**AGENDA**
**PLANNING COMMISSION REGULAR MEETING**
**CITY OF FARMINGTON HILLS**
**OCTOBER 15, 2026 at 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 (248) 871-2540**

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

**4. Regular Meeting**

**A. SITE PLAN APPROVAL 61-9-2026**

| | |
|---|---|
| LOCATION: | 30775 W. Twelve Mile Rd. |
| PARCEL I.D.: | 22-23-14-101-015 |
| PROPOSAL: | Renovations to an existing car wash building exterior façade within the B-3, General Business District. |
| ACTION REQUESTED: | Site Plan Approval |
| APPLICANT: | Jax Kar Wash (Todd Gesund) |
| OWNER: | BMW Kar Wash dba Jax Kar Wash |

**5. Approval of Minutes** September 17, 2026

**6. Public Comment**
**7. Commissioner/Staff Comments**
**8. Adjournment**

**Respectfully Submitted,**

**Tanji Grant, Planning Commission Secretary**

**Staff Contact:**

**Diane Mulville-Friel**
**City Planner**
**Planning and Community Development Department**
**(248) 871-2540**
**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.

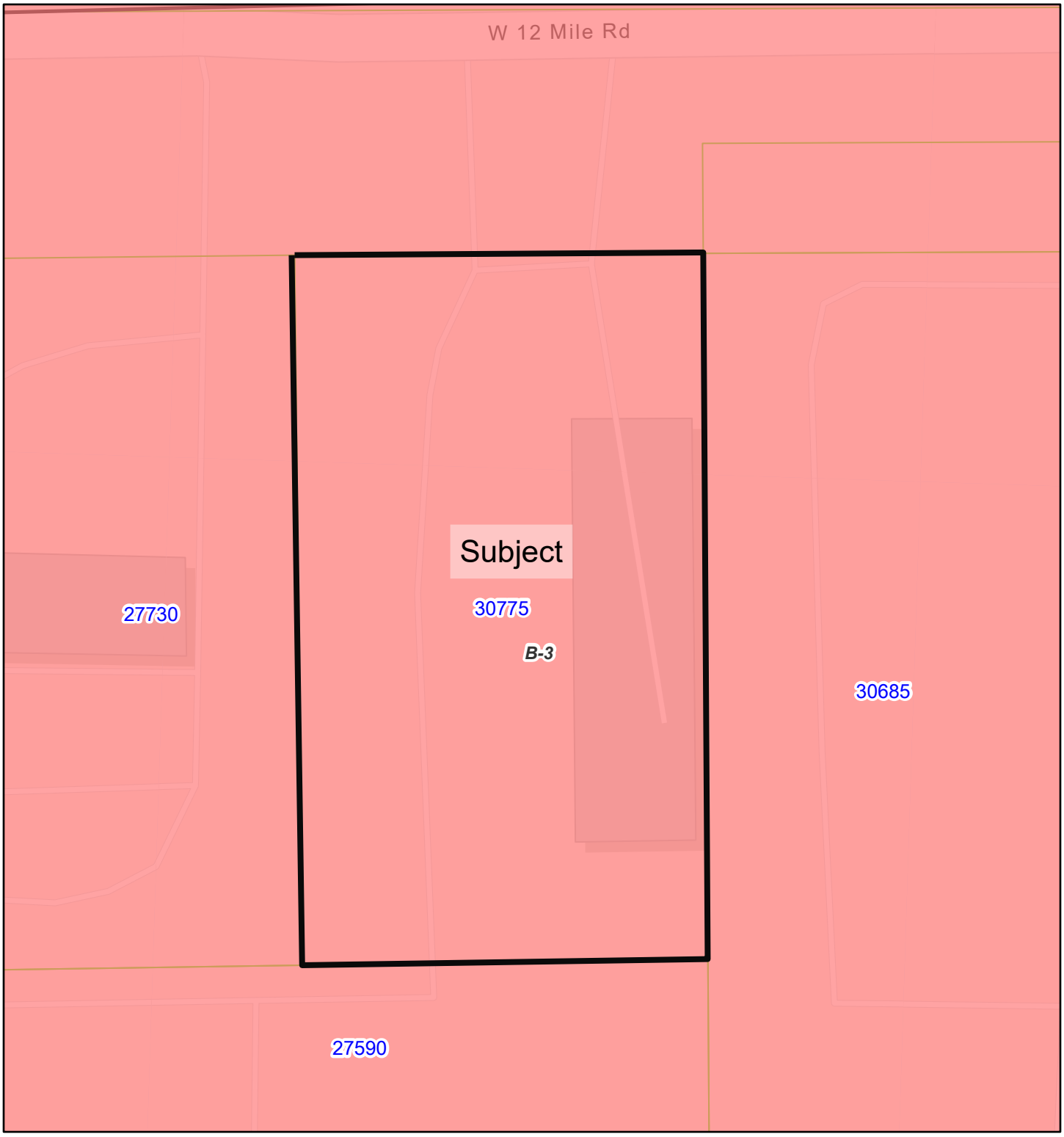
# 4. Regular Meeting

## A. SITE PLAN APPROVAL 61-9-2026

| | |
|---|---|
| LOCATION: | 30775 W. Twelve Mile Rd. |
| PARCEL I.D.: | 22-23-14-101-015 |
| PROPOSAL: | Renovations to an existing building exterior façade and request a waiver from the applicable design standards within the B-3, General Business District. |
| ACTION REQUESTED: | Site Plan Approval |
| APPLICANT: | Jax Kar Wash |
| OWNER: | BMW Kar Wash dba Jax Kar Wash |

# ZONING MAP

# Zoning (SP 61-9-2026 - 30775 W 12 Mile Rd)

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Zoning districts

B-3

Tax Parcels

1:564

0 0 0.01 0.01 mi

0 0.01 0.01 0.02 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

City of Farmington Hills, MI

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# B-3 – General Business District

34-3.1.25

# B-3 General Business District

## A. INTENT

The B-3 General Business District is designed to provide sites for diversified business types that might be incompatible with the pedestrian movement within the B-1 Local Business District or B-2 Community Business District.

? **User Note:** For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

## B. PRINCIPAL PERMITTED USES

The following uses are permitted subject to **Section 34-3.11**:

i. Banks, credit unions, savings and loan associations and similar uses with drive-in facilities as an accessory use only
