

**MINUTES  
CITY OF FARMINGTON HILLS  
ZONING BOARD OF APPEALS  
FARMINGTON HILLS CITY HALL – COUNCIL CHAMBER  
31555 W. ELEVEN MILE ROAD  
FARMINGTON HILLS, MI  
NOVEMBER 15, 2022 – 7:30 PM**

**CALL MEETING TO ORDER**

Chair Lindquist called the meeting to order at 7:32PM.

Members Present: Irvin, Khan (Alternate), King, Lindquist, O’Connell and Rich

Members Absent: Masood and Vergun

Others Present: City Attorney Morita, Zoning Supervisor Randt, Recording Secretary Lindahl

Chair Lindquist made standard introductory remarks explaining the role of the ZBA and the formal procedures of the meeting.

Board Members held a site visit on November 13, 2022 and may also have visited the sites independently. No action was taken at the site visit.

**APPROVAL OF AGENDA**

**MOTION by Rich, support by O’Connell,** to amend and approve the agenda as follows:

Remove Old Business A. ZBA Case 10-22-5716 at the request of the applicant.

**MOTION carried 6-0.**

**OLD BUSINESS**

B.	ZBA CASE:	10-22-5717
	LOCATION:	30000 Grand River
	PARCEL I.D.:	23-35-201-009
	REQUEST:	In order to construct a drive-in restaurant in a B-3 zoning district adjacent to a RA zoning district where the drive-in use is not separated from the lot by a major or secondary throughfare, the following use variance is requested: A use variance to permit a zoning lot to be occupied by a drive-in use abutting an RA District where the zoning lot is not separated from the RA zoning district by a major or secondary throughfare.
	CODE SECTION:	34-4.35.1.C
	APPLICANT:	Nickolas Shango
	OWNER:	Masoud Shango (West River Shopping Center)

Zoning Supervisor Randt noted that the applicants attorney has submitted a letter requesting that this case be adjourned to the December13, 2022 ZBA meeting.

As the proponent, their attorney and public was present to speak relative to this case, Chair Lindquist opened the case and invited Supervisor Randt to make his presentation.

Using a PowerPoint presentation, Zoning Supervisor Randt reviewed the facts of the case. The property was located north of Grand River Avenue and south of Shiawassee in a B-3 zoning district adjacent to an RA-4 zoning district. The applicant was seeking to construct a drive-thru at this location.

Attorney Morita explained that the proponents counsel is requesting adjournment as they have submitted a revised traffic study which needs to be reviewed by the City's traffic engineer.

David Landry, counsel for proponent, explained the request for adjournment noting that the applicant had submitted a revised traffic study last week and the City's traffic engineer has not had a chance to review as he is currently on vacation. They ask that the case be adjourned until December so that they can address the traffic engineers review of the revised study prior to presenting the case.

Chair Lindquist opened the public hearing.

Both public in attendance stated that they had spoken at the last meeting, and they are interested in what the revised traffic study shows.

**MOTION by Rich, support by O'Connell**, in the matter of ZBA Case 10-22-5717, 30000 Grand River, Parcel I.D.: 23-35-201-009, to adjourn the case to a date certain, that being December 13, 2022.

**MOTION carried 6-0.**

#### **PUBLIC QUESTIONS AND COMMENTS**

There were no public questions or comments.

Attorney Morita reminded the Board that she is looking to hold a training session and will reach out with possible dates for early May.

#### **APPROVAL OF MINUTES**

**MOTION by Irvin, support by Khan**, to approve the October 11, 2022 meeting minutes as submitted.

**MOTION carried 6-0.**

#### **APPROVAL OF ZONING BOARD OF APPEALS 2023 CALENDAR**

**MOTION by Rich, support by O'Connell**, to approve the Zoning Board of Appeals 2023 Calendar as proposed.

**MOTION carried 6-0.**

#### **ADJOURNMENT**

**MOTION by King, support by Irvin**, to adjourn the meeting at 7:53PM.

**MOTION carried 6-0.**

Respectfully submitted,  
Michael O'Connell, Secretary

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