

AGENDA
PLANNING COMMISSION REGULAR MEETING
CITY OF FARMINGTON HILLS
JUNE 15, 2023 @ 7:30 P.M.
FARMINGTON HILLS CITY HALL – CITY COUNCIL CHAMBERS
31555 W. ELEVEN MILE ROAD, FARMINGTON HILLS, MICHIGAN 48336
Cable TV: Spectrum – Channel 203; AT&T – Channel 99
YouTube Channel: <https://www.youtube.com/user/FHChannel8>
www.fhgov.com
(248) 871-2540

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

A. [PLANNED UNIT DEVELOPMENT QUALIFICATION 1, 2023](#)

LOCATION: 29915, 29905, and 29845 Thirteen Mile Road
PARCEL I.D.: 22-23-11-201-004, 005, and 006
PROPOSAL: Construction of multiple-family housing in an RA-1, One Family Residential zoning district
ACTION REQUESTED: Qualification of Planned Unit Development
APPLICANT: Martin Manna
OWNER: Chaldean Community Foundation

B. [AMEND PLANNED UNIT DEVELOPMENT 5, 1993](#)

LOCATION: 36455 and 36555 Corporate Drive
PARCEL I.D.: 22-23-17-127-001
PROPOSAL: Amend PUD to permit signage not presently permitted
ACTION REQUESTED: Set for Public Hearing
APPLICANT: Farmington Hills Corporate Investors, LLC
OWNER: Farmington Hills V Corporate Investors, LLC

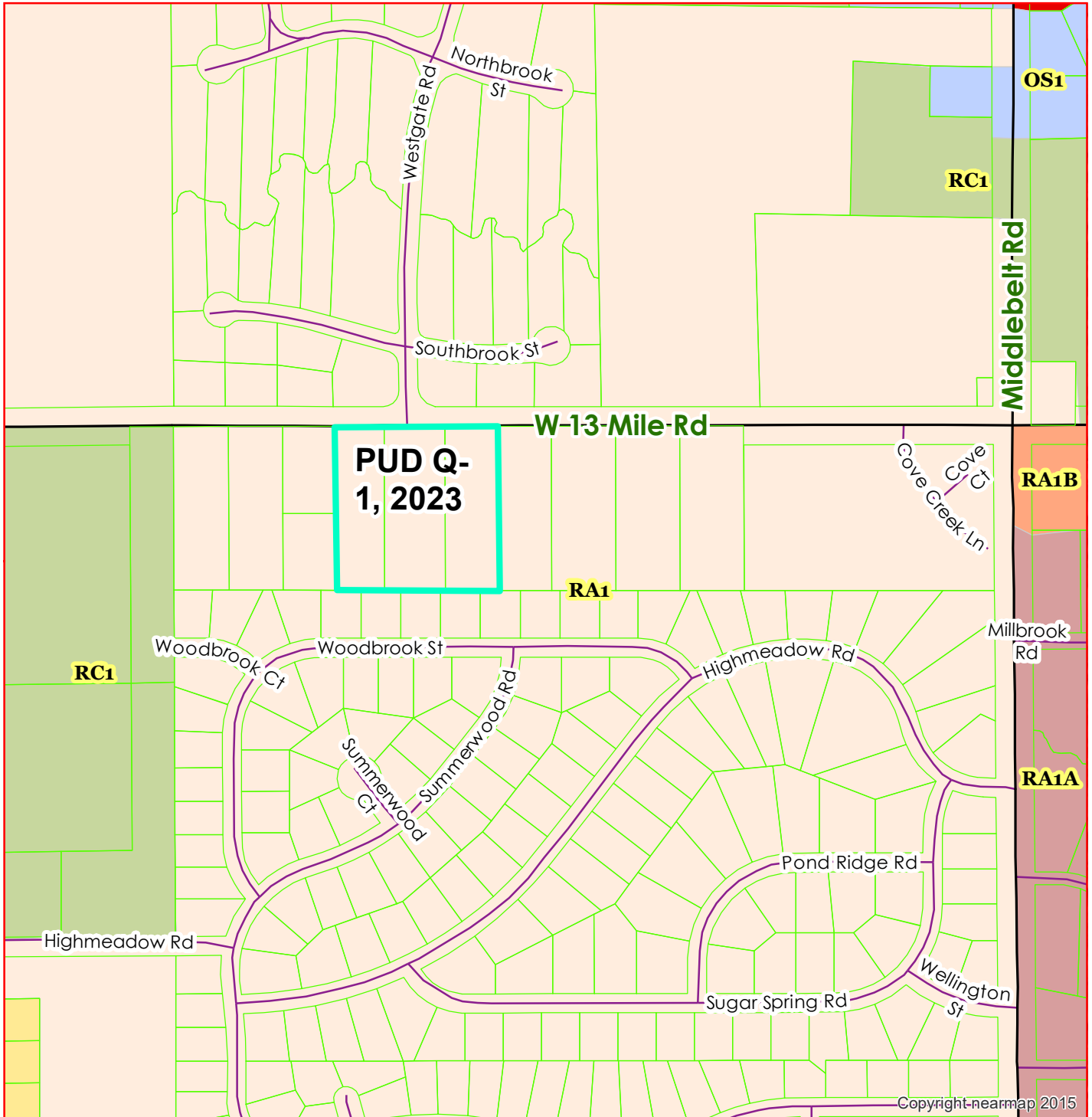
- 5. Approval of Minutes** [May 18, 2023, Special Meeting, and May 18, 2023, Regular Meeting](#)
- 6. Public Comment**
- 7. Commissioner/Staff Comments**
- 8. Adjournment**

Respectfully Submitted,

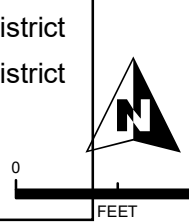
Marisa Varga, Planning Commission Secretary

Staff Contact
Erik Perdonik
City Planner, Planning and Community Development Department
(248) 871-2540
eperdonik@fhgov.com

PUD Q- 1, 2023
South side of 13 Mile, west of Middlebelt Rd.
11-201-004, 005, 006
Multi-family housing in RA-1



Tax parcel	RA-1 One Family Residential District
Minor roads	RA-1A One Family Residential District
Zoning Districts	RA-1B One Family Residential District
Zoning Districts	RA-2B One Family Residential District
B-3 General Business District	RC-1 Multiple Family Residential
OS-1 Office Service District	



SOURCE: City of Farmington Hills, 2022
 Oakland County GIS, 2022



DISCLAIMER: Although the information provided by this map is believed to be reliable, its accuracy is not warranted in any way. The City of Farmington Hills assumes no liability for any claims arising from the use of this map.

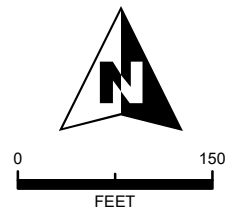
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PUD Q- 1, 2023
South side of 13 Mile, west of Middlebelt Rd.
11-201-004, 005, 006
Multi-family housing in RA-1



Planning Division

-  Tax parcel
-  Minor roads



SOURCE: City of Farmington Hills, 2022
Oakland County GIS, 2022

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June 8, 2023

Farmington Hills Planning Commission
31555 W 11 Mile Rd
Farmington Hills, MI 48336

Preliminary PUD Qualification

Case: PUD Q1, 2023
Site: 29845, 29905, 29915 W 13 Mile (Parcel ID 22-23-11-201-004, -005, -006)
Applicant: Chaldean Community Foundation
Application Date: 5/9/2023
Zoning: RA-1 One Family Residential District (20,000 square feet)

We have completed a review of the application for PUD qualification referenced above and a summary of our findings is below. Items in **bold** require specific action by the Applicant. Items in *italics* can be addressed administratively.



SUMMARY OF FINDINGS

Existing Conditions

1. **Zoning.** The site is currently zoned RA-1.
2. **Existing site.** The site is 5.98 acres and there are two houses present. The site has no wetlands or other notable natural features.
3. **Adjacent Properties.**

Direction	Zoning	Land Use
North	RA-1	Single family homes
RA-1	RA-1	Single family homes
South	RA-1	Single family homes
West	RA-1	Single family homes

4. **Site configuration and access.** The site is proposed to be accessed from a single driveway to 13 Mile Rd.

Project Summary

The applicant proposes 100 units of affordable housing in five buildings arranged around a central courtyard. 60 of the units are one-bedroom units, and the remaining 40 are two-bedroom units. The project will receive funding from the Michigan State Housing Development Authority (MSHDA).

PUD Qualification

Under Section 34-3.20.2, the Planning Commission may make a determination that the site qualifies for a PUD based on the following criteria and procedures.

Criteria for qualifications. In order for a zoning lot to qualify for the Planned Unit Development option, the zoning lot shall either be located within an overlay district or other area designated in this chapter as qualifying for the PUD option, or it must be demonstrated that all of the following criteria will be met as to the zoning lot:

- A. The PUD option may be effectuated in any zoning district.
- B. The use of this option shall not be for the sole purpose of avoiding the applicable zoning requirements. Any permission given for any activity or building or use not normally permitted shall result in an improvement to the public health, safety and welfare in the area affected.
The proposed use—apartments—is not permitted in the RA-1 district. This is the primary deviation from ordinance standards; density is consistent with the RC-3 district.
- C. The PUD shall not be utilized in situations where the same land use objectives can be accomplished by the application of conventional zoning provisions or standards. Problems or constraints presented by applicable zoning provisions shall be identified in the PUD application. Asserted financial problems shall be substantiated with appraisals of the property as currently regulated and as proposed to be regulated.
The applicant is proposing density consistent with the RC-3 district. The applicant’s narrative notes that a rezoning to RC-3 was considered, but the PUD process was more suited to achieving the goals of the project.

- D. The Planned Unit Development option may be effectuated only when the proposed land use will not materially add service and facility loads beyond those contemplated in the Future Land Use Plan unless the proponent can demonstrate to the sole satisfaction of the city that such added loads will be accommodated or mitigated by the proponent as part of the Planned Unit Development.

The number of apartment units proposed on the site clearly exceeds the number of single-family units that could be built under RA-1 zoning (100 versus 13). The applicant should provide a traffic study to compare the likely traffic volume from this development to potential commercial development on the site. The complex would utilize one access point to 13 Mile Rd; Engineering and Fire have indicated a preference for a stub or other means of providing future cross-access to neighboring sites.

- E. The Planned Unit Development must meet, as a minimum, one of the following objectives of the city:

i. To permanently preserve open space or natural features because of their exceptional characteristics or because they can provide a permanent transition or buffer between land uses.

ii. To permanently establish land use patterns which are compatible or which will protect existing or planned uses.

The applicant identifies the nearby multi-family development (which is not directly adjacent) and under-utilization of the parcels fronting on 13 Mile as factors in meeting this criterion.

iii. To accept dedication or set aside open space areas in perpetuity.

iv. To provide alternative uses for parcels which can provide transition buffers to residential areas.

The applicant highlights this qualification criterion, and specifically says that this use could serve as a transition from the mile road to single-family to the south.

v. To guarantee the provision of a public improvement which could not otherwise be required that would further the public health, safety, or welfare, protect existing or future uses from the impact of a proposed use, or alleviate an existing or potential problem relating to public facilities.

vi. To promote the goals and objectives of the Master Plan for Land Use.

vii. To foster the aesthetic appearance of the city through quality building design and site development, the provision of trees and landscaping beyond minimum requirements; the preservation of unique and/or historic sites or structures; and the provision of open space or other desirable features of a site beyond minimum requirements.

viii. To bring about redevelopment of sites where an orderly change of use is determined to be desirable.

The applicant's narrative also addresses this criterion.

Though only one objective must be met by the plan, the applicant's narrative directly addresses objectives ii, iv, and viii.

- F. The PUD shall not be allowed solely as a means of increasing density or as a substitute for a variance request; such objectives should be pursued through the normal zoning process by requesting a zoning change or variance.

An increase in density is sought by the applicant. Given that the proposed use is not permitted in the underlying district, it appears that the request is not made solely to avoid a variance.

G. Request for qualification:

- i. Any person owning or controlling land in the city may make application for consideration of a Planned Unit Development. Unless otherwise provided, such application shall be made by submitting a request for a preliminary determination as to whether or not a parcel qualifies for the PUD option.
- ii. A request shall be submitted to the city. The submission shall include the information required by subparagraph iii. below.
- iii. Based on the documentation submitted, the planning commission shall make a preliminary determination as to whether or not a parcel qualifies for the PUD option under the provisions of Section 34-3.20.2 above. A preliminary determination that the parcel qualifies will not assure a favorable recommendation or approval of the PUD option, but is intended only to provide an initial indication as to whether the applicant should proceed to prepare a PUD plan upon which a final determination would be based. The submittal must include the following:
 - a. Substantiation that the criteria set forth in Section 34-3.20.2 above, are or will be met.
 - b. A schematic land use plan containing enough detail to explain the function of open space; the location of land use areas, streets providing access to the site, pedestrian and vehicular circulation within the site; dwelling unit density and types; and buildings or floor areas contemplated.
 - c. A plan for the protection of natural features. In those instances where such protection is not an objective of the PUD option, the plan need not be submitted.
- iv. The planning commission shall approve or deny the applicant's request for qualification. Whether approved or denied, the applicant may then proceed to prepare a PUD plan upon which a final determination will be based.

The applicant has submitted a narrative describing the use, addressing the objectives of 34-3.20.2, and a conceptual plan, including a breakdown of the number and types of units sought.

Conceptual Site Plan & Use:

1. **Summary of Proposed Use.** The planning commission is not assessing the site plan in detail. However, the conceptual plans and illustrations provided by the applicant provide an indication of the type of site plan the planning commission can expect if preliminary qualification is granted. Access to the site would be from 13 Mile. The plan proposes 100 units in five buildings; units are proposed to be affordable, in accordance with the applicant's non-profit mission.
2. **Density.** The parcel is 260,620.22 square feet. Density is determined by the number of rooms. To determine the number of rooms, the following standard (Section 34-3.5.2.F.) is applied:

One-bedroom unit: 2 rooms

Two-bedroom unit: 3 rooms

The applicant proposes 100 units (60 one-bedrooms, 40 two-bedrooms) with a total of 240 rooms, based on the standard above. The following densities are permitted under conventional zoning:

District	Lot Area/sq ft	Rooms permitted
RC-1	1,900	137 rooms
RC-2	1,400	186 rooms
RC-3	1,050	248 rooms

The proposed density is consistent with the RC-3 district. Under RA-1 zoning, the maximum number of units available is 13.

3. **Master Plan.** The master plan’s Future Land Use map designates this site as Single Family, and it is part of a Residential Special Planning Area, titled 13 Mile Road Near Middlebelt (No. 1) in the 2009 Master Plan. This area covered several additional lots in that plan, and was identified as an area with the potential to be aggregated and redeveloped with a single access point off 13 Mile Rd. This planning area was identified for single family housing. The plan set the following goals for the area:

Goals

- Maintain the one-family residential use character of the road frontage on
- large lots
- Encourage assembly of parcels and development of one-family lots based on
- the concept plan
- Protect the natural features of the area; hillsides, trees

Policies

- Follow the concept plan under RA-1 zoning
 - Locate the primary residential street parallel to Thirteen Mile Road
 - Location of entrance roads from Thirteen Mile Road would be
 - determined by timing of developments
 - Except for the west 300’, lots should back or side-lot to Thirteen Mile
 - Road. Cul-de-sacs should be kept to about 600’ in length
 - Interconnect the streets over time
 - Encourage names of developments that are similar in order to establish a
 - unified identity for the area
 - Allow flexibility in application of city standards
 - Encourage flexibility in building setbacks
 - Permit water retention in open space
 - Consider the cluster option only when at least one side of the property in
 - question borders on a use that is other than one-family detached land use
- Maintain the density as planned and zoned at 1.8 dwelling units per acre
4. **Dimensional Standards.** Generally, it appears that the applicant would not be seeking relief from the ordinance standards; building height needs to be provided to verify whether this deviates or conforms.

5. **Parking.** The plan requests adjustments to parking standards as follows:

Standard	Required Parking	Proposed
One BR Unit/Two BR Unit	2 spaces/unit = 100x2 = 200	1.5 spaces/1BR unit = 60 x 1.5 = 90 2 spaces/2BR unit = 40 x 2 = 80 Total Required = 170 Provided = 169

6. **Requirements of the RA-1 district:**

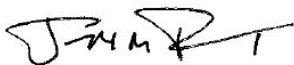
Standard	RA-1 Requirement	Proposed
Lot Size	20,000 sq ft	5.98 acres
Lot width	100 ft	508
Lot coverage	25%	13.6%
Front setback	40 ft	50 ft
Rear setback	35 ft	50 ft
Side setback	10 ft/25 total of two	50 ft
Building height	Max. 30 ft	Not provided

7. **Relief Sought from Ordinance Standards**

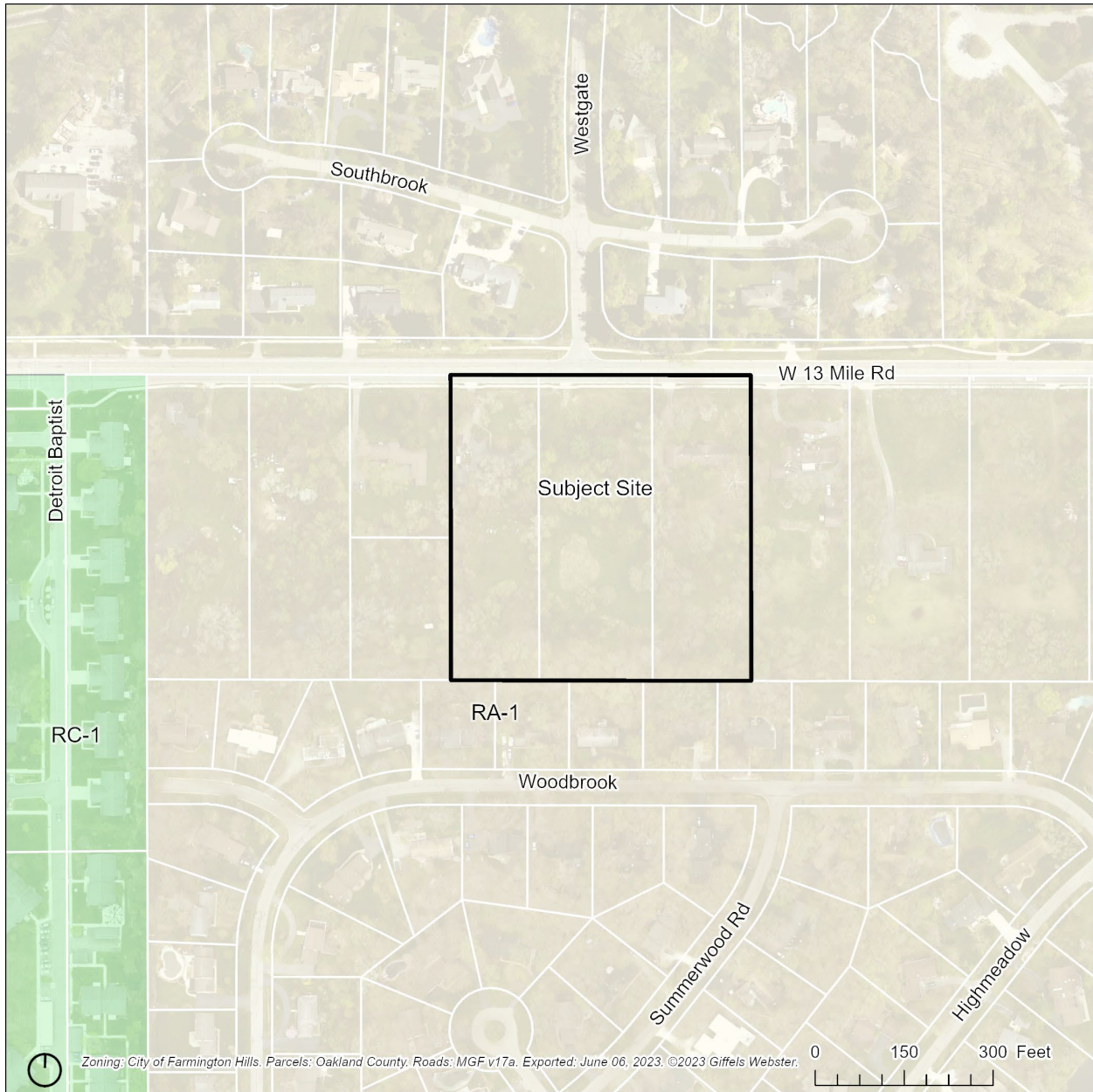
- a. Permit multi-family at RC-3 density.
- b. Permit reduction in parking from 200 spaces to 169.

We are available to answer questions.

Respectfully,
Giffels Webster



Joe Tangari, AICP
 Principal Planner



Current zoning



Master Plan designations for this area. See discussion above.



Wetland map

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INTEROFFICE CORRESPONDENCE

DATE: June 6, 2023
TO: Planning Commission
FROM: Jason Baloga, Fire Marshal
SUBJECT: PUD Qualification 1-2023 (Thirteen Mile west of Middlebelt)

The Fire Department has received preliminary conceptual plans. A complete review could not be conducted as the plans do not contain sufficient detail.

