

AGENDA
PLANNING COMMISSION PUBLIC HEARING / REGULAR MEETING
CITY OF FARMINGTON HILLS
NOVEMBER 15, 2018, 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. CLUSTER OPTION 2, 2018

LOCATION: 24560 Orchard Lake Road and 19 acre vacant parcel on the North side of Ten Mile Road, East of Orchard Lake Road
PARCEL I.D.'s: 23-23-351-007 & 23-23-351-035
PROPOSAL: One Family Cluster Option in an RA-1, One-Family Residential District
ACTION REQUESTED: Preliminary Cluster Option qualification
APPLICANT: SDC Ventures LLC
OWNERS: Patrick Hanaway & Joanne McQuade-Arnold

B. REZONING REQUEST 2-9-2018

LOCATION: 24560 Orchard Lake Road and 19 acre vacant parcel on the North side of Ten Mile Road, East of Orchard Lake Road
PARCEL I.D.'s: 23-23-351-007 & 23-23-351-035
PROPOSAL: Rezone two parcels: 1) From RA-1 One Family Residential to RA-2 One Family Residential. And 2) From RA-1 One Family Residential and B-3 General Business District to RA-2 One-Family Residential
ACTION REQUESTED: Recommendation to City Council
APPLICANT: SDC Ventures LLC
OWNERS: Patrick Hanaway & Joanne McQuade-Arnold

5. **Regular Meeting**

A. REZONING REQUEST 3-10-2018

LOCATION: 27815 and 28025 Middlebelt Road
PARCEL I.D.'s: 23-11-477-109, 013 & 014
PROPOSAL: Rezone three parcels from B-2 Community Business District, P-1 Vehicular Parking District, and RA-1 One Family Residential, to RC-3 Multiple Family Residential District
ACTION REQUESTED: Set for Public Hearing
APPLICANT: Harbor Retirement Development, LLC
OWNERS: John P. Ginopolis Trust & George L. Redilla

B. PUD PLAN 2, 2018

LOCATION: 31015 Grand River Ave.
PARCEL I.D.: 23-35-101-005
PROPOSAL: Self-storage facility and offices with accessory uses in B-3, General Business District
ACTION REQUESTED: Set for public hearing
APPLICANT: Gerald T. Clark
OWNER: Woodgate Development Company, LLC

C. SITE AND LANDSCAPE PLAN 53-2-2017

LOCATION: 30785 Grand River Ave.
PARCEL I.D.'s: 23-35-105-002 & 003
PROPOSAL: Parking lot addition to existing site in
B-3, General Business District
ACTION REQUESTED: Approval of site and landscape plans
APPLICANT: Rick Arnold of Vantage Systems, Inc.
OWNER: Vantage Systems, Inc.

D. SITE AND LANDSCAPE PLAN 67-10-2018

LOCATION: 37550 Twelve Mile Road
PARCEL I.D.: 23-07-400-028
PROPOSAL: Amend existing Consent Judgement to permit
a drive through restaurant
ACTION REQUESTED: Recommendation to City Council
APPLICANT: Halsted Village LLC
OWNER: Halsted Village LLC

E. PUD QUALIFICATION 1, 2018

LOCATION: 34918 Eight Mile Rd.
PARCEL I.D.: 23-33-376-024
PROPOSAL: Multiple family development in an RC-2, Multiple Family
Residential District
ACTION REQUESTED: Preliminary PUD qualification
APPLICANT: Ari Kosterlitz
OWNER: CLR18, LLC

6. Public Comment
7. Commissioner's Comments
8. Approval of minutes: **October 18, 2018**
9. Adjournment

Respectfully Submitted,

**Dale Countegan
Planning Commission Secretary**

**Staff Contact
Mark Stec
City Planner
248-871-2540**

mstec@fhgov.com

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. jll