

**AGENDA**  
**PLANNING COMMISSION**  
**DECEMBER 17, 2020 – 7:30PM**  
**CITY OF FARMINGTON HILLS**  
**31555 W ELEVEN MILE ROAD**  
**FARMINGTON HILLS, MICHIGAN**  
Telephone: 248-871-2540 Website: [www.fhgov.com](http://www.fhgov.com)  
Cable TV: Spectrum – Channel 203; AT&T – Channel 99  
YouTube Channel: <https://www.youtube.com/user/FHChannel8>  
Zoom webinar/meeting link: <https://zoom.us/j/95031654680>  
Dial in Number: 1-312-626-6799  
Webinar/Meeting ID: 950 3165 4680

**NOTICE OF ELECTRONIC MEETING**

**PLEASE NOTE: THIS MEETING WILL BE HELD ELECTRONICALLY AS AUTHORIZED UNDER THE OPEN MEETINGS ACT, MCL 15.261, ET SEQ., AS AMENDED. MEMBERS OF THE PUBLIC BODY AND MEMBERS OF THE PUBLIC MAY PARTICIPATE ELECTRONICALLY, AS DESCRIBED BELOW.**

The reason for holding this meeting electronically is to mitigate the spread of COVID-19, protect the public health, and provide essential protections to vulnerable citizens, by limiting in-person contact. Critical mitigation measures include social distancing and limiting the number of people interacting at public gatherings. This includes public meetings.

**Procedure for public participation by electronic means:**

The City will be utilizing the video/audio conferencing platform Zoom for electronic meetings, which will be accessible to members of the public body and members of the public. Members of the public body will be able to hear and speak (and see if using video) to each other for the entire meeting. Members of the public will be able to hear (and possibly see) members of the public body during the entire meeting but will only be able to speak during a public comment period or during a public hearing, as explained below.

The meeting host will call for public comment during that portion of the meeting and may also ask if there are public comments as each agenda item is being discussed, including public hearings. Members of the public participating in the electronic meeting who wish to speak during public comment, on an agenda item, or at a public hearing should use the “Raise Hand” feature in Zoom or if you dialed into the meeting use \*9 on the telephone keypad to raise your hand; but only after the meeting host has called for comments. Pressing \*9 on a telephone keypad will activate the “Raise Hand” feature signaling to the meeting host that a participant wishes to speak. Participants will be called upon one at a time, as would happen during an in-person meeting. The meeting host will determine the order of participant speakers. The participant will be acknowledged by name, if available, or by the last 4 digits of the participant’s phone number. The participant will have five (5) minutes to share comments with the public body. At the conclusion of the participant’s comments or the allotted five (5) minutes, the participant will be muted or requested to mute themselves. Participants calling in should use \*6 on a telephone keypad to mute and unmute themselves when called upon by the meeting host to do so.

Public comments may also be emailed to the staff liaison at [mstec@fhgov.com](mailto:mstec@fhgov.com) up to 4:30 pm on the day of this meeting to be read aloud at the meeting either during the agenda item to which the comment pertains or during the Public Comment portion of the meeting.

**How members of the public may participate:**

Members of the public are welcome to participate in the electronic meeting and may do so by clicking or copying and pasting the Zoom webinar link in their browser (downloading Zoom client is required) or by using the dial in number and webinar or meeting ID, all of which are located at the top of each meeting agenda. Further instructions for attending electronic meetings can be found on this page below this notice.

For City Council and Planning Commission meetings only, members of the public may also watch those meetings live over cable television or by tuning into the City’s YouTube channel at <https://www.youtube.com/user/FHChannel8> or by selecting the YouTube icon from the City’s homepage at <https://fhgov.com/Home.aspx>. The video recording of the meeting will also be available the next day on the City’s website or from YouTube. Closed captioning is an option available through YouTube.

Members of the public may contact the Planning Commission members through the staff liaison by email at [mstec@fhgov.com](mailto:mstec@fhgov.com) or by phone at (248)871-2544.

- 1. **Call Meeting to Order**
- 2. **Roll Call**
- 3. **Approval of Agenda**
- 4. **Regular Meeting**

**A. SITE PLAN 59-10-2020**

LOCATION: 31519 Twelve Mile Rd.  
PARCEL I.D.: 23-15-201-271  
PROPOSAL: Renovations to existing parking lot for a restaurant in an ES, Expressway District  
ACTION REQUESTED: Approval of site plan  
APPLICANT: Xinhua Yu  
OWNER: HHC International Properties, LLC

**B. PUD Qualification 2, 2020**

LOCATION: 31525 Twelve Mile Rd.  
PARCEL I.D.: 23-15-201-270  
PROPOSAL: Convert existing hotel into a senior living complex in the ES, Expressway Service District  
ACTION REQUESTED: Preliminary PUD Qualification  
APPLICANT: Manor Senior Living, LLC  
OWNERS: 31525 W 12 Mile Rd. MI, LLC

**C. CLUSTER SITE PLAN 60-10-2020**

LOCATION: 38500 Nine Mile Rd.  
PARCEL I.D.: 23-30-300-019  
PROPOSAL: 30 unit detached one-family cluster option subdivision in RA-2, One-Family Residential District  
ACTION REQUESTED: Set for Planning Commission Public Hearing  
APPLICANT: Pulte Homes of Michigan, LLC  
OWNERS: Piemontese Social Club

**D. Medical Marihuana Caregiving Zoning Regulations**

Consideration of revision(s) to ordinances regulating medical marihuana caregiving

5. Approval of minutes
6. Public Comment
7. Commissioner's Comments
8. Adjournment

November 19, 2020

**Respectfully Submitted,**

**John Trafelet  
Planning Commission Secretary**

**Staff Contact**

**Mark Stec**

**City Planner, Planning and Community Development**

**248-871-2540**

**[mstec@fhgov.com](mailto:mstec@fhgov.com)**

NOTE: Anyone planning to attend the virtual meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248-871-2410 at least two (2) business days prior to the meeting, wherein arrangements/accommodations