where the firepits are proposed to be.

Chairperson Crutcher thanked Christiansen and invited the Petitioner to the podium.

Scott Pelc, owner of Sidecar Slider Bar of Farmington came to the podium. He handed out two sets of pictures to the Commissioners which included photos of the tables and chairs they are proposing to be utilizing as well as the firepit tables that they intend to use with seating around it.

He stated that they had already pulled up the blocks on Grand River and cut down the trees to expose more of the building, to get a better view going up and down Grand River and that they plan to lay out concrete squares for the firepits and they will contain the area with fencing, planters and plants itself.

Along the side one of the new features will be a two sided fireplace cutting off the current patio from the front of the building, it will be glassed in on both sides with seating on both sides. The interior seating will have tables and chairs for dining and on the Grand River side there will be some chairs around the fireplace for mingling and gathering. He indicated the idea for the fireplace in the front and the firepits with chairs is to give people the feeling of being in their backyard, in a casual, laid back area and the fire itself should be eye catching going up and down Grand River.

Christiansen added that the Sidecar Slider Bar is going into the endcap unit of the Village Commons Shopping Center, they are repurposing the former Bellacino's space, so that space has been a restaurant food service use. He pointed out on the drawing on the screen is the existing unit and clock tower. He also pointed out where the outdoor seating area is, the awnings, and a new sign is being proposed that are being added as an upgrade to the existing unit to accommodate Sidecar.

He then put the floor plan up on the screen which shows the kitchen area, the entrance to the building which is being upgraded to an enclosed vestibule area, the customer service area, and the seating area as well as the restroom facilities. What is changing is the interior decorating, a little bit of the layout, upgrades to the kitchen and the facilities but it is going from restaurant to restaurant. The interior modifications and upgrades are required to have reviewed, approved and receive a building permit and Mr. Pelc is in the process of getting those. The changes to the exterior, any façade changes and the proposed outdoor seating are required to come before the Planning Commission and the DDA. He indicated the issue for the Planning Commission is the awnings that Mr. Pelc is proposing to put in, as well as the vestibule and outdoor seating as well as the sign which has met all of the requirements in the sign ordinance. He indicated that samples of the outdoor tables and chairs as well as the tabletop firepits were provided and will be reviewed by the Building staff and Fire Marshall to make sure they are Code compliant.

Chairperson Crutcher stated in the report it states there are no changes to the building's footprint but you are proposing to add a vestibule.

Pelc stated that yes, they are proposing a vestibule but it falls under the existing overhang.

Crutcher asked if seating is the same or more or less than was there before and the Petitioner stated probably more because of the table size on the patio, not a lot more, but there will be between 100 and 110 seats.

Chairperson Crutcher asked about the seating for the firepits and Pelc replied that they are fire tables with a small pit in the middle of them, with probably six chairs around the tables. He then asked if there will be seating around the two-sided fireplace and Pelc replied they will serve as a waiting area, not dining. Crutcher then asked if the seating around the firepits are for dining and Pelc replied yes.

Chairperson Crutcher then asked with the additional seating is the amount still Code compliant and Christiansen replied that it is and will be reviewed before a permit is issued by the Building Department.

Majoros asked if the two concentric circles on the floor plan are representative of the firepits and the Petitioner replied yes. He then asked what would be in front of the two-sided fireplace on the Grand River side and the Petitioner replied it will be grass and mulch like it is now, not concrete. Majoros stated he felt that he didn't see that being a chair area, and the Petitioner said it will not be a dining area but there will be chairs sitting next to the fireplace.

Majoros then inquired about the intended hours of operation and the Petitioner stated they will be open 11:00 a.m. to 2:00 a.m.

Chiara asked if Bellacino's sold alcohol and Christiansen answered no. He then asked the Petitioner if he was going to acquire a liquor license and he replies yes.

Majoros then asked about the awnings and how far out they will go and is their intended use for shading or decorative.

The Petitioner replied the current overhang blocks most of the sun coming into the restaurant itself, the awnings are going to help for the patio seating. They will match the current awnings in the establishment next door, they will be black and the same height.

Majoros then asked how far they will go out perpendicular to the building and the Petitioner said that the awning will definitely provide shade for the people on the patio.

Majoros inquired about the sign and the Petitioner responded it will be backlit with Sidecar up and down it and Slider Bar underneath.

Perrot inquired if the firepits were natural wood and the Petitioner replied they are looking into them to see if there's a way to make them gas in the summer and electric in the winter just as a visual effect.

Perrot stated there is currently a sidewalk between the driveway and restaurant now and the Petitioner stated that yes, there is, it is currently divided by planters so the sidewalk between the driveway and planters will stay clear, the sidewalk between the planters and the building will be covered with the awning.

Perrot stated there is a lot of pedestrian traffic there and Christiansen said they have to make sure that there has to be unencumbered ability to continue pedestrian access from Grand River.

MOTION by Majoros, supported by Chiara, to approve the site plan Side Car Slider Bar at 32720 Grand River, as proposed. and note that items noted by the Planning Commission, such as the access off Grand River, the appropriate fencing and screening of the fire be addressed by the appropriate departments in the City.

Motion carried, all ayes.

## **SITE PLAN REVIEW – 33705 GRAND RIVER GARAGE ADDITION**

Chairperson Crutcher introduced this item and turned it over to Director Christiansen.

Christiansen stated that Section 13.02 of the Zoning Ordinance specifies uses subject to site plan approval, construction, renovation and expansion within the historical district are subject to Planning Commission approval. The Code further states prior to submittal of a site plan to the Planning Commission, a site plan shall be submitted to the City's Historical Commission for review and comment.

The City received an application from Michael Kreimes, 33705 Grand River, to construct an upper level to an existing detached garage. The design and location of the addition are shown on the information provided with the staff packets. The Historical Commission has reviewed the plans at their April 26, 2018 meeting and recommends its approval. The Zoning Board of Appeals also approved a variance of 2'4" in height for the garage addition as proposed and that was approved at their May 2, 2018 meeting.

The Planning Commission's responsibility is to then review the design and esthetics of the addition as proposed.

One of the challenges here with all the graphics is we have big sets here that have been prepared and we're trying to send things electronically to you and we don't have the ability to have a big scanner in-house, we did the best we could in copying them and sending them to you. So what the Petitioner provided to us for your review is a hard copy set of those plans which were distributed to the Commissioners.

Christiansen put an aerial photo of the subject property on the screen and stated that 33705 Grand River is on the south side of Grand River just to the west of Women's Park, there is an existing single family home and there is then the detached garage to the south the rear of the property.

He stated the plans depict an elevation drawing with a second story addition, showing the first floor or single story garage and second story as proposed above it, the front elevation, and then the access to that being the stairs on the exterior and the landing area and then a rear and side elevation shown, again existing conditions and the addition as proposed.

This was reviewed and recommended for approval by the Historical Commission and it was approved for the variance by the Zoning Board of Appeals for a 2'4" variance in height as proposed.

Chairperson Crutcher invited the applicant to the podium

Petitioner Michael Kreimes. 33705 Grand River, came to the podium. He stated he is asking to be allowed to add an addition to his existing garage both for comfort and usability of what's available to him right now. I

Chairperson Crutcher opened the floor for questions from the Commissioners.

Gronbach asked if all the materials, the siding materials, will they match the existing structure and the Petitioner responded yes, he wants to maintain the character of the house, it was his Grandfather's house and he intends on keeping that up.

Chairperson Crutcher questioned the Petitioner about the stairs meeting the side yard setback.

Christiansen responded that they have similar situations in other garages in the area and the District where you have a second floor storage area and the access, so it was actually one of the discussions held at the Zoning Board of Appeals and they did discuss that and Building Inspector Koncsol did have the opportunity to review that and address the Zoning Board with its compliance.

Perrot asked if this is the only one in the Historic District and Christiansen responded yes.

Chairperson Crutcher stated that at the Zoning Board they discussed the landing at the top of the stairs and questioned the length of the stairs and if it provided enough space to walk past the bottom of the stairs and the Petitioner responded yes, that there is over 6 feet that is going to be allowed there when finished. The Petitioner also stated that he is going to adjust the height to level the side of the existing garage to maintain the patio so the elevation is going to change the rise slightly of the stairs and the length and angle and it's going to be pertaining to the eight inches of fill that he put in the back to level the area out.

Gronbach asked staff and administration other than the height variance which has been granted, does the building expansion and improvement meet all other Code requirements and Christiansen responded in the affirmative.

**MOTION** by Gronbach, supported by Chiara, to approve the site plan for the garage addition at 33705 Grand River as proposed.

Motion carried, all ayes.

## **RESOLUTION IN SUPPORT OF THE 8 MILE BOULEVARD ASSOCIATION UNIFYING FRAMEWORK**

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

Christiansen stated that this item is a review and acceptance of the 8 Mile Boulevard Association Unifying Framework. The City of Farmington has a quarter of a mile of 8 Mile Road within its jurisdiction and has been a member of the 8 Mile Boulevard Association since its inception. The Association recently updated creating a current Master Plan for Eight Mile Road and is requesting each member community accept the 8 MBA, Eight Mile Boulevard Association, Unified Framework by resolution. The updated 8 MBA Master Plan and proposed City of Farmington are attached to the packets for the Commissioners review and consideration this evening.

Christiansen put on the screen an aerial photo of the south end of the City of Farmington, Farmington Road, and Eight Mile. The City has approximately a quarter mile of Eight Mile Road within its jurisdiction as seen on the aerial photo, that the intersection of Farmington Road and Eight Mile Road, and the properties along Eight Mile Road that extend to the east to Chesley Drive and then one series of properties just over to the east of that. That is the portion of Eight Mile that is within the City of Farmington. This is an area that is currently developed Industrial, and it's a mix of Industrial uses, not heavy, some manufacturing, some office industrial type uses, other equipment storage and a little bit of variety, nothing significantly heavy in this industrial area. However, it is an area of Industrial use predominantly, some Commercial is mixed in, it's an area that's identified in the Farmington Master Plan as Industrial and it's also zoned Industrial, except for that portion that is at the intersection of Farmington Road and Eight Mile Road and that extends then to Chesley Drive and that would be the Valero gas station on the corner, that would be the small, two-unit commercial building that has the State Farm Insurance in it as well as the Kentucky Fried Chicken restaurant, and then the former Big Boy which is now a Dunkin' Donuts and the redeveloped second unit that we are still working with the owner to try and help him secure a tenant.

So you have a little bit of Commercial, predominantly Industrial, and this is the portion of Eight Mile that the City of Farmington has in its jurisdiction.

The Eight Mile Boulevard Association has made this current Master Plan, updated their Master Plan document, calling it the Eight Mile Boulevard Unifying Framework, and it was completed in February of 2018. He went over briefly the overview of the Association of the Unifying Framework Plan, what the overall goal is, prioritization of the efforts and resources and implementation strategy, the zones they identify along Eight Mile west central east and details in certain areas along Eight Mile. They talk about the Association,



the 27-mile focus area between I-275 and the west of I-94 on the east, thirteen municipalities, counties, with a common interest in preserving the vitality of Eight Mile Road which came together in 1993.

The framework itself, the plan includes extensive input of the Eight Mile Boulevard Association Plan Advisory Committee, comprised of representatives of the Eight Mile Boulevard Association Member Communities, Board Members and other Stakeholders. Again, the City of Farmington has a representative from City Council on the Board of Directors of the Eight Mile Boulevard Association, and the Economical Community Development Department has a representative, as the Director I am a representative from the City on the Planning Advisory Committee for Eight Mile. So we're very engaged, we're very active with them even though we only have a small portion we find it very important for us to be a part of that collective group of communities looking to continue to improve the vitality of Eight Mile Road for Eight Mile Road as a whole and certainly as well as in the City of Farmington and the greater Farmington area. This is a work of the Board, the Planning Advisory Committee, the member communities, it was an approach to identify certain segments, it broke the 27 miles into zones, west, central, east, they discuss and describe the zones, the cluster opportunities, intersections and the like, they talk about the characteristics of the zones themselves, the implementation strategy, more information on the zones, more opportunities, Farmington/Farmington Hills, following completion of the two-year grant funded feasibility process the cities of Farmington, Farmington Hills in a cooperative to move forward with a cooperative effort to revitalize the Grand River Corridor. In October 2011 both communities created a Corridor Improvement Authority through an interlocal agreement, these two authorities were charged with the task of breathing new life into the corridor, and these two communities continued to work on this important initiative to the excellent example of cross border collaboration, so there is a reference in there for the work Farmington is doing individually and collectively with the City of Farmington Hills.

