

**MINUTES  
CITY OF FARMINGTON HILLS  
PLANNING COMMISSION PUBLIC HEARING/REGULAR MEETING  
FARMINGTON HILLS CITY HALL  
COUNCIL CHAMBERS  
March 19, 2020, 7:30 P.M.**

Chair Schwartz called the Planning Commission meeting to order at 7:30 pm on March 19, 2020.

Commissioners Present:       Brickner, Countegan, McRae (arrived 7:40 pm), Schwartz, Stimson, Trafelet

Commissioners Absent:       Mantey, Orr, Turner

Others Present:               City Planner Stec, City Attorney Schultz, Planning Consultant Tangari, Staff Engineer Kennedy

**APPROVAL OF AGENDA**

**MOTION by Stimson, support by Schwartz,** to amend and approve the agenda as follows:

- Postpone to future meeting Item 5A. *Special Services Department presentation on conversion of Harrison High School to the Hawk Community Center*
- Add G: *Discussion. Rezoning request process, and Scheduling public hearings during the COVID-19 pandemic*

**MOTION carried unanimously.**

**PUBLIC HEARING**

**A. CAPITAL IMPROVEMENTS PLAN 2020/2021 THROUGH 2025/2026**

ACTION REQUESTED:           Adoption of Plan

Chair Schwartz said that due to the COVID-19 pandemic, any member of the public that was not physically present tonight could call 248-871-2408 and make public comment regarding the proposed Capital Improvements Plan.

In order to allow time for public comment phone calls, Chair Schwartz said the Commission would hear and act on Regular Meeting, Item B, Lot Split 2, 2020, and then return to Public Hearing, Item A.

**REGULAR MEETING**

**A. SPECIAL SERVICES DEPARTMENT PRESENTATION ON CONVERSION OF HARRISON HIGH SCHOOL TO THE HAWK COMMUNITY CENTER**

This item was postponed to a future meeting, date to be determined.

**B. LOT SPLIT 2, 2020 (Final)**

LOCATION:                       21301 Rockwell  
PARCEL I.D.:                   23-36-326-020

PROPOSAL: Split one parcel into two parcels in RA-4,  
One-Family Residential District  
ACTION REQUESTED: Final lot split approval  
APPLICANT: Daniel Stanton  
OWNER: Daniel Stanton

Utilizing a PowerPoint presentation, and referring to his March 9, 2020 review letter, Planning Consultant Tangari gave the background for this request for final lot split approval for 21301 Rockwell.

The lot split as proposed did not meet ordinance standards, in that both proposed parcels did not meet size or width standards of the RA-4 District. The ordinance specified a minimum lot size of 8,500 square feet and a minimum lot width of 60 feet. Parcels A and B as proposed would be 5,825 square feet each and only have a 55.8 foot lot width. Both parcels would be significantly smaller than neighboring lots. Parcel A had an existing house; Parcel B would be vacant.

In response to questions from Chair Schwartz, City Attorney Schultz said that after the lot split was denied, the petitioner could go to the Zoning Board of Appeals to ask for relief from the size and width standards. If relief was granted by the ZBA, the petitioner would return to the Planning Commission for approval. City Planner Stec added that if the application did come back to the Commission after being granted a variance, the Commission would still need to discuss whether or not the requested lot split met the compatibility standard.

Daniel Stanton, DLM Renovations, 38593 Rhonswood Drive, said that he had been through a similar process in the past for a lot split on Wheeler Street. If the lot split was eventually granted after a variance was obtained, he was planning to build a 1,088 square foot house comparable to the existing home on Parcel A.

Chair Schwartz pointed out that allowing smaller lot sizes in order to construct new homes might stimulate redevelopment and investment in certain older areas of the City, and asked that this be placed as an item for discussion on a future study session agenda.

**MOTION by Countegan, support by Trafelet, that approval of Final Lot Split 2, 2020, submitted by Daniel Stanton, be denied, because the proposal does not meet the lot area and lot width requirements of Chapter 34 Zoning.**

**Motion carried unanimously.**

### **PUBLIC HEARING, revisited**

The Commission returned to Public Hearing, Item A.

#### **A. CAPITAL IMPROVEMENTS PLAN 2020/2021 THROUGH 2025/2026**

ACTION REQUESTED: Adoption of Plan

Chair Schwartz opened the public hearing on this agenda item. He noted that no public was present to comment, and no phone calls had been received as part of the public hearing for this item. Therefore Chair Schwartz closed the public hearing. Chair Schwartz said that this item had been the subject of in-depth discussion at a prior meeting, and indicated he was ready to entertain a motion.

**MOTION by Brickner, support by Stimson, that the Planning Commission adopt the City of Farmington Hills Capital Improvements Plan 2020/2021 – 2025/2026 as presented, and that the plan be forwarded to City Council.**

**Motion carried unanimously.**

Chair Schwartz returned the meeting to the Regular Hearing.

