

**MINUTES
CITY OF FARMINGTON HILLS
PLANNING COMMISSION REGULAR MEETING
FARMINGTON HILLS CITY HALL – COMMUNITY ROOM
August 6, 2015, 7:30 P.M.**

Chair Topper called the Planning Commission meeting to order at 7:30 p.m. on August 6, 2015.

Commissioners Present: Blizman, Fleischhacker, Mantey, McRae, Orr, Schwartz, Topper

Commissioners Absent: Rae-O'Donnell, Stimson

Others Present: Staff Planner Stec, Fire Marshall Olszewski, City Attorney Schultz, Planning Consultants Arroyo and Stirling

APPROVAL OF AGENDA

REGULAR MEETING

**A. DISCUSSION PROPOSED PUD PLAN 1, 2015
Botsford expansion of existing hospital and support facilities**

Those present on behalf of the applicants included:

- Jim Smith, Beaumont Health, 28050 Grand River, Farmington Hills
- Beverly Liberty, Beaumont Health, 28050 Grand River. Farmington Hills
- Michael A Thompson, HKS Architects, 235 East Main Street Suite 102C, Northville MI
- Joe Siekirk, Plante Moran Cresa, 26300 Northwestern Highway, Southfield MI
- Paul Andriese, Grissim Metz Andriese Associates Landscapes, 300 E Cady Street, Northville MI
- Andrew Miller, Project Director, Barton Malow/AIMS, 26500 American Drive, Southfield, MI

On May 14, 2015, the Planning Commission made a preliminary finding that P.U.D. No. 1, 2015 qualified for the Planned Unit Development Option. On July 23, 2015, the Planning Commission moved to set the PUD application for a public hearing on August 20, 2015. At both of these hearings the basics of the PUD application were put forward, including detailed description of the overall project, phasing, timing, deviations requested from the ordinance, and community benefits offered.

The applicants also met with nearby neighbors on June 9, 2015.

The entire \$160 million project would take about 4.5 years. Exterior construction would be complete within approximately 2.5 years, with interior renovations taking place during the final years.

The purpose of tonight's meeting was to review the site plan and PUD request in study session format prior to the public hearing on August 20. During discussion, the following items and corrections that needed to be made/provided for the public hearing were called out:

1. Provide a rendering of traffic flow through the entire site.
2. Regarding A1-06, demonstrate that signage requested as part of PUD does what it is supposed to – that those signs that needed to be visible from Grand River were actually visible, and not blocked by trees, buildings, or site placement.

3. If the name of the facility was to be placed on internal wayfinding signs, make this part of the PUD request for deviation.
4. Regarding A1-01, show setback from new parking structure to east property line as a deviation or verify with ClearZoning that this was not required.
5. Regarding A1-01, show temporary canopy as a deviation and indicate the length of time for the installation.
6. Regarding A1-03 and A5-04, show perspective of new parking structure from Oxford Avenue as including all trees that would be on site. This now showed a cut-away and was deceptive as to final appearance.
7. Regarding A1-04, consider adding as a community benefit maintenance in perpetuity of trees being planted along the north right-of-way between this project and the existing apartment complex, and maintenance including pruning of existing mature landscape buffer along the east right-of-way of Oxford Avenue.
8. Regarding A1-06, consider dropping “Beaumont” from Emergency signage. Identify all sign deviations.
9. Regarding A2-01, add provision for female employee’s restroom in locker room for the Central Energy Plant.
10. Regarding A5-04, show a clear comparison of heights to existing buildings. Show the sight line from the single-family residential homes on Oxford and the parking deck. Provide renderings that show clear sight lines from Oxford Avenue.
11. Regarding E-14, E1.01 and E1.02, make sure photometrics are shown to the lot line and include all requirements, e.g. ambient light levels, fixture height, etc.
12. Have a clear chart of the project timetable and modify the existing phasing table to be consistent.
13. Tie the overall project into the Grand River Corridor Improvement Authority goals for this area, including:
 - Show increased walkability/bicycle use. Include bike racks.
 - Provide SMART bus pad and/or shelter (either arrange for SMART bus to do this, or provide by applicant).
 - If possible, encourage pathway connectivity to other walking paths – including future planned paths – in the area.
 - If possible, encourage nearby housing for hospital staff.
 - Demonstrate positive spin-off for area improvement generally.
14. Provide design option that makes use of Oxford entrance for anyone other than trucks inconvenient. Consider using a remote controlled gate or other options.
15. Provide increased connectivity throughout site from the public rights-of-way. Provide clear detail of pedestrian connection to the public sidewalk along Grand River, and other walkability features. Address concern expressed by residents at the neighborhood meeting regarding the main sign that blocks the view of the sidewalk.
16. Provide material samples with colors at the public hearing, along with renderings and slides showing how these will look on buildings.
17. Provide renderings on boards at the public hearing. Make sure these are also included on overhead slides.
18. Provide individual slides explaining community benefits.
19. Show the amount of native trees being used on the site.
20. Plans in general should be corrected to show all new improvements. Base plans on Sheets A1-01-A1-06.
21. Include paving and widening of Oxford Avenue as a community benefit.

After a discussion of process, it was decided that corrected materials needed to be in to the Planning Department by the morning of August 13 in order to be reviewed for the August 20 public hearing.

PUBLIC COMMENT: None

COMMISSIONER'S COMMENTS: None.

ADJOURNMENT:

Seeing that there was no further discussion, Chair Topper adjourned the meeting at 9:40 p.m.

Respectfully submitted,

Steven Schwartz
Planning Commission Secretary

/cem