Upon approval of the 8 Mile Boulevard Association Unifying Framework, each member community will draft a resolution of support to be presented to their Planning Commission or appropriate legislative body for approval.

The PAC agreed that these actions demonstrate cohesion and collaboration and add legitimacy to the framework which will strengthen applications for grant funding and other project financing.

Again, the purpose this evening is this document and its focus on 8 Mile and the request of the 8 Mile Boulevard Association to ask for and to have approved a resolution by the Farmington Planning Commission for this document.

Christiansen named the communities involved in the Association and put a copy of the resolution on the screen.

Chairperson Crutcher opened the floor for questions from the Commissioners.

Chiara asked if this is on the northeast side and Christiansen responded that Farmington's portion is on the northeast side of 8 Mile. Chiara asked if it included any residential and Christiansen responded not along the corridor.

MOTION by Chiara, supported by Perrot, to accept the 8 Mile Boulevard Association Unifying Framework as presented.

Motion carried, all ayes.

### **DISCUSSION OF CITY MASTER PLAN UPDATE**

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

Christiansen stated that the City has been working on the RFP proposal, receiving the proposals, and reviewing them and then select a consultant to assist the Planning Commission and the City as a whole in updating the City of Farmington Master Plan.

He stated the Master Plan is the umbrella document under which the various elements that Farmington as a city, and the Planning Commission very instrumental in putting together over the last couple years for planning and development and redevelopment and are looking to put all of it together with the Master Plan and what has come about over the last couple of years was a variety of planning tools that were put into place and the City is now looking to update the Master Plan with all of those tools under the Comprehensive Planning Program.

He stated the Master Plan was last updated in 2009 and since that time and after the economic downturn and recession and the City's interest in being redevelopment ready and putting forth the plans and documents necessary to achieve being development ready and to identify those opportunities in the City for redevelopment now and into the future, the City put together a series of planning tools, the 2013 Vision Plan, the Grand River Corridor Improvement Authority, the Downtown Area Plan, the Recreation Master Plan Update 2016 and the updated Downtown Master Plan 2017 as well as a couple other special focus area plans, one being the 10 Mile/Orchard Lake Place Plan put together in 2015, and the Rouge River Nature Trail Project and Report. All of those individual planning tools now since their creation and approval, adoption and acceptance are now waiting to be brought into the entire Master Plan process under the Master Plan for the community.

The City put together a Request for Proposal in March of this year with a 30-day window on the City website and various other websites, and reached out to planning consultants within the area and engaged interest over that month period seven proposals were received and reviewed by City Management and staff and there is a working committee going through those proposals which includes the City Manager, Economic Community Director, the DDA Executive Director, a representative of City Council, Planning Commission and looking to create a short list with the intent of interviewing the qualified candidates which is currently in process. He stated they are hoping to choose a consultant by end of May, beginning of June.

### **PUBLIC COMMENT**

None heard

### **PLANNING COMMISSION COMMENTS**

Chiara asked for an update on the Freedom Plaza and expected occupancy date.

Perrot asked if there is a way to track projects and developments that come through the Planning Commission and cited one in particular as the gas station at Nine Mile and Farmington Road.

Christiansen responded that they are tracked on a daily basis and as far as the gas station at Nine Mile and Farmington, there were code violations on the property that they took to Court and the Court ordered an inspection of the building and alternatives were made to the owner.

Perrot then asked for an update on the playground equipment at Flanders Park.

### **ADJOURNMENT**

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

The meeting was adjourned at 7:58 p.m.

Respectfully submitted,

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Secretary

**Farmington Planning Commission  
Staff Report**

**Planning Commission  
Date:** June 11, 2018

**Reference  
Number  
4**

**Submitted by:** Kevin Christiansen, Economic and Community Development Director

**Description** Pre-Application Conference with Planning Commission on PUD Planned Unit Development Concept Plan – Samurai Steakhouse Restaurant, 32905 Grand River Avenue

**Background**

This item is a pre-application conference (discussion and review) with the Planning Commission on a proposed PUD planned unit development concept plan for the redevelopment of the former Ginger's Cafe site located at 32905 Grand River Avenue in the Central Business District (CBD). Article X. PUD Planned Unit Development, Section 35-135. Approval Procedure of the Zoning Ordinance provides PUD applicants an opportunity to request an optional pre-application conference with the Planning Commission on a proposed PUD concept plan. The purpose of the pre-application conference is to discuss the appropriateness of a PUD and the concept plan to solicit feedback and to receive requests for additional materials supporting the proposal. An applicant desiring such a conference shall request placement on a Planning Commission agenda.

The applicant, Xie Zheng, LLC, has submitted a PUD concept plan for the redevelopment of Ginger's Cafe, 32905 Grand River Avenue. The concept plan includes an existing conditions survey of the site, a proposed layout/site plan, proposed floor plans, and elevations/perspective of the proposed building. Also attached are three aerial photos of the site and the surrounding properties. The applicant will be at the June 11, 2018 meeting to present the PUD concept plan to the Commission.

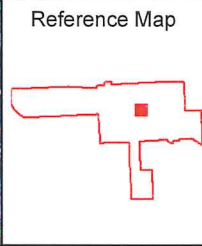
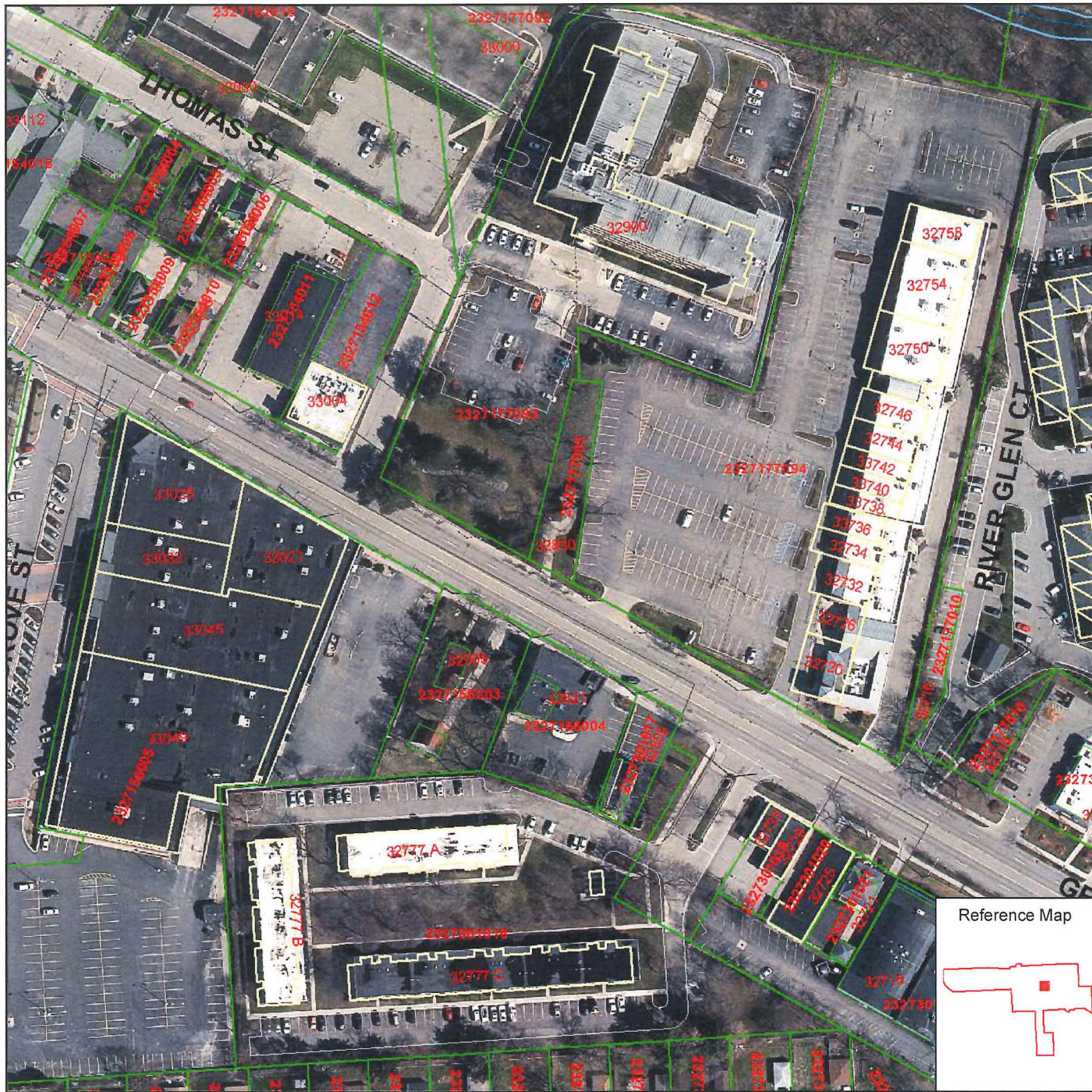
Attachments



# 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 = 149 feet  
 Map Date: 4/18/2018  
 Data Date: April 13, 2018



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

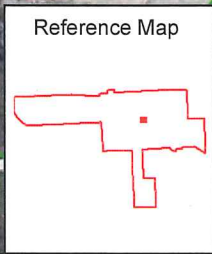
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- ROW EXTEND
- / LOT HISTORY
- OPEN WATER (FEATURETYP)
- DetentionPond
- StreamRiver
- LakePond
- Channel
- SwampMarsh
- 2015 AERIAL PHOTOS (Image)



Map Scale: 1 inch = 74 feet

Map Date: 4/18/2018

Data Date: April 13, 2018



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

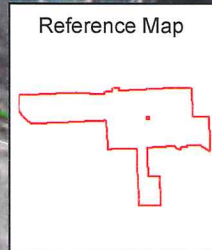
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# City of Farmington CivicSight Map

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  - RAPHAEL STREET(POLY)
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  - 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 = 37 feet  
 Map Date: 4/18/2018  
 Data Date: April 13, 2018



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

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# CITY OF FARMINGTON

For office use only

Date Filed: \_\_\_\_\_

Fee Paid: \_\_\_\_\_

## Planned Unit Development Application

1. Project Name Samurai Steak House Farmington "3.0"

2. Location of Property

Address 32905 ~~Grand~~ Grand River, Farmington, ME  
Cross Streets So. Grand River Between Power & Farmington Rd.

3. Identification

Applicant K&H Consulting Contact: Michael Kemsley

Address 300 Ottawa Ave NW

City/State/Zip Grand Rapids, MT 49503

Phone 734-637-0014 Fax \_\_\_\_\_

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

Property Owner  Other (Specify) \_\_\_\_\_

Property Owner En Xie

Address 6586 Heather Heath

City/State/Zip Nest Brookfield,

Phone 248-606-6422 Fax \_\_\_\_\_

Preparer of Site Plan Danna & Associates

Address ~~1055~~ 1055 So. Blvd East Ste 200

City/State/Zip Rockester Hills, ME

Phone 248-852-7702 Fax \_\_\_\_\_





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 CBD Area \_\_\_\_\_

Width \_\_\_\_\_ Depth \_\_\_\_\_

Current Use Vaccant Commercial Building

Zoning District of Adjacent Properties to the

North CBD South CBD East CBD West CBD

5. Proposed Use

- |   |                   |       |     |                  |
|---|-------------------|-------|-----|------------------|
| G | Residential       | Acres | ___ | Number of Units  |
| G | Office            | Acres | ___ | Gross Floor Area |
| G | <u>Commercial</u> | Acres | ___ | Gross Floor Area |
| G | Industrial        | Acres | ___ | Gross Floor Area |
| G | Institutional     | Acres | ___ | Gross Floor Area |
| G | Other _____       | 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, Michael KEMSLEY (applicant), do hereby swear that the above statements are true.

[Signature] 6/7/18  
Signature of Applicant Date

[Signature] 6/7/18  
Signature of Property Owner Date

I, En Xie (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.

