

FARMINGTON PLANNING COMMISSION PROCEEDINGS  
City Council Chambers, 23600 Liberty Street  
Farmington, Michigan  
August 14, 2017

Vice Chairperson Chiara called the Meeting to order at 7:00 p.m. at City Council Chambers, 23600 Liberty Street, Farmington, Michigan, on Monday, August 14, 2017.

**ROLL CALL**

Present: Buyers, Chiara, Kmetzo, Waun  
Absent: Crutcher, Gronbach, Majoros  
A quorum of the Commission was present.

**OTHER OFFICIALS PRESENT:** Director Christiansen, Building Inspector Koncsol, Recording Secretary Murphy

**APPROVAL OF AGENDA**

MOTION by Buyers, seconded by Waun, to approve the Agenda.  
Motion carried, all ayes.

**APPROVAL OF ITEMS ON CONSENT AGENDA**

- a. June 12, 2017 Minutes Tabled at July 10, 2017 Meeting
- b. July 10, 2017 Minutes

Buyers asked staff if all items had been satisfied that had delayed the approval of the June 12, 2017 minutes and Christiansen responded in the affirmative.

Christiansen responded that they had and that both items on the Consent Agenda can be approved in one motion under Item 3.

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

**SITE PLAN REVIEW AND APPROVAL – PRIME HEALTH CARE, 31806 GRAND RIVER AVENUE**

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

Director Christiansen stated that the applicant/petitioner has submitted plans to remove the existing building located at 31806 Grand River Avenue, the former Paramount Health Care, and construct a new office building for Prime Health Care, redeveloping the existing commercial site. The property is zoned C-2, Community Commercial, and medical and dental offices and clinics are permitted in the zone. The Grand River Corridor Improvement Authority reviewed and recommended approval at their July 13, 2017 meeting and a copy of their draft meeting minutes are attached. The property is located

in the Grand River Corridor and they have jurisdiction in terms of review and recommendations in the corridor.

The project includes demolition of the existing building and construction of a new 4,457 square foot one-story medical office building. The western driveway along Grand River will be removed and the other two existing driveways will remain. The parking lot will be repaired and restriped and will be expanded to the north in the R1P District, which is basically zoned as a holding district and the petitioner is taking advantage of the zoning.

The existing sidewalks along Grand River and Lakeway will remain and there will be new interior concrete sidewalks installed. New landscaping will be installed throughout the site, including lawn areas, trees, and a variety of plantings and bushes. The existing ground/monument sign will remain and a new building wall sign will be installed. There will be new wall-mounted building lighting and parking lot pole lighting and a new dumpster enclosure will be constructed.

Building Inspector Koncsol did have an opportunity to review the plans for the building as proposed and the new building meets the lot and yard requirements of the Zoning Ordinance for the C-2 Community Commercial District, including building height. The landscaping meets ordinance requirements and the petitioner is proposing to enhance the existing landscaping. The parking requirements are also met for the Zoning Ordinance including the location and number of driveways. The existing site sign will remain but a new ground/monument sign face is proposed as well as a new wall sign on the south/front building elevation facing Grand River, both which will require individual permits and will meet the sign requirements of Chapter 25 of the City Code of Ordinances.

Vice Chairperson Chiara called the Architect to the podium and opened the floor to questions from the Commissioners.

Edward Etcher, architect for the project, 11345 Moran Street, Hamtramck, Michigan came to the podium. He introduced himself and stated that Dr. Ahmad, owner of the property, was also present at the meeting.

Etcher stated that Dr. Ahmad put certain constraints on the project, that he wants two approaches to medicine, one holistic, and one traditional, housed in the same building so the floor plan reflects the two functions being kept separate, each with its own entrance and reception area and treatment rooms, and with a connecting corridor in the back with shared x-ray facilities.

He stated as far as the materials that will be utilized for the outside of the building, that different colors and materials will be used to break up the mass of the building. There will

be metal roofing and asphalt shingles and efface and stone and the different colors and materials will make it more interesting and give more definition to it. He stated that the two tower entrances will give the building a distinctive and tasteful look that will enhance the neighborhood with minimal impact.

