

**AGENDA**  
**PLANNING COMMISSION PUBLIC HEARING / REGULAR MEETING**

**FEBRUARY 18, 2021 – 7:30PM**  
**CITY OF FARMINGTON HILLS**  
**31555 W ELEVEN MILE ROAD**  
**FARMINGTON HILLS, MICHIGAN**

**Telephone: 248-871-2540 Website: [www.fhgov.com](http://www.fhgov.com)**

**Cable TV: Spectrum – Channel 203; AT&T – Channel 99**

**YouTube Channel: <https://www.youtube.com/user/FHChannel8>**

**Zoom webinar/meeting link: <https://zoom.us/j/94151595266>**

**Dial in Number: 1-312-626-6799; Webinar/Meeting ID: 941 5159 5266**

**NOTICE OF ELECTRONIC MEETING**

**PLEASE NOTE: THIS MEETING WILL BE HELD ELECTRONICALLY AS AUTHORIZED UNDER THE OPEN MEETINGS ACT, MCL 15.261, ET SEQ., AS AMENDED. MEMBERS OF THE PUBLIC BODY AND MEMBERS OF THE PUBLIC MAY PARTICIPATE ELECTRONICALLY, AS DESCRIBED BELOW.**

The reason for holding this meeting electronically is to mitigate the spread of COVID-19, protect the public health, and provide essential protections to vulnerable citizens, by limiting in-person contact. Critical mitigation measures include social distancing and limiting the number of people interacting at public gatherings. This includes public meetings.

**Procedure for public participation by electronic means:**

The City will be utilizing the video/audio conferencing platform Zoom for electronic meetings, which will be accessible to members of the public body and members of the public. Members of the public body will be able to hear and speak (and see if using video) to each other for the entire meeting. Members of the public will be able to hear (and possibly see) members of the public body during the entire meeting but will only be able to speak during a public comment period or during a public hearing, as explained below.

The meeting host will call for public comment during that portion of the meeting and for each item included in the Public Hearing section of the agenda as the item is being discussed. Members of the public participating in the electronic meeting who wish to speak on a public hearing agenda item, or during the public hearing should use the “Raise Hand” feature in Zoom or if you dialed into the meeting use \*9 on the telephone keypad to raise your hand; but only after the meeting host has called for comments. Pressing \*9 on a telephone keypad will activate the “Raise Hand” feature signaling to the meeting host that a participant wishes to speak. Participants will be called upon one at a time, as would happen during an in-person meeting. The meeting host will determine the order of participant speakers. The participant will be acknowledged by name, if available, or by the last 4 digits of the participant’s phone number. The participant will have five (5) minutes to share comments with the public body. At the conclusion of the participant’s comments or the allotted five (5) minutes, the participant will be muted or requested to mute themselves. Participants calling in should use \*6 on a telephone keypad to mute and unmute themselves when called upon by the meeting host to do so.

Public comments may also be emailed to the staff liaison at [mstec@fhgov.com](mailto:mstec@fhgov.com) up to 4:30 pm on the day of this meeting to be read aloud at the meeting either during the agenda item to which the comment pertains or during the Public Comment portion of the meeting.

**How members of the public may participate:**

Members of the public are welcome to participate in the electronic meeting and may do so by clicking or copying and pasting the Zoom webinar link in their browser (downloading Zoom client is required) or by using the dial in number and webinar or meeting ID, all of which are located at the top of each meeting agenda.

For Planning Commission Public Hearings only, members of the public may also watch those meetings live over cable television or by tuning into the City's YouTube channel at <https://www.youtube.com/user/FHChannel18> or by selecting the YouTube icon from the City's homepage at <https://fhgov.com/Home.aspx>. The video recording of the meeting will also be available the next day on the City's website or from YouTube. Closed captioning is an option available through YouTube.

Members of the public may contact the Planning Commission members through the staff liaison by email at [mstec@fhgov.com](mailto:mstec@fhgov.com) or by phone at (248)871-2544.