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		
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		
Preservation or enhancement of historic resources		
Provision of open space or public plazas or features		
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		
A complementary mix of uses or a variety of housing types		
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

### 1. Concept Plan (Pre-Application)

a. Pre-application data: to be submitted for Pre-Application and/or Preliminary Planning Commission review	Provided	Not Provided
Parallel plan showing development based on current zoning standards	_____	_____
Concept plan (including general arrangement of landscaping and building architecture)	_____	_____
Documentation of PUD qualifications	_____	_____
Table of all Zoning Ordinance deviations	_____	_____
Market studies, fiscal impact analysis, traffic impact analysis, environmental impact assessments if requested	_____	_____

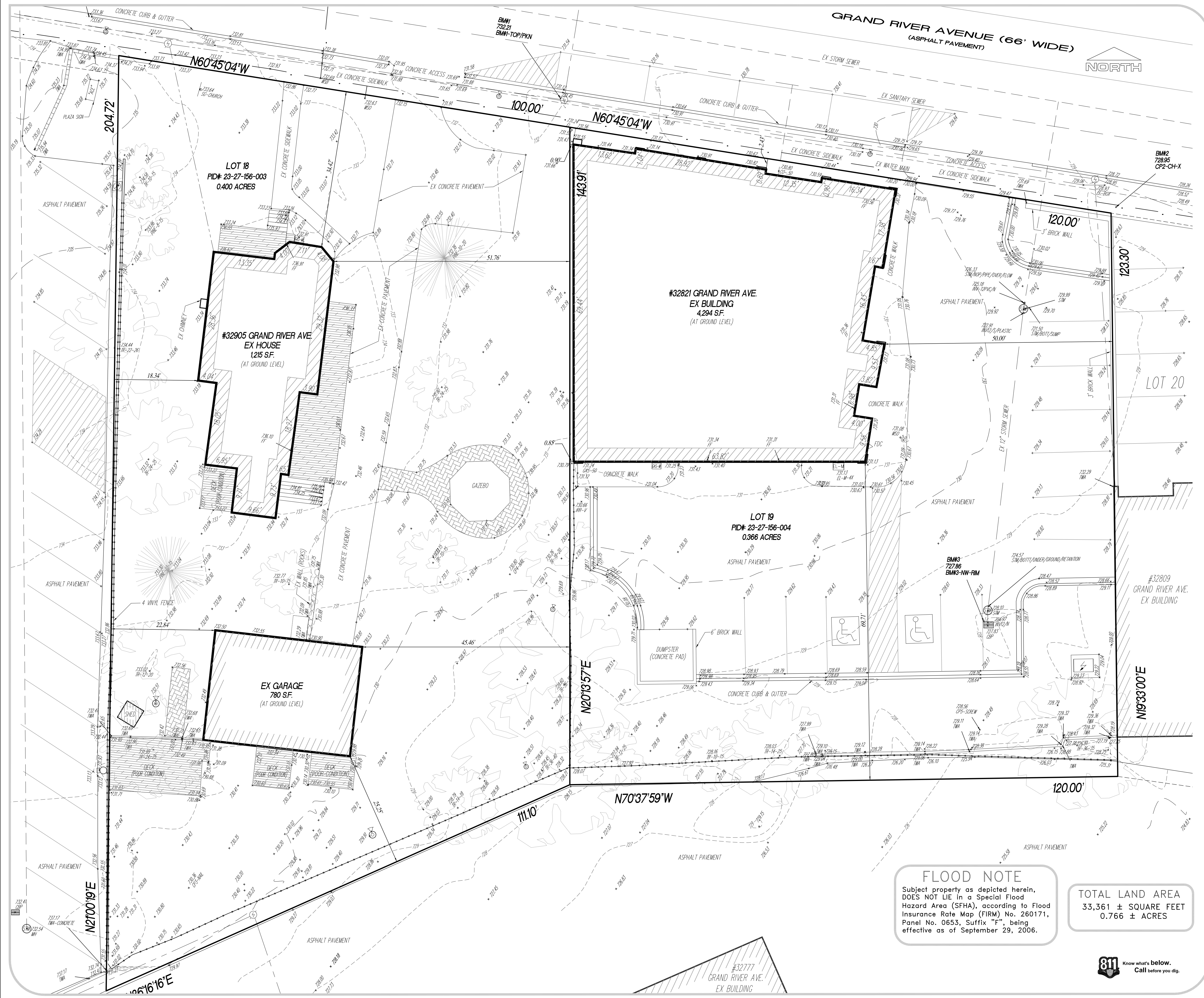


D'Anna Associates  
Architecture | Engineering

# Grand River Elevation

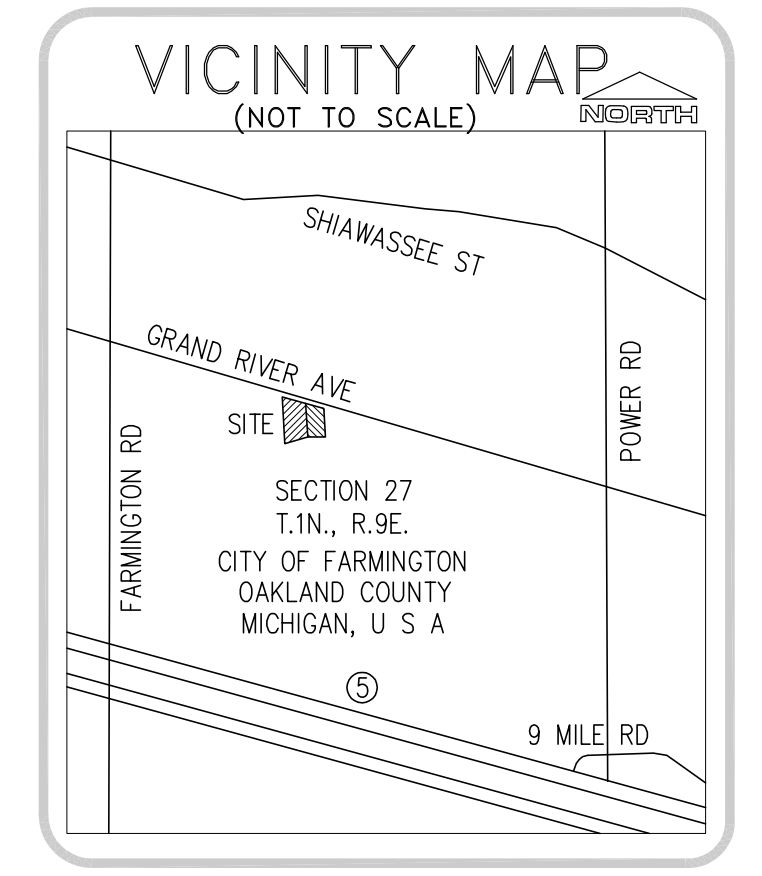


# TOPOGRAPHIC SURVEY



### LEGEND

- = UTILITY POLE
- = OVER HEAD WIRE
- = CHAIN LINK FENCE
- = PRIVACY FENCE
- = PAVEMENT CATCH BASIN/CBP
- = EX. SANITARY M.H.
- = EX. GATE VALVE & WATER
- = EX. HYDRANT
- = EX. STORM M.H.
- = WATER SHUT OFF
- = GAS METER
- = ELECTRIC METER
- = TRANSFORMER
- = HANDICAP STALL/SIGN
- = GAS VALVE
- = PARKING STALL
- = ELEVATION
- = FINISH FLOOR
- = PARCEL IDENTIFICATION NUMBER
- = TREE - 8\"/> TRUNK - 8FT SPREAD
- = BRICK PAVERS
- = TOWN/RANGE
- = LIBER/PAGE
- = SINGLE BULB DECORATIVE LP
- = SINGLE BULB PARKING LP
- = BENCH MARK
- = CONTROL POINT
- = CHISELED "X" IN CONCRETE



### GENERAL NOTES

- Utility information as shown herein are compilation of field observation and City's records, therefore no guarantee could be given as to their exact location and depth. An excavation might be needed in order to determine utility position.
- All measurements as shown herein are existing.
- All symbols as shown herein are not to scale.
- All measured elevations are expressed in North American Vertical Datum as of 1988. (NAVD88)
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### LEGAL DESCRIPTION

**#32905 Grand River Avenue, City of Farmington, MI, 48336**  
 Part of the W 1/2 of Section 27, Town 1 North, Range 9 East, City of Farmington, Oakland County, Michigan, being more particularly described as follows:  
 Lot 18 of "Assessor's Plat No. 2", as being recorded in Liber 54 of Plats, on Page 6, Oakland County Records.  
 Containing: 17,435 Square Feet---0.400 Acres, more or less.  
 Parcel Identification Number:# 23-27-156-003.  
 Subject to the rights of a public and any easements and/or restrictions of record or otherwise.

**#32821 Grand River Avenue, City of Farmington, MI, 48336**  
 Part of the W 1/2 of Section 27, Town 1 North, Range 9 East, City of Farmington, Oakland County, Michigan, being more particularly described as follows:  
 Lot 19 of "Assessor's Plat No. 2", as being recorded in Liber 54 of Plats, on Page 6, Oakland County Records.  
 Containing: 15,926 Square Feet---2.204 0.366 Acres, more or less.  
 Parcel Identification Number:# 23-27-156-004.  
 Subject to the rights of a public and any easements and/or restrictions of record or otherwise.  
 Note: Since our survey DOES NOT include a Title Search there could be easements and/or encumbrances upon the subject property that are not shown at this time.



Mende Bezanovski, P.S. 49430  
 Professional Surveyor in the State of Michigan

### FLOOD NOTE

Subject property as depicted herein, DOES NOT LIE in a Special Flood Hazard Area (SFHA), according to Flood Insurance Rate Map (FIRM) No. 260171, Panel No. 0653, Suffix "F", being effective as of September 29, 2006.

**TOTAL LAND AREA**  
 33,361 ± SQUARE FEET  
 0.766 ± ACRES



36636 North Pointe Dr. New Baltimore, MI 48047  
 TEL (586) 822-4964, FAX: (586) 591-5930  
 info@ab-sb-landsurvey.com  
 www.ab-sb-landsurvey.com

SCALE: 1" = 10'	PAGE: 1 OF 1
JOB NUMBER: 2017-10-03-229-MK	DRAWN: MB
FIELD: MB	CHECKED: MB
REVISIONS:	DATE: 10-12-2017
CLIENT: Mr. Michael Kemsley	
ADDRESS: 32905 & 32821 Grand River Avenue City of Farmington	TEL: (734)-637-0014 FAX:















**Farmington Planning Commission  
Staff Report**

**Planning Commission  
Date:** June 11, 2018

**Reference  
Number  
5**

**Submitted by:** Kevin Christiansen, Economic and Community Development Director

**Description** Preliminary Site Plan Amendment Review for Proposed Outlot Building and Existing Building Façade and Site Improvements – World Wide Shopping Center, 34701 - 34801 Grand River Avenue

**Background**

The City has been working with the owner of the World Wide Shopping Center located at 34701 - 34801 Grand River Avenue regarding a proposed outlot building addition and façade remodeling to the existing building and site. The proposed outlot building addition would be a 1,700 sq. ft. one-story building with a drive-thru located on the east end of the existing parking lot. Additional site improvements include parking lot improvements, new site landscaping and lighting, and new signage. The existing building/site is located in the C-2, Community Commercial District, and requires review and approval by the Planning Commission and the Zoning Board of Appeals (ZBA) as it relates to site parking. No other changes to the existing site are proposed.

At the 4/14/14 Planning Commission meeting, the Commission approved a site plan for the World Wide Shopping Center. The approved site plan included exterior changes to the existing building façade and shopping center site. These exterior changes included façade improvements, revised/modified site landscaping, revised/modified parking lot and building lighting and new site and building/tenant signage. The site plan was approved with the following conditions: that the Proponent resubmit a parking lot lighting plan that indicates proper lighting and addresses the condition that the flood lights along the street side do not meet Code and should be replaced or removed as needed; further, that a more detailed landscaping plan be provided indicating size and specifications to meet City Code and include an irrigation plan and reconsideration of the number of trees being removed from the site be reviewed by staff; and that actual samples of color swatches be presented to the Planning Commission at the next scheduled meeting (see attached minutes).

At the 6/9/14 Planning Commission meeting, the Commission approved the amended site plan for the World Wide Shopping Center, including support materials (see attached minutes). However, this approved site plan was never completed and the approval expired.

The applicant has submitted a site plan for the proposed new one-story outlot building and proposed site improvements. An aerial photograph of the existing site is attached. The applicant will be at the June 11, 2018 meeting to present his preliminary plans to the Commission.

