

**AGENDA**  
**PLANNING COMMISSION PUBLIC HEARING / REGULAR MEETING**  
**CITY OF FARMINGTON HILLS**  
**OCTOBER 17, 2019, 7:30 P.M.,**  
**FARMINGTON HILLS CITY HALL – CITY 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 2, 2019**

CHAPTER OF CODE: 34, Zoning Chapter  
REQUEST: Amend the Zoning Ordinance “Zoning”, Article 3, “Zoning Districts,” in multiple subsections relating to non-residential uses, in order to amend provisions relating to building height and / or maximum number of stories.  
  
ACTION REQUESTED: Recommendation to City Council  
SECTIONS: 34-3.1.19.E, 34-3.1.20.E, 34-3.1.21.E, 34-3.1.22.E, 34-3.1.23.E, 34-3.1.24.E, 34-3.1.25.E, 34-3.1.26.E, 34-3.1.27.E, 34-3.1.28.E

**B. ZONING TEXT AMENDMENT 3, 2019**

CHAPTER OF CODE: 34, Zoning Chapter  
REQUEST: Amend the Zoning Ordinance “Zoning”, “Zoning,” in numerous separate sections, including:  
Article I, “Purpose and Introduction” to address indoor recreation facilities in various Districts;  
Article II, “Definitions” to revise the definition of indoor Recreation Facilities;  
Article III, “ Zoning Districts” to add regulations for outdoor seating areas in the LI-1, Light Industrial District;  
Article IV, “Use Standards” to add or amend divisions relating to outdoor seating at restaurants, indoor recreation facilities, and Truck circulation at Gas Stations;  
Article V, “Site Standards” to add or amend provisions relating to off-street parking, exterior lighting, corner clearance, and freestanding signs; and  
Article VII, “Administration and Enforcement” relating to temporary uses.  
  
ACTION REQUESTED: Recommendation to City Council  
SECTIONS: 34-4.32.1, 34-3.1.29.B, 34-2.2, 34-4.19, 34-4.58, 34-3.1.24.B, 34-3.1.24.C, 34-3.1.25.B, 34-3.1.26.B, 34-3.1.29.B, 34-3.1.29.C, 34-5.2.11.C, 34-5.16.3.A, 34-5.16.3.B, 34-7.14.6, 34-5.10, 34-5.5.3.A, 34-4.28.1

**C. CITY CODE AMENDMENT 2, 2019**

CHAPTER OF CODE: 14, “Recycling, Composting, and Solid Waste Disposal”  
REQUEST: Amend Chapter 14, “Recycling, Composting, and Solid Waste Disposal,” to change the name of the Chapter to “Recycling, Composting, Solid Waste Disposal, and

Collection Containers”; to designate the existing provisions of the chapter as Article I, “Recycling, Composting, and Solid Waste Disposal”; and to add a new Article, Article II, Entitled “Collection Containers” in order to establish regulations for collection containers (sometimes called donation bins), including definitions, location and placement rules, signage requirements, licensing provisions, and maintenance obligations, and to provide for exceptions to the ordinance and penalties for violation of the ordinance.

ACTION REQUESTED: Recommendation to City Council  
SECTIONS: 14-1, 14-21, 14-22, 14-23, 14-24, 14-25, 14-26, 14-27, 14-28, 14-29, 14-30

## 5. Regular Meeting

### A. REVISED CLUSTER SITE PLAN 54-2-2019

LOCATION: 24560 & 24590 Orchard Lake Rd and 19 acre vacant parcel on the north side of Ten Mile Rd., east of Orchard Lake Rd.  
PARCEL I.D.: 23-23-351-007, 006 & 035  
PROPOSAL: One-family cluster option subdivision (48 units) in RA-1 One-Family Residential District  
ACTION REQUESTED: Set for Planning Commission Public Hearing  
APPLICANT: Sherr Development  
OWNER: Patrick Hanaway, William and Susan Tucker & Joanne McQuade-Arnold

- 6. Approval of minutes September 19, 2019
- 7. Public Comment
- 8. Commissioner’s Comments
- 9. Adjournment

Respectfully Submitted,

Dale Countegan  
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.