

MINUTES
CITY OF FARMINGTON HILLS
PLANNING COMMISSION REGULAR MEETING
FARMINGTON HILLS CITY HALL – COMMUNITY ROOM
November 12, 2015, 7:30 P.M.

Vice Chair Rae-O'Donnell called the Planning Commission meeting to order at 7:34 p.m. on November 12, 2015.

Commissioners Present: Blizman, Fleischhacker, McRae, Rae-O'Donnell, Stimson,

Commissioners Absent: Orr, Schwartz, Topper

Others Present: Staff Planner Stec, City Attorney Schultz, Planning Consultant Arroyo

APPROVAL OF AGENDA

Staff Planner Stec explained that Discussion Item A.: Cell tower ordinance amendment, was not yet ready, and would be postponed to a future meeting.

MOTION by McRae, support by Fleischhacker, to approve the agenda as amended, with Discussion Item A withdrawn.

Motion carried 5-0 (Orr, Schwartz, Topper absent).

REGULAR MEETING

A. Discussion: Cell tower ordinance amendment.

As noted above, this discussion item was withdrawn.

B. Discussion: Master Plan Review

Utilizing a document/spread sheet that listed major areas within the Master Plan and their progress, Staff Planner Stec explained that at this point the Commission might want to prioritize these areas, as significant work still needed to be done in order to realize the Master Plan's vision, along with moving forward on adopting the Corridor Improvement Vision Plan as a sub-plan. This Corridor Improvement Vision Plan would be a stand-alone document, and would not necessarily trigger a full Master Plan Review. A full review could happen in about 5 years.

City Attorney Schultz said that the City had entered an agreement with the County that the City would adopt the Corridor Improvement Vision Plan and notice surrounding communities and utilities that it was doing so. A sub-plan would meet this criteria as long as appropriate notice was sent out.

A roundtable discussion followed.

Commissioner Blizman said that he would like the Commission to look at various school sites that were becoming available.

Staff Planner Stec and Planning Consultant Arroyo noted that the Master Plan might want to better address senior housing in the community. This particular discussion could be scheduled for 2016-2017. Public Transportation and proximity to shopping was important for this population.

On the other hand, the City also needed to encourage young families and young people to the community. Public transportation and affordable housing was important to this population.

Staff Planner Stec said that planning for both young people and families, and senior citizens, was called Age Friendly Community Planning.

The 12 Mile and Farmington Road area still needed to be reviewed, especially as the new hotels were going in the PUD in that area. Staff Planner Stec reminded the Commission that they had talked about this area, with importance given to pedestrian connectivity, and with other redevelopment triggered by the new hotel use. This area needed to be revisited as far east as the library. Perhaps an overlay zoning district would be appropriate here, thus streamlining the redevelopment process.

Development planning along Orchard Lake Road needed to wait on Road Commission plans to widen that road.

Noting that the last Master Plan review in 2009 had been extremely thorough, Staff Planner Stec then led the Commissioners through a discussion regarding prioritizing the areas as listed below.

The following abbreviations apply:

SF = Single-Family Residential

SP = Special Planning Area

SF/P = Single-Family or Public

SFC-Attached = Single-Family Cluster Attached

SFC-Detached = Single-Family Detached

BR = Business Redevelopment

Special Residential Planning Areas:

1. Thirteen Mile Road near Middlebelt (SF)
2. Twelve Mile & Drake (old Steppingstone School/Tindale College now purchased by an Islamic Center)
3. St. Vincent and Sarah Fisher (Special Planning area, now PUD qualified)
4. Sisters of Mercy Campus (SF/P)
5. Ten Mile near Orchard Lake (SF)
6. Ten Mile east of Middlebelt (SF)
7. Boys & Girls Republic (SF/P)
8. Halsted near Eight Mile (SF - - There had been recent interest in this property. The connection to Goldsmith to the east was optional.)
9. Metroview Street (SF)
10. Historic Halsted Road (SFC - Detached)
11. Twelve Mile and Schroeder (SFC - Detached)
12. Orchard Lake North of 11 Mile (SFC-Attached; currently one cluster options was in process)
13. East side of Orchard Lake, south of 11 Mile (SFC attached)
14. Inkster and Ten Mile (SFC - Detached)
15. Inkster near Nine Mile (SFC - Detached)