ii. **Businesses in the character of a drive-in or open front store** § 34-4.37
iii. Business schools and colleges or private schools operated for profit
iv. **Bus passenger stations** § 34-4.38
v. **Cellular towers and cellular antennae** § 34-4.24
vi. **Churches** § 34-4.4
vii. Cigar bars or lounges
viii. **Coin-operated amusement device arcades, billiard parlors or other similar indoor recreation uses** § 34-4.19.4
ix. **Commercial outdoor recreational space** § 34-4.39
x. Dance halls or catering halls when conducted within a completely enclosed building
xi. Data processing or computer centers
xii. **Establishments with coin-operated amusement devices** § 34-4.33
xiii. **Gasoline service stations** § 34-4.28
xiv. Indoor health and fitness studio and instructional dance studios
xv. **Indoor recreation facilities** § 34-4.19
xvi. **Laundry, drycleaning establishments, or pickup stations, dealing directly with the consumer** § 34-4.25
xvii. Lawn mower sales or service
xviii. Medical offices or clinics
xix. Mortuary establishments
xx. **Motel** § 34-4.34
xxi. 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
xxii. **Nursery schools, day nurseries, and day care centers** § 34-4.5
xxiii. Office buildings for any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic, drafting, or sales
xxiv. Other commercial uses of a similar and no more objectionable character
xxv. **Outdoor space for sale or rental of new or used motor vehicles, trailers, mobile homes, boats, recreational vehicles and other similar products** § 34-4.36

## B. PRINCIPAL PERMITTED USES (cont.)

xxvi. Personal service establishments that perform services on the premises
xxvii. Private clubs or lodge halls
xxviii. Post offices and similar governmental office buildings, serving persons living in the adjacent residential area
xxix. Public buildings, public utility buildings, telephone exchange buildings, electric transformer stations and substations without storage yards; gas regulator stations with service yards, but without storage yards; water and sewage pumping stations
xxx. Restaurants, including fast food or carryout restaurants
xxxi. **Retail businesses** § 34-4.29
xxxii. Retail sales of plant materials, lawn furniture, playground equipment and other house or garden supplies
xxxiii. **Theaters, assembly halls, concert halls or similar places of assembly** § 34-4.44
xxxiv. Tire, battery and accessory sales
xxxv. Accessory structures and uses customarily incident to any of the above uses

