

**AGENDA**  
**PLANNING COMMISSION PUBLIC HEARING/REGULAR MEETING**  
**CITY OF FARMINGTON HILLS**  
**MARCH 16, 2023 at 7:30 P.M.**  
**FARMINGTON HILLS CITY HALL – CITY COUNCIL CHAMBERS**  
**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](http://www.fhgov.com)**  
**(248) 871-2540**

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

**A. AMEND PLANNED UNIT DEVELOPMENT (PUD) 6, 1993**

LOCATION: 27614 Middlebelt Road  
PARCEL I.D.: 22-23-13-101-003  
PROPOSAL: Amend PUD to permit drive-in restaurant use at one (1) existing southwesterly building  
ACTION REQUESTED: Recommendation to City Council  
APPLICANT: Masroor Ahmed  
OWNER: Merchants Marketplace, LLC

**B. ZONING TEXT AMENDMENT 1, 2023**

CHAPTER OF CODE: 34, Zoning Ordinance  
PROPOSED AMENDMENT: Amend principal permitted use within RA-2, One Family Residential District to permit economic development activities at municipal facilities  
ACTION REQUESTED: Recommendation to City Council  
SECTION: 34-3.1.5.B.v.f

**C. CAPITAL IMPROVEMENTS PLAN 2023/2024 THROUGH 2028/2029**

ACTION REQUESTED: Adoption of plan

**5. Regular Meeting**

**A. REZONING REQUEST 1-2-2023**

LOCATION: 29400 Orchard Lake Road  
PARCEL I.D.: 22-23-11-101-003  
PROPOSAL: Rezone parcel presently zoned B-4, Planned General Business District, to B-3, General Business District  
ACTION REQUESTED: Set for public hearing  
APPLICANT: Frank Jamil  
OWNER: Amira Plaza, LLC

**B. AMEND PLANNED UNIT DEVELOPMENT (PUD) 2, 2021, INCLUDING REVISED SITE PLAN 59-5-2022**

LOCATION: 27400 Twelve Mile Road  
PARCEL I.D.: 22-23-12-476-008  
PROPOSAL: Construction of assisted living facility and detached, single-family condominiums in RA-1B, One Family Residential District  
ACTION REQUESTED: Set for public hearing  
APPLICANT: Optalis Group  
OWNER: Evangelical Homes of Michigan

**C. LOT SPLIT 5, 2022 (Final)**

LOCATION: 29555 Orchard Lake Road  
PARCEL I.D.: 22-23-03-477-058  
PROPOSAL: Split parent parcel into two (2) parcels in B-2, Community Business, and B-3, General Business Districts  
ACTION REQUESTED: Lot split approval (final)  
APPLICANT: Steve Kolber  
OWNER: Amit Patel

**D. SITE PLAN 62-12-2022**

LOCATION: 29555 Orchard Lake Road  
PARCEL I.D.: 22-23-03-477-058  
PROPOSAL: Construction of drive-in restaurant in B-2, Community Business, and B-3, General Business Districts  
ACTION REQUESTED: Site plan approval  
APPLICANT: Steve Kolber  
OWNER: Amit Patel

**E. ZONING TEXT AMENDMENT 2, 2023**

CHAPTER OF CODE: 34, Zoning Ordinance  
PROPOSED AMENDMENT: Amend Zoning Ordinance to include definition of “shipping container,” amend existing definition of “building,” and to include new subsection addressing use of off-site-built enclosures as accessory buildings or uses  
ACTION REQUESTED: Set for public hearing  
SECTIONS: 34-2.2 and 34-5.1.1

**F. ELECTION OF OFFICERS**

6. Approval of Minutes February 16, 2023, Regular Meeting
7. Public Comment
8. Commissioner/Staff Comments
9. Adjournment

**Respectfully Submitted,**

**Marisa Varga, Planning Commission Secretary**

**Staff Contact**

**Erik Perdonik**

**City Planner, Planning and Community Development Department**

**(248) 871-2540**

**[eperdonik@fhgov.com](mailto:eperdonik@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.