Attachments





# CITY OF FARMINGTON

*For office use only*

Date Filed: \_\_\_\_\_  
Fee Paid: \_\_\_\_\_

## Site Plan Application

1. Project Name WORLD WIDE CENTER, LLC

2: Location of Property

Address 39701 - 34805 GRAND RIVER AVE

Cross Streets GRAND RIVER AVENUE AND WHITTAKER

Tax ID Number 27-0294453

3. Identification

Applicant WORLD WIDE CENTER, LLC

Address 7499 MIDDLEBELT ROAD

City/State/Zip WEST BLOOMFIELD, MI 48322

Phone 248 426 2107 Fax \_\_\_\_\_

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

Property Owner  Other (Specify) PROPERTY OWNER

Property Owner SAME AS APPLICANT

Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_

Preparer of Site Plan SCOTT MONCHNIK & ASSOCIATES, INC.

Address 1700 STUTZ DRIVE, SUITE 104-B

City/State/Zip TROY, MI 48084

Phone 248 654 1010 Fax 248 645 3002







# CITY OF FARMINGTON

## Site Plan Review Checklist

a. Site Plan Descriptive and Identification Data	Provided	Not Provided
--	----------	--------------

Site plans shall consist of an overall plan for the entire development, drawn to an engineer's scale of not less than 1 inch = 50 feet for property less than three acres, or one inch = 100 feet for property 3 acres or more in size

\_\_\_\_\_

Sheet size shall be at least 24 x 36 inches

\_\_\_\_\_

If a large development is shown in sections on multiple sheets, then one overall composite sheet shall be included

\_\_\_\_\_

Title block with sheet number/title; name, address and telephone number of the applicant and firm or individual who prepared the plans; and date(s) of submission and any revisions (month, day, year)

\_\_\_\_\_

Scale and north-point

\_\_\_\_\_

Location map drawn to a separate scale with north-point, showing surrounding land uses, water features and streets within a quarter mile

\_\_\_\_\_

"Not to be Used as Construction Drawings" must be noted on the site plan

\_\_\_\_\_

Legal and common description of property

\_\_\_\_\_

Identification and seal of registered or licensed architect, civil engineer, land surveyor, landscape architect or community planner who prepared drawings

\_\_\_\_\_

Zoning classification of petitioner's parcel and all abutting parcels

\_\_\_\_\_

Proximity to section corner and major thoroughfares

\_\_\_\_\_

Net acreage (minus rights-of-way) and total acreage

\_\_\_\_\_

b. Site Data	Provided	Not Provided
--------------	----------	--------------

Existing lot lines, building lines, structures, parking areas and other improvements on the site and within 100 feet of the site

\_\_\_\_\_

Where grading is proposed, topography on the site and within 100 feet of the site at two-foot contour intervals, referenced to a U.S.G.S. benchmark

_____	_____
_____	_____

Proposed lot lines, lot dimensions, property lines, setback dimensions, structures and other improvements on the site and within 100 feet of the site

_____	_____
_____	_____

Location of existing drainage courses, floodplains, rivers and MDEQ regulated wetlands with elevations

_____	_____
_____	_____

All existing and proposed easements

_____	_____
_____	_____

Details of exterior lighting including locations, height, fixtures, method of shielding and a photometric grid overlaid on the proposed site plan indicating the overall lighting intensity of the site (in footcandles)

_____	_____
_____	_____

Location of waste receptacle(s) and mechanical equipment and method of screening

_____	_____
_____	_____

Location, size, height and lighting of all proposed freestanding and wall signs

_____	_____
_____	_____

Location, size, height and material of construction for all walls or fences with cross-sections

_____	_____
_____	_____

Extent of any outdoor sales or display area

_____	_____
_____	_____

Location, height and outside dimensions of all storage areas and facilities

_____	_____
_____	_____

<b>c. Access and Circulation</b>	<b>Provided</b>	<b>Not Provided</b>
----------------------------------	-----------------	---------------------

Dimensions, curve radii and centerlines of existing and proposed access points, roads and road rights-of-way or access easements

_____	_____
_____	_____

Driveways and intersections within 250 feet of site

_____	_____
_____	_____

Cross section details of existing and proposed roads, driveways, parking lots, sidewalks and pathways illustrating materials, width and thickness

_____	_____
_____	_____

Dimensions of acceleration, deceleration and passing lanes

_____	_____
_____	_____

Dimensions of parking spaces, islands, circulation aisles and loading zones

_____	_____
_____	_____

Radii for driveways and parking lot islands

_____	_____
_____	_____

Calculations for required number of parking and loading spaces

\_\_\_\_\_

Designation of fire lanes

\_\_\_\_\_

Traffic regulatory signs and pavement markings

\_\_\_\_\_

Shared parking or access easements, where applicable

\_\_\_\_\_

**d. Landscape Plans (city reserves the right to require plans be prepared and sealed by a registered landscape architect)**

**Provided**

**Not Provided**

The general location, type and size of all existing plant material, with an identification of materials to be removed and materials to be preserved

\_\_\_\_\_

Limits of grading and description of methods to preserve existing landscaping

\_\_\_\_\_

The location of proposed lawns and landscaped areas

\_\_\_\_\_

Landscape plan, including location, of all proposed shrubs, trees and other plant material

\_\_\_\_\_

Planting list for proposed landscape materials with caliper size or height of material, spacing of species, botanical and common names, and quantity

\_\_\_\_\_

Calculations for required greenbelts, buffer zones, parking lot trees, detention ponds and interior landscaping

\_\_\_\_\_

Method of installation and proposed dates of plant installation

\_\_\_\_\_

Landscape maintenance program

\_\_\_\_\_

**e. Building and Structure Details**

**Provided**

**Not Provided**

Location, height, and outside dimensions of all proposed buildings or structures

\_\_\_\_\_

Building floor plans and total floor area

\_\_\_\_\_

Details on accessory structures and any screening

\_\_\_\_\_

Building facade elevations for all sides, drawn at an appropriate scale

\_\_\_\_\_

Method of screening for all ground-, building- and roof-mounted equipment

\_\_\_\_\_

Description of exterior building materials including colors (samples or photographs may be required)

\_\_\_\_\_

f. Information Concerning Utilities, Drainage and Related Issues	Provided	Not Provided
--	----------	--------------

Location of sanitary sewers and septic systems, existing and proposed

\_\_\_\_\_

Location and size of existing and proposed water mains, water service, storm sewers and drains, and fire hydrants

\_\_\_\_\_

Storm water retention and detention ponds, including grading, side slopes, depth, high water elevation, volume and outfalls

\_\_\_\_\_

Location of above and below ground gas, electric and telephone lines, existing and proposed

\_\_\_\_\_

Location of utility boxes

\_\_\_\_\_

g. Additional Information Required for Multiple-family Residential Development	Provided	Not Provided
--	----------	--------------

The number and location of each type of residential unit (one bedroom units, two bedroom units, etc.)

\_\_\_\_\_

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

\_\_\_\_\_

Garage and/or carport locations and details, if proposed

\_\_\_\_\_

Mailbox clusters

\_\_\_\_\_

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

\_\_\_\_\_

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

\_\_\_\_\_

Location and size of recreation and open space areas

\_\_\_\_\_

Indication of type of recreation facilities proposed for recreation area

\_\_\_\_\_

h. Miscellaneous	Provided	Not Provided
------------------	----------	--------------

A general operations plan including description of the nature of the proposed use or activity, noise impacts, hours of operation, the number of employees, etc

\_\_\_\_\_

Assessment of potential impacts from the use, processing, or movement of hazardous materials or chemicals, if applicable

\_\_\_\_\_

For additions and expansions, a clear distinction between existing buildings, structures and impervious surface areas and any proposed development must be made

Any additional graphics or written materials requested by the planning commission to assist in determining the compliance with site plan or special land use standards, such as but not limited to: aerial photography; cross-sections which illustrate impacts on views and relationship to adjacent land uses; photographs; traffic impact studies and parking demand studies; and environmental impact studies; such information shall be prepared by a qualified individual or firm with experience in the specific discipline

_____	_____
_____	_____



LAND – BUILDING – PARKING DATA

LAND AREA		PARKING DATA			
+/-138,536 SQ. FT. GROSS = +/-3.18 ACRES					
BUILDING AREA		EXISTING BUILDING	PARKING REQUIRED	PARKING PROVIDED	PARKING SHORTAGE
EXISTING BUILDING	41,725 SF	188	180	8 (EXISTING)	
PROPOSED OUTLOT	1,700 SF	196	155	34 (ADDITIONAL SPACES SHORT)	
		OUTLOT STACKING	10	7	
TOTAL	43,425 SF				

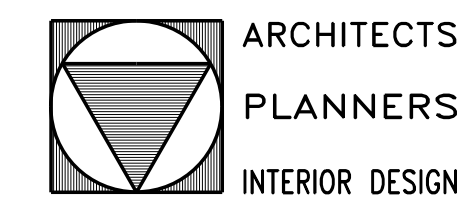
PROPERTY DESCRIPTION

ALL THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWN 1 NORTH, RANGE 9 EAST, CITY OF FARMINGTON, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING ON THE SOUTHERLY LINE OF GRAND RIVER AVENUE AT A POINT DISTANT S83°46'00"E 1322.87 FEET MEASURED (1322.00 FEET RECORDED) ALONG THE CENTER LINE OF SAID GRAND RIVER AVENUE AND S1°03'00"W 50.21 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 28; THENCE ALONG THE SOUTHERLY LINE OF SAID GRAND RIVER AVENUE, S83°46'00"E 421.60 FEET; THENCE ALONG THE WEST LINE OF LOT 8 AND ITS EXTENSION NORTHERLY OF "VOLLEYHILL SUBDIVISION" AS RECORDED IN LIBER 100 OF PLOTS, PAGE 6, OAKLAND COUNTY RECORDS, S1°11'44"W 250.16 FEET; THENCE ALONG A LINE WHICH IS AN EXTENSION WESTERLY OF THE SOUTHERLY LINE OF SAID LOT 8 OF "VOLLEYHILL SUBDIVISION" N83°46'00"W 420.96 FEET; THENCE N1°03'00"E 250.21 FEET TO THE POINT OF BEGINNING. AND, LOT 8 OF "VOLLEYHILL SUBDIVISION" PART OF THE NORTHWEST 1/4 OF SECTION 28, TOWN 1 NORTH, RANGE 9 EAST, FARMINGTON TOWNSHIP (NOW CITY OF FARMINGTON), OAKLAND COUNTY, MICHIGAN, ACCORDING TO THE PLOT THEREOF AS RECORDED IN LIBER 100, PAGE 6 OF PLOTS, OAKLAND COUNTY RECORDS.

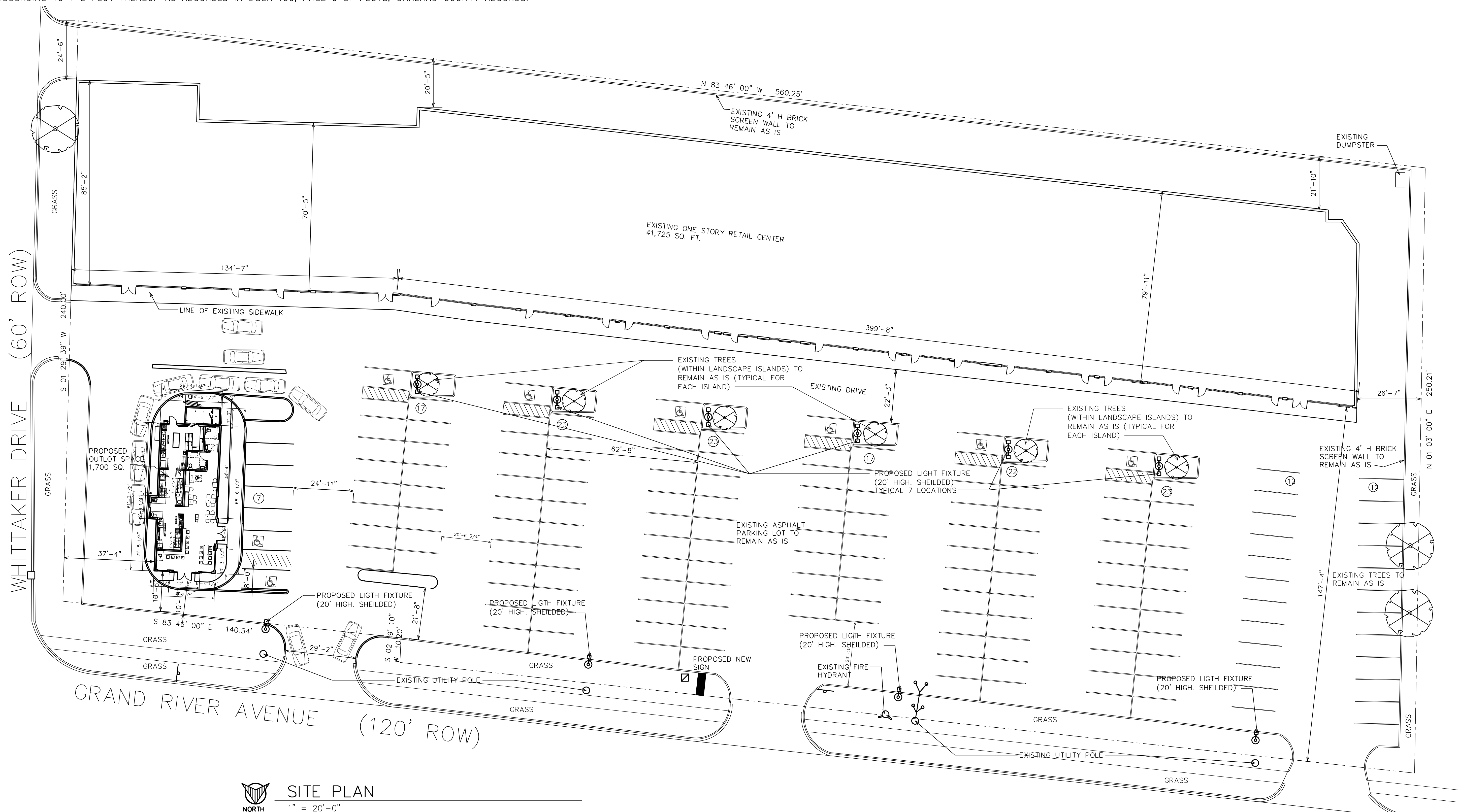
SITE PLAN – GENERAL NOTES:

- ZONED: C2 COMMUNITY COMMERCIAL
- SETBACKS: FRONT 0 FEET, REAR 25 FEET, WEST SIDE 20 FEET, EAST SIDE 0 FEET. PROVIDED: 124-142 FEET, 20-34 FEET, 26-39 FEET, 0 FEET.
- BUILDING HEIGHT: 3 STORIED (35 FEET) 1 STORY
- LANDSCAPING: EXISTING TREES 9 TREES, DEMO TREES 16 TREES, PROPOSED TREES 0 TREES, PROPOSED SHRUBS 0 SHRUBS.
- LIGHTING: PROPOSED – 10 NEW LIGHT POLES ADDED (20' HIGH MAX)
- DUMPSTER: EXISTING TO REMAIN
- SIGN: REMOVE EXISTING SIGN & REPLACE WITH PROPOSED NEW SIGN

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1700 STUTZ DRIVE  
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TROY, MICHIGAN 48064  
TEL: 248-654-1010  
FAX: 248-654-3002  
SCOTT@SMAARCH.COM



**FACADE REMODELING & PROPOSED OUTLOT**  
**DR. PEYTON & DAVENPORT**  
 34701 – 34801 GRAND RIVER AVENUE  
 FARMINGTON, MICHIGAN

ISSUED FOR:  
31 MAY 18  
SITE PLAN  
APPROVAL PACKAGE



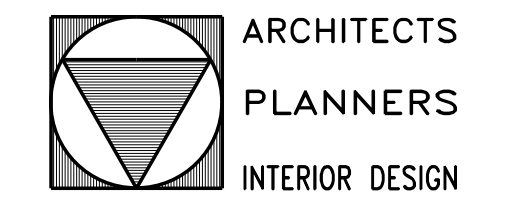
**SITE PLAN**  
1" = 20'-0"

NOT TO BE USED AS CONSTRUCTION DRAWINGS

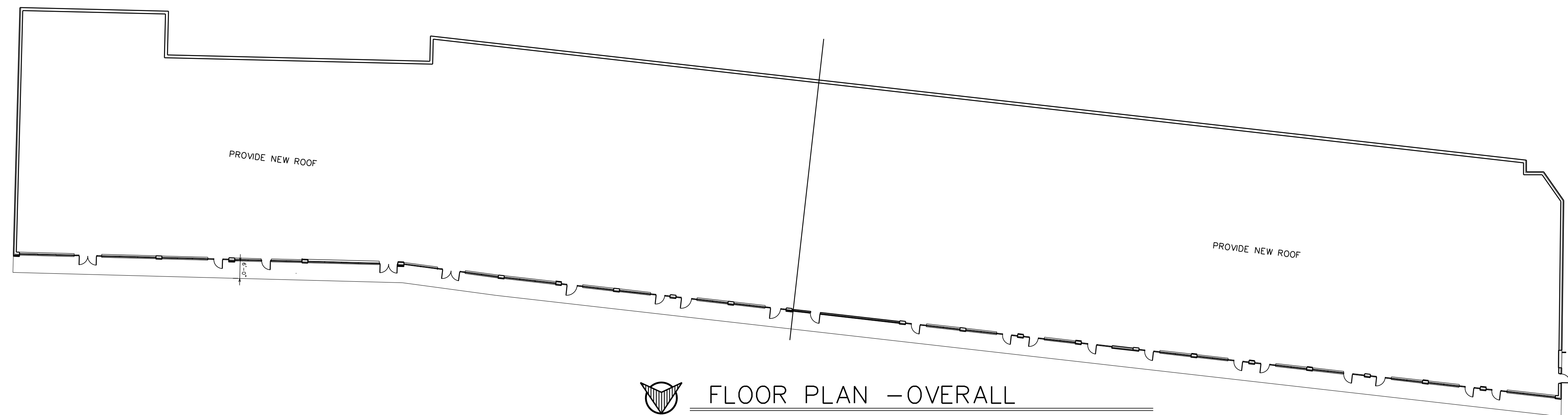
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DATE: 31 MAY 18  
JOB# 16036



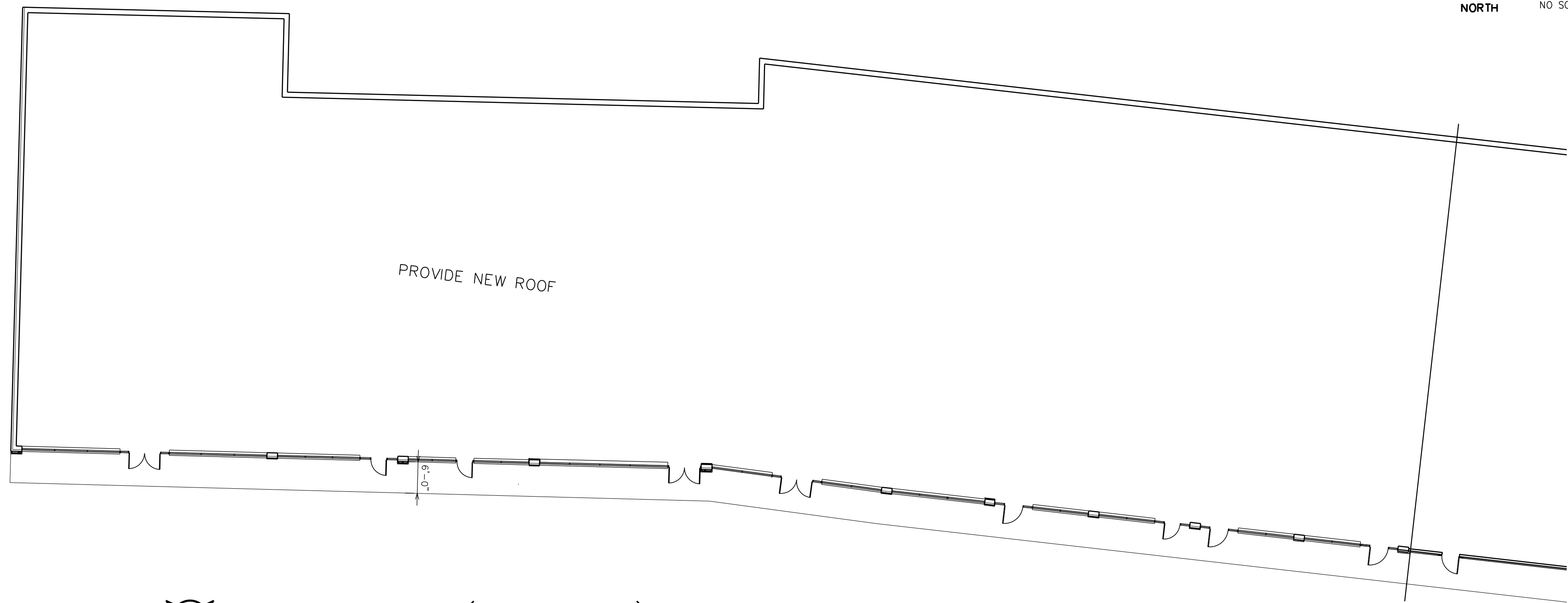
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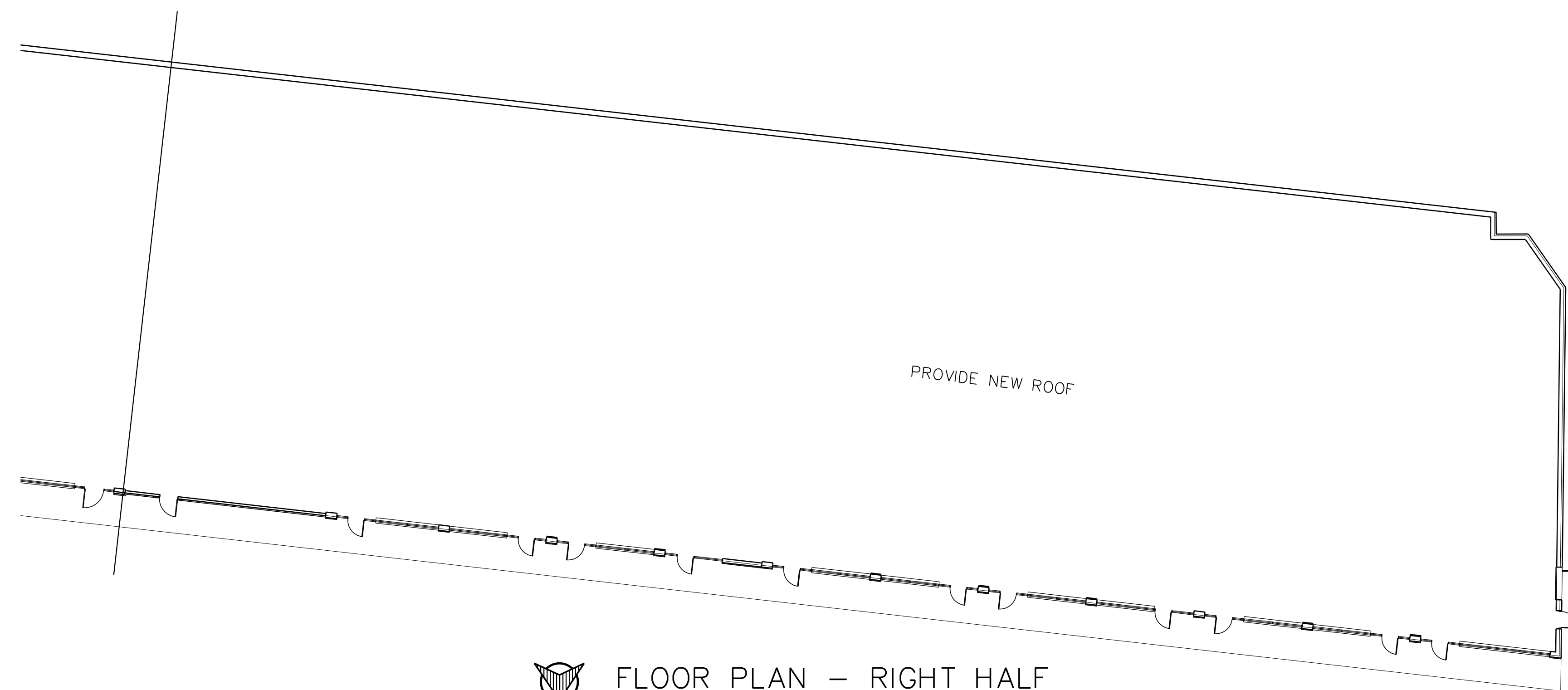
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48084  
TEL: 248-654-1010  
FAX: 248-654-3002  
SCOTT@SMAARCH.COM



