

FARMINGTON SPECIAL PLANNING COMMISSION PROCEEDINGS
City Council Chambers, 23600 Liberty Street
Farmington, Michigan
February 25, 2015

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, Bowman, Buyers, Chiara, Crutcher, Gronbach, Majoros

Absent: None

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: City Manager Pastue, Building Inspector Koncsol, Attorney Schultz

Caitlyn Malloy-Marcon, LSL Planning

APPROVAL OF AGENDA

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

FINAL SITE PLAN REVIEW – PUD PLANNED UNIT DEVELOPMENT: DOWNTOWN FARMINGTON CENTER – FRESH THYME

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

Pastue thanked the Commissioners for coming to the Special Planning Commission Meeting. He went over the history of the project culminating in the final site plan review indicating they had been working with Kimco on this project and had been through lengthy negotiations concerning bringing Fresh Thyme to the Downtown Farmington Center. He stated that Council had given their approval of the concept plan at the January 27th Special Meeting that was held. He then gave a power point presentation detailing the highlights of the project and the changes that had been implemented since the initial plan was presented. He stated that Director Christiansen and Annette Knowles had visited the Fresh Thyme in the Chicago area and determined that it was a good use that's fitting for our community.

Bowman thanked him for the presentation.

Caitlyn Malloy-Marcon, LSL Planning, went over their report, stating they had not received the PUD agreement before their review and that some of the items in their review letter have been addressed and included in the PUD Agreement. The issues addressed were the pedestrian circulation, that they had asked Kimco to add amenities and they did so with decorative paver walkways in front as well as additional landscaping, and also narrowed the drive aisle down to control speed of cars coming through as shoppers cross and walk into the parking lot. They also added bollards for pedestrian safety as well.

She stated the request for a back entrance into the store has not been met but that additional amenities such as awnings have been added to the back of the building. Additional landscaping was requested and some was added to the walkways in the front of the building.

Signage was addressed with a decrease in size and tenant panels.

Building design and materials proposed were approved by City Council.

Transition to residential, expressly the rear lot lighting, should be downshielded and light directed to the parking lot itself and not the existing neighborhood. Rear walk should also be brought up to current lighting required by ordinance for patrons and employees.

With reference to the waste receptacles, service to same in their current location needs to be addressed as far as feasibility.

Chairperson Bowman thanked her for her review and opened the floor for questions from the Commissioners. Hearing none, she asked Pastue to speak on the engineering report from OHM.

Pastue confirmed that the OHM review and in talking to Matt Parks that the support pole at the corner of Grand River and Grove Street will be relocated and any concerns with same will be eliminated by relocation of sign. He stated that the templates for the right hand turn onto Orchard Street were confirmed and that the time of delivery was taken into consideration for same.

Bowman asked if the issue of waste receptacles is addressed in the PUD, and Pastue responded they will be enclosed and that the turn radius can be a condition of the approval.

Bowman then invited the Applicant to come to the podium.

Scott Tucker, Vice-President of Leasing with Kimco Realty, Rosemont, Illinois, came forward and Bowman invited him to speak on any issues concerning the project.

Tucker thanked everybody, indicating it had been a long process of give and take, and they had finally reached a point of comfort for the tenant in terms of trying to keep their motivation going for the project. He welcomed questions from the Commissioners.

Hearing none, Chairperson Bowman welcomed other questions from the Commission.

Chiara asked staff if the waste area is serviced by a Waste Management Truck and Pastue responded in the affirmative. He put the power point on screen and indicated in discussion with the City attorney that the motion to approve may include some latitude at staff level in order to address locations of dumpsters.

Further discussion was held as to the logistics of the truck servicing the receptacle.

Gronbach inquired if the existing dumpster enclosures to the east will be removed and Pastue responded in the affirmative indicating them as being temporary.

Babcock questioned if there had been any movement or action from the City's perspective to apply to MDOT with Grand River being a trunk line to widen the road.

Pastue responded that there is language in the PUD agreement to address that issue over time and if an alternative is determined that a change may occur.

Buyers inquired as to the approval process of the dumpster removal as well as screening walls or who the authorizing entity would be for this purpose and Schultz responded that it is a City right of way and as such the reference of dumpsters may be included in that license agreement.