Freeway Redevelopment Areas:

1. Area 1 (8 stories)
2. Area 2a (5 stories). This area had not yet been acted upon in terms of zoning change to a Freeway Overlay District.
3. Area 2b (5 stories)
4. Area 3 (5 stories)

Orchard Lake Road Redevelopment Areas

1. Northwestern and Orchard Lake Road (Mixed-use)
2. 14 Mile and Northwestern (BR)
3. West side of Orchard Lake Road, North of 13 Mile (BR)
4. East side of Orchard Lake Road, North of 13 Mile (BR)
5. West side of Orchard Lake South of 13 Mile (BR)
6. Orchard Lake Road between 12 and 13 Mile (BR)

Special Planning and Redevelopment Areas:

1. Orchard Lake at 12 Mile (p. 82)
2. Haggerty at 14 Mile (MX) (p. 84)
3. 12 Mile and Farmington Road (Commercial and Office) (p. 85)
4. 10 Mile and Orchard Lake SE Corner
5. Botsford Hospital Special Planning Area (This was being addressed through the Botsford redevelopment PUD.)

SE Business and Industrial Redevelopment Areas

1. Grand River and 8 Mile Business Redevelopment
2. Grand River Mixed Use Development
3. Eight Mile Industrial Redevelopment Area

Thoroughfares

1. Orchard Lake Widening from 12 to 14 Mile

It was noted that areas that had been rezoned or had overlay zoning as the result of study and Planning Commission action no longer had to be called out as a Special Planning area.

Staff Planner Stec advised that the Master Plan review did have a deadline in that it needed to be reviewed every 5 years. Planning Consultant Arroyo noted that the Planning Commission could note, for example, that they reviewed the Master Plan and planned on in depth review of certain areas in the next calendar year. Also, the Commission had passed a resolution within recent memory that the Master Plan was reviewed and no changes were made.

After discussion, the Commission felt the City should “stay the course” regarding residential areas. The following business/commercial areas should receive priority in terms of Master Plan review:

- Northwestern/Orchard Lake Road
- 14 Mile Road/Northwestern
- 12 Mile Road/Farmington
- 12 Mile Road/Middlebelt (Ginopolis and further north and east)

Additionally, the Commission directed that the process move forward for adopting the CIA Grand River Corridor Vision Plan as a sub plan to the Master Plan.

During discussion, Commissioner Blizman asked about trees that had been removed east of the Jain Temple. Staff Planner Stec said he would follow up on this.

C. Discussion: Accent lighting on commercial buildings

This discussion focused on LED strip lighting (rope lights) that some businesses were using to surround their windows and light up their windows at night. Could these be regulated? Regulation should be in the Code so

that there was no grandfathering. The lights were out of character with the type of development the City would like to encourage.

By consensus the Planning Commission determined that they would like to pursue options to minimize the impact of the new trend of bright LED rope lighting in and around the windows of businesses. City Attorney Schultz said he would research this issue.

APPROVAL OF MINUTES October 15, 2015.

MOTION by Blizman, support by Fleischhacker, to approve the minutes of October 15, 2015 as published.

Motion carried 5-0 (Orr, Schwartz, Topper absent).

PUBLIC COMMENT: None.

COMMISSIONER'S COMMENTS

Commissioner Mantey noted that tomorrow was the first anniversary of the Farmington Brewing Company and also the Cheese Lady.

ADJOURNMENT

Seeing that there was no further discussion, Vice Chair Rae-O'Donnell adjourned the meeting at 9:15 p.m.

Respectfully submitted,

Steven Schwartz
Planning Commission Secretary

/cem