

AGENDA
PLANNING COMMISSION PUBLIC HEARING/REGULAR MEETING
CITY OF FARMINGTON HILLS
OCTOBER 17, 2024 @ 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 (248) 871-2540

1. Call Meeting to Order
2. Roll Call
3. Approval of Agenda

4. Public Hearing

A. ZONING TEXT AMENDMENT 2, 2024

CHAPTER OF CODE: 34, Zoning Ordinance
PROPOSED AMENDMENT: Amend Zoning Ordinance to reclassify various principal permitted and special approval uses within the B-3, General Business District, and LI-1, Light Industrial District, and to add and remove various use standards
ACTION REQUESTED: Recommendation to City Council
SECTIONS: 34-3.1.25, 34-3.1.29, 34-4.28, 34-4.31, 34-4.35, 34-4.36, and 34-4.40

5. Regular Meeting

A. AMEND PLANNED UNIT DEVELOPMENT (PUD) 1, 2015

LOCATION: 28050 Grand Rive Avenue
PARCEL I.D.: 22-23-36-404-010
PROPOSAL: Construction of freestanding and wall signs within B-3, General Business District, and SP-2, Special Purpose District
ACTION REQUESTED: Schedule for Public Hearing
APPLICANT: Signworks of Michigan, Inc.
OWNER: Robert Mount

B. PUD PLAN 2, 2024, INCLUDING SITE PLAN 56-8-2024

LOCATION: South side of Thirteen Mile Road, just west of Middlebelt Road
PARCEL I.D.: 22-23-11-201-001, -002, -004, -005, -006, -020, and -021
PROPOSAL: Construction of multiple-family dwellings within RA-1, One Family Residential District
ACTION REQUESTED: Schedule for Public Hearing
APPLICANT: Steven Schafer
OWNER: Detroit Baptist Manor and MOBI Investments

C. PUD QUALIFICATION 3, 2024

LOCATION: 29150 Twelve Mile Road
PARCEL I.D.: 22-23-12-376-035
PROPOSAL: Construction of multiple-family dwellings within RA-1A, One Family Residential District
ACTION REQUESTED: Qualification of PUD
APPLICANT: Schafer Development, LLC
OWNER: Mike H. Yousif

D. SITE PLAN 53-7-2024

LOCATION: 28975 Grand River Avenue
PARCEL I.D.: 22-23-36-306-011
PROPOSAL: Establishment of outdoor space for sale or rental of new or used motor vehicles, trailers, mobile homes, boats, recreational vehicles and other similar products within B-3, General Business District
ACTION REQUESTED: Site Plan approval
APPLICANT: Rawad Haddad
OWNER: Papv, Inc.

E. SITE PLAN 59-9-2024

LOCATION: 24300 Drake Road
PARCEL I.D.: 22-23-21-351-032
PROPOSAL: Construction of vehicle wash within B-3, General Business District
ACTION REQUESTED: Site Plan approval
APPLICANT: BWM Kar Wash, LLC (Todd Gesund)
OWNER: Boxoffice Theaters, LLC

F. LOT SPLIT 4, 2024 (FINAL)

LOCATION: South side of Kentfield Avenue, just east of Tuck Road
PARCEL I.D.: 22-23-35-402-056 and 057
PROPOSAL: Split two (2) parcels into three (3) parcels within RA-3, One Family Residential District
ACTION REQUESTED: Lot Split approval (final)
APPLICANT: Terry Sever
OWNER: Crosswinds Court, Inc.

6. Approval of Minutes

Approval of September 16, 2024, City Council-Planning Commission Joint Meeting, and September 19, 2024, Regular Meeting

7. Public Comment

8. Commissioner/Staff Comments

9. Adjournment

Respectfully Submitted,

Kristen Aspinall, Planning Commission Secretary

Staff Contact:
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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.