Buyers then asked if there was a requirement stated in the PUD agreement that employees are to park in the rear and Schultz responded in the negative and Pastue stated that that area will likely be an area utilized by employees as well as patrons.

Scott responded that in general tenants direct their employees where to park on the property.

Majoros inquired if there was an employee entrance in the back and Scott responded that there will be a rear door but was uncertain if it would be utilized by employees at this time.

Chiara asked if employees of Tuesday Morning would be parking back there as well as other tenants and Scott responded that he has seen employees as well as customers of Fitness 19 park in the rear.

Chiara clarified that he was asking more of the employees than the patrons of the establishments and Scott responded that most managers impart that knowledge on their employees to keep clear spaces for their customers.

Gronbach asked if the front driveway change from angle to straight on parking resulted in a gain in parking spaces and Scott responded the intent was not for an increase in space but for accessibility in being able to get to the space from either direction.

Gronbach then inquired if the thruway was adequate for cars to get through and Malloy-Marcon responded the drive aisles are wide enough.

Crutcher asked about the possibility of placing the trash dumpster along the back wall like the other dumpsters and Pastue responded that the truck well and cardboard bailer as well took up a good chunk of that back wall and may create a conflict.

Crutcher then expressed concern about the location of the dumpsters citing that the parking lot would have to be empty to accommodate front end loading.

Pastue responded that they are usually early morning pick-ups.

Crutcher then asked about the feasibility of same during Founder's Festival and Pastue indicated that those are addressed in the PUD agreement and further discussion was held as to the timing of same so as to not disturb the residents.

Babcock addressed the handicapped parking spaces indicating they were not adequate and questioned why there wasn't any in the rear.

Pastue stated that the shopping center as a whole has to have the proper allotment of handicapped spots and that the final engineering drawings will address that to make sure it is compliant.

Gronbach then asked if Administration had worked with the DDA in coordinating details of downtown planters, lights and fixtures and does the PUD agreement provide for the DDA to review those in more detail and thinks the DDA will want to know what is being added to make sure they're compliant with standards and if that should be included in motion and Pastue responded that could be included in same.

Schultz stated that can be added to the motion that some of the details of the amenities will be discussed with the DDA and they can provide input.

Gronbach indicated that he is the liaison to the Design Committee and that they have not reviewed the details of the amenities and that it needs to be coordinated and reviewed with the DDA and further discussion was held.

Buyers questioned the size of the proposed sign and that of the existing one.

MOTION by Buyers, supported by Crutcher, to move to approve the final site plan for Fresh Thyme for the Downtown Farmington Center subject to the following: 1. Finalizing the final PUD concept plan and executing the PUD agreement in accordance with the motion of City Council on January 27, 2015; 2. Satisfaction of the outstanding

issues in the OHM review letter dated February 20, 2015, including but not limited to the requirement for engineering plan approvals; 3. The submission and approval of the lighting plan; 4. All of the required approvals under the City Code of Ordinances; 5. That the Applicant work with staff with respect to the final location of the dumpsters so as to assure ingress and egress of the trucks is going to be feasible and taking into consideration the time of pick-up as well as whether or not there are cars obstructing; and finally, that any lighting or bollards or stylistic issues be consistent with existing styles which are already in place in harmony with that which is already in place in the City and which has already received approval by the DDA and that the Applicant work with the DDA with respect to those relatively minor stylistic issues.

Motion carried, all ayes.

Bowman thanked everyone for their efforts in bringing in this wonderful new tenant to the Center.

PUBLIC COMMENT

None heard.

PLANNING COMMISSION COMMENTS

Buyers apologized for not being in attendance at the last meeting and asked for an update on the agenda items as to the timing of same occurring with the break of weather and Pastue responded that The Tile Shop was slated to begin work in Spring, that the office building may require a longer timeframe and that the Flanders School site will likely start construction this summer but that models for the homes may be constructed on Flanders Street and Schultz confirmed those statements saying once the PUD agreement is sign that construction can begin for the model homes on Flanders Street.

Crutcher commented that he did notice the old K-Mart building coming down.

ADJOURNMENT

MOTION by Crutcher, seconded by Chiara, to adjourn the meeting.
Motion carried, all ayes.

The meeting was adjourned at 7:52 p.m.

Respectfully submitted,

Secretary