

**AGENDA**  
**PLANNING COMMISSION PUBLIC HEARING/REGULAR MEETING**  
**CITY OF FARMINGTON HILLS**  
**APRIL 17, 2025 @ 7:30 P.M.**  
**FARMINGTON HILLS CITY HALL – CITY COUNCIL CHAMBER**  
**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](http://www.fhgov.com) (248) 871-2540**

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

**A. ZONING TEXT AMENDMENT 3, 2024**

CHAPTER OF CODE: 34, Zoning Ordinance  
PROPOSED AMENDMENT: Amend Zoning Ordinance to add new definitions and add, remove, and revise several OS-4 Office Research District, use standards, and off-street parking requirements  
ACTION REQUESTED: Recommendation to City Council  
SECTIONS: 34-2.2, 34-3.1.22, 34-3.5.2, 34-3.9, 34-4.61, and 34-5.2

**B. ZONING TEXT AMENDMENT 4, 2024**

CHAPTER OF CODE: 34, Zoning Ordinance  
PROPOSED AMENDMENT: Amend Zoning Ordinance to revise definition of restaurant, drive-in; add definition of commercial outdoor recreation space; and delete reference to automobile service center and replace with automobile repair  
ACTION REQUESTED: Recommendation to City Council  
SECTIONS: 34-2.2 and 34-3.1.24

**5. Regular Meeting**

**A. SITE PLAN 52-3-2025**

LOCATION: 31539 Thirteen Mile Road  
PARCEL I.D.: 22-23-10-227-019  
PROPOSAL: Construction of building addition to rear of existing building within B-3 General Business District  
ACTION REQUESTED: Site plan approval  
APPLICANT: Jerry Che  
OWNER: Chu Ying Che

**B. PLANNED UNIT DEVELOPMENT PLAN 1, 2025**

LOCATION: 29150 Twelve Mile Road  
PARCEL I.D.: 22-23-12-376-035  
PROPOSAL: Construction of multiple-family dwellings units within RA-1A  
One Family Residential District  
ACTION REQUESTED: Set for public hearing  
APPLICANT: Steven Schafer  
OWNER: Mike H. Yousif

**C. AMEND PLANNED UNIT DEVELOPMENT PLAN 2, 2021, INCLUDING REVISED SITE PLAN 59-5-2022**

LOCATION: 27400 Twelve Mile Road  
PARCEL I.D.: 22-23-12-476-008  
PROPOSAL: Construction of site-built one-family detached dwelling units  
within RA-1B One Family Residential District  
ACTION REQUESTED: Set for public hearing  
APPLICANT: Robertson Brothers Homes  
OWNER: Evangelical Homes of Michigan

**6. Approval of Minutes** March 20, 2025, Regular and Special Meetings

**7. Public Comment**

**8. Commissioner/Staff Comments**

**9. Adjournment**

Respectfully Submitted,

**Kristen Aspinall, Planning Commission Secretary**

**Staff Contact:**

**Erik Perdonik, AICP**  
**City Planner**  
**Planning and Community Development Department**  
**(248) 871-2540**  
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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.