

**AGENDA**  
**PLANNING COMMISSION PUBLIC HEARING/REGULAR MEETING**  
**CITY OF FARMINGTON HILLS**  
**AUGUST 21, 2025 @ 7:30 P.M.**  
**FARMINGTON HILLS CITY HALL – CITY COUNCIL CHAMBER**  
**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. Regular Meeting

**A. SITE PLAN 57-5-2025**

LOCATION:	31015 Grand River Ave.
PARCEL I.D.:	22-23-35-101-005
PROPOSAL:	New or used car salesroom, showroom or office when the main use is carried on within a building with open air display of vehicles as accessory in B-3, General Business District
ACTION REQUESTED:	Site Plan approval
APPLICANT:	Designhaus Architecture
OWNER:	Toyco Collision LLC

**B. SITE PLAN 59-7-2025**

LOCATION:	33474 Eight Mile Rd.
PARCEL I.D.:	22-23-33-477-022
PROPOSAL:	Construct a new medical dentistry office building on a vacant lot in B-3, General Business District
ACTION REQUESTED:	Site Plan approval
APPLICANT:	Iden Kalabat
OWNER:	HK Holdings, LLC

**C. PLANNED UNIT DEVELOPMENT QUALIFICATION 1, 2025**

LOCATION:	30275 Thirteen Mile Rd.
PARCEL I.D.:	22-23-11-126-027
PROPOSAL:	Construct six (6) new ranch-style, attached dwelling units in OS-1, Office Service District
ACTION REQUESTED:	Planning Commission approval
APPLICANT:	Schafer Development, LLC
OWNER:	Metropolitan Detroit Baptist Manor

**D. CLUSTER SITE PLAN 54-4-2025**

LOCATION:	South side of Folsom Road, between Parker Avenue and Lundy Drive,
PARCEL I.D.:	22-23-34-252-019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 030, 031, 032, 033, 034, and 043
PROPOSAL:	Construct thirty-three (33) single-family detached units within RA-3, One Family Residential District
ACTION REQUESTED:	Set for Planning Commission Public Hearing

APPLICANT: Forest at Riverwalk Development, LLC  
OWNER: Forest at Riverwalk Development, LLC

**E. AMEND PLANNED UNIT DEVELOPMENT 2, 2023,  
INCLUDING SITE PLAN 67-9-2023**

LOCATION: 30825 and 31361 Orchard Lake Road  
PARCEL I.D.: 22-23-03-226-027 and 028  
PROPOSAL: Redevelop shopping center in B-2,  
Community Business Zoning District  
ACTION REQUESTED: Set for Planning Commission Public Hearing  
APPLICANT: Frank Jarbou (formerly Timothy Collier)  
OWNER: Hunter's Square Development, LLC

**F. AMEND PLANNED UNIT DEVELOPMENT 4, 2000**

LOCATION: 32555 Northwestern Hwy  
PARCEL I.D.: 22-23-02-176-068  
PROPOSAL: Use existing building as a catering kitchen, storage, and private  
event space with new addition and changes to landscape  
features in B-3, General Business District and RA-4, One-Family  
Residential District.  
ACTION REQUESTED: Set for Planning Commission Public Hearing  
APPLICANT: Zack Sklar  
OWNER: CEC Farmington, LLC

**G. ZONING TEXT AMENDMENT 1, 2025**

CHAPTER OF CODE: 34, Zoning Ordinance  
PROPOSED AMENDMENT: Amend Zoning Ordinance to add new definitions and Public Art  
requirements  
ACTION REQUESTED: Set for Planning Commission Public Hearing  
SECTION: Amend section 34-2.2 and add Section 34.5.20

**5. Approval of Minutes** July 17, 2025, Regular Meeting

**6. Public Comment**

**7. Commissioner/Staff Comments**

**8. Adjournment**

**Respectfully Submitted,**

**Kristen Aspinall, Planning Commission Secretary**

**Staff Contact:**

**Diane Mulville-Friel**  
**Interim City Planner**  
**Planning and Community Development Department**  
**(248) 871-2540**  
[dmulville-friel@fhgov.com](mailto:dmulville-friel@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.