Please submit plans which conform to City of Farmington Hills Code of Ordinance Chapter 12 Section 12-11. – Fire Department Site Plan Review and Design Standards. Specifically:

- Section 12-11(1), Site must be designed to accommodate fire apparatus with a fifty-foot turning radius.
 - Roadway shall be capable of supporting fire apparatus weighing up to twenty-five (25) tons.
 - Generally, dead-end drives longer than 100' shall not be allowed.
- Section 12-11 (1) c, When appropriate large sites, or sites which contain high-life hazard occupancies, may require more than one (1) point of access. The location of the access points shall be coordinated with the Planning and Engineering Departments.
- Section 12-11 (1) d, Unless specifically approved otherwise, paved access for fire department apparatus shall be provided on at least two (2) sides of all buildings or fifty (50) percent of the perimeter, whichever is more.
- Section 12-11 (2), Hydrants.

A handwritten signature in blue ink, appearing to read "Jason Baloga".

Jason Baloga, Fire Marshal

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.



**CHALDEAN COMMUNITY
FOUNDATION**

City of Farmington Hills, Planning Office
31555 W. Eleven Mile Road
Farmington Hills, MI 48336-1165

Re: PUD Request for qualification

Members of the Planning Commission,

Chaldean Community Foundation is proposing a PUD (planned unit development) for our proposed multi-family affordable housing development in the City of Farmington Hills.

Our team analyzed the zoning ordinance versus our development objectives for the project; we also had meetings with the community's planning, engineering and economic development departments with a focus on what would be the best zoning vehicle for our unique project.

We concluded after our research and meetings with the city that a straight multi-family rezoning will not meet the goals and objectives of this very special type of project that we are proposing, and that a PUD would be the best zoning vehicle to not only meet our goals and objectives, but would be in the best interests of the community as well.

We believe our project meets the criteria for PUD qualification of section 34-3. 20 A - E:

See our attached project submission materials

Specifically zoning ordinance for a planned unit development qualification 2E:

*The planned unit development **must meet a minimum of one** of the following I-VIII PUD objectives of the City.*

Even though we are only required to meet one of the eight objectives, we believe we meet three of the objectives.

Objective II

To permanently establish land-use patterns which are compatible or which will protect existing planned uses.

Based on the existing development patterns to the west of our proposed project that currently exist along 13 Mile Road: Our project is compatible with and will complement these existing multifamily uses and continue to further activate the underutilized parcels of land along 13 Mile to the east.

Objective IV

To provide alternative uses for parcels which can provide transition buffers to residential areas.

Our proposed multi-family residential project will act as an excellent transition buffer from 13 Mile Rd to the existing single-family to our south, and will encourage similar transitional types of development to the east of our proposed project.



**CHALDEAN COMMUNITY
FOUNDATION**

Objective VIII

To bring about redevelopment of sites where an orderly change of use is determined to be desirable

As previously discussed in Objectives II and IV,

The redevelopment of this site will provide an orderly change of use that will be desirable for the community, because it will continue the development trend that has previously occurred to our west, and will act as an excellent transition buffer to the existing residential neighborhood to our south. Furthermore, our project will encourage activation of the remaining parcels to the east along 13 Mile.

We believe our proposed multi-family affordable housing development is a much-needed form of housing in the city of Farmington Hills. The project has preliminary site approval from MSHDA and is based on the 4,6,8 PILOT program. We have demonstrated the need for this project in our submission materials and have designed a beautiful project that will be a wonderful addition to the community with many public benefits.

We look forward to presenting our request for PUD qualification to the Planning Commission at your June PC meeting.

Sincerely,

Tom Haji
Director
Chaldean Community Foundation



CCF Farmington Hills – Affordable Housing Project

Background: The *Chaldean Community Foundation* is expanding its Macomb County non-profit operations into **Oakland County** at the newly acquired 7+ acre property located at 2075 Walnut Lake Rd in West Bloomfield Township. CCF Macomb currently serves over 40,000 clients in need every year and there are many clients coming in from Oakland County.

Similar to its' 135-unit, \$31M Van Dyke Apartment project, CCF has identified a great need for affordable housing in the surrounding **Farmington Hills** area, where there is a large concentration of Chaldeans/Assyrians and others in need. Currently, there is very limited newer affordable housing in Farmington Hills and CCF already has a wait list of over 500+ people.

Site Plan: CCF plans to develop a 100-unit affordable housing project, made up of 5 buildings with 20 one and two-bedroom units in each (60/40 split). The site sits on close to 6 acres of land located at 29845-29915 W. 13 Mile Rd and will have a gross building square footage of 80,000.



Community Benefits: The key benefits to the public include:

1. **Setting the standard** for much-needed, **newer** affordable housing to the Farmington Hills area
2. Strong support from the State of Michigan ([Michigan Senate OKs developer subsidies for housing projects | Crain's Detroit Business \(crainsdetroit.com\)](#))
3. Reviving an otherwise dormant corridor off 13 Mile, which will spark additional development
4. Roughly 80 temporary construction jobs created, along with 4 new permanent jobs
5. Public walkways connected to a newly formed outdoor Park, that will provide a picnic and recreational area, along with maintaining many of the existing trees
6. A perfect balance between a quiet community feel, along with being near various amenities such as grocery, dining, educational, medical, retail, and religious establishments
7. Built in accordance with Enterprise Green Criteria, with barrier free units, energy efficient appliances, and modern design that is closer to a higher-end multi-family feel
8. CCF social services support available for the community ([Providing a Pathway to Stability - Chaldean Community Foundation \(chaldeanfoundation.org\)](#)), including a potential partnership with CARES and the Salvation Army



CHALDEAN
AMERICAN
CHAMBER OF
COMMERCE



CCF Farmington Housing

Background

The Chaldean Community Foundation (CCF) is excited to present a new, 100-unit, affordable housing development in Farmington Hills, Michigan. Farmington Hills is an area of the state that has a great need for housing, but that has traditionally not been able to secure the needed resources to bring new affordable housing options to fruition, creating a huge lack of supply for affordable units. With that in mind, CCF is proposing to build its CCF Farmington Housing development in a location that not only serves the unmet need, but that will allow for future residents to have access to the many amenities needed for daily living and with close access to services for those needing them.

The affordable housing development is a key part of CCF's expansion of its Macomb County non-profit operations into Oakland County, where it will have offices and service space at the newly acquired 7+ acre property located at 2075 Walnut Lake Road in West Bloomfield Township. Similar to the various services provided across Macomb County, including services for New Americans, this property will be used to provide services to clients located in Oakland County. CCF Macomb currently serves over 40,000 clients in need every year and there are many clients coming in from Oakland County, a significant number of which are in need of affordable housing. By having a location within Oakland County, CCF is better positioned to serve even more clients and to be able to meet them where they are.

Similar to Macomb County, Oakland County has a large concentration of Chaldeans/Assyrians in need. One of the largest needs is housing. In addition to bringing the needed support services to Oakland County, a big part of serving this population will be to ensure the needed affordable housing options are available. With very limited options for affordable housing and with a wait list of over 500 people, CCF is confident this will be a great addition to the community.

Location

Nestled in a residential area on W. 13 Mile Rd, CCF is proposing to construct its new 100-unit apartment community on an approximately 5-acre site located at 29845-29915 W. 13 Mile Road in Farmington Hills. The affordable housing community will be made up of 5 buildings, with a mix of 20 one and two-bedroom units in each building. The proposed development site currently contains two single family homes that will also be demolished as part of the construction. CCF has the needed site control to complete the development, including executed purchase agreements with the owners of these homes. The development site provides a great location for housing in that it is located within approximately one mile from several amenities such as grocery, dining, educational facilities, medical offices, religious establishments, and many retail options. The site strikes a great balance for people looking for a quiet community feel with so much nearby to address their daily needs.



**CHALDEAN
AMERICAN
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COMMERCE**



Unit Mix & Amenities Offered

The CCF Farmington Housing development will be comprised of 60 one-bedroom units, anticipated to be about 642 square feet in size, and 40 two-bedroom units, anticipated to be about 816 square feet, and all units will have one bathroom. The development will target a broad range of income levels for individuals and families, providing 10 units at 30% Area Median Income (AMI), 10 units at 40% AMI, 10 units at 50% AMI, 42 units at 60% AMI, and 28 units at 80% AMI. All units will feature energy efficient appliances including washers and dryers, dishwashers, frost-free refrigerators, ovens and ranges with hoods, disposals, and balconies. The development will feature private parking, will be built in accordance with Enterprise Green Criteria, barrier free units, and other amenities. Additionally, based on the site design, the development will include superior outdoor recreational space by providing a playground, picnic area, gazebo, and other features for outdoor use.

Sources and Uses

CCF is proposing a tax-exempt construction and permanent loan from MSHDA along with gap funding from the Round 17 NOFA Gap Funding Program. CCF will also be providing a sponsor note and deferring developer fee in addition to the 4% LIHTC equity, income from operations, and GP equity.

The overall planned sources and uses for the affordable housing community include:

Uses		Permanent Sources	
Acquisition	\$ 825,000	Tax-Exempt Bond Loan	\$ 5,478,031
Construction	\$ 16,783,541	LIHTC Equity	\$ 7,049,534
Soft Costs	\$ 3,050,566	MSHDA Gap Dollars	\$ 9,359,095
Reserves	\$ 613,561	Income from Operations	\$ 46,908
Developer Fee	\$ 2,100,000	Sponsor Loan	\$ 1,000,000
		GP Equity	\$ 100
		Deferred Developer Fee	\$ 439,000
Total	\$ 23,372,668	Total	\$ 23,372,668

When taking into consideration the Sponsor Note as well as the deferred developer fee, CCF is contributing an amount equivalent to approximately 68% of the allowable developer fee, which exceeds the minimum requirement for contribution noted in the MSHDA NOFA program requirements for the amount of gap financing being applied for.

Job Creation:

Based on similar jobs CCF is anticipating this newly constructed apartment community creating 4 new, permanent jobs and 80 temporary construction jobs.



2022 IMPACT

CHALDEAN COMMUNITY FOUNDATION

PATH TO PROSPERITY

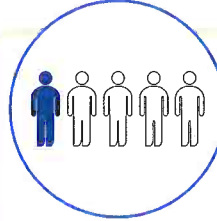
CHALDEAN IN NAME - WORLDLY IN SERVICE

DEMOGRAPHICS

MORE THAN

40,000

INDIVIDUALS SERVED FROM
48 DIFFERENT COUNTRIES OF ORIGIN



APPROXIMATELY **20%**
OF CLIENTS
ARE NON-CHALDEAN

EMPLOYMENT

1,452 | **70%**

JOB PLACEMENT SERVICES CONDUCTED
HOSTED **36 COMPANIES** FOR JOB FAIRS



IMMIGRATION
1,955
IMMIGRATION APPLICATIONS FILED

EDUCATION

29 SCHOLARSHIPS PROVIDED WORTH MORE THAN

\$81,000

588 STUDENTS WERE ASSISTED IN SUBMITTING THE FAFSA AND NAVIGATING THROUGH FINANCIAL AID
402 INDIVIDUALS ENROLLED IN ESL, CITIZENSHIP, DIGITAL LITERACY, AND VOCATIONAL PROGRAMMING



BREAKING BARRIERS

3,429
INDIVIDUALS WITH DEVELOPMENTAL AND/OR INTELLECTUAL DISABILITIES SERVED
5,313 HOURS
OF RESPITE, SOCIALIZATION, AND EDUCATIONAL PROGRAMMING

PROJECT BISMUTHA

\$147,500 WORTH OF IN-KIND SERVICES

548 PHYSICIAN APPOINTMENTS
1,917 PRESCRIPTIONS VALUED IN EXCESS OF \$7,330
790 LAB TESTS VALUED AT \$35,288 THANKS TO A GENEROUS GRANT FROM ASCENSION



PROJECT LIGHT
LICENSED BILINGUAL SOCIAL WORKERS PROVIDED

1,029
INDIVIDUAL THERAPY SESSIONS

AFFORDABLE HOUSING
CONSTRUCTING A

\$30 MILLION

AFFORDABLE HOUSING PROJECT IN STERLING HEIGHTS



THE MICHAEL J. GEORGE
CHALDEAN LOAN FUND
\$235,000
IN OUTSTANDING LOANS



MISSION

Improving the stability, health, and wellness of those we serve through advocacy, acculturation, community development, and cultural preservation.



SERVICES: Core programs of the Chaldean Community Foundation include:

NEW AMERICAN SUSTAINABILITY ACCULTURATION & TRAINING

Helps New Americans acculturate by providing access to resources and advocacy services.

- **CAREER SERVICES**— provides resume building, job search, training, placement, and FAFSA completion.
- **IMMIGRATION**— helps individuals apply for lawful permanent resident status and become naturalized citizens.
- **U.S. NATURALIZATION COURSES**— instruction and preparation for the U.S. Citizenship and Immigration Services (USCIS) naturalization interview.

BEHAVIORAL HEALTH

Licensed bilingual therapists provide mental health services including individual, group, and family therapy based on individual needs to Michigan residents ages 13 years and up, regardless of insurance status.

One of the core initiatives of this program is **Breaking Barriers**, which provides services and advocacy to those with developmental and/or intellectual disabilities, older adults, and respite to caregivers.

- **B.E.A.M. (BRAILLE, ESL, ACCULTURATION, MOBILITY) PROJECT** — helps better equip those with visual impairments to live independent lives.
- **H.E.A.L. (HARD OF HEARING, ESL, AMERICAN SIGN LANGUAGE, LIFE SKILLS) PROJECT** — helps better equip those with hearing impairments to live independent lives.
- **S.O.A.R. (SERVICES FOR OLDER ADULTS & RESOURCES) PROJECT** — Programs that aim to help older adults increase their knowledge and their awareness of issues related to health and the aging process.

CULTURAL COMPETENCY TRAINING

Provides education and information to community, health, and government organizations on and about the Chaldean community.

DEPARTMENT OF EDUCATION

- **ENGLISH AS A SECOND LANGUAGE (ESL)** —provides individuals English instruction at basic, beginner, intermediate, and advanced levels.
- **EARLY CHILDHOOD**—prepares children for kindergarten through a variety of emergent literacy, early learning and developmental opportunities.
- **GED**—small group instruction for individuals working towards their GED.
- **DIGITAL LITERACY**—computer classes for beginner to intermediate students.
- **WORKFORCE DEVELOPMENT**—administrative job training, workplace professional skills and communication skills with the opportunity to job shadow for work experience.

THE LIFE SKILLS CENTER

Thomas Denha Main Street provides space for individuals with developmental and/or intellectual disabilities and their caregivers to have learning opportunities in real life settings to support the advancement of daily living skills, self-determination/interpersonal skill building and employment skill development.

- **THE WIRELESS VISION GYMNASIUM**— allows for fitness programs, recreation for individuals with developmental and/or intellectual disabilities, and offers ample space for community events.
- **THE KONJA FAMILY ART STUDIO**—offers space for music, dance and art appreciation and expression.
- **WILD BILL'S CANTINA**—supports learning related to developing retail skills, marketing and merchandising.
- **FIRST MERCHANTS BANK**—offers space for financial management and knowledge.
- **SUPERCUTS BARBER SHOP**—allows for workplace job shadowing, and programming focused on personal care. Stylists provide complimentary salon services for autistic children and individuals with developmental and/or intellectual disabilities.

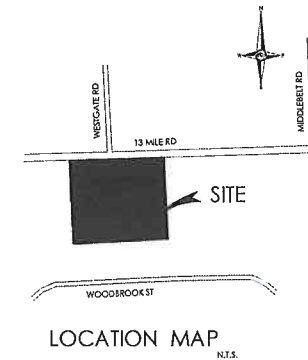
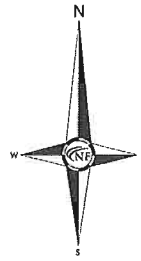
ACCESS TO PRIMARY CARE

- **THE ASCENSION PRIMARY HEALTH OUTPATIENT CLINIC**—is connected to the Project Light mental health therapy offices allowing for integrated healthcare services for the entire community. Contact (586) 738-9475 for information.

AFFILIATES

The Chaldean Community Foundation also administers the following programs, which are funded entirely through community donations.

- **MICHAEL J. GEORGE CHALDEAN LOAN FUND** —provides low-interest loans to help New Americans purchase a vehicle or start a small business.
- **PROJECT BISMUTHA "THE ACT OF HEALING"** —provides free or reduced cost healthcare to Iraqi Christian and Chaldean individuals without medical insurance through the Chaldean American Association for Health Professionals.
- **ACADEMIC AND ENDOWED SCHOLARSHIP PROGRAMS**— provides financial assistance for Chaldean students to help meet the escalating cost of education.
 - *w3r Consulting provides scholarships to Chaldean undergraduate students in the fields of Science, Technology, Engineering and Mathematics (STEM).*
 - *The Drs. Nathima H. Atchoo and Peter Atchoo Family Foundation scholarship provides financial assistance to Chaldean students pursuing higher education.*
 - *The Yvonne E. Nona Memorial scholarship provides financial assistance to women pursuing higher education.*
 - *The Abdul Karim and Jameela Sesi Memorial Scholarship Fund provides financial assistance to anyone pursuing education beyond high school in preparation for a career in the field of their choice.*
 - *The Karim and Bernadette Sarafa General Scholarship Fund provides financial assistance to Chaldean undergraduate students pursuing education beyond high school.*
- **GIVING HEARTS**—philanthropic Chaldean women's collaboration in memory of the late Vivian Eshhaki Shouneyia. Helps to alleviate the financial duress related to medical care expenses.
- **JOHN LOUSSIA CANCER FUND**—in memory of the late John Loussia. Provides financial assistance to those impacted by the high cost of medical expenses.
- **WAAD MURAD ADVOCACY FUND**—in memory of the late Waad Murad. Offers a reward for information that leads to the arrest and conviction of the assailant(s) of violent crimes perpetrated against Chaldean businesspeople.



CFE ENGINEERS
 CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS

NOWAK & FRAUS ENGINEERS
 4677 WOODWARD AVE.
 PONTIAC, MI 48342-5032
 TEL. (248) 332-7931
 FAX. (248) 332-8257

RECEIVED
 MAY 18 2023
 CITY OF FARMINGTON HILLS
 PLANNING DEPT.



SITE SUMMARY
 EXISTING SITE AREA:
 GROSS SITE: 260,620.22 S.F. OR 5.98 ACRES
 NET SITE: 230,111.72 S.F. OR 5.28 ACRES

PROPOSED BUILDING: 6,257 S.F. (PER BLDG)
 TOTAL BUILDING AREA: 31,285 S.F. (5 BLDGS)
 PROPOSED BLDG HT: 2-1/2 STORIES
 BLDG LOT COVERAGE: 13.6%
 PROPOSED UNITS
 60 - 1 BEDROOM UNITS
 40 - 2 BEDROOM UNITS
 100 TOTAL UNITS

PROVIDED SETBACKS
 PERIMETER SETBACK MINIMUM 50 FEET
 FROM ALL PROPERTY LINES

PARKING PROVIDED
 1 BEDROOM UNITS = 1.5 SPACES PER UNIT
 2 BEDROOM UNITS = .42 SPACES PER UNIT
 PROVIDED: 169 SPACES INCL 10 BF

PROJECT
 29845 / 29905 / 29915
 W. 13 Mile Road

CLIENT
 Chaldean Community
 Foundation

PROJECT LOCATION
 Part of the NE 1/4
 of Section 11
 T.1N., R.9E.,
 City of Farmington Hills
 Oakland County, Michigan

SHEET
 Conceptual
 Landscape Plan



- PLANTING KEY**
- EXISTING TREES TO REMAIN
 - PROPOSED FLOWERING ORNAMENTAL TREES
 - PROPOSED DECIDUOUS CANOPY TREES
 - PROPOSED EVERGREEN TREES
 - PROPOSED ORNAMENTAL GRASSES AND PERENNIALS
 - PROPOSED UPRIGHT EVERGREEN SHRUBS
 - PROPOSED FLOWERING SHRUBS

REVISIONS

NO.	DESCRIPTION

DRAWN BY:
 G. Ostrowski

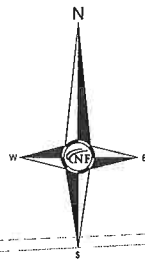
DESIGNED BY:
 G. Ostrowski

APPROVED BY:
 G. Ostrowski

DATE:
 05-09-2023

SCALE: 1" = 30'

NFE JOB NO. SHEET NO.
 N423-01 L2



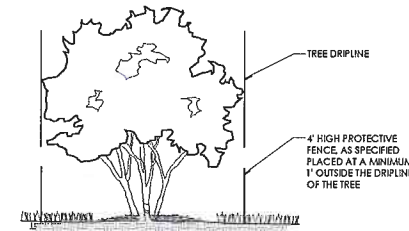
LOCATION MAP
 N.E.S.