## C. SPECIAL APPROVAL USES

The following uses are permitted subject to **Section 34-3.11:**

i. **Automobile repair** § 34-4.31
ii. **Drive-in restaurants** § 34-4.35
iii. **Gasoline service stations** § 34-4.28
iv. **Vehicle wash** § 34-4.40
v. **Veterinary hospitals or commercial kennels** § 34-4.26

## D. ACCESSORY USES

i. **Electric vehicle infrastructure** § 34-4.55
ii. **Fabrication, repair, and processing of goods** § 34-4.29
iii. **Outdoor space for seating areas accessory to a restaurant** § 34-4.32
iv. **Parking structures** § 34-4.61

# B-3 General Business District

## E. DEVELOPMENT STANDARDS

**Lot Size**

| | |
|---|---|
| Minimum lot area: | Not specified |

**Setbacks**

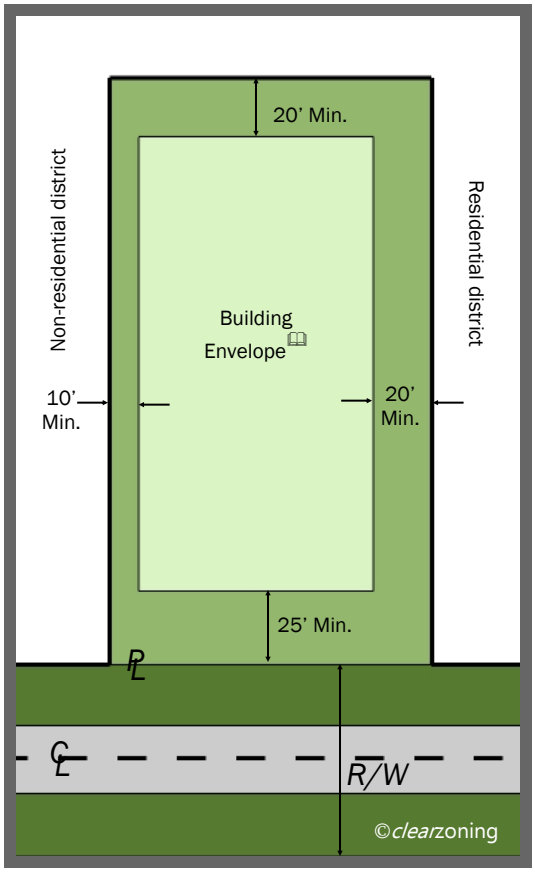
| | |
|---|---|
| Minimum front yard setback: | 25 ft |
| Minimum rear yard setback: | 20 ft |
| Minimum side yard setback: | 10 ft |
| Minimum from residential district: | 20 ft |
| Minimum from side street: | 25 ft |

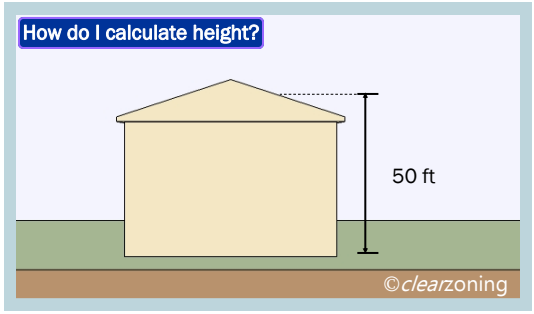
**Building Height**

| | |
|---|---|
| Maximum building height: | 50 ft |
| Maximum number of stories: | 3 |

**Open Space**

| | |
|---|---|
| Front yard open space required | 50% |




*The above drawings are not to scale.*

**NOTES**

- For additions to the above requirements, refer to Section 34-3.5: A, J, K, L, M, N, T and U.