 FLOOR PLAN - OVERALL  
NO SCALE



 FLOOR PLAN (LEFT HALF)  
1/16" = 1'-0"



 FLOOR PLAN - RIGHT HALF  
1/16" = 1'-0"

**FACADE REMODELING  
& PROPOSED OUTLOT  
DR. PEYTON & DAVENPORT**  
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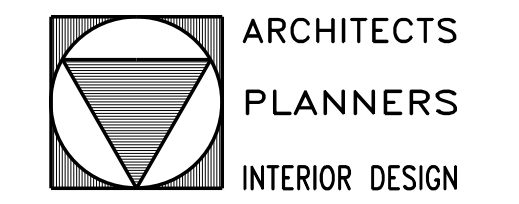


*Scott Monchnik*

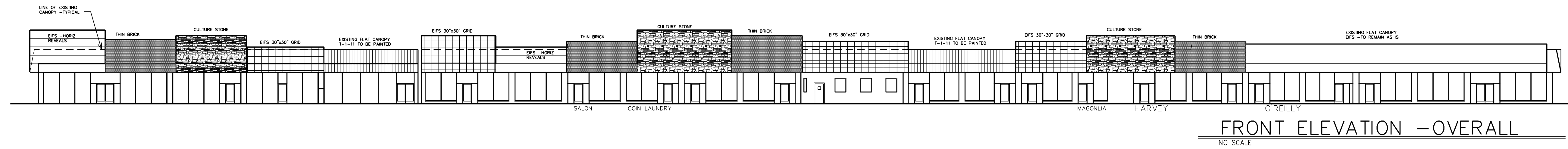
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JOB# 16036

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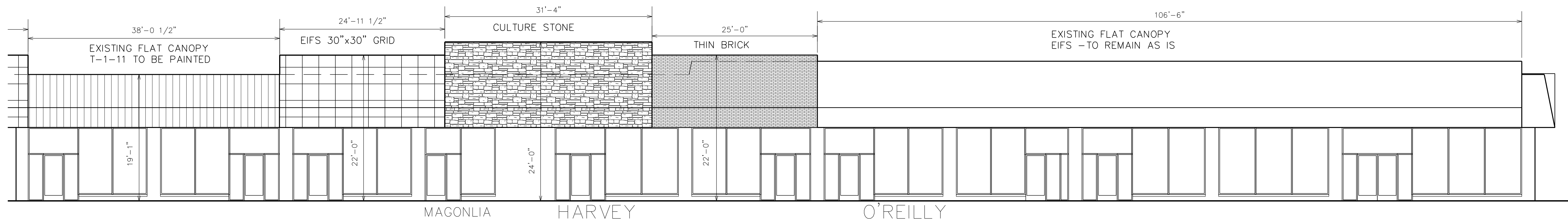
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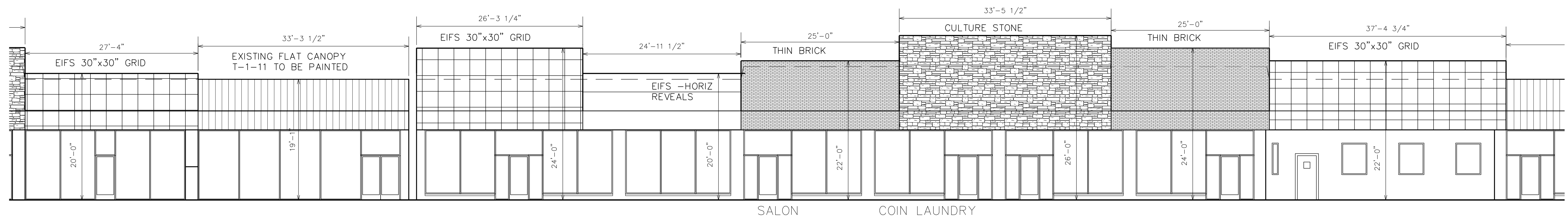
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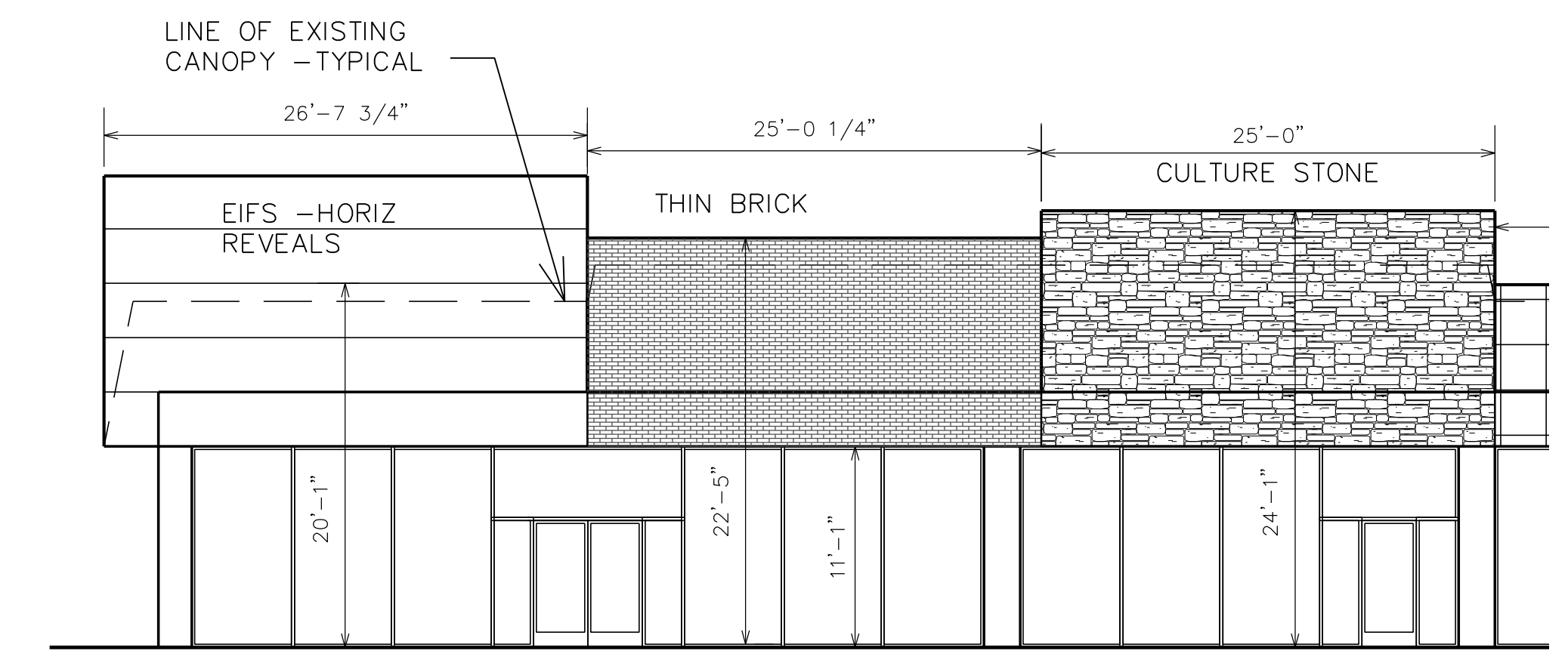
**FRONT ELEVATION - OVERALL**  
 NO SCALE



**FRONT ELEVATION - WEST END**  
 1/8" = 1'-0"



**FRONT ELEVATION - MIDDLE SECTION**  
 1/8" = 1'-0"



**FRONT ELEVATION - LEFT END**  
 1/8" = 1'-0"

**FACADE REMODELING  
 & PROPOSED OUTLOT  
 DR. PEYTON & DAVENPORT**  
 34701 - 34801 GRAND RIVER AVENUE  
 FARMINGTON, MICHIGAN

