

AGENDA
PLANNING COMMISSION PUBLIC HEARING / REGULAR MEETING
(VIA TELECONFERENCE)

NOVEMBER 19, 2020 7:30 P.M.
CITY OF FARMINGTON HILLS
31555 W. ELEVEN MILE ROAD
FARMINGTON HILLS MI 48336

Telephone: (248) 871-2540 Website: www.fhgov.com

Cable TV: Spectrum – Channel 203; AT&T – Channel 99

YouTube Channel: <https://www.youtube.com/user/FHChannel8>

Zoom webinar link: <https://us02web.zoom.us/j/87225675191>

Zoom webinar ID: 872 2567 5191

Dial In Number: (312)-626-6799

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, in-person contact should be limited. Critical mitigation measures include social distancing and limiting the number of people interacting at public gatherings. This includes public meetings.

The Planning Commission will be utilizing the video/audio conferencing platform Zoom. Members of the Planning Commission will be able to hear and speak to each other for the entire meeting. Members of the public will be able to hear members of the Planning Commission during the entire meeting but will only be able to speak during the Public Hearing and Public Comment periods as explained below.

If you wish to view the meeting, you can watch it live over cable television or by tuning into the City's YouTube channel that can be accessed from the link above or on the City website at <https://fhgov.com/Home.aspx> and selecting the YouTube icon from the home page. The audio will also be available the next day on the City's website. Members of the public are welcome to join the meeting by copying and pasting the Zoom webinar link in their browser (downloading Zoom client will be required) or using the dial in number and webinar ID, all of which are located at the top of the agenda. Further instructions for attending electronic meetings can be found on the City's web site at: <https://fhgov.com/Government/Agendas-Minutes.aspx>.

The Planning Commission Chair will call for public questions and comments during both the Public Hearing and the Public Comment portions of the meeting respectively. Members of the public who wish to speak during the Public Hearing or the Public Comment periods should use the "Raise Hand" feature in the Zoom webinar or if you dialed into the meeting use *9 to raise your hand; but only after the Chair has called for comments. You will be acknowledged by the host using your name if available or the last 4 digits of your phone number and will be permitted by the host to communicate directly with the Chair, Commission and others about your question or comment, and you also will be recorded as part of the meeting. You will be allowed to mute and unmute yourself, only when permitted to do so by the host, by using the mute/unmute feature in the Zoom or, if dialed in, by using *6 for both mute/unmute.

Public comments may also be emailed to mstec@fhgov.com **prior to 4:30 pm** on the date 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.

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

A. CLUSTER OPTION 1, 2020

LOCATION: 38500 Nine Mile Rd.
PARCEL I.D.: 23-30-300-019
PROPOSAL: One Family Cluster Option in an RA-2, One-Family Residential District
ACTION REQUESTED: Preliminary Cluster Option qualification
APPLICANT: Pulte Homes of Michigan, LLC
OWNERS: Piemontese Social Club

5. 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. REVISIONS TO SITE PLAN 72-11-2019

LOCATION: 38215 Ten Mile Rd.
PARCEL I.D.: 23-30-127-038
PROPOSAL: Vehicle parking and display for auto dealer in a B-3, General Business District
ACTION REQUESTED: Approval of site plan
APPLICANT: Gulliver USA, Inc.
OWNER: Manhattan Manor, LLC

- 6. Approval of minutes** **October 15, 2020**
7. Public Comment
8. Commissioner's Comments
9. Adjournment

Respectfully Submitted,

John Trafelet
Planning Commission Secretary

Staff Contact
Mark Stec
City Planner, Planning and Community Development
248-871-2540
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.