TREE PRESERVATION SUMMARY:

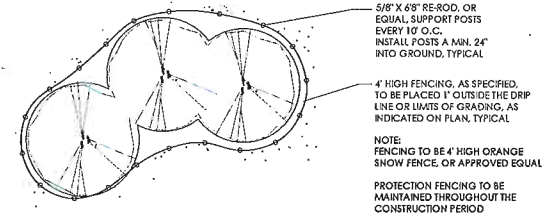
TOTAL NUMBER OF TREE SURVEYS:	273
TOTAL NUMBER OF REGULATED TREES TO BE REMOVED:	79
TOTAL NUMBER OF LANDMARK TREES TO BE REMOVED:	47 (11,265.3' DBH)
TOTAL NUMBER OF REGULATED TREES TO REMAIN:	148

TREE REPLACEMENT NOTE:

AS A PART OF THE PUD PROCESS THE CLIENT CCF WILL BE SEEKING RELIEF FROM THE WOODLAND ORDINANCE AND PARTICULARLY THE TREE REPLACEMENT REQUIREMENTS



TREE PROTECTION DETAIL-SECTION
 N.T.S.



TREE PROTECTION DETAIL-PLAN
 N.T.S.

LEGEND:

- TREES TO BE REMOVED
- TREES TO REMAIN
- TREE PROTECTION FENCING

GENERAL TREE PROTECTION NOTES

1. APPROVED TREE PROTECTION SHALL BE ERECTED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES, AND SHALL REMAIN IN PLACE UNTIL THE DIP LINE OF PROTECTED TREES.
2. ALL LANDSCAPE VEGETATION WITHIN THE LIMITS OF PROTECTIVE FENCING SHALL BE PRESERVED.
3. NO PERSON SHALL CONDUCT ANY ACTIVITY WITHIN THE DIP LINE OF ANY TREE DESIGNATED TO REMAIN, INCLUDING BUT NOT LIMITED TO, PLACING SOLVENTS, BUILDING MATERIALS, CONSTRUCTION EQUIPMENT, OR SOIL DEPOSITS WITHIN THE DIP LINE.
4. WHERE GROUPINGS OF TREES ARE TO REMAIN, TREE FENCING SHALL BE PLACED AT THE LIMITS OF GRADING LINE.
5. DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY DEVICE OR WIRE TO ANY TREE SCHEDULED TO REMAIN.
6. ALL UTILITY SERVICE REQUESTS MUST INCLUDE NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE OF THE PROTECTIVE FENCING.
7. SWALES SHALL BE ROUTED TO AVOID THE AREA WITHIN THE DIP LINES OF PROTECTED TREES.
8. TREES LOCATED ON ADJACENT PROPERTIES THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES MUST BE PROTECTED.
9. ROOT ZONES OF PROTECTED TREES SHOULD BE SURROUNDED WITH HIGHLY STAKED FENCING.
10. THE PARKING OF IDLE AND RUNNING EQUIPMENT SHALL BE PROHIBITED UNDER THE DIP LINE OF PROTECTED TREES.
11. THE STRIPPING OF TOPSOIL FROM AROUND PROTECTED TREES SHALL BE PROHIBITED.
12. ALL TREES TO BE REMOVED SHALL BE CUT AWAY FROM TREES TO REMAIN.
13. THE GRUBBING OF LANDSCAPE VEGETATION WITHIN CONSTRUCTION AREAS SHOULD BE CLEARED BY CUTTING VEGETATION AT THE GROUND WITH A CHAIN SAW OR ANNUALLY WITH A HYDRO-AZE.
14. THE CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT PER ORDINANCE GUIDELINES, FOR THE DAMAGE OR REMOVAL OF ANY TREE DESIGNATED TO REMAIN.
15. TREES TO BE REMOVED SHALL BE HELD, EVALUATED AND FLAGGED FOR REMOVAL BY THE LANDSCAPE ARCHITECT OR FORESTER, ONLY AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.

SEAL



PROJECT
 29845 / 29905 / 29915
 W. 13 Mile Road

CLIENT
 Chaldean Community
 Foundation

PROJECT LOCATION
 Part of the NE 1/4
 of Section 11
 T.1N., R.9E.,
 City of Farmington Hills
 Oakland County, Michigan

SHEET
 Tree Preservation Plan



REVISIONS

DRAWN BY:
 G. Ostrowski

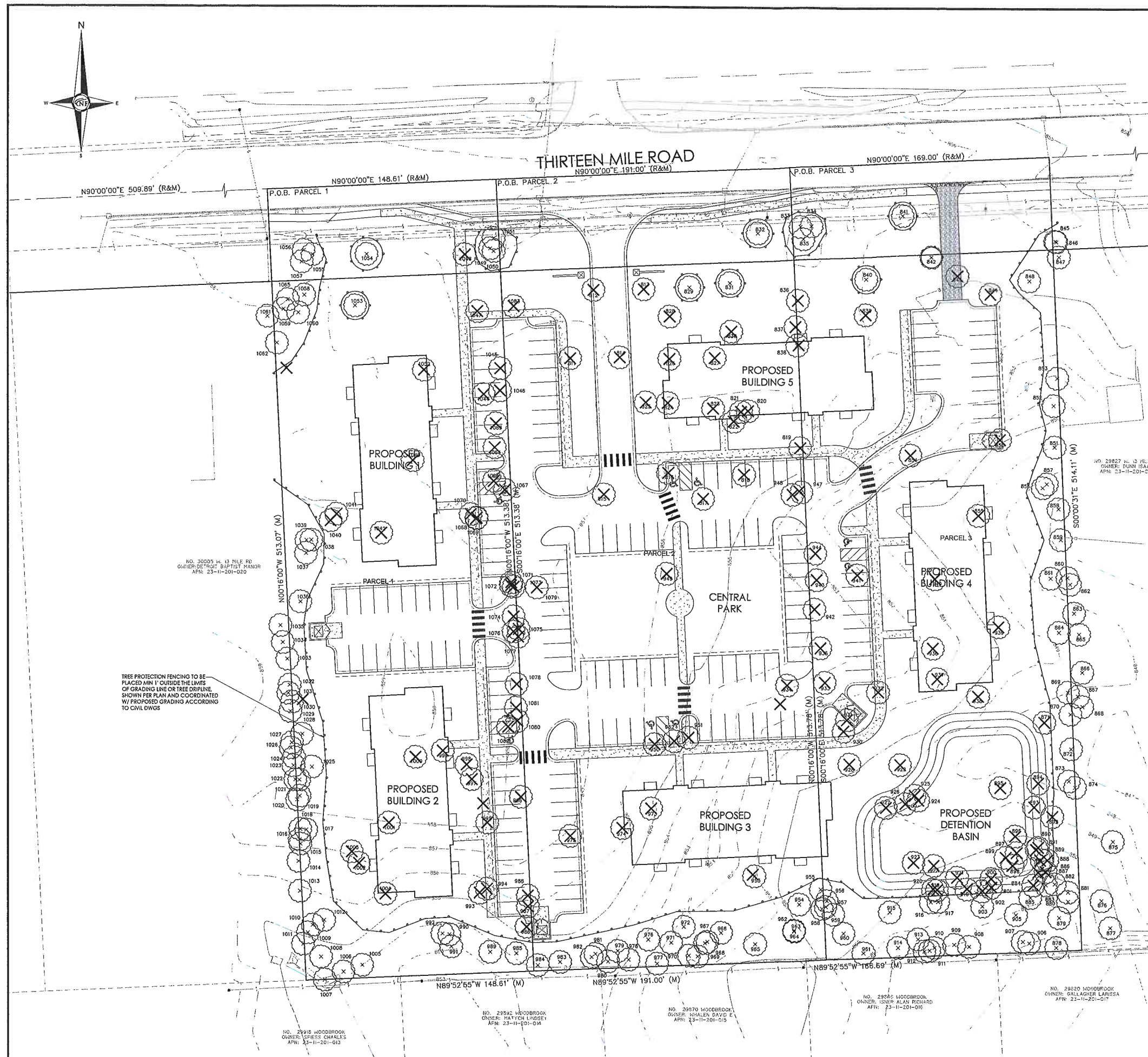
DESIGNED BY:
 G. Ostrowski

APPROVED BY:
 G. Ostrowski

DATE:
 05-09-2023

SCALE: 1" = 30'

NFE JOB NO. SHEET NO.
 N423-01 L1



TREE PROTECTION FENCING TO BE PLACED MIN 1' OUTSIDE THE LIMITS OF GRADING LINE OR TREE DRIPLINE, SHOWN PER PLAN AND COORDINATED W/ PROPOSED GRADING ACCORDING TO CIVIL DWGS

NO. 3000'S W. 13 MILE RD
 OWNER: DETROIT BAPTIST MANOR
 APR: 23-11-201-020

NO. 2791'S WOODBROOK
 OWNER: SPRESS CHARLES
 APR: 23-11-201-013

NO. 2939'S WOODBROOK
 OWNER: HATYCH LINDSEY
 APR: 23-11-201-014

NO. 29870 WOODBROOK
 OWNER: WADLEN DAVID E
 APR: 23-11-201-015

NO. 2988'S WOODBROOK
 OWNER: ISSER ALAN RICHARD
 APR: 23-11-201-016

NO. 29820 WOODBROOK
 OWNER: CALLAGHER LARUSSA
 APR: 23-11-201-017

NO. 29827 W. 13 MILE RD
 OWNER: DUNN ISAAC
 APR: 23-11-201-007

NO. 29820 WOODBROOK
 OWNER: CALLAGHER LARUSSA
 APR: 23-11-201-017





PROPOSED MULTI-FAMILY DEVELOPMENT

CHALDEAN COMMUNITY FOUNDATION

FARMINGTON HILLS, MI

OWNERS:

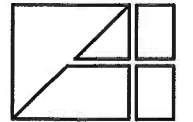
CHALDEAN COMMUNITY FOUNDATION

FARMINGTON HILLS, MICHIGAN

ARCHITECT:

ALEXANDER V. BOGAERTS + ASSOCIATES, P.C.

2445 FRANKLIN ROAD
BLOOMFIELD HILLS, MI 48302
248.334.5000 (P) 248.334.0092 (F)



Alexander V. Bogaerts + Associates, P.C. • Architecture • Planning • Interior Design
2445 Franklin Road
Bloomfield Hills, MI 48302
248 • 334 • 5000

SHEET TITLE
TITLE SHEET
PRELIMINARY

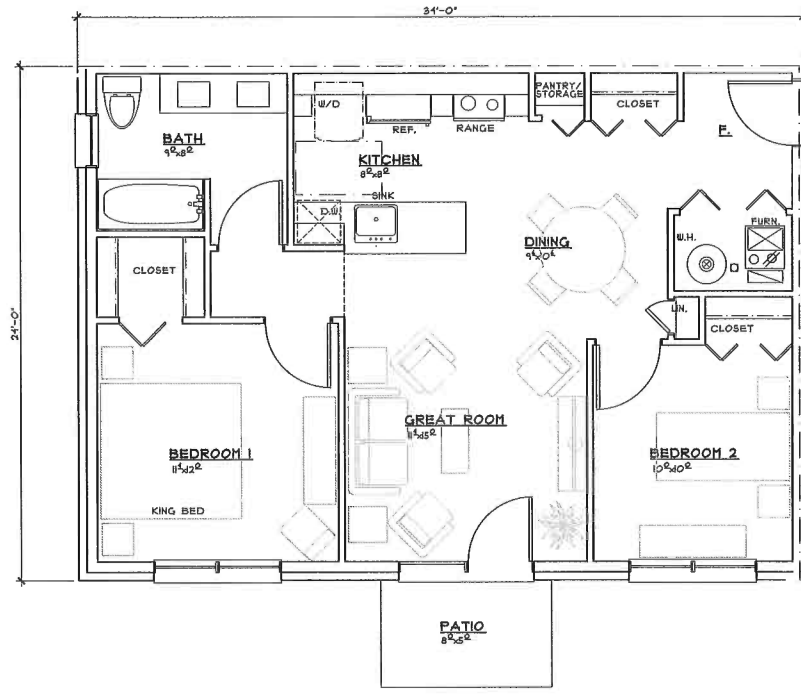
CLIENT/PROJECT
PROPOSED MULTI-FAMILY
DEVELOPMENT
CHALDEAN COMMUNITY FOUNDATION
FARMINGTON HILLS, MICHIGAN

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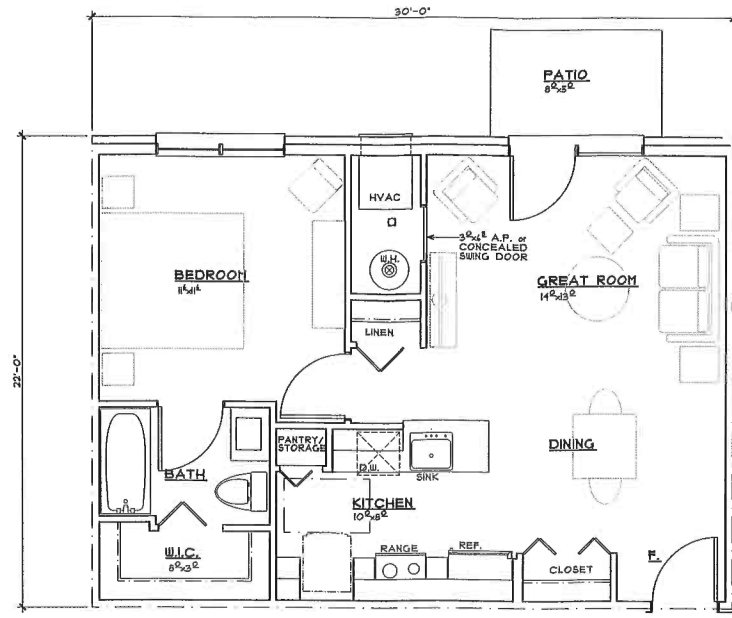
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PERMITS
CONSTRUCTION

REVISIONS
PUD QUALIFICATION
05-16-2023

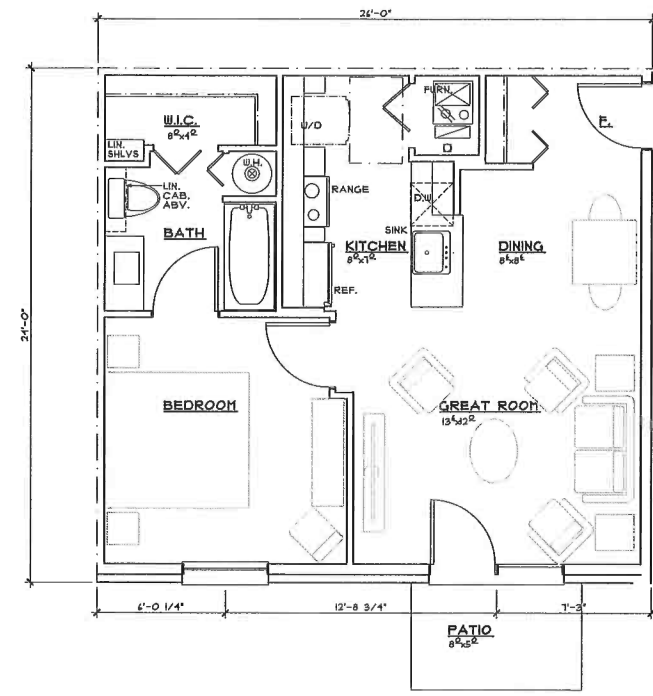
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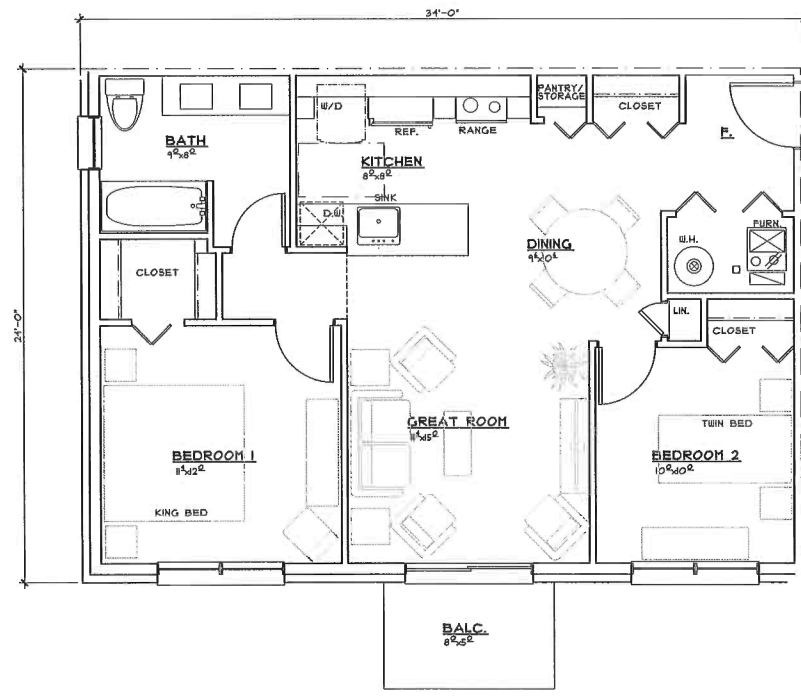
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FIRST FLOOR
2 BR / 1 B / 816 SQ. FT.
SCALE: 1/4" = 1'-0"



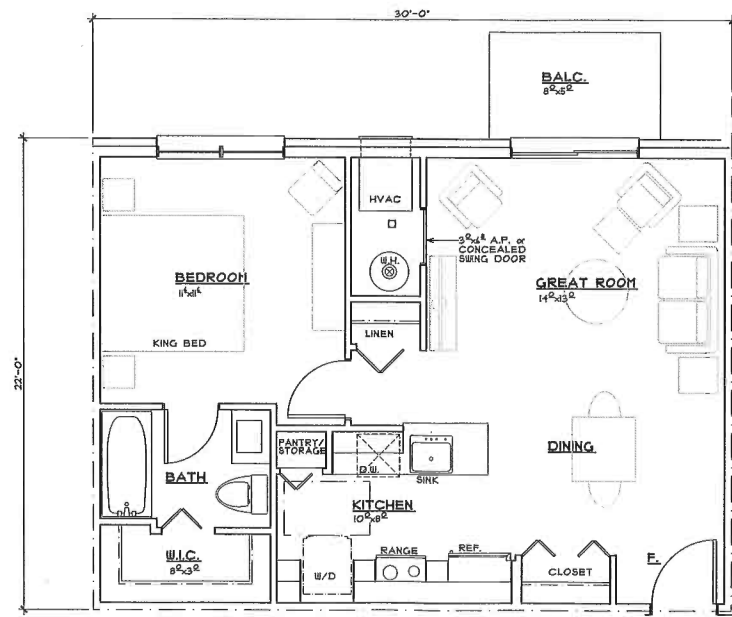
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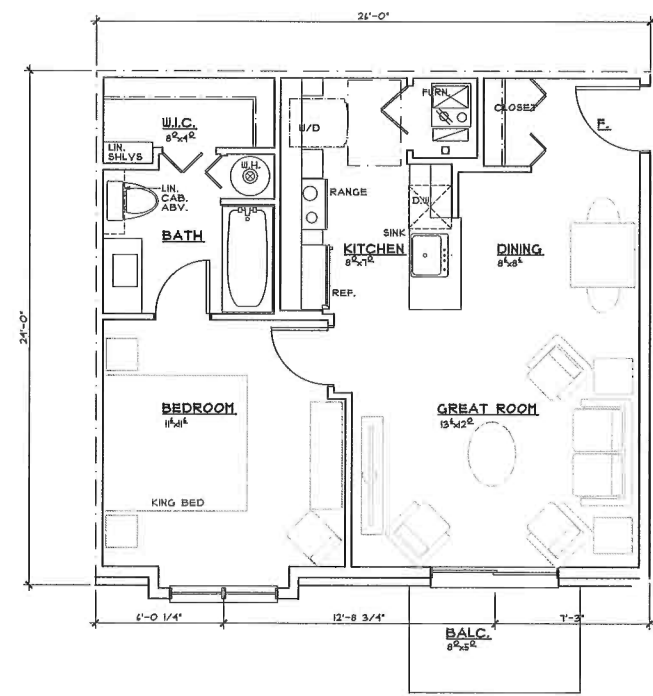
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FIRST FLOOR
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SCALE: 1/4" = 1'-0"



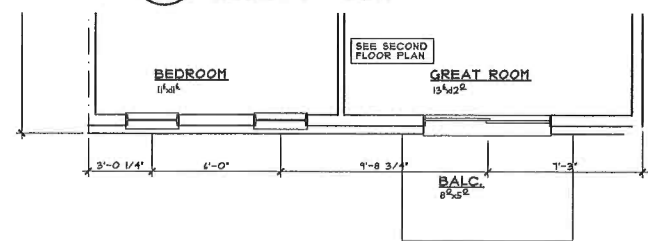
UNIT "C"
SECOND + THIRD FLOOR
2 BR / 1 B / 816 SQ. FT.
SCALE: 1/4" = 1'-0"



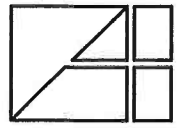
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SECOND + THIRD FLOOR
1BR / 1 B / 660 SQ. FT.
SCALE: 1/4" = 1'-0"



UNIT "A"
SECOND FLOOR
1 BR / 1 B / 624 SQ. FT.
SCALE: 1/4" = 1'-0"



UNIT "A"
THIRD FLOOR
1 BR / 1 B / 624 SQ. FT.
SCALE: 1/4" = 1'-0"