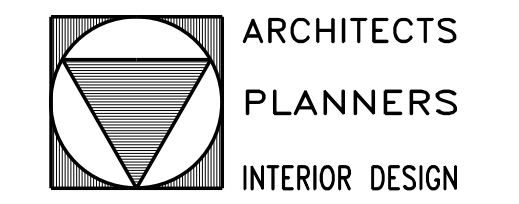
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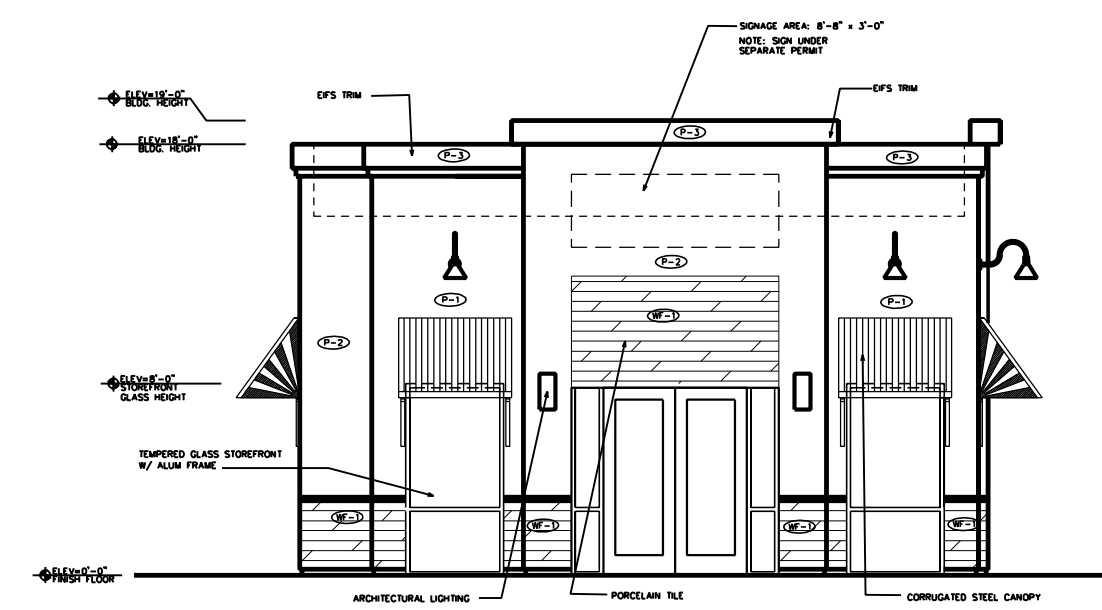
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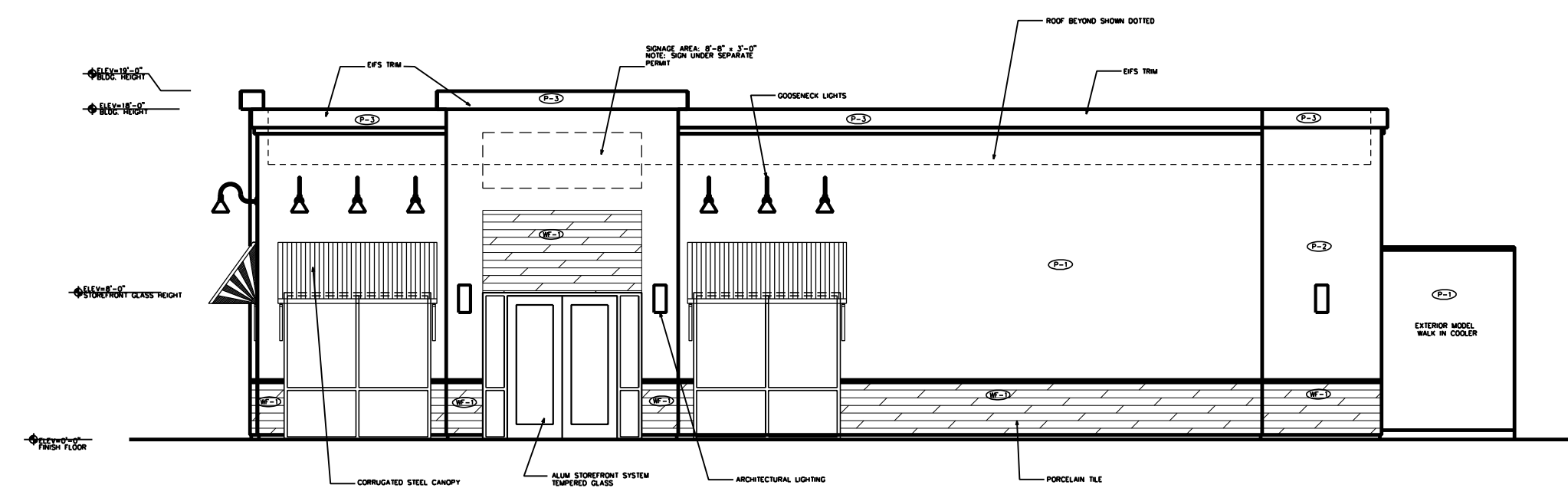
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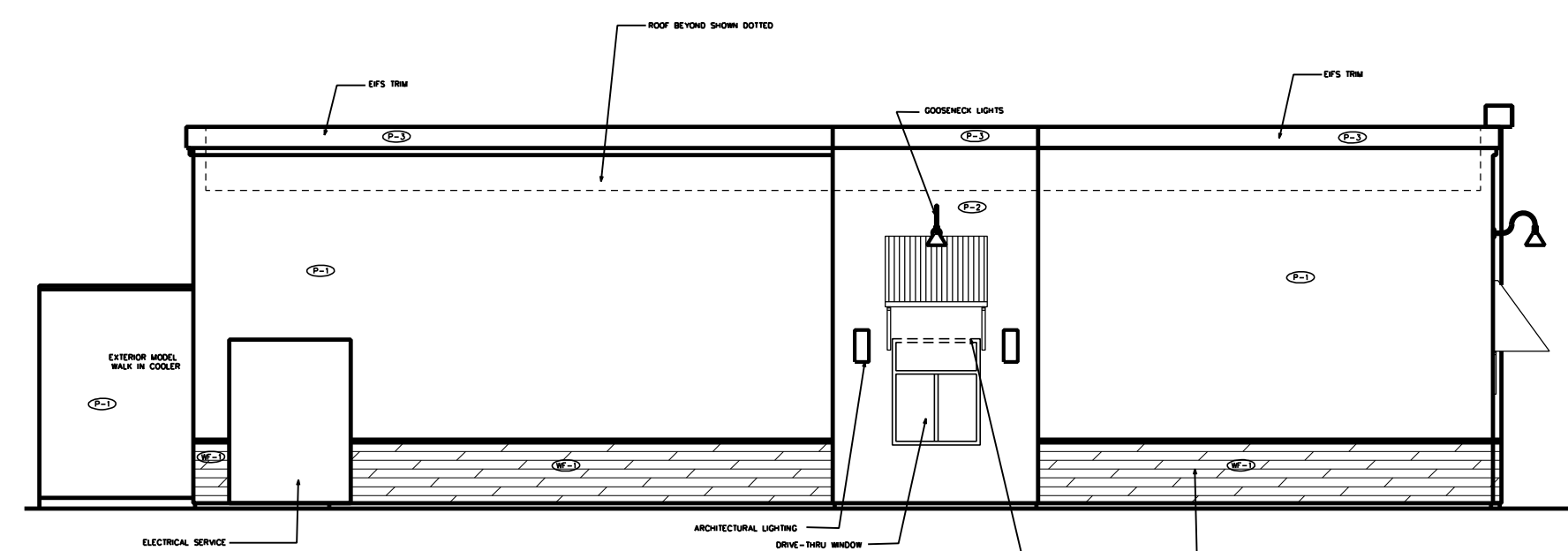
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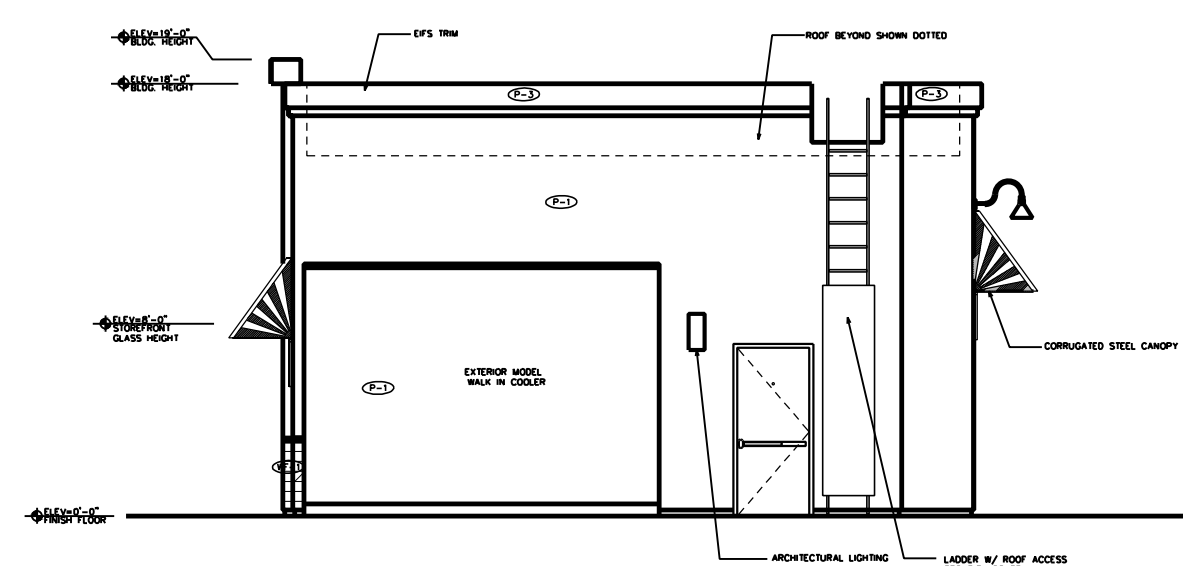
**OUTLOT NORTH ELEVATION**  
 NO SCALE



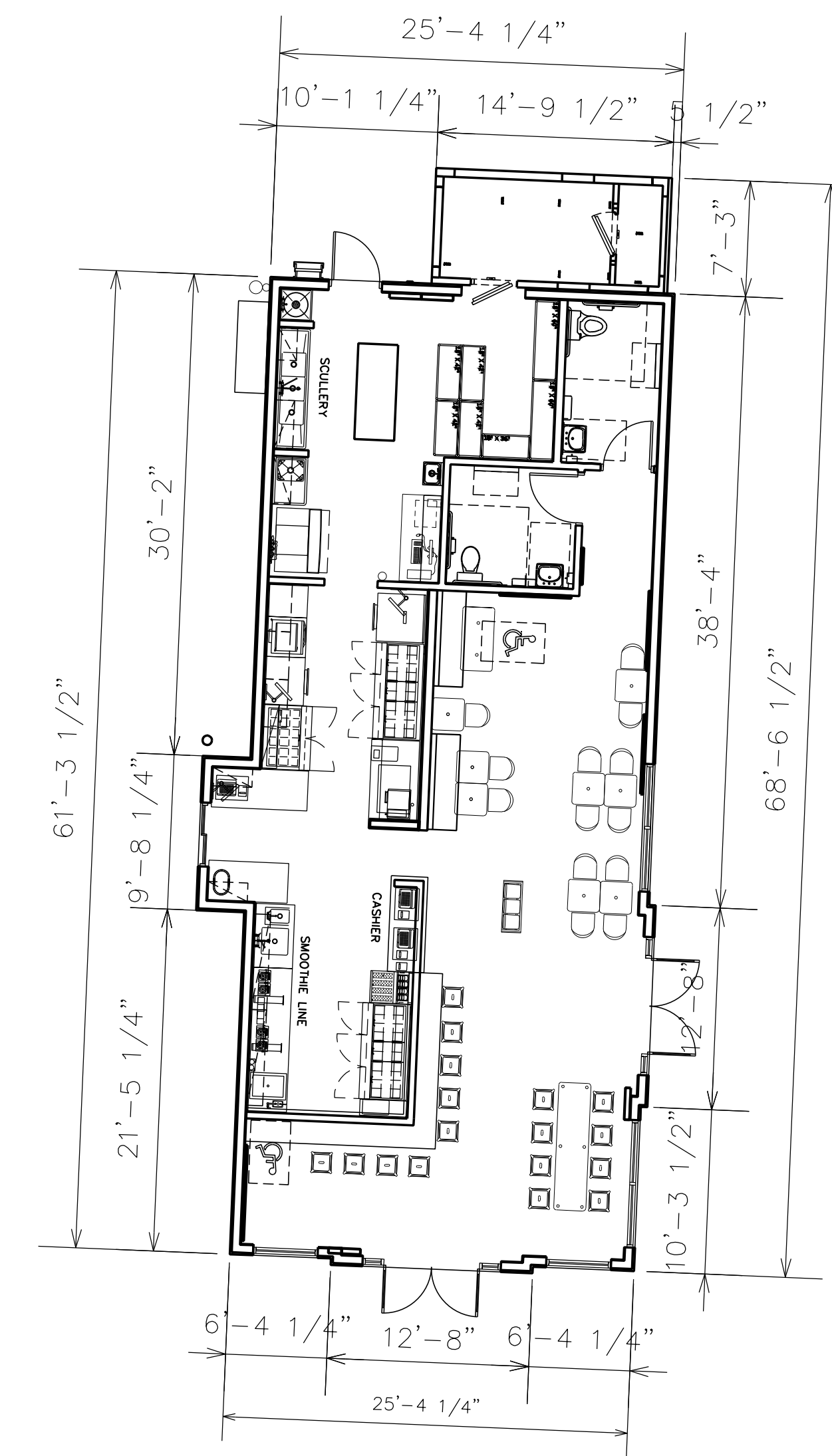
**OUTLOT WEST ELEVATION**  
 1/8" = 1'-0"



**OUTLOT EAST ELEVATION**  
 1/8" = 1'-0"



**OUTLOT SOUTH ELEVATION**  
 1/8" = 1'-0"



**OUTLOT FLOOR PLAN**  
 1/16" = 1'-0"

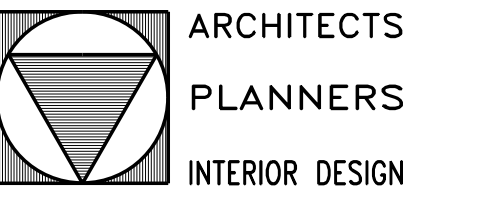
**FACADE REMODELING  
 & PROPOSED OUTLOT  
 DR. PEYTON & DAVENPORT**  
 34701 - 34801 GRAND RIVER AVENUE  
 FARMINGTON, MICHIGAN