Δ Ord. No. C-9-2024, C-5-2025

## SELECTED REFERENCES

**3. Zoning Districts**
- General Exceptions § 34-3.26
- Planned Unit Development § 34-3.20
- Marginal Access Drive § 34-3.22

**4. Use Standards**
- Special Land Uses § 34-4.20
- Adult Businesses § 34-4.21
- Standards for Cellular Towers § 34-4.24.8

**5. Site Standards**
- Accessory Buildings and Structures § 34-5.1
- Off-street Parking Requirements § 34-5.2
- Off-street Parking Space Layout Standards § 34-5.3
- Off-street Loading and Unloading § 34-5.4
- Signs § 34-5.5
- Acceleration-deceleration Passing Lanes § 34-5.6
- Flood Zone Controls § 34-5.8
- Entranceway Structures § 34-5.9
- Corner Clearance § 34-5.10
- Frontage on Public Street § 34-5.11
- Fences § 34-5.12
- Access to Major or Secondary Thoroughfares § 34-5.13
- Landscape Development § 34-5.14
- Walls and Berms § 34-5.15
- Exterior Lighting § 34-5.16
- Screening of Rooftop Equipment § 34-5.17
- Tree Protection, Removal & Replacement § 34-5.18
- Pedestrian Access and Connectivity § 34-5.19

**6. Development Procedures**
- Site Plan Review § 34-6.1
- Notice of Public Hearing § 34-6.2
- Special Land Use and Special Approval Use Standards § 34-6.3

**7. Admin and Enforcement**
- Guarantee for Improvements § 34-7.2

# AERIAL MAP

# Aerial Map (SP 61-9-2026 - 30775 W 12 Mile Rd)




10/6/2026, 4:13:21 PM

Tax Parcels

1:564

0 0 0.01 0.01 mi

0 0.01 0.01 0.02 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

City of Farmington Hills, MI

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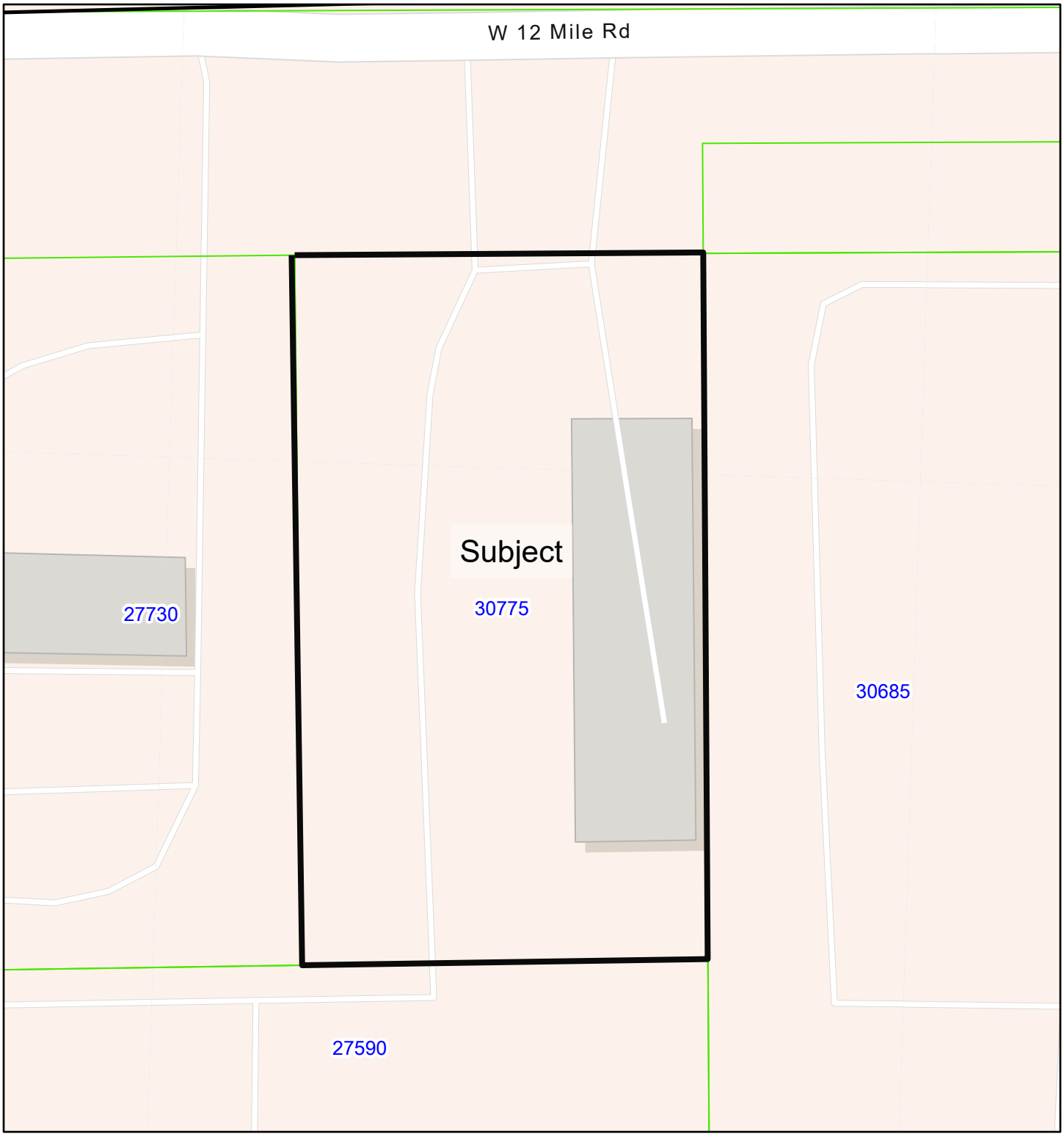
# LOCATION MAP