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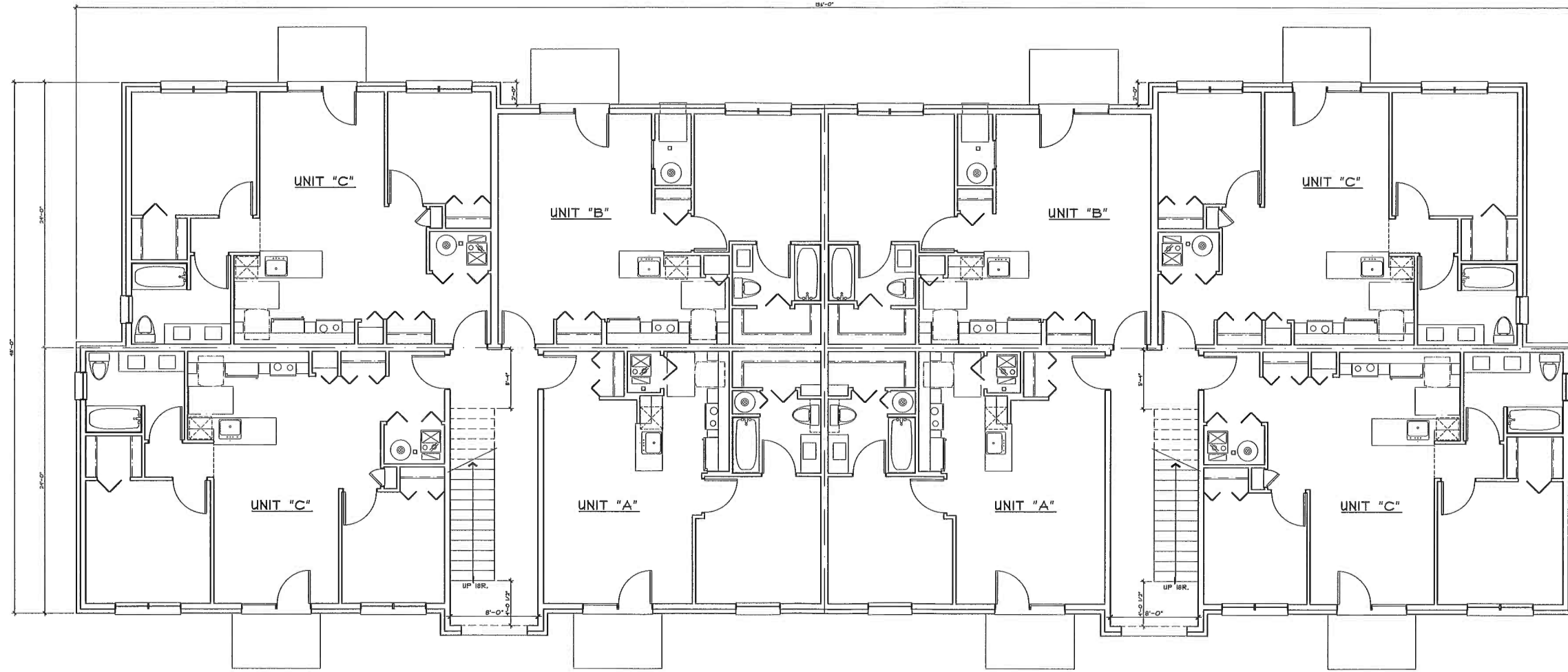
2445 Franklin Road
Bloomfield Hills, MI 48302
248-334-5000

PROPOSED MULTI-FAMILY DEVELOPMENT
CHADEAN COMMUNITY FOUNDATION
FARMINGTON HILLS, MICHIGAN

UNIT PLANS
PRELIMINARY

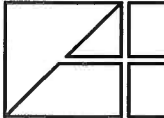
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BIDS
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REVISIONS
PUD QUALIFICATION
05-18-2023

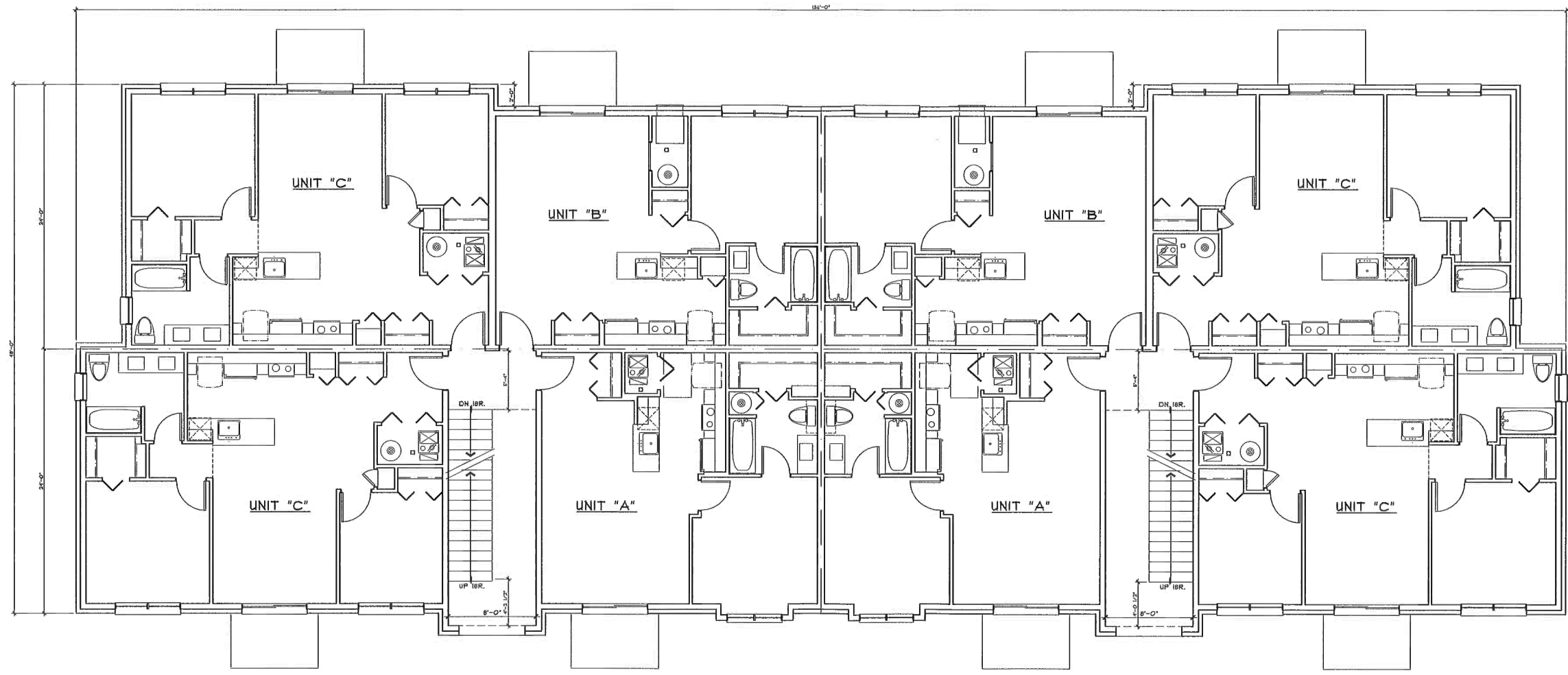
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JOB NUMBER
DATE
SHEET NUMBER
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BUILDING PLAN - FIRST FLOOR

SCALE: 3/16" = 1'-0"

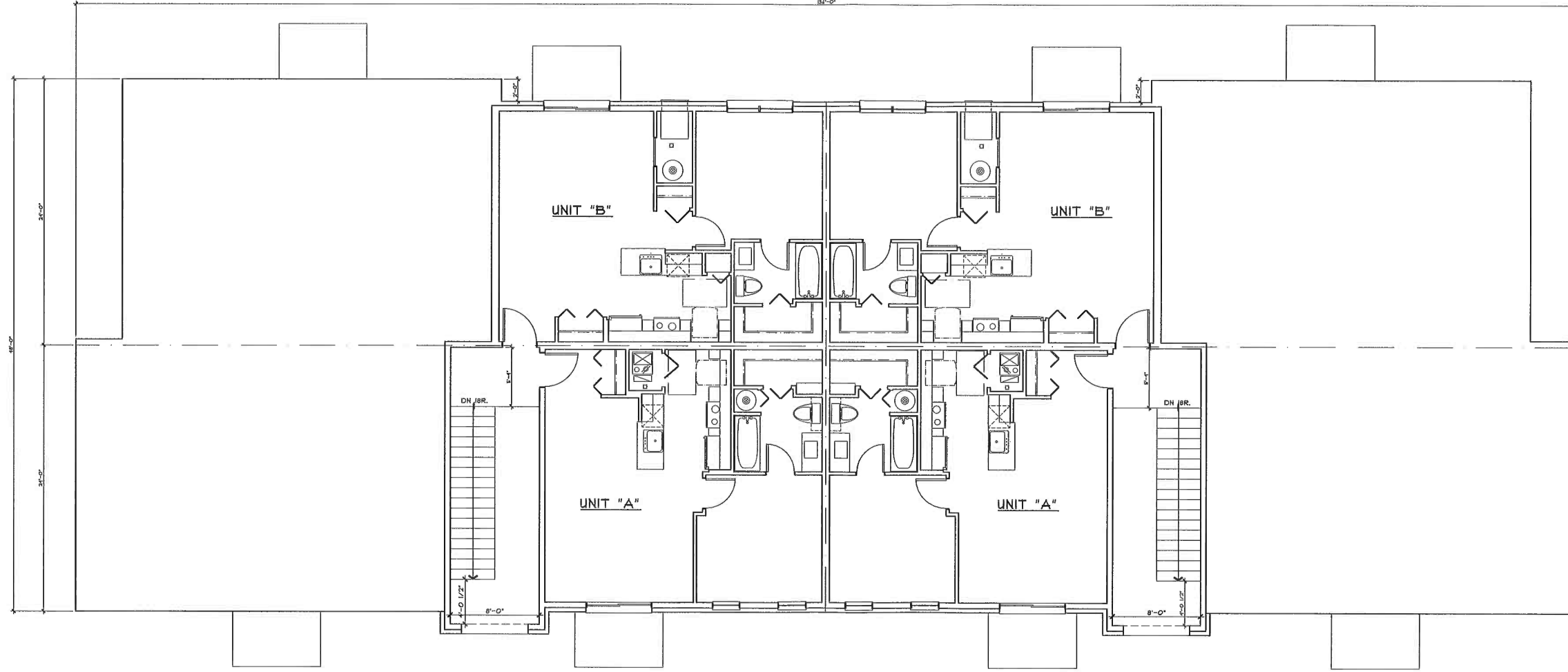
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CLIENT/PROJECT PROPOSED MULTI-FAMILY DEVELOPMENT CHALDEAN COMMUNITY FOUNDATION FARMINGTON HILLS, MICHIGAN		COPYRIGHT 2023 ALEXANDER V. BOGAEERTS + ASSOC.	
PRELIMINARY		BIDS PERMITS CONSTRUCTION	
REVISIONS RFD QUALIFICATION 05-18-2023		DRAWN BY AMM CAD FILENAME 2519_CCF CHECKED BY AVB JOB NUMBER DATE SHEET NUMBER	



BUILDING PLAN - SECOND FLOOR

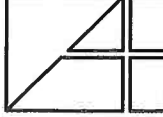
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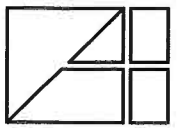
<p>Alexander V. Bogaerts + Associates, P.C. • Architecture • Planning • Interior Design</p> <p>2445 Franklin Road Bloomfield Hills, MI 48302 248 • 334 • 5000</p>	
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<p>COPYRIGHT 2023 ALEXANDER V. BOGAERTS + ASSOC.</p>	<p>SHEET TITLE: BUILDING PLAN PRELIMINARY</p>
<p>PRELIMINARY</p>	<p>REVISIONS RUP QUALIFICATION 05-18-2023</p>
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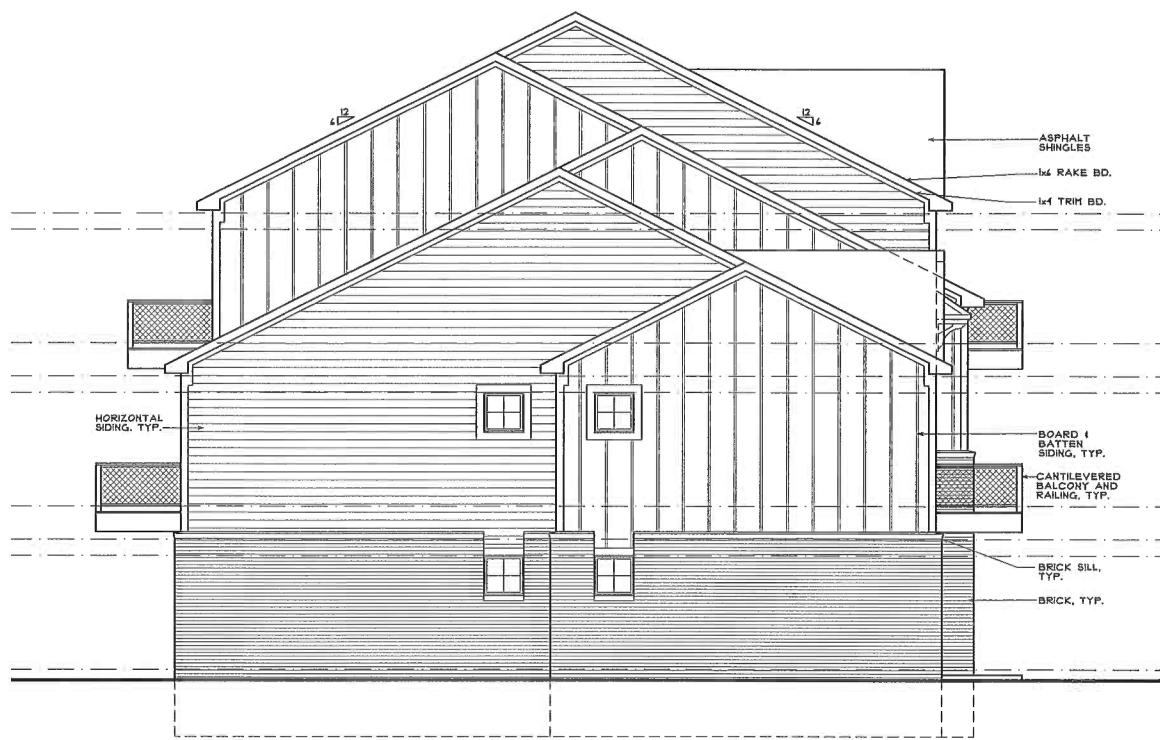
BUILDING PLAN - THIRD FLOOR

SCALE: 3/16" = 1'-0"

<p>Alexander V. Bogaerts + Associates, P.C. ▪ Architecture ▪ Planning ▪ Interior Design</p> <p>2445 Franklin Road Bloomfield Hills, MI 48302 248 • 334 • 5000</p>	<div style="text-align: right;">  </div> <p style="text-align: center;">SHEET TITLE BUILDING PLAN</p> <p style="text-align: center;">PRELIMINARY</p>
<p>CLIENT/PROJECT PROPOSED MULTI-FAMILY DEVELOPMENT CHALDEAN COMMUNITY FOUNDATION FARMINGTON HILLS, MICHIGAN</p>	<p>COPYRIGHT 2023 ALEXANDER V. BOGAERTS + ASSOC.</p>
<p>PRELIMINARY</p> <p>BIDS</p> <p>PERMITS</p> <p>CONSTRUCTION</p>	<p>REVISIONS PUB QUALIFICATION 05-15-2023</p>
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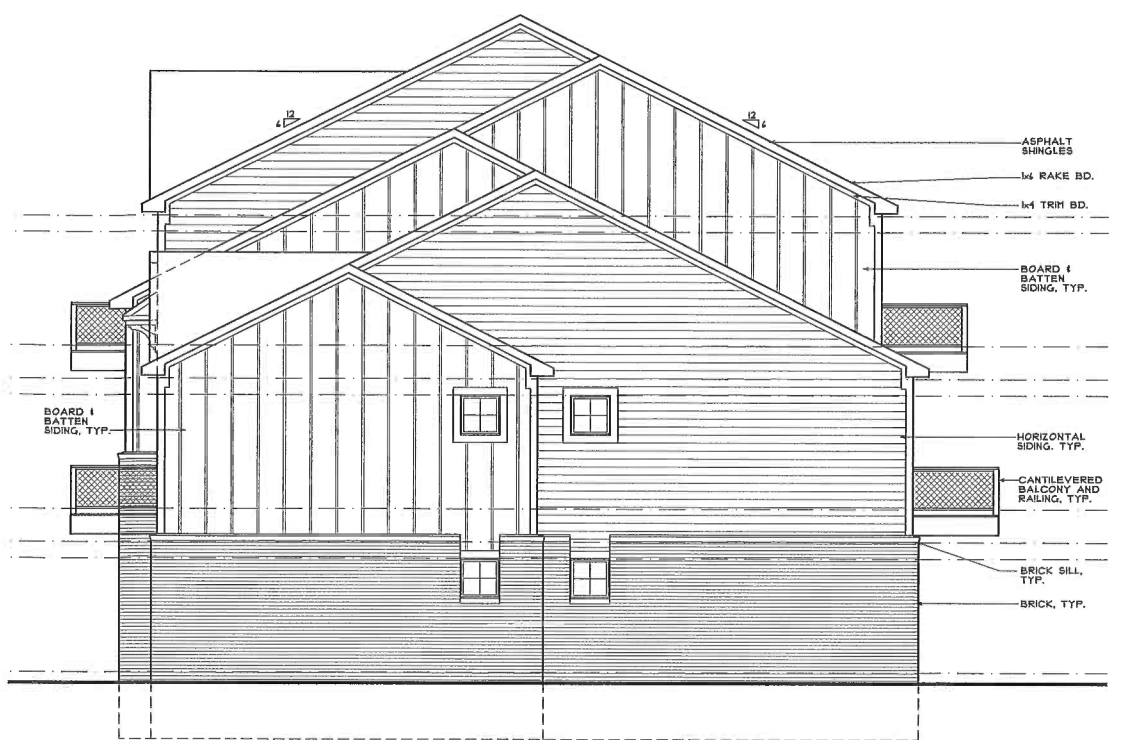


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 Bloomfield Hills, MI 48302
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LEFT SIDE ELEVATION
BUILDING #1, 2, 3, 4

SCALE: 3/16" = 1'-0"



RIGHT SIDE ELEVATION
BUILDING #1, 2, 3, 4

SCALE: 3/16" = 1'-0"



FRONT ELEVATION
BUILDING #1, 2, 3, 4, 5

SCALE: 3/16" = 1'-0"

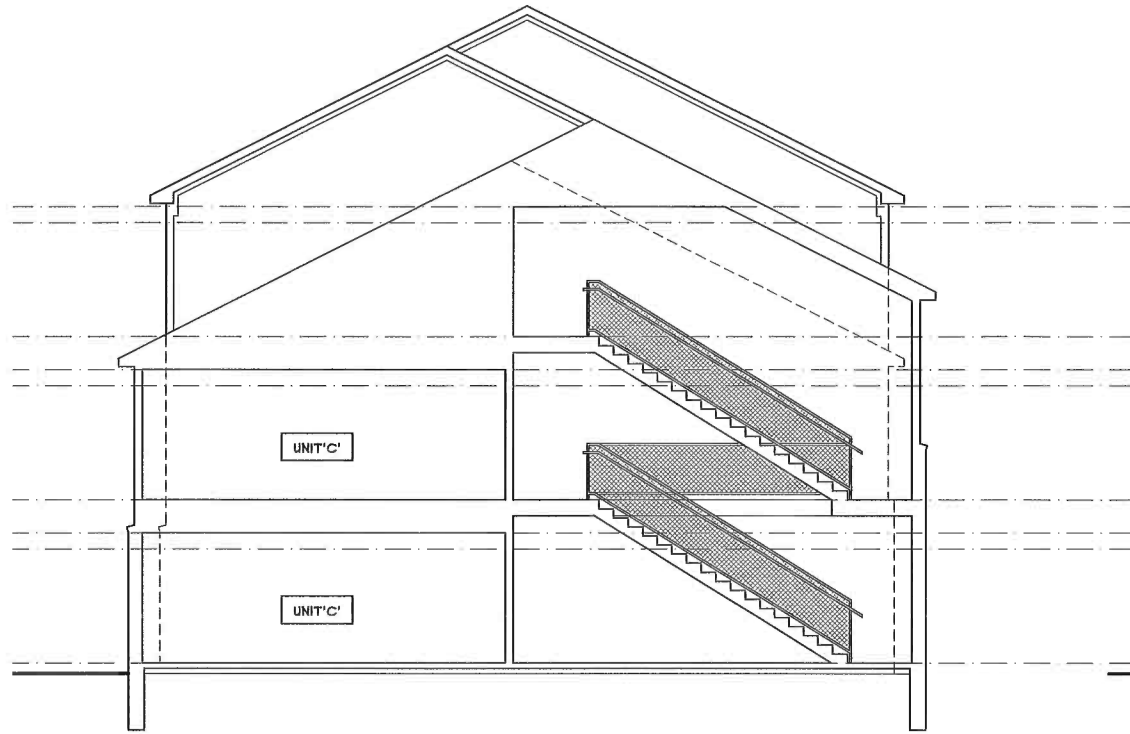
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CLIENT/PROJECT
 PROPOSED MULTI-FAMILY
 DEVELOPMENT
 CHALDEAN COMMUNITY FOUNDATION
 FARMINGTON HILLS, MICHIGAN