ISSUED FOR:  
 31 MAY 18  
 SITE PLAN  
 APPROVAL PACKAGE

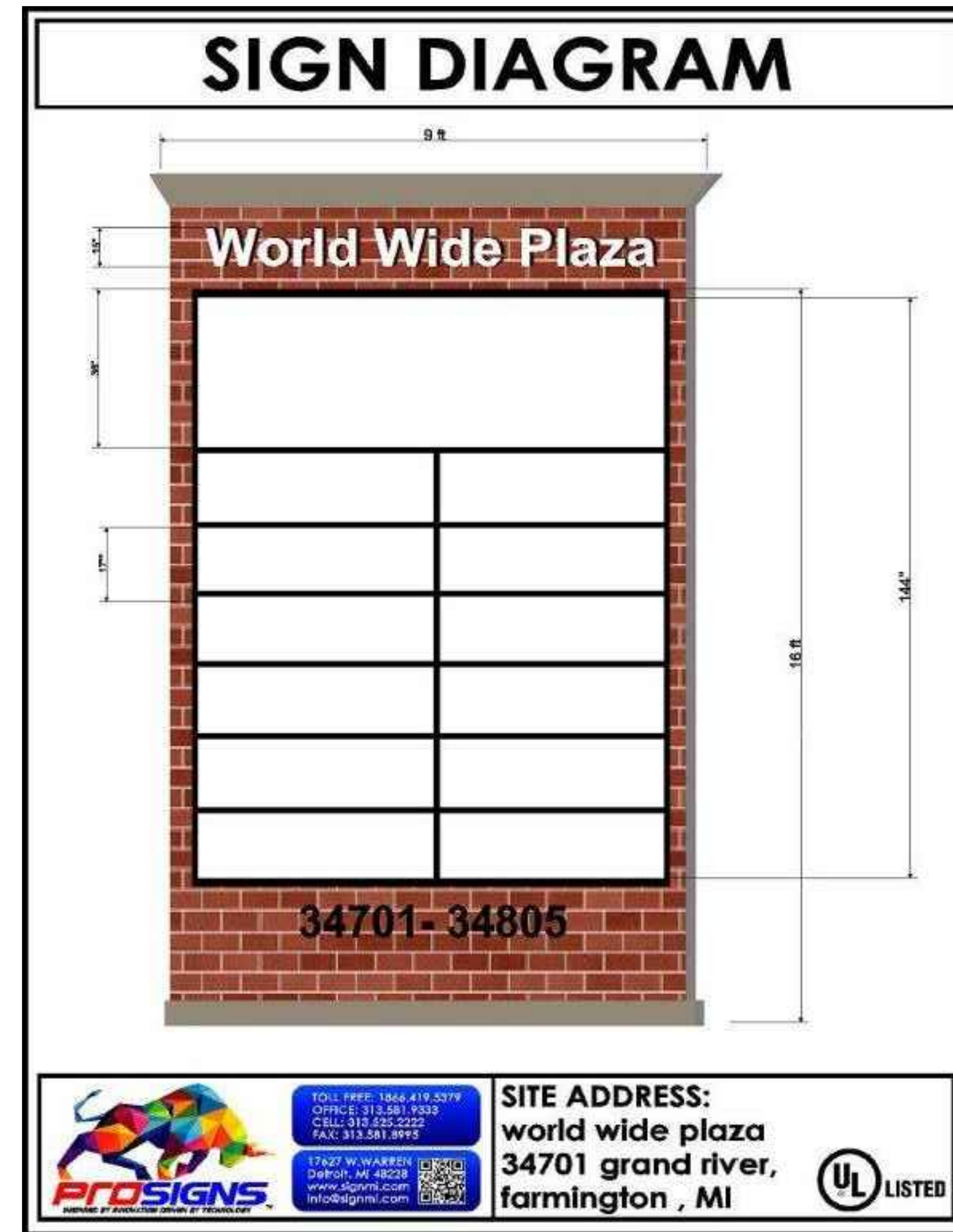


SHEET# SP1.04  
 DATE: 31 MAY 18  
 JOB# 16036

NOT TO BE USED AS CONSTRUCTION DRAWINGS



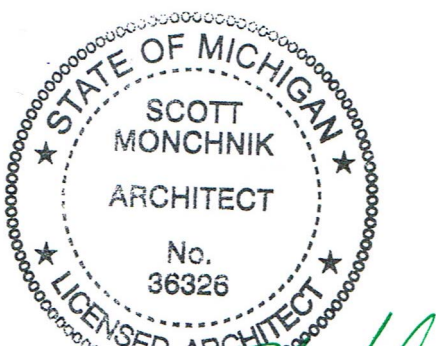
**SCOTT MONCHNIK & ASSOCIATES, INC.**  
1700 STUTZ DRIVE  
SUITE 104-B  
TROY, MICHIGAN 48064  
TEL: 248-654-1010  
FAX: 248-654-3002  
SCOTT@SMAARCH.COM



PROPOSED NEW SIGN  
NO SCALE

**FACADE REMODELING  
& PROPOSED OUTLOT  
DR. PEYTON & DAVENPORT**  
34701 - 34801 GRAND RIVER AVENUE  
FARMINGTON, MICHIGAN

ISSUED FOR:  
31 MAY 18  
SITE PLAN  
APPROVAL PACKAGE



*Scott Monchnik*

SHEET# SP1.05  
DATE: 31 MAY 18  
JOB# 16036

MOTION by Babcock, supported by Crutcher, to approve the site plan for 30760 Grand River, otherwise known as the Grand Plaza, with the condition that if the properties to .Planning Commission to discuss extending the sidewalk.  
Motion carried, all ayes.



**SITE PLAN REVIEW – WORLD WIDE SHOPPING CENTER, 34701 – 34801 GRAND RIVER AVENUE**

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

Director Christiansen indicated the applicant/petitioner is proposing several changes/improvements and upgrades to the existing building and commercial site at the center. The proposed changes include façade improvements, revised/modified site landscaping, revised/modified parking lot and building lighting and new site and and building/tenant signage.

Scott Monchnik, architect for the project, representative for Barbett Holdings, owner, introduced himself to the Commission. He stated their intent is to upgrade and enhance the existing shopping center including the island landscaping, rework the curbs in disrepair, add additional lighting. He indicated that the colors on the renderings were not exactly right, they would be more earth tones to blend with existing brick.

Bowman thanked him for his presentation and opened the floor to questions from the Commission.

Chiara inquired if there were residential homes all along the back and the Petitioner responded in the affirmative.

Gronbach discussed the proposed site lighting and parking lighting discussed at the pre meeting and discussion followed. Gronbach indicated the floodlights on the property do not meet Code and should be removed.

Christiansen stated that a photometric study of the parking lot area could be done with what is proposed and what exists to determine if flood lights are necessary.

Gronbach inquired about the proposed removal of the large mature trees and discussion followed. He stated concern over replacement landscaping meeting the specifications of the City's requirements and there being verification of same.

Discussion followed on irrigation and the colors depicted on the renderings.

Babcock inquired about the retention of the awning on the west side of the plaza.

Buyers inquired about pillars on the existing site and the width of the sidewalk and further discussion was held.

MOTION by Gronbach, supported by Buyers, to approve the proposed site plan at World Wide Shopping Center, 34701 – 34801 Grand River with the following conditions: that the Proponent resubmit a parking lot lighting plan that indicates proper lighting and addresses the condition that the flood lights along the street side do not meet Code and should be replaced or removed as needed; further, that a more detailed landscaping plan be provided indicating size and specs to meet City Code and include an irrigation plan and reconsideration of the number of trees being removed from the site be reviewed by staff; and that actual samples of color watches be presented to the Planning Commission at the next scheduled meeting.  
Motion carried, all ayes.

**PRE-APPLICATION CONFERENCE WITH PLANNING COMMISSION ON PUD  
PLANNED UNIT DEVELOPMENT CONCEPT PLAN – DOWNTOWN FARMINGTON  
CENTER**

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

Director Christiansen stated that an optional pre-application conference can be held to discuss the appropriateness of the plan and solicit feedback. He stated that City Council heard the same presentation on April 7<sup>th</sup>.

Joe Volpe of Herschman Architects on behalf of Kimco Realty went over the proposed plan indicating that they had a new proposed tenant for the currently vacant space that Office Depot was held, Fresh Thyme. They had been working with them to finalize a lease agreement and have determined the existing building is inadequate for Fresh Thyme's needs. They propose to demolish the existing Office Depot space and adjacent tenant and rebuild back a new building for Fresh Thyme.

Gronbach inquired as to why the need for that and the Petitioner responded due to the multiple roof lines existing and further discussion ensued. Discussion was also held concerning the walkthru between Fitness 19 and the existing property and the cost of removing utilities in same.

Crutcher discussed the possibility of adding another opening between the two if it were feasible and the Petitioner responded that would reduce the square footage.

Further discussion was held as to the reasoning for the PUD.

Christiansen stated they are looking for approval of the preliminary plan and draft development agreement and then a Public Hearing would be scheduled and it would be forwarded to the City Council.

Gronbach inquired if plans were in rough form or specific prototype and the Petitioner responded it is the first run adaptation to this center.

FARMINGTON PLANNING COMMISSION PROCEEDINGS  
City Council Chambers 23600 Liberty Street  
Farmington, Michigan  
Monday, June 9, 2014

Chairperson Bowman called the meeting to order at 7:00 p.m. in the Farmington City Council Chambers, 23600 Liberty Street, Farmington, Michigan.

**ROLL CALL**

Present: Babcock (arrived 7:05), Bowman, Buyers (arrived 7:01), Chiara, Crutcher, Gronbach, Majoros

Absent: None.

A quorum of the Commission was present.

**OTHER OFFICIALS PRESENT:** Director Christiansen, Building Inspector Koncsol.

**APPROVAL OF AGENDA**

MOTION by Crutcher, seconded by Gronbach, to approve the agenda as submitted.  
Motion carried, all ayes.

**APPROVAL OF ITEMS ON CONSENT AGENDA**

**a. Minutes of Regular Meeting – May 12, 2014**

Director Christiansen noted a correction of the meeting date on page 2 which should read May 12, 2014.

MOTION by Buyers, seconded by Chiara, to approve the Consent Agenda as modified.  
Motion carried, all ayes.



**SITE PLAN REVIEW – WORLD WIDE SHOPPING CENTER, 34701 – 34801 GRAND RIVER AVENUE**

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

Christiansen stated that at the April meeting the Commission approved a site plan for the World Wide Shopping Center, consisting of exterior changes, façade improvements, modified landscaping and parking and lighting and landscaping and that the site plan was approved with the condition that the Petitioner submit a revised site plan with a photovoltaic study to determine if new lighting is sufficient to remove flood lights. The Petitioner asked to be tabled at the May meeting needing additional time to prepare and submit the information requested by the Commission. Christiansen indicated the Petitioner is present and has a revised landscape plan, as well as a lighting plan and will be presenting color swatches at tonight's meeting.

Joe Barbat, of Barbat Holdings, presented graphics to the Commission regarding the additional information requested. He stated that currently there are really large trees that are blocking the view of the center and he has fielded many complaints from his tenants regarding not getting enough exposure from the street. He indicated all the big trees will be removed and replaced with smaller trees which will give it a nice hedge look. He said flowers will be placed at each entranceway and a new irrigation system will be installed throughout the property.

Chiara inquired about the irrigation system and the Petitioner responded there will be a sprinkler system throughout.

Buyers asked about the types of trees that are going to be installed and the Petitioner replied they are deciduous annuals with 2 1/2 inch caliper, much smaller than the ones there now, and low shrub hedges and flower bed annuals at entrances.

Majoros expressed concern about visibility coming out onto Grand River.

Christiansen assured the Commission that the plan is definitely an upgrade and further discussion was held as to the change in landscaping and trees and the need for them to be kept up as far as pruning to avoid hindering visibility.

The Petitioner then went into the details of the current lighting stating they were installed by DTE and are on their light poles and they are intrusive and flashing down towards parking lot. The new plan consists of 20 foot lightpoles, seven in back and four on Grand River, with LED fixtures.

General contractor, Todd Quatro, stated the lights will be shielded down.

Christiansen indicated with the installation of the new lights and poles, the existing flood lights can be removed and get rid of the light spread.

Gronbach confirmed with the Petitioner that the removal of the existing flood lights is part of the plan.

Buyers inquired if the maximum and lighting lumens met Code and Christiansen responded in the affirmative.

Christiansen said the luminosity and the type of fixture were taken into consideration in this plan, and the shoebox type will be utilized which can be pointed down and shielded from adjacent property owners.

The Petitioner presented renderings of the elevations and stated that he owns another property in Canton which went through a similar redevelopment and he was not 100% pleased with it on completion. Having had that experience, he is putting in extra time and money on this project, actually visiting other sites, to make sure the end product is



to his liking. He stated there will be stone material on the entire façade along with columns and awnings. The awnings will be different sizes and elevations. Columns were added to dress up the center and add more design that blends the entire scope all together in achieving its look.

Gronbach inquired if the awnings were going to be black and the Petitioner responded some of them were and others were a stainless steel look.

Crutcher asked about signage being incorporated and discussion followed. The Petitioner stated a dance studio has signed a lease to move into the center.

Majoros inquired if each tenant would be given new signage for uniformity and the Petitioner responded that channel lettering signs will be mandated.

Gronbach asked if the couple spots that are finished on the building below the façade are going to be redone to match, and Christiansen pointed out the new glazing that is going in for House of Lee and the Petitioner stated it is going to be the same stone material on not only the fascia but the storefront as well.

Christiansen indicated in the landscape plan it shows a new monument sign that is proposed for the center.

Buyers asked for clarification on what will be done to the right side of the building and the Petitioner responded they will be using the existing canopy but reface it with different material. The current tenant uses it as a receiving entrance.

Buyers also questioned the two pillars existing on the right side of the rendering and the Petitioner indicated it was an architectural error in the drawing.

Crutcher inquired about the columns along the front of the building and the Petitioner responded that they are being utilized for a sturdier more uniform look and on questioning also indicated there is six feet between the column and the building allowing walkability.

Chairperson Bowman thanked the Petitioner for his presentation.

MOTION by Buyers, seconded by Chiara, to approve the amended site plan for World Wide Shopping Center, 34701 – 34801 Grand River Avenue as presented, including the support materials.

Motion carried, all ayes.

**PUBLIC HEARING: SPECIAL LAND USE AND SITE PLAN REVIEW – DING MASTERS, 22855 ORCHARD LAKE ROAD**

Chairperson Bowman introduced this agenda item and indicated it had been reviewed and approved at a prior meeting. The Public Hearing was then scheduled, the