

**AGENDA**  
**PLANNING COMMISSION PUBLIC HEARING / REGULAR MEETING**  
**CITY OF FARMINGTON HILLS**  
**NOVEMBER 16, 2017, 7:30 P.M.**  
**FARMINGTON HILLS CITY HALL – COUNCIL CHAMBERS**  
**31555 W. ELEVEN MILE ROAD, FARMINGTON HILLS MI 48336**  
[www.fhgov.com](http://www.fhgov.com)  
**(248) 871-2540**

1. **Call Meeting to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Public Hearing**

**A. ZONING TEXT AMENDMENT 4, 2017**

REQUEST: Amend the definition of “Gasoline Service Station” contained in Chapter 34 “Zoning”, to permit the sale of alcoholic beverages at gasoline service stations

ACTION REQUESTED: Recommend to City Council

CHAPTER OF CODE: Chapter 34 “Zoning”

SECTION: Section 2.2 “Definitions”

**B. SPECIAL APPROVAL PLAN 69-10-2017**

LOCATION: 30555 Grand River Ave.

PARCEL I.D.: 22-23-35-105-025

PROPOSAL: Temporary outdoor storage of supplies and equipment in a B-3, General Business District

ACTION REQUESTED: Special Land Use approval by Planning Commission

APPLICANT: Joe Lawson III of Consumers Energy

OWNER: 5 Star Investments, LLC

**C. SPECIAL APPROVAL PLAN 68-10-2017**

LOCATION: 30790 Eight Mile Rd.

PARCEL I.D.: 22-23-35-352-017,018 & 22-23-35-376-017

PROPOSAL: Temporary outdoor storage of supplies and equipment in an LI-1, Light Industrial District

ACTION REQUESTED: Special Land Use approval by Planning Commission

APPLICANT: Joe Lawson III of Consumers Energy

OWNER: City of Farmington Hills

5. **Regular Meeting**

**A. SITE AND LANDSCAPE PLAN 64-9-2017**

LOCATION: 37000 Grand River Ave.

PARCEL I.D.: 22-23-20-300-029,030

PROPOSAL: Coffee Shop with drive through in B-3, General Business District

ACTION REQUESTED: Approval of Site and Landscape Plan

APPLICANT: Thomas Duke of Duke & Duke LP

OWNER: Duke & Duke, LP

**B. LOT SPLIT 1, 2017**

LOCATION: 37000 Grand River Ave.

PARCEL I.D.: 22-23-20-300-029,030

PROPOSAL: Split each parcel into two (2) parcels in a B-3, General Business District

ACTION REQUESTED: Approval of preliminary land division

APPLICANT: Thomas Duke of Duke & Duke, LP

OWNER: Duke & Duke, LP

**C. LOT SPLIT 2, 2017**

LOCATION: 28500 Halsted Rd.  
PARCEL I.D.: 22-23-08-351-038  
PROPOSAL: Split parcel into two (2) parcels in RA-1, One-Family Residential District  
ACTION REQUESTED: Approval of final land division  
APPLICANT: Ihsan Karim  
OWNER: Ihsan Karim

**D. LOT SPLIT 3, 2017**

LOCATION: 29700 Belfast St.  
PARCEL I.D.: Parcels 22-23-35-432-007  
PROPOSAL: Split parcel into two (2) parcels in RA-3, One-Family Residential District  
ACTION REQUESTED: Approval of preliminary land division  
APPLICANT: Skender Izairi  
OWNER: Skender Izairi

**E. SITE AND LANDSCAPE PLAN 65-10-2017 (PUD 5, 1993)**

LOCATION: South side of Twelve Mile, west of Drake Rd.  
PARCEL I.D.: 22-23-17-201-013  
PROPOSAL: Business Office in OS-4, Office Research District  
ACTION REQUESTED: Approval of Site and Landscape Plan  
APPLICANT: JST Corporation  
OWNER: Perimo USA Corporation

**F. SITE AND LANDSCAPE PLAN 66-10-2017**

LOCATION: 23850 Freeway Park Dr.  
PARCEL I.D.: 22-23-30-276-007  
PROPOSAL: Addition to existing building in LI-1, Light Industrial District  
ACTION REQUESTED: Approval of Site and Landscape Plan  
APPLICANT: DJ & M Investments, LLC  
OWNER: DJ & M Investments, LLC

**G. SITE AND LANDSCAPE PLAN 70-10-2017**

LOCATION: 35600 Twelve Mile Rd.  
PARCEL I.D.: 22-23-08-400-010  
PROPOSAL: Expand existing electrical substation in and OS-1, Office Service District  
ACTION REQUESTED: Approval of Site and Landscape Plan  
APPLICANT: Saundra Roberts of DTE  
OWNER: DTE Energy

6. Approval of minutes **October 19, 2017**
7. Public Comment
8. Commissioner's Comments
9. Adjournment

**Respectfully Submitted,**

**Steven Stimson  
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 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 will be made. Thank you. jll