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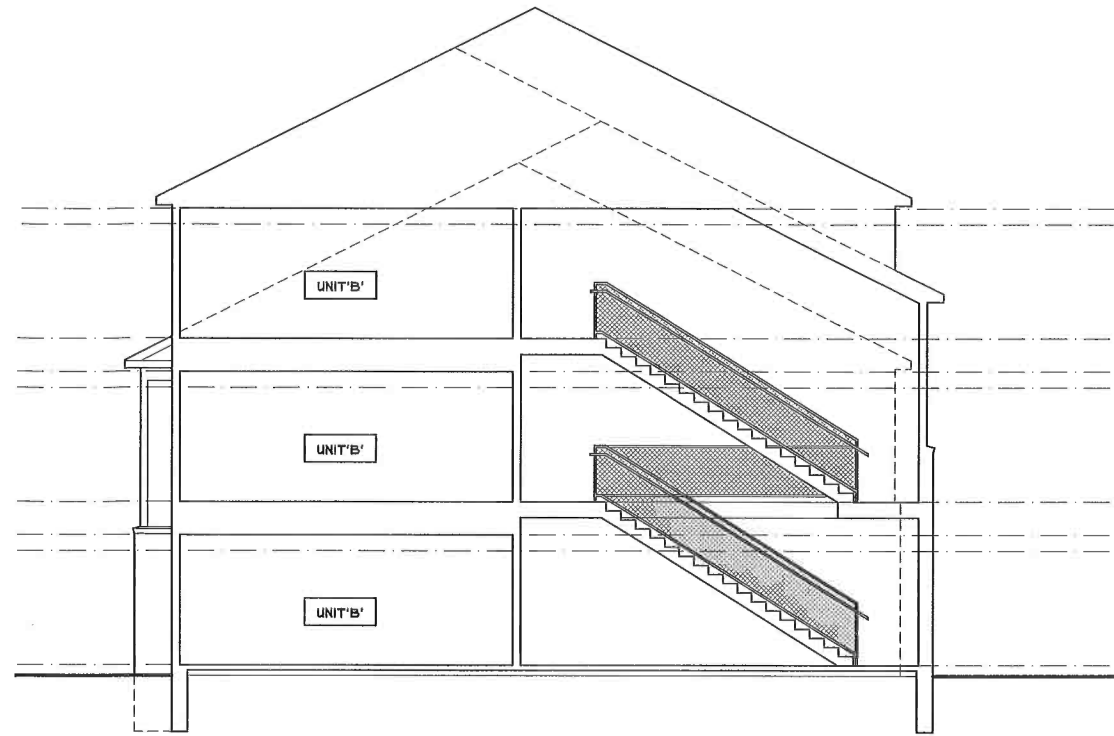
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DATE
SHEET NUMBER



BUILDING SECTION AT 2-STORY

SCALE: 1/4" = 1'-0"



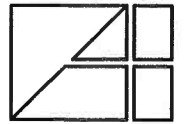
BUILDING SECTION at 3-STORY

SCALE: 1/4" = 1'-0"



**REAR ELEVATION
BUILDING #1, 2, 3, 4**

SCALE: 3/16" = 1'-0"



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Bloomfield Hills, MI 48302
248 • 334 • 5000

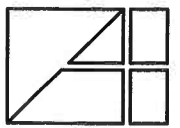
PROJECT TITLE
ELEVATION
PRELIMINARY

CUSTOMER PROJECT
PROPOSED MULTI-FAMILY
DEVELOPMENT
CHALDEAN COMMUNITY FOUNDATION
FARMINGTON HILLS, MICHIGAN

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PRELIMINARY
BIDS
PERMITS
CONSTRUCTION
REVISIONS
PUB QUALIFICATION
05-18-2023

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 248 • 334 • 5000

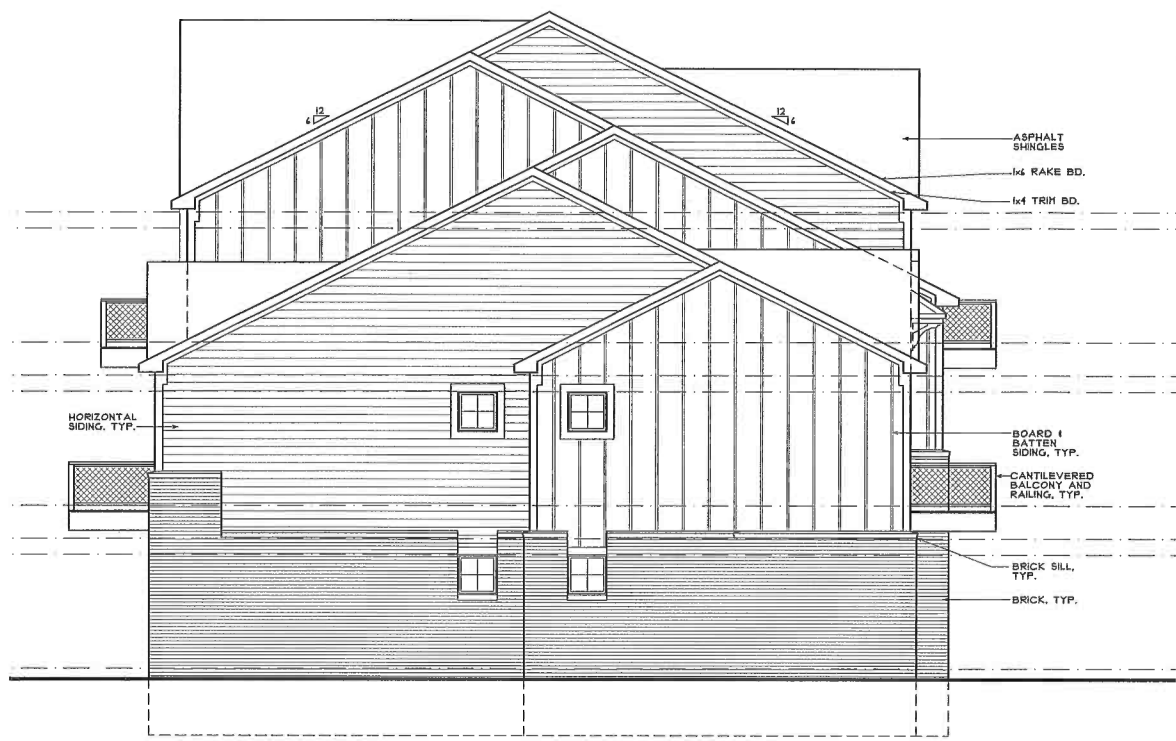
SHEET TITLE
 ELEVATION
 BUILDING #5
 PRELIMINARY

CLIENT/PROJECT
 PROPOSED MULTI-FAMILY
 DEVELOPMENT
 CHALDEAN COMMUNITY FOUNDATION
 FARMINGTON HILLS, MICHIGAN

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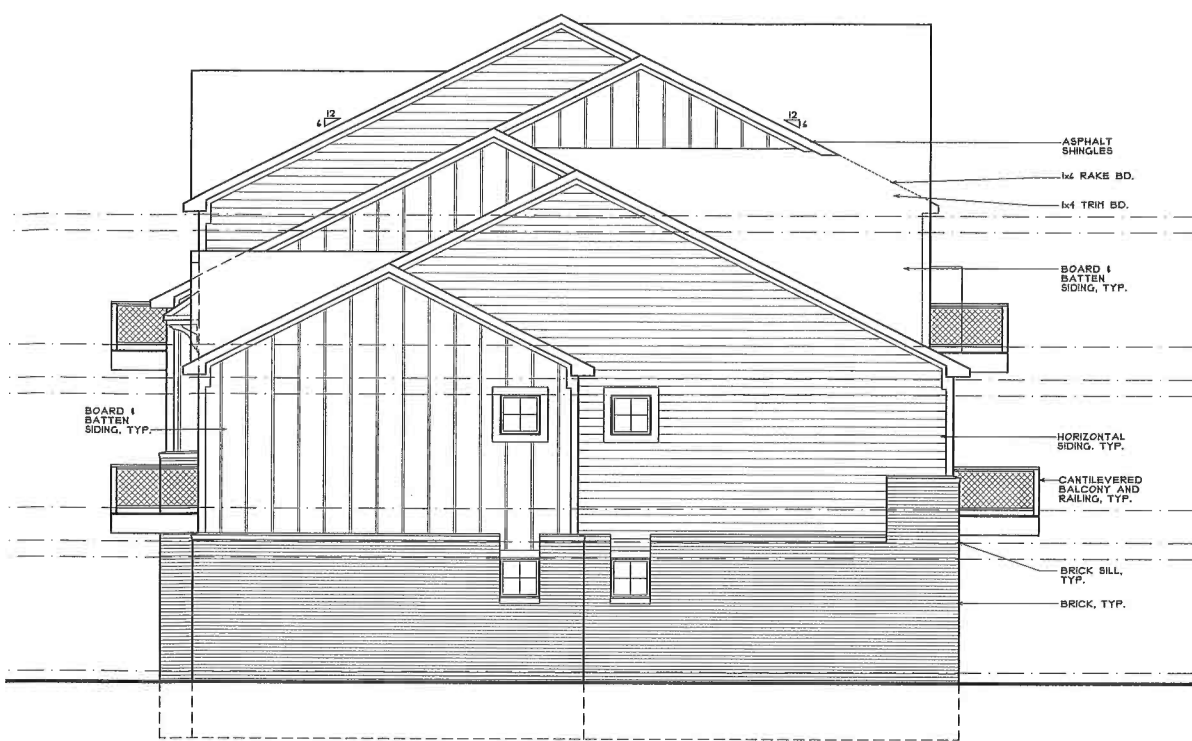
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SIDE
PERMITS
CONSTRUCTION
REVISIONS
PUB. QUALIFICATION 05-18-2023

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CHECKED BY AVB
JOB NUMBER
DATE
SHEET NUMBER 7



**LEFT SIDE ELEVATION
 BUILDING #5**

SCALE: 3/16" = 1'-0"



**RIGHT SIDE ELEVATION
 BUILDING #5**

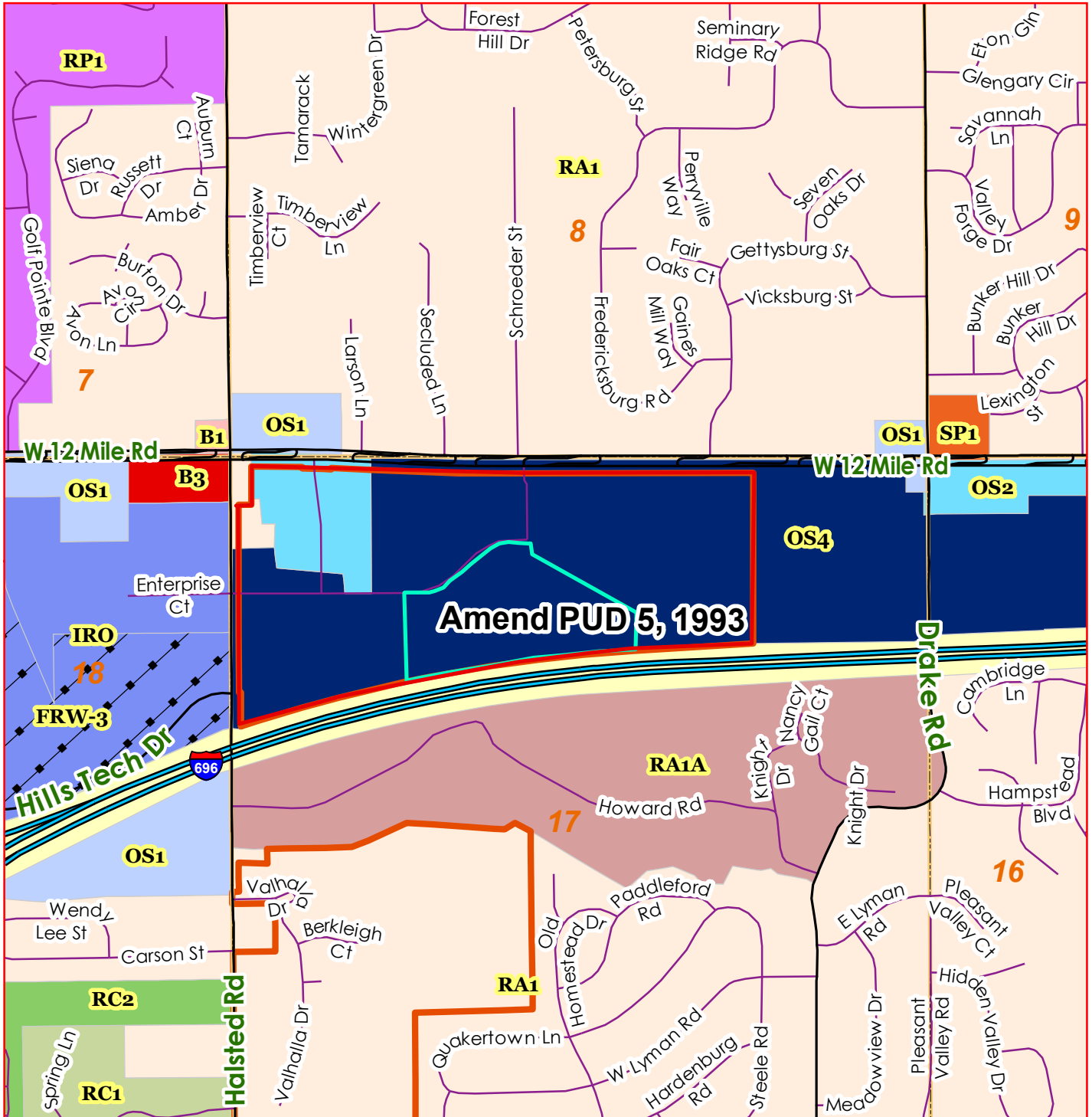
SCALE: 3/16" = 1'-0"



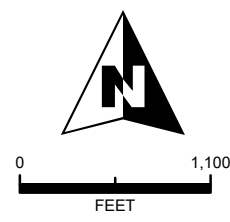
**REAR ELEVATION
 BUILDING #5**

SCALE: 3/16" = 1'-0"

Amend PUD 5, 1993 36455 & 36555 Corporated Dr. 17-127-001, Amend signage



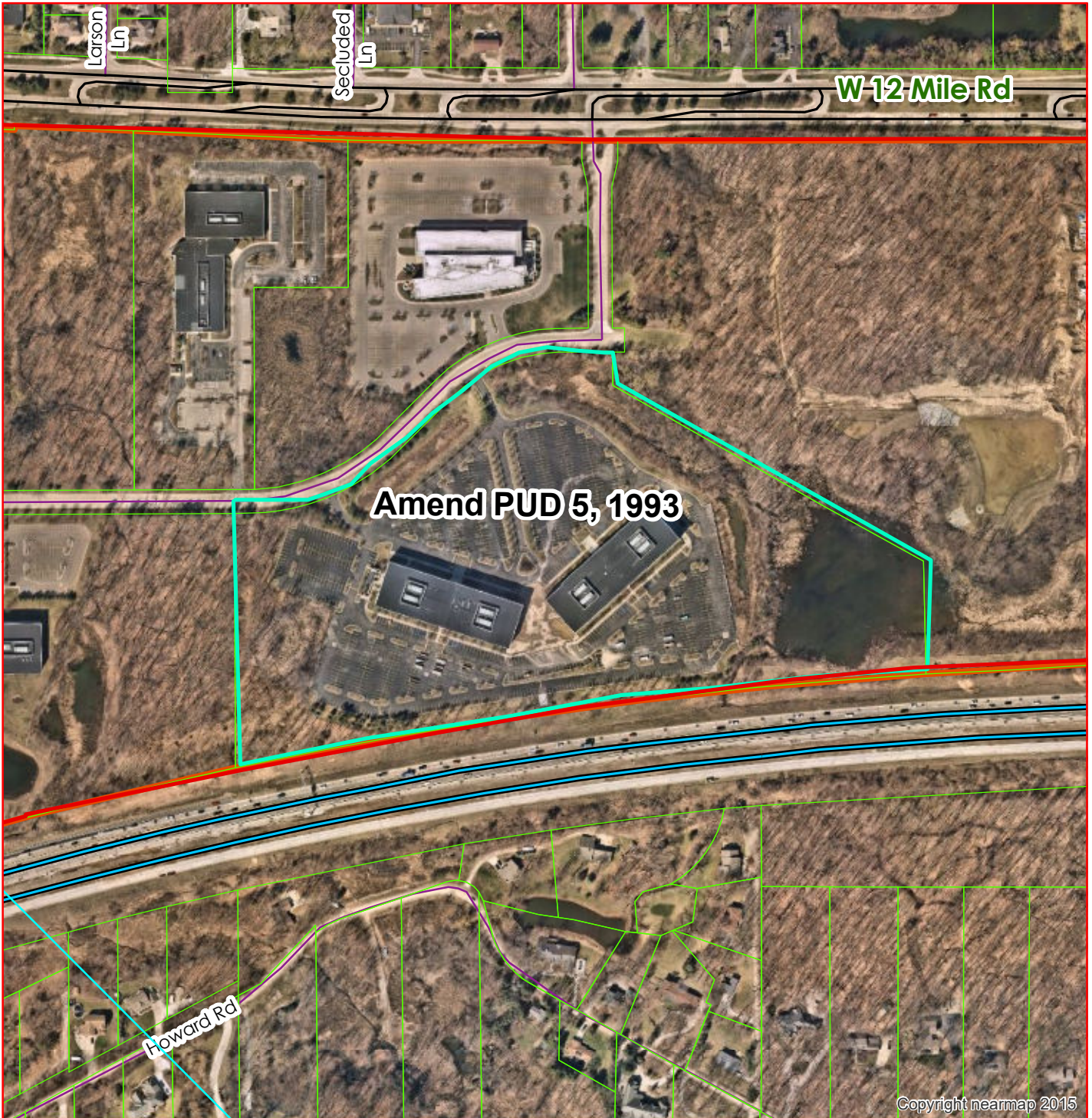
— Minor roads	OS-2 Planned Office Service District
■ Planned Unit Developments	OS-4 Office Research District
Zoning Districts	RA-1 One Family Residential District
Zoning Districts	RA-1A One Family Residential District
■ B-1 Local Business District	RC-1 Multiple Family Residential
■ B-3 General Business District	RC-2 Multiple Family Residential
□ FRW-3 Freeway Overlay District	RP-1 Planned Residential District
■ IRO Industrial Research Office District	SP-1 Special Purpose District
■ OS-1 Office Service District	



SOURCE: City of Farmington Hills, 2022
Oakland County GIS, 2022




DISCLAIMER: Although the information provided by this map is believed to be reliable, its accuracy is not warranted in any way. The City of Farmington Hills assumes no liability for any claims arising from the use of this map.

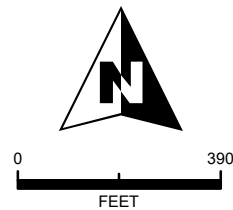
Amend PUD 5, 1993
36455 & 36555 Corporated Dr.
17-127-001, Amend signage



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Planning Division

-  Tax parcel
-  Minor roads
-  Planned Unit Developments



SOURCE: City of Farmington Hills, 2022
Oakland County GIS, 2022

DISCLAIMER: Although the information provided by this map is believed to be reliable, its accuracy is not warranted in any way. The City of Farmington Hills assumes no liability for any claims arising from the use of this map.

June 8, 2023

Farmington Hills Planning Commission
 31555 W 11 Mile Rd
 Farmington Hills, MI 48336

PUD Amendment

Case: PUD 5, 1993
 Site: 36455 & 36555 Corporate Drive
 Applicant: Farmington Hills Corporate Investors, LLC
 Plan Date: 5/10/2023
 Zoning: OS-4 w/ PUD

We have completed a review of the application for PUD amendment referenced above and a summary of our findings is below. Items in **bold** require specific action by the Applicant. Items in *italics* can be addressed administratively.



SUMMARY OF FINDINGS

Existing Conditions

1. **Zoning.** The site is zoned OS-4 and is part of PUD 5, 1993.
2. **Existing site.** The portion of the overall PUD being considered here is 26.06 acres and is undeveloped. A significant portion of the site is wetland; a portion of this would be impacted by the proposed development.
3. **Adjacent Properties.**

Direction	Zoning	Land Use
North (across 12 Mile)	OS-4 w/ PUD	Office
East	OS-4 w/ PUD	Office under development
South	I-696, RA-1A beyond	I-696, single family beyond
West	OS-4 w/ PUD	Office

4. **Site configuration and access.** The site is accessed from Corporate Drive.

PUD Amendment:

The applicant proposes to amend the PUD to permit new, more extensive signage for the new Comerica office on the subject site.