**Procedures for accommodations for persons with disabilities:**

The City will be following its normal procedures for accommodation of persons with disabilities. Those individuals needing accommodations for effective participation in this meeting should contact the City Clerk (248) 871-2410 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

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

**A. CLUSTER OPTION SITE PLAN 60-10-2020**

LOCATION:	38500 Nine Mile Rd.
PARCEL I.D.:	23-30-300-019
PROPOSAL:	28 unit detached one-family cluster option subdivision in RA-2, One-Family Residential District
ACTION REQUESTED:	Recommendation of approval of Site and Open Space Plans to City Council
APPLICANT:	Pulte Homes of Michigan, LLC
OWNERS:	Piemontese Social Club

**5. Regular Meeting**

**A. PRESENTATION OF 2020 HISTORIC DISTRICT COMMISSION ANNUAL REPORT**

PRESENTED BY:	HDC Chairperson
ACTION REQUESTED:	Acceptance of report

**B. PUD Qualification 1, 2021**

LOCATION:	32680 Northwestern Highway
PARCEL I.D.:	23-02-126-130
PROPOSAL:	Five story, 200-unit multiple family apartment development in B-2 Community Business District, and B-3 General Business District
ACTION REQUESTED:	Preliminary PUD Qualification
APPLICANT:	Robert Asmar, NWH Holdings, LLC
OWNERS:	NWH Holdings, LLC

**C. Amendment of PUD 1, 2014**

LOCATION:	33103 Hamilton Court
PARCEL I.D.:	23-15-101-038
PROPOSAL:	Amend PUD to allow conversion of hotel to senior assisted living center in OS-4, Office Research District
ACTION REQUESTED:	Set proposed amended PUD Plan for public hearing
APPLICANT:	Sean Koza

OWNERS:	Hamilton Court Development, LLC
<b>D. SITE PLAN 51-1-2021</b>	
LOCATION:	24360 Independence Dr.
PARCEL I.D.:	23-20-300-019
PROPOSAL:	Existing club house entrance drive re-configuration, addition to clubhouse, and addition of open-air pavilion at existing apartments in RC-3, Multiple Family Residential District
ACTION REQUESTED:	Site and Landscape Plan approval
APPLICANT:	Independence Green Apartments
OWNERS:	Independence Green Apartments
<b>E. SITE PLAN 52-1-2021</b>	
LOCATION:	27745 Orchard Lake Rd.
PARCEL I.D.:	23-15-201-015
PROPOSAL:	Addition to existing Gas Station in ES, Expressway Service District
ACTION REQUESTED:	Site and Landscape Plan approval
APPLICANT:	Faiz Simon
OWNERS:	Three Orchards Real Estate, LLC
<b>F. SITE PLAN 53-1-2021</b>	
LOCATION:	31066 Twelve Mile Rd.
PARCEL I.D.:	23-11-351-049
PROPOSAL:	Self-service gasoline station & drive through restaurant in B-3, General Business District
ACTION REQUESTED:	Site and Landscape Plan approval
APPLICANT:	The Barbat Organization
OWNERS:	Farmington Real Estate, LLC
<b>G. ZONING TEXT AMENDMENT 1, 2021</b>	
CHAPTER OF CODE:	34, Zoning Chapter
REQUEST:	Amend various sections of the Zoning Ordinance regulating the cultivation of medical marijuana
ACTION:	Set proposed amendments for public hearing

## **H. ELECTION OF OFFICERS**

<b>6. Approval of minutes</b>	<b>January 14, 2021, January 21, 2021 &amp; January 28, 2021</b>
<b>7. Public Comment</b>	
<b>8. Commissioner's Comments</b>	
<b>9. Adjournment</b>	

Respectfully Submitted,

**John Trafellet**  
Planning Commission Secretary

**Staff Contact**  
**Mark Stec**  
City Planner, Planning and Community Development  
248-871-2540  
[mstec@fhgov.com](mailto:mstec@fhgov.com)