

**AGENDA**  
**PLANNING COMMISSION**  
**APRIL 22, 2021 – 7:30PM**  
**CITY OF FARMINGTON HILLS**  
**31555 W ELEVEN MILE ROAD**  
**FARMINGTON HILLS, MICHIGAN**  
**Telephone: 248-871-2540 Website: [www.fhgov.com](http://www.fhgov.com)**  
**Cable TV: Spectrum – Channel 203; AT&T – Channel 99**  
**YouTube Channel: <https://www.youtube.com/user/FHChannel8>**  
**Zoom webinar/meeting link: <https://zoom.us/j/91749958096>**  
**Dial in Number: 1-312-626-6799**  
**Webinar/Meeting ID: 917 4995 8096**

**NOTICE OF ELECTRONIC MEETING**

**PLEASE NOTE: THIS MEETING WILL BE HELD ELECTRONICALLY AS AUTHORIZED UNDER THE OPEN MEETINGS ACT, MCL 15.261, ET SEQ., AS AMENDED. MEMBERS OF THE PUBLIC BODY AND MEMBERS OF THE PUBLIC MAY PARTICIPATE ELECTRONICALLY, AS DESCRIBED BELOW.**

The reason for holding this meeting electronically is to mitigate the spread of COVID-19, protect the public health, and provide essential protections to vulnerable citizens, by limiting in-person contact. Critical mitigation measures include social distancing and limiting the number of people interacting at public gatherings. This includes public meetings.

**Procedure for public participation by electronic means:**

The City will be utilizing the video/audio conferencing platform Zoom for electronic meetings, which will be accessible to members of the public body and members of the public. Members of the public body will be able to hear and speak (and see if using video) to each other for the entire meeting. Members of the public will be able to hear (and possibly see) members of the public body during the entire meeting but will only be able to speak during a public comment period or during a public hearing, as explained below.

The meeting host will call for public comment during that portion of the meeting and for each item included in the Public Hearing section of the agenda as the item is being discussed. Members of the public participating in the electronic meeting who wish to speak on a public hearing agenda item, or during the public hearing should use the “Raise Hand” feature in Zoom or if you dialed into the meeting use \*9 on the telephone keypad to raise your hand; but only after the meeting host has called for comments. Pressing \*9 on a telephone keypad will activate the “Raise Hand” feature signaling to the meeting host that a participant wishes to speak. Participants will be called upon one at a time, as would happen during an in-person meeting. The meeting host will determine the order of participant speakers. The participant will be acknowledged by name, if available, or by the last 4 digits of the participant’s phone number. Participants representing themselves will have three (3) minutes and those representing a homeowners’ association will have five (5) minutes to share comments with the public body. At the conclusion of the participant’s comments or the allotted time, the participant will be muted or requested to mute themselves. Participants calling in should use \*6 on a telephone keypad to mute and unmute themselves when called upon by the meeting host to do so.

Public comments may also be emailed to the staff liaison at [mstec@fhgov.com](mailto:mstec@fhgov.com) up to 4:30 pm on the day of this meeting to be read aloud at the meeting either during the agenda item to which the comment pertains or during the Public Comment portion of the meeting.

**How members of the public may participate:**

Members of the public are welcome to participate in the electronic meeting and may do so by clicking or copying and pasting the Zoom webinar link in their browser (downloading Zoom client is required) or by using the dial in number and webinar or meeting ID, all of which are located at the top of each meeting agenda.

For Planning Commission Public Hearings only, members of the public may also watch those meetings live over cable television or by tuning into the City’s YouTube channel at <https://www.youtube.com/user/FHChannel8> or by selecting the YouTube icon from the City’s homepage at <https://fhgov.com/Home.aspx>. The video recording of the meeting will also be available the next day on the City’s website or from YouTube. Closed captioning is an option available through YouTube.

Members of the public may contact the Planning Commission members through the staff liaison by email at [mstec@fhgov.com](mailto:mstec@fhgov.com) or by phone at (248)871-2544.