Per Section 34-3.20.5.G, “Proposed amendments or changes to an approved PUD plan shall be submitted to the planning commission. The planning commission shall determine whether the proposed modification is of such minor nature as not to violate the area and density requirements or to affect the overall character of the plan, and in such event may approve or deny the proposed amendment. If the planning commission determines the proposed amendment is material in nature, the amendment shall be reviewed by the planning commission and city council in accordance with the provisions and procedures of this section as they relate to final approval of the Planned Unit Development.”

As the planning commission considers whether the amendment constitutes a minor or major amendment to the PUD, it should consider that the proposed signage requires an amendment to the PUD agreement.

If the PC makes a determination that this is a major amendment to the PUD, a public hearing would need to be set on the PUD amendment.

Sign Plan and Existing, Approved PUD Language:

1. **Existing Sign Language in PUD Agreement.** The current agreement addresses signage in item 13 as follows:

“Five (5) freestanding signs shall be permitted; one (1) at each of four (4) vehicular entrances to the site (as shown on the Planned Unit Development plan) and one (1) oriented toward the I-696 freeway. Requirements of the OS-4 District as to area and height shall apply to these signs. Signs limited to providing directions or instructions for vehicular or pedestrian traffic shall be permitted as set forth in the Zoning Ordinance except that four (4) such signs may be placed within the campus and shall be

no larger than seventy (70) square feet in area and no higher than 10 feet. The four (4) signs shall be located at the four (4) intersections of the entrance roads with the interior private roads with the interior private roads of the site.”

2. Comerica Proposed Wall Signs.

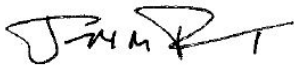
- A. Wall Signs. The applicant proposes four wall signs, one on the north side, and two on the south side. Per Section 5.5.3.B.i, a 100 square foot sign is permitted on each street-facing façade, or one on the north side, and one on the north side. Recall that the two buildings originally occupying this site have been joined into one building by an addition. Therefore, the sign allowance is one sign on the north side and one on the south side, where one on the north side and three on the south side are proposed. All four wall signs are 97.2 square feet; the maximum permitted size is therefore exceeded on the south side.
- B. Freestanding Signs. The applicant proposes three freestanding signs, one of which replaces an existing freestanding sign along Corporate Drive. The two signs on Corporate Drive are 6 feet tall and 9.1 square feet; this is compliant with the OS-4 maximums of 6 feet and 32 square feet, though only one sign is typically permitted. The second freestanding sign is proposed along I-696. This sign is 25.75 feet tall, with a sign area of 31.84 square feet. The height of the sign is noncompliant with OS-4 standards. Typically, one sign is permitted on each frontage.

The PUD agreement will need to be amended to permit the signage that is proposed above and beyond OS-4 district requirements. These are summarized as follows:

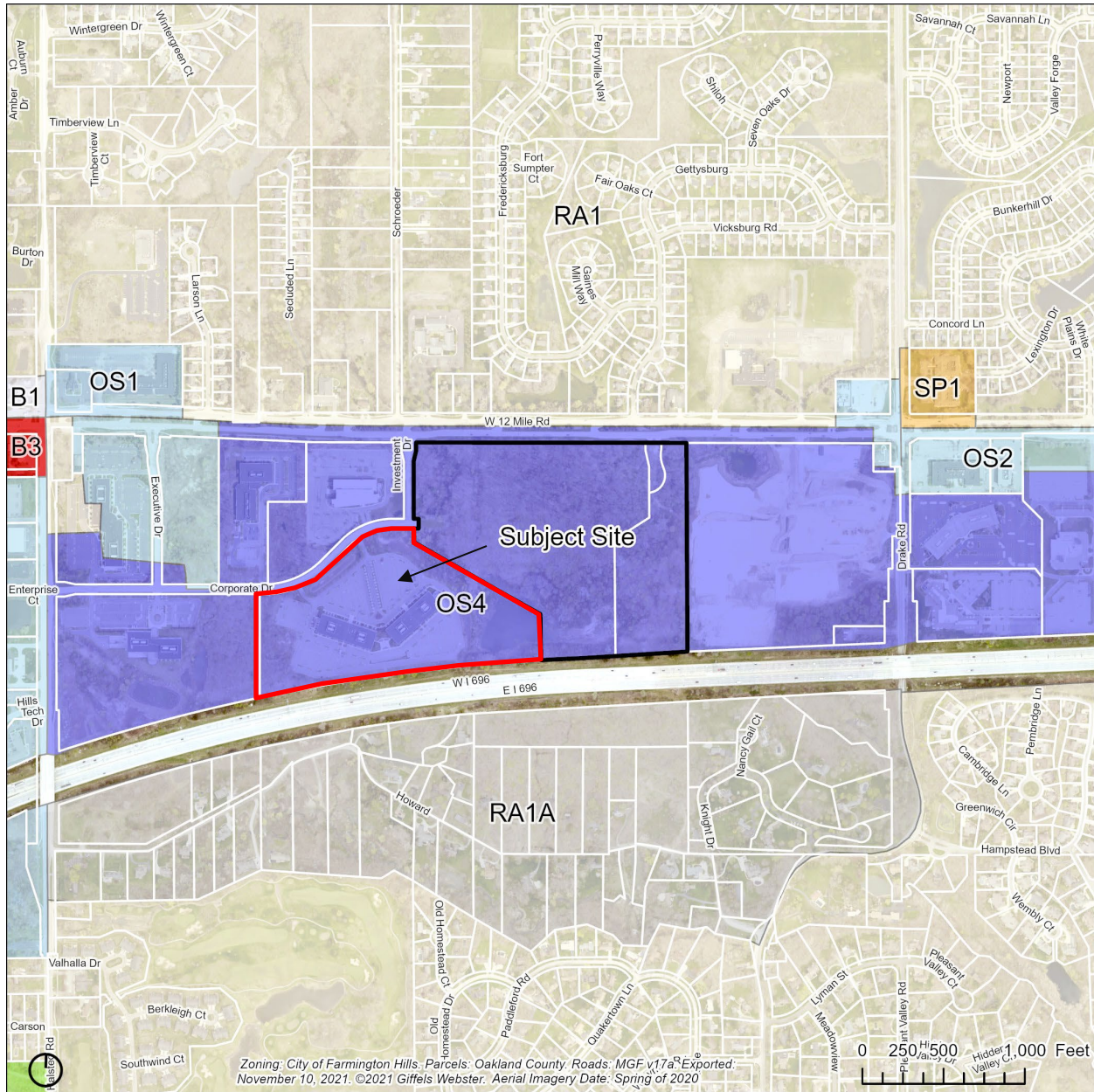
- 1. Three wall signs on the south façade where one is permitted.
- 2. 291 square feet of wall sign on the south façade where 100 square feet are permitted.
- 3. Two freestanding signs along Corporate Drive one is permitted.
- 4. A 25.75-foot height for the sign along I-696 where six feet is permitted.

We are available to answer questions.

Respectfully,
Giffels Webster



Joe Tangari, AICP
Principal Planner



Current zoning

FARMINGTON HILLS CORPORATE INVESTORS, LLC
39400 Woodward Avenue, Suite 250
Bloomfield Hills, MI 48304
(248) 644-7600

May 22, 2023

Via Hand Delivery

City of Farmington Hills
Erik Perdonik, Planning Division Supervisor
31555 W. Eleven Mile Road
Farmington Hills, Michigan 48336

Re: PUD 5, 1993
Second Amendment to PUD – Signage

Dear Erik:

This letter is intended to supplement the application to amend the above-mentioned PUD as it relates to signage. Set forth below is an outline of applicant's request.

Introduction

Applicant is seeking to install signs on one parcel in the PUD. The parcel is owned by Farmington Hills V Corporate Investors ("FHVCI"), and all buildings on the site will be leased in their entirety to Comerica. At this time, Comerica is seeking 4 wall signs and 3 freestanding signs.

By way of background, currently, there are 6 freestanding signs permitted by the PUD Agreement designated for the campus. Throughout the development of the entire PUD, the individual parcels have received separate City approvals to install the respective signs shown on the plan (See Attachment A, page 2). As the PUD addresses only the six (6) freestanding signs, this application seeks to incorporate those prior approvals of all of the freestanding signs in the development and the approval of the new signs being requested.

Comerica's Request

As stated above, Comerica is seeking the following: 4 wall signs and 3 freestanding signs.

A. Wall Signs

(See Attachment A, page 3 – 4 Teal Circles)

The ordinance allows two (2) wall signs of 100 square feet per building. Farmington Hills Zoning Ordinance 34-5.5.3.B.1. As you know, currently there are two buildings on the site. Therefore, as it sits, the site would be permitted to have two (2) wall signs installed on each building for a total of four (4) signs. However, now, a structure is being built to connect the two buildings (the "Connector"). The proposal calls for two wall signs, one per building, and two on the Connector (north and south sides) for a total of four (4) signs. (See Attachment A, pages 3-7)

B. 3 Freestanding signs including 2 entrance signs and 1 freeway sign.

Applicant seeks 3 freestanding signs as defined by the ordinance: 2 at each entrance to the buildings and one oriented toward the freeway. The measurements are set forth as follows:

3 Freestanding Signs	Height of Proposed Sign	Measurements of each Proposed Sign	Sq Footage of each Proposed Sign	Total
2 Entrance Signs	6'	20.5"x63.41"	9.1 sq ft	18.2 sq ft
1 Freeway Sign	25'9"	119"x38.5"	31.8 sq ft	31.8 sq ft

Freestanding Signs - Entrance Signs

(See Attachment A, page 3 - Black star #11 and orange circle #14)

The freestanding signs are of the style shown on EUKO documents entitled Complex Interior Entry Signs in the application. (See Attachment B, page 3) The height of each sign is six (6') feet, and the total square footage of the sign is 9.1 square feet per sign for a total of 18.2 square feet for the two (2) signs. One freestanding sign will be replaced (#11), and one freestanding sign will be added (#14).

Freestanding Sign - Freeway Sign

(See Attachment A, page 3 - Orange circle #15)

The third sign is a freestanding sign shown on the documents. (See Attachment A, pages 3, 9 and 10) The total height of the sign is 25'9". The height of the text and logo is nine feet eleven inches (9'11"), and the square footage is 31.8 square feet.

PUD Amendment Language

Accordingly, the PUD Agreement would be amended to replace the current language relating to signs in paragraph 13 of the Agreement with the following language:

Eighteen (18) freestanding accessory signs shall be permitted: one (1) at each of four (4) vehicular entrances to the site, two (2) oriented toward the I-696 Freeway no larger than thirty-two (32) square feet in area and no higher than 25'9" and one (1) along 12 Mile just east of Investment Drive as shown on the Amended Property site plan, the 2022 Plan Amendment and the 2023 Plan Amendment. (See Attachment A) The requirements of the B-2 zoning district on February 28, 2022, as to area and height shall apply to the signs located on the Amended Property and the requirements of the OS-4 District as to area and height shall apply to the signs located on the remaining Property unless otherwise set forth in the attached Exhibit.

Signs limited to providing directions or instructions for vehicular or pedestrian traffic shall be permitted as set forth in the Zoning Ordinance except that four (4) such signs may be placed

within the campus and shall be no larger than seventy (70) square feet in the area and no higher than ten (10) feet. These four (4) signs shall be located at the four (4) intersections of the entrance roads with the interior private roads of the site.

On parcel number 23-17-127-001, up to four (4) wall signs shall be permitted on the facade of the building(s) as shown, which shall not exceed six hundred (600) square feet in area cumulatively as shown on the attached plan. Three freestanding signs are permitted on the parcel as follows: one freestanding sign may be oriented towards the I-696 Freeway that is 25'9" in height and 31.85 square feet in area; and two freestanding signs may be erected at the entrances to the parcel along Corporate Drive that are six (6') feet in height and 9.1 square feet each.

On the office portion of parcel number 23-17-201-014, three (3) freestanding signs may be erected pursuant to the City's ordinances, including special exceptions and/or variances as determined by the City, and one freestanding sign may be oriented towards the I-696 Freeway that is 25'9" in height and 31.85 square feet in area.

On all other parcels, applicants shall be allowed to erect signage or additional signage in accordance with the City's ordinances, including special exceptions and/or variances as determined by the City.

As always, please do not hesitate to contact me with any questions or concerns.

Very truly yours,



Anthony G. Antone, Esq.
Vice President

AGA

cc: Charmaine Kettler, Director, Planning & Development Farmington Hills

Farmington Hills

Corporate Campus

SIGNAGE

ATTACHMENT "A"

Amend PUD 5, 1993

RECEIVED

SIGNS

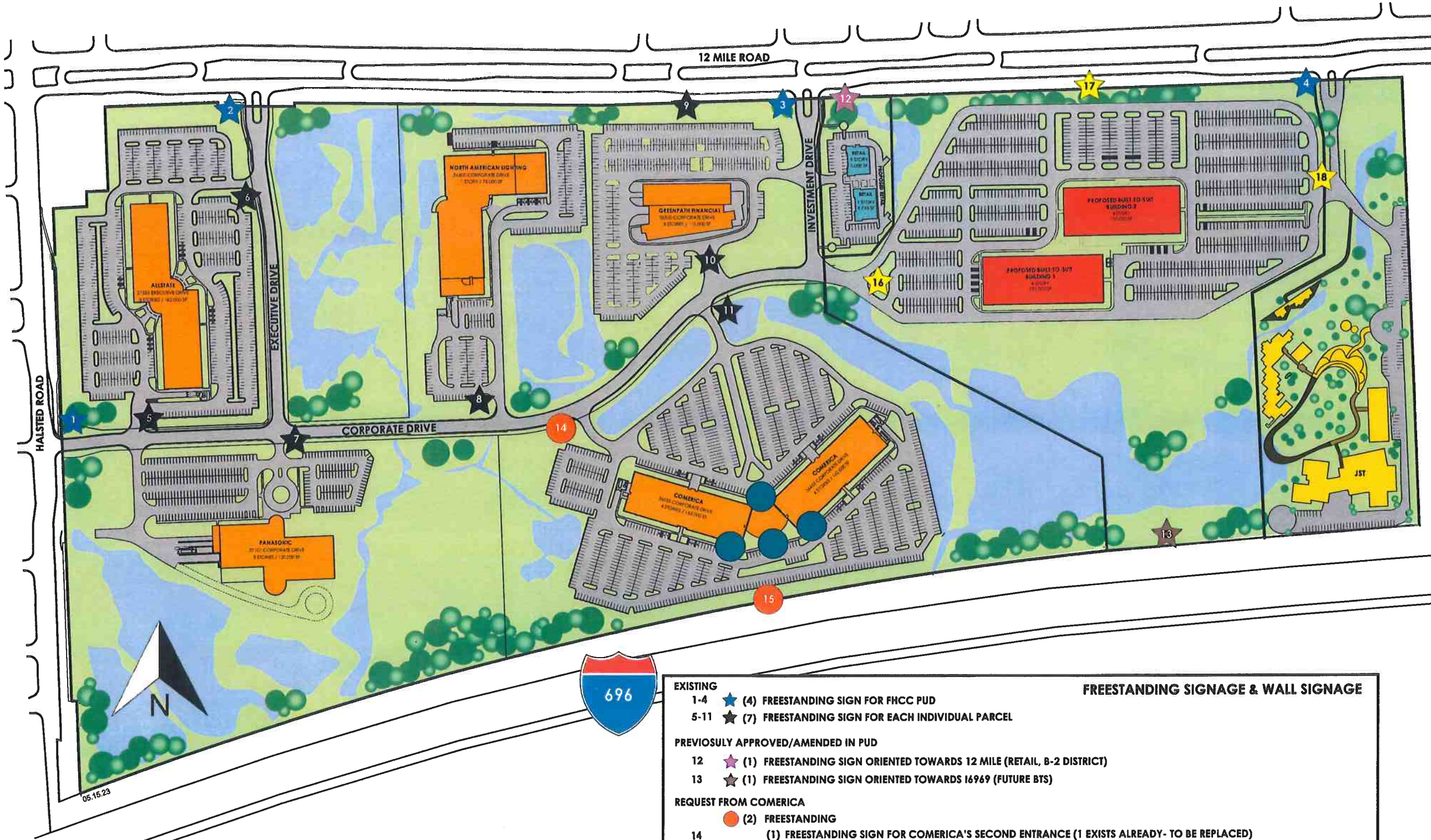
MAY 18 2023

CITY OF FARMINGTON HILLS
PLANNING DEPT.

KOJAIAN 

Comerica 

SITE PLAN



BUILDINGS

- BUILDINGS ALREADY CONSTRUCTED
- JST, UNDER CONSTRUCTION
- PROPOSED RETAIL
- APPROVED FUTURE OFFICE BUILDINGS

EXISTING

- 1-4 ★ (4) FREESTANDING SIGN FOR FHCC PUD
- 5-11 ★ (7) FREESTANDING SIGN FOR EACH INDIVIDUAL PARCEL

PREVIOUSLY APPROVED/AMENDED IN PUD

- 12 ★ (1) FREESTANDING SIGN ORIENTED TOWARDS 12 MILE (RETAIL, B-2 DISTRICT)
- 13 ★ (1) FREESTANDING SIGN ORIENTED TOWARDS 16969 (FUTURE BTS)

REQUEST FROM COMERICA

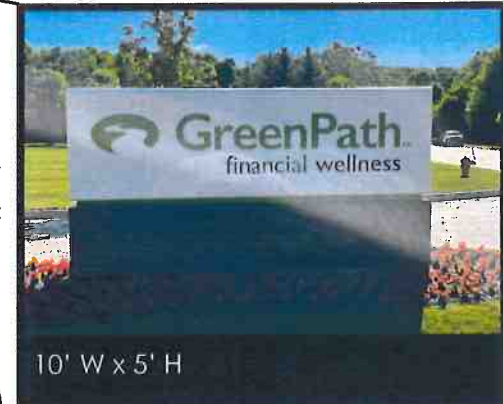
- 14 ● (2) FREESTANDING
- 15 ● (1) FREESTANDING SIGN (ORIENTED TOWARDS I-696) FOR COMERICA
- 15 ● (4) WALL SIGN FOR COMERICA

REQUEST FOR FHOC III (FUTURE BTS)

- 16-18 ★ (3) FREESTANDING SIGN FOR FHOC III

FREESTANDING SIGNAGE & WALL SIGNAGE

EXISTING & PREVIOUSLY APPROVED IN PUD



- FREESTANDING SIGNAGE & WALL SIGNAGE**
- EXISTING**
- 1-4 ★ (4) FREESTANDING SIGN FOR FHCC PUD
 - 5-11 ★ (7) FREESTANDING SIGN FOR EACH INDIVIDUAL PARCEL
 - 12 ★ (1) FREESTANDING SIGN ORIENTED TOWARDS 12 MILE (RETAIL, B-2 DISTRICT)
 - 13 ★ FREESTANDING SIGN ORIENTED TOWARDS 16969 (FUTURE BTS)

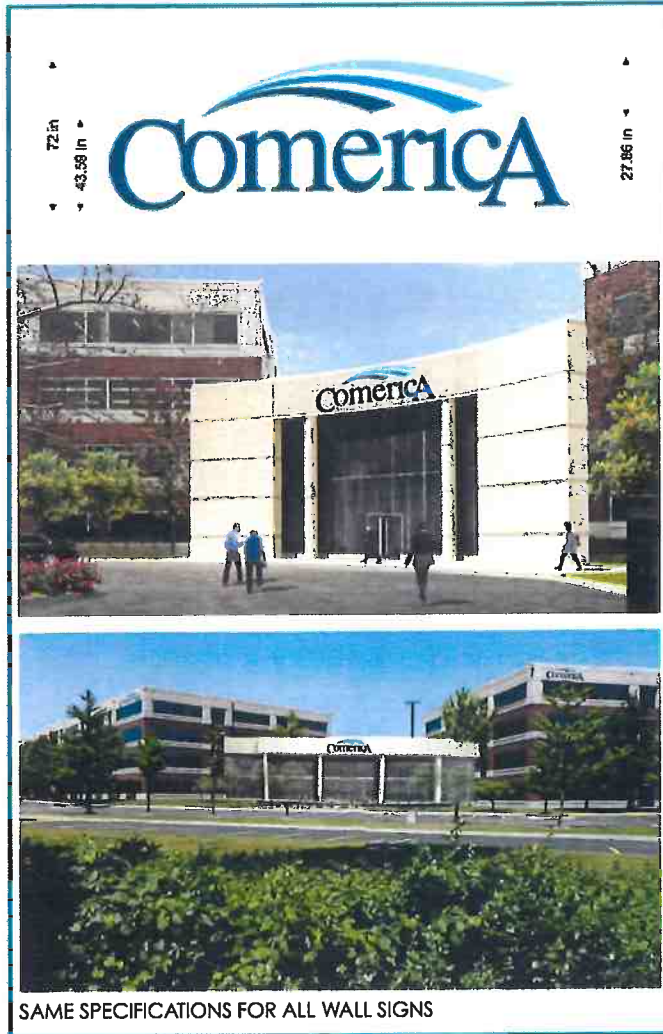
- BUILDINGS**
- BUILDINGS ALREADY CONSTRUCTED
 - BJT, UNDER CONSTRUCTION
 - PROPOSED RETAIL
 - APPROVED FUTURE OFFICE BUILDINGS



NOTE: COMERICA IS PROPOSING TO REPLACE THIS EXISTING SIGN

REQUESTED | COMERICA & FHOC III (FUTURE BTS)

