

**MINUTES
CITY OF FARMINGTON HILLS
PLANNING COMMISSION MEETING
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
AUGUST 18, 2022, 7:30 P.M.**

CALL MEETING TO ORDER

The Planning Commission Regular Meeting was called to order by Vice Chair Trafelet at 7:30 p.m.

ROLL CALL

Commissioners present: Aspinall, Brickner, Grant, Mantey, Stimson, Trafelet, Varga, Ware

Commissioners Absent: Countegan

Others Present: City Planner Perdonik, City Attorney Schultz, Planning Consultant
Tangari, Staff Engineer Dawkins

APPROVAL OF THE AGENDA

MOTION by Stimson, support by Varga, to approve the agenda as presented.

MOTION carried unanimously by voice vote.

PUBLIC HEARING

A. REVISED PUD PLAN 3, 2021

LOCATION: 32680 Northwestern Hwy
PARCEL I.D.: 23-02-126-130
PROPOSAL: Construction of a multiple-family apartment building in B-2,
Community Business and B-3, General Business Districts
ACTION REQUESTED: Recommendation to City Council
APPLICANT: Robert Asmar, NWH Holdings, LLC,
OWNER: NWH Holdings, LLC

The applicant had requested this item be tabled to the September 15, 2022 meeting.

As this was an advertised public hearing, Vice Chair Trafelet opened the meeting for public comment. As no one was present this evening to speak on this matter, Vice Chair Trafelet brought the matter back to the Commission for a motion.

MOTION by Brickner, support by Varga, to adjourn Revised PUD Plan 3, 2021 to the September 15, 2022 meeting, at the request of the proponent.

MOTION carried unanimously by voice vote.

REGULAR MEETING

A. SITE PLAN 60-7-2022

LOCATION: 30000 Grand River

PARCEL I.D.: 23-35-201-009
PROPOSAL: Renovation of an existing building for restaurant with addition of drive through in B-3, General Business District
ACTION REQUESTED: Site Plan approval by Planning Commission
APPLICANT: Nicholas Shango
OWNER: West River Shopping Center LLC

Referencing his August 9, 2022 written comments, Planning Consultant Tangari explained that the applicant proposed to modify an existing commercial building, removing the middle portion to create two stand-alone buildings, one of which will be a 2,670-square-foot Starbucks with a drive-thru.

- The plan was not approvable in its current form. Section 6.1 required plans that are to-scale, and the two pages of the site plan package labeled “Sheet SP-2” each have a note on the right side that says, “do not scale drawing, use figured dimensions only!” While the plan includes many of the required dimensions, these could not be accurately verified on the plan if the plan was not scaled.
- Section 4.35 prohibits drive-in restaurants on parcels directly abutting any RA district. This site abuts an RA-4 district to the north and east, and this use is therefore not permitted in this location.

If the plan was denied this evening, the applicant could apply to the Zoning Board of Appeals for a use variance and, depending on the outcome there, could then come back to the Planning Commission for a full site plan review.

Applicant Nicholas Shango gave the following information:

- The applicant had already purchased the two properties for this use, and had a lease lined up with Starbucks.
- Customers would exit on Purdue or via the shopping center’s Grand River exit. A full traffic study had been completed, showing little impact on Purdue. They had stacking space for 15-16 cars.

The Commission expressed concern that cut through traffic from the shopping center could cause a traffic jam internal to the site, and that exiting onto Grand River from Purdue would be difficult because of existing traffic patterns and the proximity of the fork on Grand River. Mr. Shango said these issues were addressed in the traffic study and neither were found to be problematic. Additionally, exiting on Purdue was the only way to allow traffic to access east-bound Grand River.

- The applicant was committed to working with their residential neighbors and had begun sending letters to the residents who live on Purdue; they wanted to work through issues with the neighbors before they appeared before the Board of Zoning Appeals.
- The drive thru would be in the same location as the previous use (a bank) utilized.

City Planner Perdonik explained that per the ordinance, a bank with a drive thru could abut a residential area; a drive-thru restaurant could not.

- The applicant will be creating a tree/landscape buffer to mitigate noise, with specific screening between the order booth and the residents.

Mr. Shango updated the Planning Commission on activity in the greater shopping center; the spaces in the center were full.

Vice Chair Trafelet indicated he was ready to entertain a motion.

MOTION by Varga, support by Mantey, that approval of Site Plan 60-7-2022, dated July 18, 2022, submitted by Nicholas Shango, be denied, because it does not meet the standards of Section 4.35 of the Zoning Ordinance, as Section 4.35 prohibits drive-in restaurants on parcels directly abutting any RA district.

Motion carried unanimously by voice vote.

APPROVAL OF MINUTES July 21, 2022 Special and Regular meetings

MOTION by Aspinall, support by Grant, to approve the July 21, 2022 Special Meeting and Regular Meeting minutes as submitted.

Motion carried unanimously by voice vote.

PUBLIC COMMENT

None.

COMMISSIONERS' COMMENTS

Commissioner Brickner noted the highest point in the City was at Haggerty and 14 Mile Road, with the lowest point being at Inkster and 8 Mile, a drop of ~200-300 feet. This was the "hill" in Farmington Hills.

ADJOURNMENT

MOTION by Grant, support by Ware, to adjourn the meeting at 7:53pm.

MOTION carried unanimously by voice vote.

Respectfully Submitted,
Marisa Varga
Planning Commission Secretary

/cem