**Procedures for accommodations for persons with disabilities:**

The City will be following its normal procedures for accommodation of persons with disabilities. Those individuals needing accommodations for effective participation in this meeting should contact the City Clerk (248) 871-2410 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

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

**A. SPECIAL APPROVAL 57-3-2021**

|                   |   |
|-------------------|---|
| LOCATION:         | 32905 Northwestern Highway  |
| PARCEL I.D.:      | 22-23-02-102-002 through 005, and 013   |
| PROPOSAL:         | Open air retail garden center and nursery in<br>B-3 General Business, RA-4 One-Family Residential,<br>and P-1 Vehicular Parking Districts |
| ACTION REQUESTED: | Approval of Special Use Request   |
| APPLICANT:        | Raymond Hesano  |
| OWNERS:           | Langan, Ruth C. Trust<br>Langan, III, Thomas J.<br>City of Farmington Hills   |

**B. PUD PLAN 2, 2021**

|                   |  |
|-------------------|--|
| LOCATION:         | 27400 Twelve Mile Rd.  |
| PARCEL I.D.:      | 23-12-476-008  |
| PROPOSAL:         | Skilled Nursing Facility and Multi-Family Apartments in RA-1B<br>Single Family Residential |
| ACTION REQUESTED: | Recommendation of Approval   |
| APPLICANT:        | Optalis Healthcare   |
| OWNER:            | Evangelical Homes of Michigan  |

**5. Regular Meeting**

**A. AMENDMENT TO PUD 3, 2017**

LOCATION: 32680 Northwestern Hwy.  
PARCEL I.D.: 23-02-126-130  
PROPOSAL: Amend existing PUD Plan to include a five story, 202-unit multiple family apartment development in B-2, Community Business District and B-3 General Business District  
ACTION REQUESTED: Set for Public Hearing  
APPLICANT: NWH Holdings, LLC, Robert Asmar  
OWNER: NWH Holdings, LLC

**B. LOT SPLIT 2, 2021 (Final)**

LOCATION: 30825 Orchard Lake Road (Hunter's Square Shopping Center)  
PARCEL I.D.: 23-03-226-026  
PROPOSAL: Split parent parcel into two parcels in a B-2, Community Business District  
ACTION REQUESTED: Lot Split approval  
APPLICANT: RPT Realty, LP, Timothy Collier  
OWNER: Ramco / Lion Venture

**C. SITE PLAN 58-3-2021**

LOCATION: 31140 & 31130 Ten Mile Road  
PARCEL I.D.: 23-23-351-036 & 23-23-351-019  
PROPOSAL: New building in B-3, General Business District  
ACTION REQUESTED: Site Plan approval  
APPLICANT: Nikolin Nokaj  
OWNER: Nikolin Nokaj

**D. REZONING REQUEST ZR 2-3-2021**

LOCATION: Parcel south of 34700 Grand River Ave.  
PARCEL I.D.: 23-21-376-021  
PROPOSAL: Rezone a parcel currently zoned B-3, General Business District to LI-1, Light Industrial District  
ACTION REQUESTED: Set for Public Hearing  
APPLICANT: Jing-Jin Electric North America, LLC  
OWNER: Jing-Jin Electric North America, LLC

**E. REZONING REQUEST 1-2-2021**

LOCATION: 23700 Orchard Lake Rd.  
PARCEL I.D.: 23-26-151-025  
PROPOSAL: Rezone a parcel currently zoned OS -2 Planned Office Service District, to RC-3 Multiple Family Residential District  
ACTION REQUESTED: Set for Public Hearing  
APPLICANT: Jeffrey Fishman  
OWNER: Universal Properties Westhill

**F. ZONING TEXT AMENDMENT 1, 2021**

CHAPTER OF CODE: 34, Zoning Chapter  
REQUEST: Reconsideration of locational requirements for medical marijuana caregivers in proximity to schools, nursery schools, day nurseries, day care centers, and state-licensed day care homes contained in a proposed amendment to the Zoning Ordinance to add a new definition of “Cannabis”; amend the definitions of “Medical Marihuana”, “Primary Caregiver”, and “Medical Use”; and to amend use standards and location requirements related to the cultivation of medical marihuana by primary caregivers  
ACTION REQUESTED: Recommendation to City Council  
SECTIONS: 34-2.2, 34-4.57.1, 34-3.1.29. B., 34-3.1.1. D, 34-3.1.2. D., 34-3.1.3. D., 34-3.1.4. D.,34-3.1.5. D., 34-3.1.6. D., 34-3.1.7. D.

- 6. Approval of minutes March 18, 2021 and March 25, 2021
- 7. Public Comment
- 8. Commissioner’s Comments
- 9. Adjournment

**Respectfully Submitted,**

**John Trafelet  
Planning Commission Secretary**

**Staff Contact  
Mark Stec  
City Planner, Planning and Community Development  
248-871-2540  
[mstec@fhgov.com](mailto:mstec@fhgov.com)**