NOTE: SIGN SPECIFICATIONS FOR COMERICA ARE INCLUDED ON THE FOLLOWING PAGES



FUTURE FREESTANDING SIGN DESIGN: TBD

BUILDINGS

- BUILDINGS ALREADY CONSTRUCTED
- JST, UNDER CONSTRUCTION
- PROPOSED RETAIL
- APPROVED FUTURE OFFICE BUILDINGS

FREESTANDING SIGNAGE & WALL SIGNAGE

EXISTING

- 1-4 ★ (4) FREESTANDING SIGN FOR FHCC PUD
- 5-11 ★ (7) FREESTANDING SIGN FOR EACH INDIVIDUAL PARCEL

PREVIOUSLY APPROVED/AMENDED IN PUD

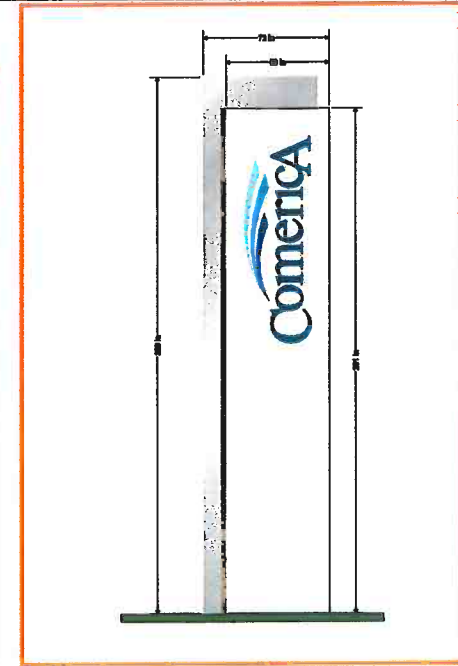
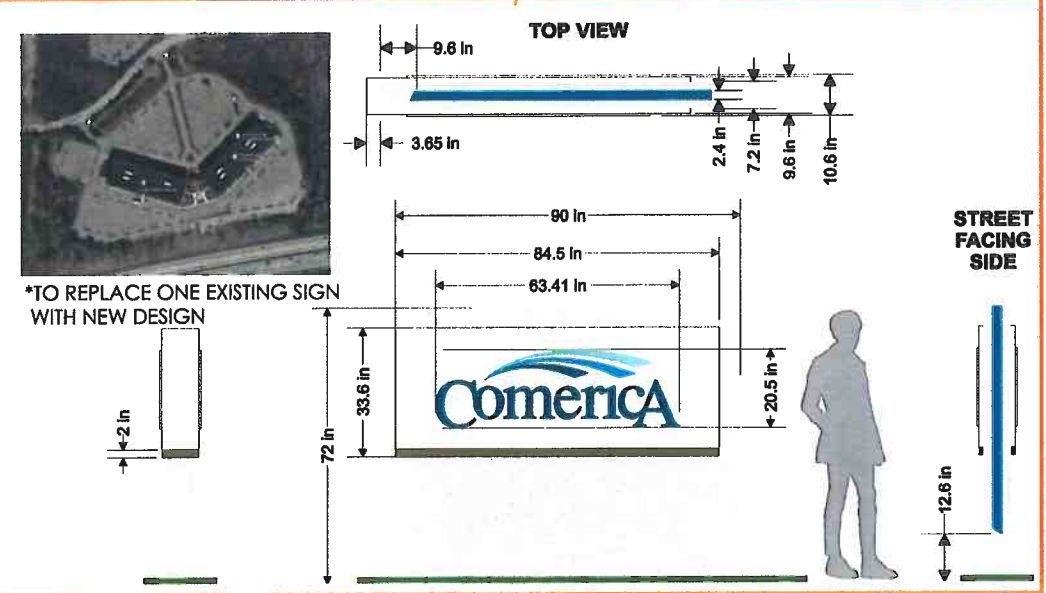
- 12 ☆ (1) FREESTANDING SIGN ORIENTED TOWARDS 12 MILE (RETAIL, B-2 DISTRICT)
- 13 ★ (1) FREESTANDING SIGN ORIENTED TOWARDS I-696 (FUTURE BTS)

REQUEST FROM COMERICA

- 14 ● (2) FREESTANDING
- 15 ● (1) FREESTANDING SIGN FOR COMERICA'S SECOND ENTRANCE (1 EXISTS ALREADY- TO BE REPLACED)
- 16 ● (1) FREESTANDING SIGN (ORIENTED TOWARDS I-696) FOR COMERICA
- 17 ● (4) WALL SIGN FOR COMERICA

REQUEST FOR FHOC III (FUTURE BTS)

- 18-20 ☆ (3) FREESTANDING SIGN FOR FHOC III

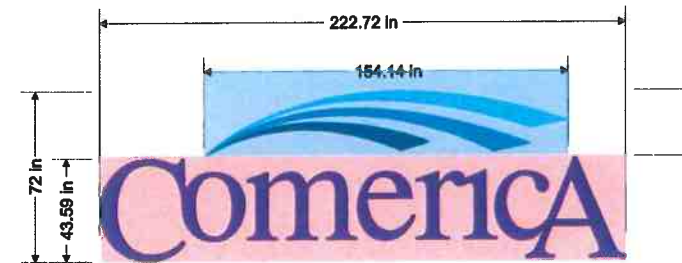


SIGNAGE SPECIFICATIONS FOR COMERICA BY EUKO DESIGN/SIGNS

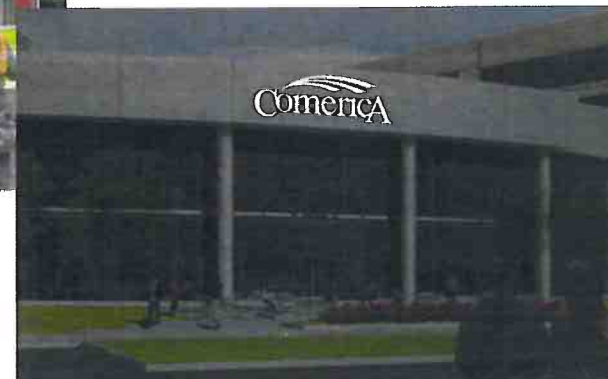
Reference on Site Plan :



WALL SIGN - SOUTH SIDE - 112 SQ FT SIZE






$43.59 \times 222.72/144 = 67.4$
 $27.86 \times 154.14/144 = 29.82$
 Total SF = 97.2



SIMULATED NIGHT VIEW

- FACES :** .177" milk white acrylic faces with 3M 3635 dual color applied film printed and laminated to match pantone numbers stated below.
- TRIMCAP :** 1" White Jewelite.
- RETURNS :** 3" aluminum, .063" thick, painted to match faces.
- BACKS :** .080 aluminum, welded to returns, exterior painted to match returns
- ILLUMINATION :** LED modules, 7500k white. Remote power supplies.
- LETTER INTERIORS:** Painted high-reflective white.
- MOUNTING :** Bolted with pass-thru low voltage illumination wire and remote mounted power supplies.
- SQUARE FOOTAGE:** $(72 \times 222.72) / 144 = 111.36$ sq ft

**Due to curve of building fascia, this drawing will need to be reviewed and sealed by an engineer. This will most likely need an intricately designed framework system that will compliment the aesthetics of the building. By doing this, it will allow the plane of the letters to be flat*

-  Comerica Light Blue - PMS 304C
-  Comerica Medium Blue - PMS 2143C
-  Comerica Blue - PMS 294C



DESIGN • FABRICATION • INSTALLATION • MAINTENANCE

248.478.1330 www.EukoSigns.com

CLIENT: Comerica Bank

ADDRESS: 36455 & 36555 Corporate Drive
Farmington Hills, MI 48331

DATE: 5.10.2023

NOTES

Drawings are conceptual only. Final design, sizes and details to be determined based on updated corporate style guide, city regulations and finalized approvals.



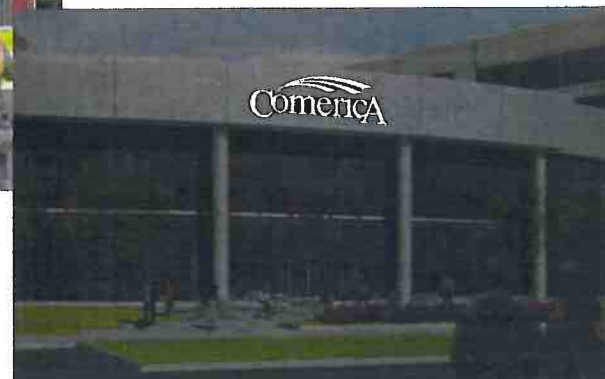
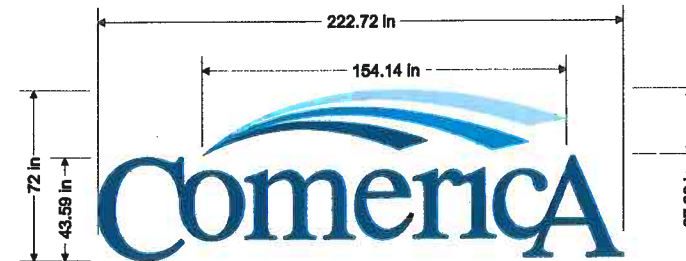
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SIGNAGE SPECIFICATIONS FOR COMERICA BY EUKO DESIGN/SIGNS

Reference on Site Plan :



WALL SIGN - SOUTH SIDE - 112 SQ FT SIZE



SIMULATED NIGHT VIEW

- FACES :** .177" milk white acrylic faces with 3M 3635 dual color applied film printed and laminated to match pantone numbers stated below.
- TRIMCAP :** 1" White Jewelite.
- RETURNS :** 3" aluminum, .063" thick, painted to match faces.
- BACKS :** .080 aluminum, welded to returns, exterior painted to match returns
- ILLUMINATION :** LED modules, 7500k white. Remote power supplies.
- LETTER INTERIORS:** Painted high-reflective white.
- MOUNTING :** Bolted with pass-thru low voltage illumination wire and remote mounted power supplies.
- SQUARE FOOTAGE:** (72 x 222.72) / 144 = 111.36 sq ft

**Due to curve of building fascia, this drawing will need to be reviewed and sealed by an engineer. This will most likely need an intricately designed framework system that will compliment the aesthetics of the building. By doing this, it will allow the plane of the letters to be flat*

	Comerica Light Blue - PMS 304C
	Comerica Medium Blue - PMS 2143C
	Comerica Blue - PMS 294C



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SIGNAGE SPECIFICATIONS FOR COMERICA BY EUKO DESIGN/SIGNS

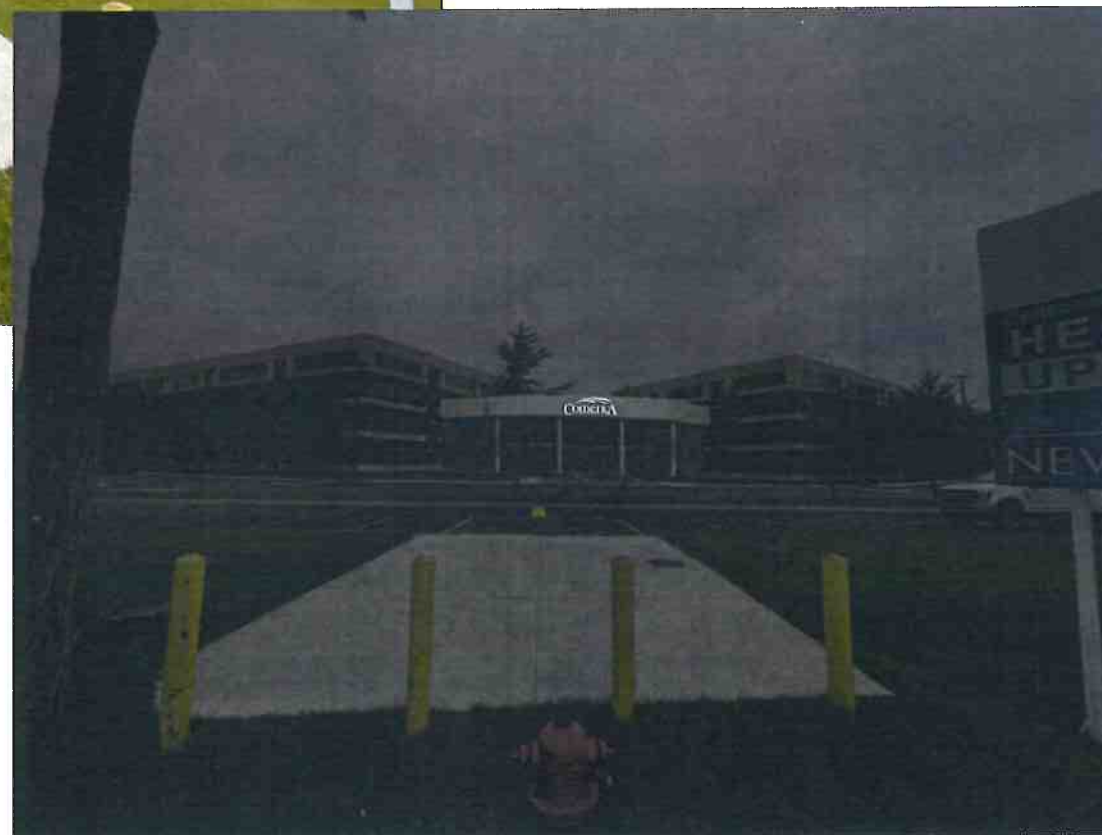
Reference on Site Plan :



WALL SIGN - SOUTH SIDE CONNECTOR - 112 SQ FT SIZE



SIMULATED NIGHT VIEW



EUKO DESIGN/SIGNS

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CLIENT: Comerica Bank

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SIGNAGE SPECIFICATIONS FOR COMERICA BY EUKO DESIGN/SIGNS

Reference on Site Plan :



WALL SIGNS - SOUTHERN FREEWAY EXPOSURE - 112 SQ FT SIZE (EACH)



Preferred - Three wall signs on Southern building sides. This option would maximize visibility for all freeway traffic
All three signs are of the same specifications.
Upper signs would be individually mounted letters with remote power supplies.



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CLIENT: Comerica Bank
ADDRESS: 36455 & 36555 Corporate Drive
Farmington Hills, MI 48331
DATE: 5.10.2023

NOTES

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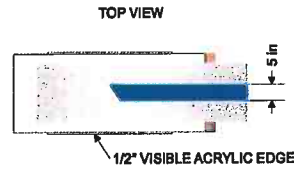
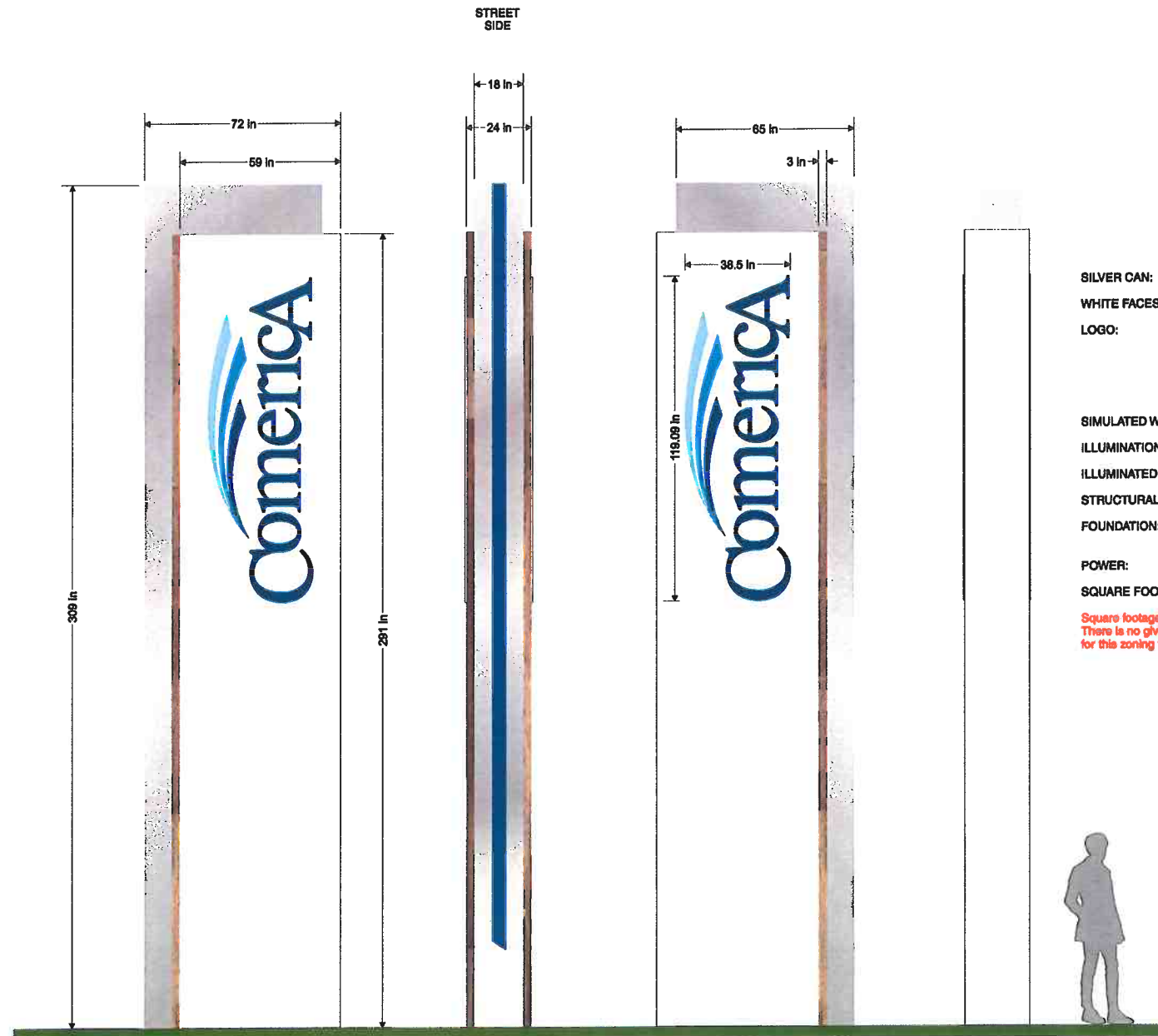
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SIGNAGE SPECIFICATIONS FOR COMERICA BY EUKO DESIGN/SIGNS

Reference on Site Plan :

15

FREESTANDING SIGN - HIGHWAY EXPOSURE - 25 ft 9 in HEIGHT



- SILVER CAN: .125" Aluminum - Painted Matthews Brushed Aluminum
- WHITE FACES: .125" Aluminum - Painted Matthews White with Routed Logo
- LOGO: Push Through .75 In Clear Acrylic with Second Surface Diffuser and First Surface Custom Color Printed Translucent White Cast Vinyl with Sub-Surface Second Layer Custom Color Printed Cast Clear Vinyl for Proper Pantone Color Illumination. (Optional dual color film to replace solid color vinyl for all white night time illumination)
- SIMULATED WOOD TRIM: 2 In Aluminum Extrusion with First Surface Applied DI-Noc FW-233EX
- ILLUMINATION: LED Modules, 7500k with Power Supplies Located within Sign Base.
- ILLUMINATED ACCENT: TBD
- STRUCTURAL: Engineered steel structure to meet proper load requirements.
- FOUNDATION: As necessary to comply with city regulations and engineering specifications. Sign to be mounted to inner steel structure.
- POWER: Connect to customer supplied electrical connection.
- SQUARE FOOTAGE: (38.5in x 119.09in) / 144 = 31.85 sq ft

Square footage to only include logo area of sign as per City of Farmington Hills. There is no given criteria for this type of highway signage in the PUD agreement or the city code for this zoning type.

