#### **AGENDA**

# PLANNING COMMISSION PUBLIC/REGULAR MEETING CITY OF FARMINGTON HILLS

### NOVEMBER 20, 2014, 7:30 P.M.

## FARMINGTON HILLS CITY HALL – COUNCIL CHAMBERS 31555 W. ELEVEN MILE ROAD, FARMINGTON HILLS MI 48336

www.fhgov.com (248) 871-2540

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

#### 4. Public Hearing

#### A. REZONING REQUEST 3-9-2014

LOCATION: Southeast corner of Eldred St. and Kenwood St.

PARCEL I.D.: 22-23-35-478-001

PROPOSAL: Rezone parcel currently zoned RA-3, One-Family

Residential District to SP-1, Special Purpose District

ACTION REQUESTED: Recommend to City Council
APPLICANT: Farmington Hills Senior Leasing
OWNER: Farmington Hills Senior Leasing

B. SPECIAL APPROVAL 69-10-2014

LOCATION: 24269 Indoplex Circle PARCEL I.D.: 22-23-21-351-009

PROPOSAL: Indoor CrossFit Exercise Facility in, LI-1,

**Light Industrial District** 

ACTION REQUESTED: Special Land Use approval by Planning Commission

APPLICANT: Five Lakes CrossFit, LLC OWNER: J. Stewart Properties, LLC

#### 5. Regular Meeting

#### A. REZONING REQUEST 4-10-2014

LOCATION: North side of Thirteen Mile Rd., west of Orchard Lake Rd.

PARCEL I.D.: Part of 22-23-03-477-058

PROPOSAL: Rezone parcel currently zoned B-2, Community Business

District to B-3, General Business District

ACTION REQUESTED: Set for Planning Commission Public Hearing APPLICANT: Arie Leibovitz, Ari-El Enterprises, Inc.

OWNER: Farmington Commons, LLC

#### B. PUD PLAN 1, 2014

LOCATION: 33045 Hamilton Court PARCEL I.D.: 22-23-15-101-035

PROPOSAL: Planned Unit Development Plan, for three (3) hotels

in OS-4, Office Research District

ACTION REQUESTED: Set for Planning Commission Public Hearing

APPLICANT: Scott Bowers of Bowers & Associates
OWNER: Hamilton Court Development, LLC

#### C. <u>SITE PLAN 68-10-2014</u>

LOCATION: 39047 Grand River Ave. PARCEL I.D.: 22-23-19-351-020

PROPOSAL: Automobile Dealership Body Shop in B-3,

General Business District

ACTION REQUESTED: Site Plan approval by Planning Commission

APPLICANT: Bloom General Contracting OWNER: Tom Holzer Ford, Inc.

D. LANDSCAPE PLAN 62-8-2014

LOCATION: 39001 Sunrise Dr. PARCEL I.D.: 22-23-18-201-002

PROPOSAL: Addition to existing building and parking to support

engineering center in IRO, Industrial Research

Office District

ACTION REQUESTED: Landscape Plan approval by Planning Commission

APPLICANT: Douglas Falzon-Ventura & Associates

OWNER: Nissan North America

E. LANDSCAPE PLAN 66-9-2014

LOCATION: 38700 Country Club Dr.. PARCEL I.D.: 22-23-18-126-008

PROPOSAL: Parking lot addition in IRO,

Industrial Research Office District

ACTION REQUESTED: Landscape Plan approval by Planning Commission

APPLICANT: Douglas Falzon-Ventura & Associates

OWNER: Nissan North America

F. LOT SPLIT 3, 2014, Preliminary

LOCATION: Northeast corner of Orchard Lake Rd. and Runnymede St.

PARCEL I.D.: 22-23-14-351-004

PROPOSAL: Split existing parcel into two (2) parcels in RA-2,

One-Family Residential

ACTION REQUESTED: Approval of Preliminary Land Division by Planning

Commission

APPLICANT: Traian Pop

OWNER: Traian and Maria Pop

G. ZONING TEXT AMENDENT 4, 2014

CHAPTER OF CODE: 34, Zoning Chapter

REQUEST: Amend the Zoning Ordinance to include limited Office Uses

in RC, Multiple Family Residential District

ACTION REQUESTED: Set for Planning Commission Public Hearing

SECTION: 34.3.1.11

APPLICANT: Jonathan Brateman

6. Approval of minutes October 16 and 23, 2014

7. Public Comment

8. Commissioner's Comments

9. Adjournment

Respectfully Submitted,

**Steven Schwartz** 

**Planning Commission Secretary** 

Staff Contact Mark Stec

Staff Planner, Planning and Community Development

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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. ill