

AGENDA
ZONING BOARD OF APPEALS MEETING
CITY OF FARMINGTON HILLS
November 11, 2025, 7:30 p.m.
FARMINGTON HILLS CITY HALL-COUNCIL CHAMBER
31555 W. ELEVEN MILE ROAD
FARMINGTON HILLS, MI
www.fhgov.com

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

4. **NEW BUSINESS:**

A. ZBA CASE: 11-25-5767

LOCATION: 23705 Industrial Park Drive

PARCEL I.D.: 22-23-30-252-021

ZONE: LI-1, Light Industrial District

REQUEST: An appeal from the City Planner's determination that Applicant's proposed use of the property for an assembly use is not permitted in the LI-1 Light Industrial District.

CODE SECTION: 34-3.1.29, 34-7.14.6.B

APPLICANT/OWNER: Gerald Johnson

B. ZBA CASE: 11-25-5768

LOCATION: 35718 W. Lyman

PARCEL I.D.: 22-23-17-401-025

ZONE: RA-1, One Family Residential District

REQUEST: A variance from 34-5.12.C.ii of the Zoning Ordinance to permit fencing over three (3) feet in height to be installed in the exterior side yard where three (3) feet is the maximum height allowed.

CODE SECTION: 34-5.12.C.ii

APPLICANT/OWNER: Michael T. O'Connell

C. ZBA CASE: 11-25-5769

LOCATION: 38000 Hills Tech Drive

PARCEL I.D.: 23-18-100-021

ZONE: IRO, Industrial Research Office District

REQUEST: In order to construct a new dumpster enclosure, not screened from view on all sides, a variance from Section 34-5.1.3.D.ii of the Zoning Ordinance to permit dumpsters to not be screened on all sides and not include access gates that provide screening.

CODE SECTION: 34-5.1.3.D.ii

APPLICANT: Todd Drouillard, HED Architects

OWNER: Robert Bosch, L.L.C.

5. Public Questions and Comments

6. Approval of Minutes: October 14, 2025

7. Approval of ZBA Meeting Schedule, 2026

8. Adjournment

Brian Rich, Secretary

Staff Contact:

Charmaine Kettler-Schmult, Director of Planning and Community Development

Ckettler-schmult@fhgov.com, 248-871-2543

A site visit may be held on Sunday, November 9, 2025 9 a.m.

No action is taken on site visits

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 necessary arrangements/accommodation will be made. Thank you.