	White		Comerica Light Blue - PMS 304
	Silver - Matthews Brushed Aluminum		Comerica Medium Blue - PMS 2143
	DI-Noc FW-233EX		Comerica Blue - PMS 284C



DESIGN • FABRICATION • INSTALLATION • MAINTENANCE

248.478.1330 www.EukoSigns.com

CLIENT: Comerica Bank
 ADDRESS: 36455 & 36555 Corporate Drive
 Farmington Hills, MI 48331
 DATE: 5.10.2023

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SIGNAGE SPECIFICATIONS FOR COMERICA BY EUKO DESIGN/SIGNS

Reference on Site Plan :

15

FREESTANDING SIGN - HIGHWAY EXPOSURE - ENVIRONMENTAL ELEVATION



EUKO DESIGN/SIGNS

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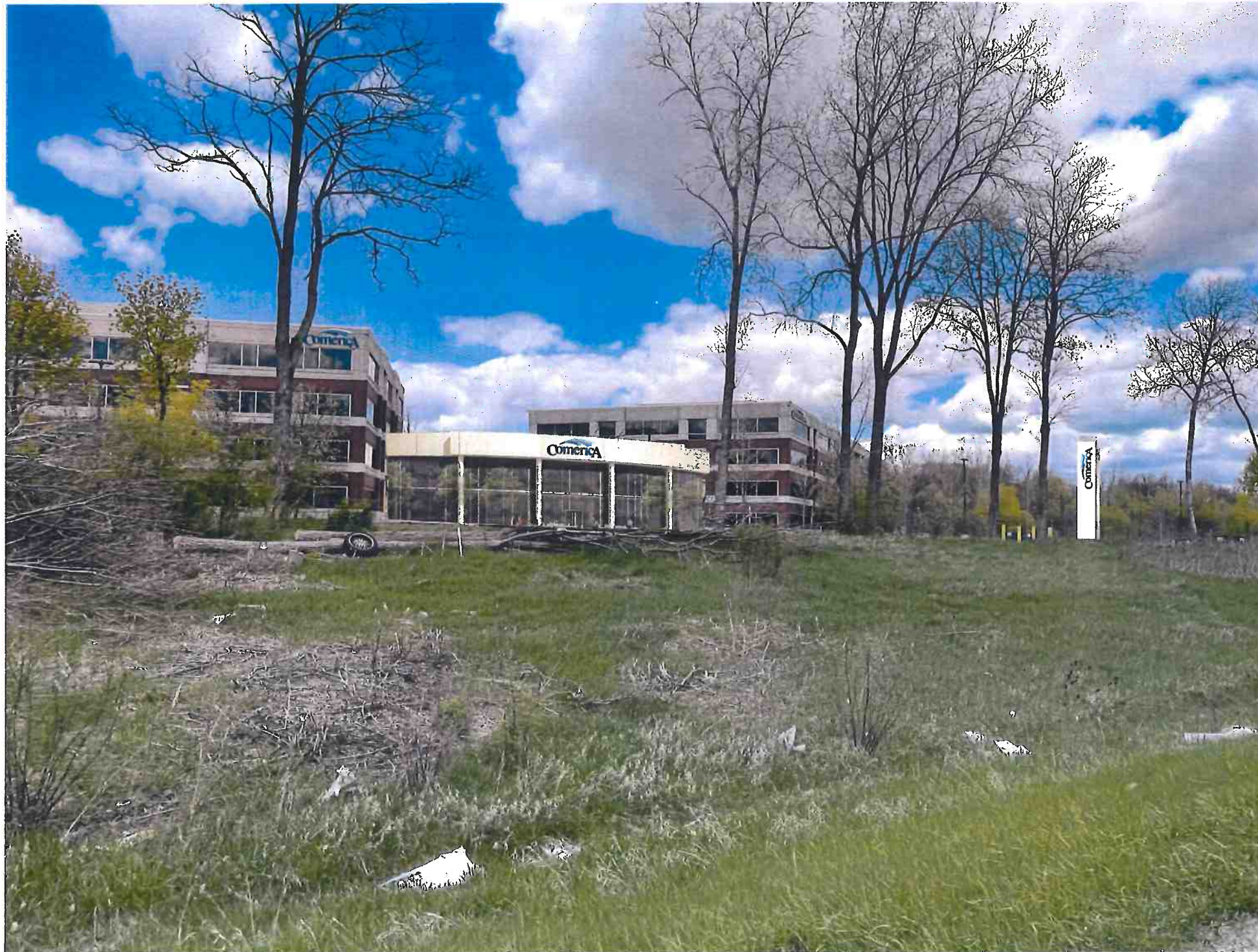
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SIGNAGE SPECIFICATIONS FOR COMERICA BY EUKO DESIGN/SIGNS

Reference on Site Plan :

15

FREESTANDING SIGN - HIGHWAY EXPOSURE - ENVIRONMENTAL ELEVATION WITH BUILDING SIGNAGE



EUKO DESIGN/SIGNS

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CLIENT: Comerica Bank

ADDRESS: 36455 & 36555 Corporate Drive
Farmington Hills, MI 48331

DATE: 5.10.2023

NOTES

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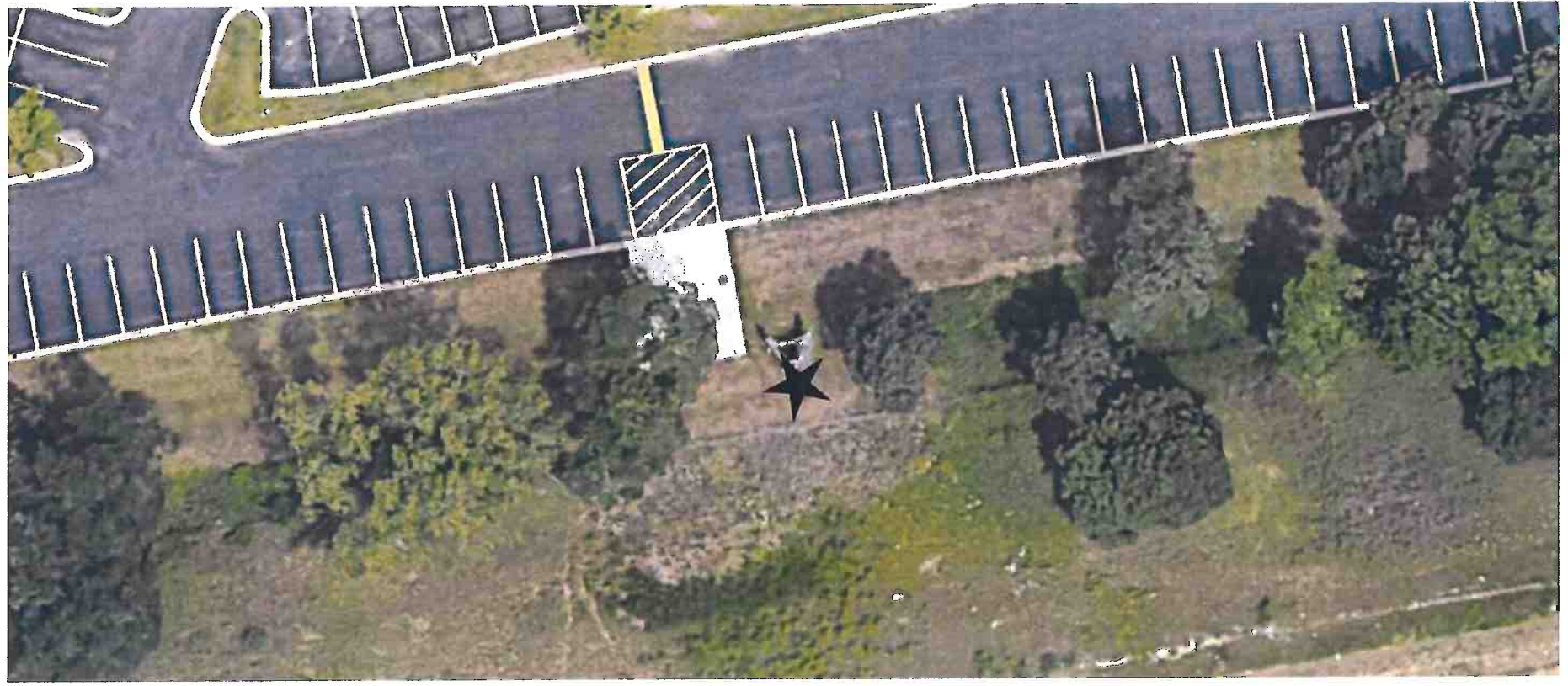
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SIGNAGE SPECIFICATIONS FOR COMERICA BY EUKO DESIGN/SIGNS

Reference on Site Plan :


15

FREESTANDING SIGN LOCATION - COMPLEX INTERIOR HIGHWAY EXPOSURE



★ SIGN LOCATION

Electrical Circuit to be supplied by client



DESIGN • FABRICATION • INSTALLATION • MAINTENANCE

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**MINUTES
PLANNING COMMISSION SPECIAL MEETING
CITY OF FARMINGTON HILLS
CITY HALL – COMMUNITY ROOM
MAY 18, 2023
6:00 P.M.**

CALL MEETING TO ORDER

Chair Countegan called the Special Meeting to order at 6:00pm.

ROLL CALL

Commissioners present: Brickner, Countegan, Grant, Mantey, Trafelet, Varga

Commissioners absent: Aspinall, Stimpson, Ware

Others Present: City Planner Perdonik, Staff Planner Canty, City Attorney
Schultz, Planning Consultants Bahm and Tangari

APPROVAL OF AGENDA

MOTION by Trafelet, support by Brickner, to approve the agenda as published.

Motion passed unanimously by voice vote.

NEW MASTER PLAN STUDY

- A. Review 2009 Master Plan Area Plans
 - i. Eight Mile Corridor
 - ii. Twelve Mile Corridor
 - iii. Orchard Lake Corridor

Planning Consultants Bohm and Tangari led tonight’s directed discussion, which began with breakout groups discussing 9 Residential Planning Areas. The 2009 Master Plan identified 15 special residential planning areas, five of which were determined to be areas that will not carry forward into the new plan due to changes in the last 14 years, and two areas were consolidated into one.

The breakout session participants were tasked with recommending 1) whether each residential area should be carried forward in the current Master Plan update, and if so 2) how should each residential area be characterized in terms of vision and goals.

After reconvening, the Commission discussed each residential planning area. Where specific recommendations were made, these are listed below – not all areas received a recommendation.

1. 13 Mile Rd near Middlebelt

Recommendation: Postpone recommendation relative to the master planning process as it appears likely a proposal will be coming to the Planning Commission for this site in June or July.

2. 10 Mile east of Middlebelt

As this residential area is not on a corner and is surrounded by single family residential development, mixed use with more dense development might not be a good fit. There are walkable elements in the area, however, including a sidewalk along the main road, and restaurants and churches, as well as a gas station, within walking distance.

Recommendation: 2009 goals are still relevant. Cluster option should be encouraged. Property will need to be assembled to encourage cohesive redevelopment.

3. Boys and Girls Republic and Inkster/9 Mile

Higher density development including senior facilities was approved in 2021 but did not go forward due to the expense of constructing a bridge to the northern part of the property; this was going to be an issue no matter who developed the site, and any development would need to be high density in order to be economically viable. However, the character of this area did not easily support high density development.

Recommendation: City develop the property as a conforming recreation use as noted in the 2009 Master Plan, targeted to the southeast population of the City. Seek funding such as a Michigan Parks and Recreation grant. Implementation: include in the Capital Improvement Plan.

4. Metroview Street

5. Historic Halsted Rd

6. 12 Mile & Schroeder

Residential planning areas 4, 5, and 6 had not changed since 2009.

Recommendation: Generally, 2009 goals are still relevant.

7. East side of Orchard Lake, south of 11 Mile

8. Inkster and 10 Mile

9. Orchard Lake north of 11 Mile

Recommendation: Consider development other than single-family residential use on the Orchard Lake street frontage.

The Commission discussed encouraging lower to moderate density (including duplexes) multi-family rental housing in area #9 generally, perhaps directly on the OCC campus, to serve people who are attending, employed by, or visiting the College. Increased commercial use along the street frontage might also be appropriate.

12 Mile Road Corridor

Planning Consultant Tangari moved the discussion to the 12 Mile Road Corridor, focusing on the areas between Orchard Lake Road and Halsted. The Commission appeared to have consensus that this area needed to be aggressively targeted in terms of allowing more uses and reducing the amount of parking on the office sites. Right now the area was almost all office, with some multi-family housing, with vast portions of often empty parking spaces.

Discussion highlighted the following transformative vision for the area:

- Mixed use could include commercial development including small businesses, and multi-family development, with smaller buildings (perhaps outbuildings?) and much less parking. Restaurants should be encouraged. Spaces could be repurposed as start-up spaces.

- Many people from out of the country are employed on this corridor; they might find nearby housing in mixed use developments especially desirable.
- Useable pedestrian open space with public amenities was desired. The area already had a library, a theater, and restaurants. Pedestrian-friendly amenities such as public fountains/gardens would draw people in.
- There has been recent interest in repurposing at least one existing building to multi-family housing.
- “Convenience commercial” might be an appropriate zoning designation for this area.
- 12 Mile from Orchard Lake to Middlebelt does not need to be part of the special study area.

OCC East End

- Discussed above. Potential for residential development.

Eight Mile Corridor (east of Farmington)

- This is an industrial area with many non-conforming parcels. There are very few vacancies.
- Discussion generally agreed with the goals established in the 2009 master plan.
- The vision for the area could include adaptive re-use provisions that would allow for some conversion of older buildings to restaurants and other uses.
- Zoning ordinance standards might be discouraging redevelopment/cleaning up of the buildings/parcels, as it was almost impossible to bring these properties into conformance. Perhaps a change in zoning ordinance standards for this area could instead encourage creative clean-up, building and site improvement, and re-use.
- Appropriate screening/buffering between light industrial and residential to the north should be required.
- Should the mobile home park (Farmington Manor) use ever be changed, the northern portion should be planned for residential, with the southern portion staying light industrial, consistent with the line of uses already there.

Orchard Lake Corridor

- Last plan split Orchard Lake between 12 and 13.5 Mile into four sub-areas; new map considers this as a single corridor.
- The City had been contacted by a developer who had interest in redeveloping the building north of Firwood into mixed use multi-family housing.
- There were a variety of uses in the 13 Mile/Orchard Lake area. Diversity of use could be encouraged along the entire corridor, especially encouraging restaurant use (forming a “restaurant row”).

Summarizing thoughts:

Throughout the discussion, Planning Consultant Bahm encouraged the Commission to be intentional about what types of development should go where. A description of that intentionality could be part of the introductory narrative to the Master Plan. Mixed use, for instance, might not be appropriate in residential areas located away from corners or areas where businesses currently existed. The existing character of the neighborhood was important to consider.

Areas that could benefit by cluster developments perhaps did not need to be specifically called out in the Master Plan.

One accessibility issue was brought up in discussion – the City’s splash park was inaccessible via wheelchair. While this example fell under Parks and Rec, should the Master Plan acknowledge accessibility as a priority and incorporate accessibility in its vision and goals?

Another issue discussed was whether parking requirements for office buildings (and elsewhere) should be reduced, or even eliminated entirely.

Chair Countegan noted that tonight the Commission had discussed many areas in the City – both residential and commercial. He asked the Commission to think about what should be emphasized and what should be de-emphasized, and suggested that the Commission focus on four or five major points of interest going forward, as opposed to carrying forward all the discussions from the 2009 Master Plan.

PUBLIC COMMENT

None.

COUNCILPERSON/COMMISSIONER COMMENTS

None.

ADJOURNMENT

The meeting adjourned at 7:55pm.

Respectfully Submitted,
Marisa Varga
Planning Commission Secretary
/cem

**MINUTES
CITY OF FARMINGTON HILLS
PLANNING COMMISSION MEETING
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
MAY 18, 2023, 8:00 P.M.**

CALL MEETING TO ORDER

The Planning Commission Regular Meeting was called to order by Chair Countegan at 8:00 p.m.

ROLL CALL

Commissioners present: Aspinall, Brickner, Countegan, Grant, Mantey, Trafelet, Varga

Commissioners Absent: Stimpson, Ware

Others Present: City Planner Perdonik, City Attorney Schultz, Planning Consultant
Tangari

APPROVAL OF THE AGENDA

MOTION by Trafelet, support by Brickner, to approve the agenda as submitted.

MOTION passed by voice vote.

REGULAR MEETING

A. ZONING TEXT AMENDMENT 2, 2023

CHAPTER OF CODE: 34, Zoning Ordinance

PROPOSED AMENDMENT: Amend Zoning Ordinance to include definition of “shipping container,” amend existing definition of “building,” and to include new subsection addressing use of off-site-built enclosures as accessory buildings or uses

ACTION REQUESTED: Set for public hearing

SECTIONS: 34-2.2 and 34-5.1.1

City Planner Perdonik introduced draft Zoning Text Amendment 2, 2023, which is intended to clarify the city's zoning regulations relative to the use of shipping containers and similar offsite built enclosures as accessory buildings on both a temporary and permanent basis within commercial, industrial and residential zoning districts.

The Planning Commission discussed the draft amendment at the March 16, 2023 meeting in some detail but ultimately passed a motion tabling it.

The draft amendment is a response to concerns raised by City Council, a high volume of inquiries coming into the Planning Office regarding placement of shipping containers in a variety of areas, and observations by City staff and others that the use of shipping containers and similar structures for storage, often on a permanent basis, has become increasingly common throughout the City, including within residential neighborhoods. Photographs in the packet illustrate some examples of shipping containers being placed on residential and commercial properties.

In response to the March 16 meeting discussion, City Planner Perdonik offered the following:

- Staff will not be administering a formal approval process for the draft ordinance relative to residential properties. The ordinance is meant to serve as a basis for complaint-driven enforcement activities in providing a clock – a starting date as well as an end date after which enforcement, possibly including a citation, can go forward.
- In order to clarify the City’s intent, the draft language had been revised, removing the reference to the approval of the zoning supervisor.
- There have been some egregious cases and the City has received complaints relative to shipping containers placed on residential lots.
- Staff will work with non-compliant homeowners on a one-to-one basis, and the zoning text amendment will give staff a backdrop for enforcement when enforcement is needed.
- During construction, a property owner is allowed to have a POD or other container on site for the duration of the construction, as long as a permit has been granted for that construction.

The Commission discussed whether to set a 30 or 60 day time frame, after a City inspector has noticed/confirmed that there is a shipping container on site. Either time limitation would be acceptable. At the end of the time period an extension can be granted by staff if circumstances so warrant.

Staff Planner Perdonik said that there were not many ordinances in the State that dealt with this emerging issue, and Farmington Hills’ ordinance would probably be used by other municipalities as they developed their own ordinance language.

MOTION by Trafelet, support by Brickner, that Zoning Text Amendment 2, 2023, which proposes to amend the Farmington Hills Code of Ordinances, Chapter 34, “Zoning,” Article 2.0, “Definitions,” to add a definition of “Shipping Container” and revise the definition of “Building,” and to amend Article 5.0, “Site Standards,” Section 34-5.1, “Accessory Building and Structures,” to include new Subsection 34-5.1.1.H addressing the use of offsite built enclosures as accessory buildings or uses, be set for public hearing for the Planning Commission’s next available regular meeting agenda.

Motion passed unanimously by voice vote.

B. ZONING TEXT AMENDMENT 3, 2023

CHAPTER OF CODE: 34, Zoning Ordinance

PROPOSED AMENDMENT: Amend Zoning Ordinance to revise definition of “motel”

ACTION REQUESTED: Set for public hearing

SECTIONS: 34-2.2

City Planner Perdonik explained that Zoning Text Amendment 3, 2023 was drafted by the City Attorney’s Office at the direction of the City Manager in response to concerns from City Council. The draft amendment is intended to strengthen the City’s zoning regulations regarding short-term rental of residential homes, which is not a permitted use. The proposed amendment revises the existing definition of “motel” in such a way as to more clearly include short-term rentals of residential homes. This approach is based on Michigan case law which focuses on the definition of “motel” and the limitation of motels to nonresidential zoning districts as a means of prohibiting them in residential districts. Under the Zoning Ordinance, motels are restricted to the B-3, General Business, and ES, Expressway Service zoning districts; therefore, if a home is used in a manner which fits within the definition of “motel,” such use would only be permitted if such home is within a B-3 or ES District.

This ordinance supports staff's efforts to regulate and enforce against short term rentals in residential neighborhoods.

City Attorney Schultz further explained that the ordinance was based on a case that upheld the right of a community to regulate short term rentals, via the definition of "motel."

Board discussion:

- Short term rentals in residential neighborhoods brought certain enforcement issues.
- Neighbors generally oppose short term rentals in their neighborhoods, as short term rentals can bring loud parties, and more or less constant movement of strangers in and out of the neighborhood. In many cases short term rentals have the ability to destabilize an entire neighborhood.
- There have been egregious cases in Farmington Hills that are currently in the enforcement process.
- The draft ordinance will give staff more of a foundation for their enforcement efforts.
- Commissioner Mantey said he supported this request being set for a public hearing; he did not, however, know how he would vote on the issue itself.

MOTION by Brickner, support by Trafelet, that Zoning Text Amendment 3, 2023, which proposes to amend the Farmington Hills Code of Ordinances, Chapter 34, "Zoning," Article 2.0, "Definitions," to revise the definition of "motel" as provided in the draft amendment, be set for public hearing.

Motion passed unanimously by voice vote.

APPROVAL OF MINUTES April 20, 2023 Special Joint Meeting, and April 20, 2023, Public Hearing/Regular Meeting

MOTION by Brickner, support by Aspinall, to approve the April 20, 2023 Special Joint Meeting minutes and the April 20, 2023, Public Hearing/Regular Meeting minutes as submitted.

Motion passed unanimously by voice vote.

PUBLIC COMMENT

None.

COMMISSIONER/STAFF COMMENTS

Commissioner Mantey said he would be leaving for Oslo Norway tomorrow to participate as the US representative at the World Association for Waterborne Transport Infrastructure (PIANC) annual meeting. He had held the position of US representative for 20 years.

Commissioner Grant reported on her recent trip to South Africa, and her safari experience while there.

Commissioner Varga reported on her recent business trip to Austin TX, to attend the Data Center Build Conference. Austin's character had changed significantly since the last time Commissioner Varga was there, about 10 years ago, and the experience helped her understand the importance of updating the Master Plan and participating in other planning for Farmington Hills.

ADJOURNMENT

MOTION by Trafelet, support by Grant, to adjourn the meeting at 8:39pm.

MOTION passed unanimously by voice vote.

Respectfully Submitted,
Marisa Varga
Planning Commission Secretary

/cem