**REGULAR HEARING**

**B. SITE PLAN 51-2-2020**

|                   |  |
|-------------------|--|
| LOCATION:         | 24701 Hathaway   |
| PARCEL I.D.:      | 23-19-451-031  |
| PROPOSAL:         | New vehicle storage in LI-1, Light Industrial District |
| ACTION REQUESTED: | Approval of site plan                                  |
| APPLICANT:        | Sellers Buick, GMC, Isuzu                              |
| OWNER:            | Sellers Buick, GMC                                     |

Utilizing a PowerPoint presentation, and referring to his March 11, 2020 review letter, Planning Consultant Tangari gave the background for this application for site plan approval for 24701 Hathaway. The applicant was proposing to redevelop a gravel lot that had been used for truck parking to a storage lot for vehicle inventory.

There were no outstanding issues with the proposed plan.

Sam Slaughter, Seller's Automotive Group, 24701 Hathaway Street, was present on behalf of this application for site plan approval. He explained that Seller's had owned and used the lot since 2012, when they had purchased the lot from a towing company. Seller's had applied for a permit to demolish a house on the property, at which time it came to the City's attention the lot was gravel and per ordinance needed to be paved. Mr. Slaughter pointed out that Seller's had purchased the lot in 2012 for \$240,000. The estimate to pave the lot was well over that.

Mr. Slaughter said that in light of the current COVID-19 pandemic, he was uncertain when the paving could be done, as the most important thing for Seller's Automotive Group right now was to meet payroll.

Discussion followed. The reason improvements and a site plan were necessary in this instance was because of the change of use on the property from junk yard to new vehicle storage. As the site plan approval was good for 3 years, if the site plan was approved, the applicants would have time for the economy to improve before paving the site. However, code enforcement issues would remain regarding parking the vehicles on a gravel lot; perhaps the applicant could meet with City Staff regarding ongoing enforcement, as the applicant's ability to bring the site into compliance might be impacted during the current health and economic crisis. Also, receiving site plan approval this evening did not preclude the applicant from seeking relief from the Zoning Board of Appeals.

**MOTION by Brickner, support by Trafelet, that Site Plan 51-2-2020, dated February 18, 2020, submitted by Sellers Buick, GMC, Isuzu be approved because it appears to meet all applicable requirements of the Zoning Chapter.**

**Motion carried unanimously.**

**C. SITE PLAN 71-11-2019**

|                   |  |
|-------------------|--|
| LOCATION:         | 28829 Orchard Lake Rd.   |
| PARCEL I.D.:      | 23-10-277-034  |
| PROPOSAL:         | Reconfigure parking lot for existing auto repair facility in a B-3,<br>General Business District |
| ACTION REQUESTED: | Approval of site plan  |
| APPLICANT:        | Neil Adrian  |
| OWNER:            | Janas Holdings LLC   |

As the applicant was not present, the following motion was offered:

**MOTION by Countegan, support by Stimson, that Site Plan request 71-11-2019 be postponed to the next available meeting.**

**Motion carried unanimously.**

**D. PRESENTATION OF 2019 PLANNING COMMISSION ANNUAL REPORT**

**MOTION by McCrae, support by Countegan, that the 2019 Planning Commission Annual Report be accepted as presented, and further that the Report be transmitted to City Council.**

**Motion carried unanimously.**

**E. ELECTION OF OFFICERS**

**Commissioner McRae nominated Commissioner Stimson as Chair, and Commissioner Brickner moved that that nominations be closed.**

**Chair Schwartz called the question, which passed unanimously. Therefore, Commissioner Stimson was elected as Chair.**

**Commissioner Trafelet nominated Commissioner Countegan as Vice Chair, and Commissioner McRae moved that nominations be closed.**

**Chair Schwartz called the question, which passed unanimously. Therefore, Commissioner Countegan was elected as Vice Chair.**

**Commissioner Stimson nominated Commissioner Trafelet as Secretary, and Commissioner Brickner moved that nominations be closed.**

**Chair Schwartz called the question, which passed unanimously. Therefore, Commissioner Trafelet was elected as Secretary.**

**G. DISCUSSION**

**REZONING REQUEST PROCESS**

After discussion, and in order to streamline where possible the meeting and public hearing process, the following motion was offered:

**MOTION by Schwartz, support by Trafelet, that the Planning Commission not hold separate meetings to set rezoning requests for public hearing through June 2020.**

City Planner Stec explained that the suggestion to eliminate one meeting in the rezoning process was not based on the COVID-19 pandemic, but rather was based on the desire to streamline the process. Commissioner Countegan said he hesitated to make this change.

**Motion carried 5-1 (Countegan opposed).**

#### SCHEDULING PUBLIC HEARINGS DURING COVID-19 PANDEMIC

It came out in discussion that under the Governor's Executive Order 2020-15, City Council would be making decisions as to how to hold public hearings during the COVID-19 pandemic, including whether or not to move to online meetings.

#### APPROVAL OF MINUTES February 20, 2020

**MOTION by Brickner, support by Trafelet, to approve the February 20, 2020 minutes as published.**

**Motion carried unanimously.**

#### PUBLIC COMMENT

None.

#### COMMISSIONERS' COMMENTS

None.

#### ADJOURNMENT:

Seeing that there was no further discussion, Chair Schwartz adjourned the meeting at 8:34 pm.

Respectfully Submitted,  
Dale Countegan  
Planning Commission Secretary

/cem