

**AGENDA**  
**PLANNING COMMISSION PUBLIC HEARING/REGULAR MEETING**  
**CITY OF FARMINGTON HILLS**  
**OCTOBER 16 @ 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. Public Hearing**

**A. CLUSTER SITE PLAN 57-4-2025**

LOCATION:	28000 West Nine Mile Rd.
PARCEL I.D.:	22-23-25-401-001
PROPOSAL:	Construct fifty-two (52) single-family attached units (four per building) within RA-1, One Family Residential District
ACTION REQUESTED:	Recommend to City Council
APPLICANT:	Eureka Development Group
OWNER:	Lutheran Child and Family Services of Michigan Inc.

**5. Regular Meeting**

**A. AMEND PLANNED UNIT DEVELOPMENT 12, 2014,**  
**INCLUDING SITE PLAN 60-7-2025**

LOCATION:	12 Mile, west of Orchard Lake Road
PARCEL I.D.:	22-23-10-476-067
PROPOSAL:	Construct new fast-food restaurant with drive-through on a vacant outlot within B-4, Planned General Business District
ACTION REQUESTED:	Set for Planning Commission Public Hearing
APPLICANT:	Ronald J. Sesì
OWNER:	SSFHC Real Estate, LLC

**B. SITE PLAN 62-12-2024 – MARATHON GAS STATION**

LOCATION:	29450 Nine Mile Road
PARCEL I.D.:	22-23-26-486-014
PROPOSAL:	Propose to renovate and expand existing Marathon Gas Station within B-3, General Business District
ACTION REQUESTED:	Site Plan approval
APPLICANT:	Riham Sarout
OWNER:	Smart Petrol 1, LLC

**C. SITE PLAN 62-8-2025**

LOCATION:	29820 Nine Mile Rd.
PARCEL I.D.:	22-23-26-482-001
PROPOSAL:	Renovate existing building as Warehouse within LI-1, Light Industrial District
ACTION REQUESTED:	Site plan approval
APPLICANT:	Joseph S. Novitsky
OWNER:	Ilan Hazan

**D. LOT SPLIT 3 AND 4, 2025 (FINAL)**

LOCATION:	28500 Oak Crest Dr. and 0 Rockridge Lane
PARCEL I.D.:	22-23-01-177-025 & 027
PROPOSAL:	Combining two parcels then split into four parcels within RA-1, One Family Residential District
ACTION REQUESTED:	Lot split approval (final)
APPLICANT:	Jason M. and Lauryn M. Curis
OWNER:	Jason M. and Lauryn M. Curis

**6. Approval of Minutes** September 18, 2025, Regular Meeting

**7. Public Comment**

**8. Commissioner/Staff Comments**

**9. Adjournment**

**Respectfully Submitted,**

**Kristen Aspinall, Planning Commission Secretary**

**Staff Contact:**

**Diane Mulville-Friel**  
**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.