Christiansen stated that he has displayed the site plan elements on the screen for the viewing audience at home and went over them in detail.

He indicated historically the building had been an NBD bank building and that the drive-thru is still there, that they are proposing to remove the building and the drive-thru and close the western driveway. He stated there will be a gated dumpster enclosure and that all of the landscaping is described on the site plan. Christiansen said that on the north lot line abutting residential there is a row of existing vegetation and that there has been dialogue regarding the condition of it, there are older trees there that have broken over time and need maintenance and pruning and asked if the Planning Commission is comfortable to allow the doctor to work with staff to look at removing trees and come up with a replacement plan using arborvitae or some sort of screen. He said conversation was had with the residents along that line and they did not want to see a masonry wall put in there.

He pointed out the expansion of the parking area and the significant upgrade in the lighting with it being shielded to avoid shining into adjacent properties.

The floor was opened up for questions by the Commissioners.

Buyers asked Etcher if he had brought any samples of the materials and Etcher replied that the doctor wanted to pick them out but that they would be neutral colors which he tried to portray in the renderings.

Chiara stated he he saw the 25 necessary parking spaces but asked where the handicapped ones were and Etchin pointed to them on the screen.

Chiara then asked how many employees the facility would have and Etcher replied four plus the doctor himself. Chiara then asked if it would be the same doctor for both the holistic and the traditional side and Etcher replied yes.

The doctor then explained that there is a new therapy for chronic pain, knee pain, back pain, where they inject concentrated oxygen so there are many patients that come from as far away as Ohio and Illinois for the therapy which is performed two times a week, with traditional medicine being performed three times a week.

Kmetzo asked about the expected length of the project completion date and Etcher stated if it gets started in October of this year they are hoping to have it completed by next summer.

MOTION by Buyers, support by Waun, to approve the site plan for 31806 Grand River Avenue as requested and previously approved by the Corridor Improvement Authority with the condition that the Petitioner work with staff with respect to the north border screening and vegetation and the culling of trees including the triangle section in the north corner as well as the large trees and that a sample of the materials be submitted for review by the Planning Commission when selected and available.

Motion carried, all ayes.

### **SITE PLAN AMENDMENT – FRONT PORCH/NEW ENTRANCE ADDITION, 33928 GRAND RIVER AVENUE**

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

Director Christiansen stated this is a request for a site plan amendment for a front porch/new entrance addition, 33928 Grand River Avenue. He stated that in 2013, the City received an application from David and Wendy Lipka, 33928 Grand River Avenue, to construct a new covered wood porch addition for their existing 2-story single family residence. The Historical Commission and the Planning Commission both reviewed and approved the proposed addition at the May 13, 2013 Planning Commission Meeting. The addition was never constructed.

The applicant is now proposing to amend the previously approved site plan and to construct a modified front porch/new entrance addition for their existing 2-story single family residence and they are no longer proposing the “wrap-around” covered wood porch. There are additional architectural enhancements also being proposed.

The amended plans have been reviewed and approved by the Historical Commission as well as the Economic and Community Development Departments review of the dimensional aspects of the amended plan and deemed it as meeting the requirements of the District.

Christiansen put the amended site plan on the screen for the Planning Commission and the viewing audience to show the proposed changes to the plans that were approved in 2013 with the east elevation showing view from the side with new stone material proposed

along base along Grand River and east elevation as well. He stated it was approved by the Historical Commission and they recommend approval.

The floor was opened up for questions by the Commissioners.

MOTION by Waun, seconded by Buyers, to approve the site plan amendment – front porch amendment/new entrance addition, for 33928 Grand River Avenue.

Motion carried, all ayes.

### **PUBLIC COMMENT**

None heard.

### **PLANNING COMMISSION COMMENTS**

Christiansen thanked the Commissioners for their attendance at the meeting and Commissioner Chiara for chairing the meeting. He also thanked them for their help in the transition to Epackets from the paper hard copies.

### **ADJOURNMENT**

MOTION by Buyers, seconded by Waun, to adjourn the meeting.

Motion carried, all ayes.

The meeting was adjourned at 7:46 p.m.

Respectfully submitted,

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Secretary