# Location Map (SP 61-9-2026 - 30775 W 12 Mile Rd)

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Tax Parcels

1:564

0 0 0.01 0.01 mi

0 0.01 0.01 0.02 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

City of Farmington Hills, MI

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# Narrative Description

**Jax Kar Wash**
30775 W. 12 Mile Rd, Farmington Hills, MI 48334

September 10, 2026

City of Farmington Hills
Planning Department
31555 W. Eleven Mile Road
Farmington Hills, MI 48336

**Re: Jax Kar Wash – Exterior Façade Renovation**
30775 W. 12 Mile Rd, Farmington Hills, MI 48334

Dear Planning Department Staff:

On behalf of Jax Kar Wash, we are submitting this letter to describe the scope of an exterior façade renovation planned for the property referenced above, and to request a waiver from the applicable design standards as described below.

**Scope of Work**

This project involves an exterior renovation to the existing car wash. The property is less than 0.50 acres in size. The site was built in the 1970s and remodeled with the EIFS façade seen today in the mid-1980s. This façade has been painted and maintained several times over the last 40 years.

We plan to remove the existing EIFS and reface the building with ceramic tile, with a top band of 7.2 metal siding. On the north elevation, we will install a Nichiha panel system. Several windows will be replaced with decorative glass block. We are not proposing any building additions or an increase in building height. All specified materials are durable and suited to withstand the elements.

This renovation will transform a dated-looking building into one that meets Jax Kar Wash's current design standard, while also enhancing the appearance of the 12 Mile Road and Orchard Lake Road corridor with a more modern and appealing building.

The proposed façade will require a waiver from the new design standards, as the existing building — which has always been used as a car wash — is not able to accommodate some of those standards, most specifically the north elevation.

We appreciate your consideration of this request and are happy to provide any additional information needed to support this application.

Sincerely,

Todd M. Gesund
Chief Strategic Officer
Jax Kar Wash
todd@jaxkarwash.net

# Site Plan

# JAX KAR WASH
# EXTERIOR RENOVATIONS

30775 W. 12 MILE RD.
FARMINGTON HILLS, MI 48334

**BUILDING CODES & DESIGN STANDARDS:**
PROJECT LOCATION: MACOMB, MI
2021 MICHIGAN MECHANICAL CODE
2021 MICHIGAN PLUMBING CODE
2023 MICHIGAN PART 8 ELECTRICAL CODE
2021 MICHIGAN UNIFORM ENERGY CODE-COMMERCIAL
2021 INTERNATIONAL PROPERTY MAINTENANCE CODE
2021 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS
ALTERATION LEVEL 2, W/ REFERENCES TO MICHIGAN BUILDING CODE 2021

## SCOPE OF WORK:

THIS PROJECT INVOLVES AN EXTERIOR FACADE RENOVATION TO THE EXISTING CAR WASH. THE PROPOSED FACADE WILL REQUIRE A WAIVER FROM THE DESIGN STANDARDS FOR THE BUILDING IS A CAR WASH WHICH IS NOT A RETAIL OR OFFICE BUILDING. THE MATERIALS SPECIFIED ARE DURABLE TO THE ELEMENTS.

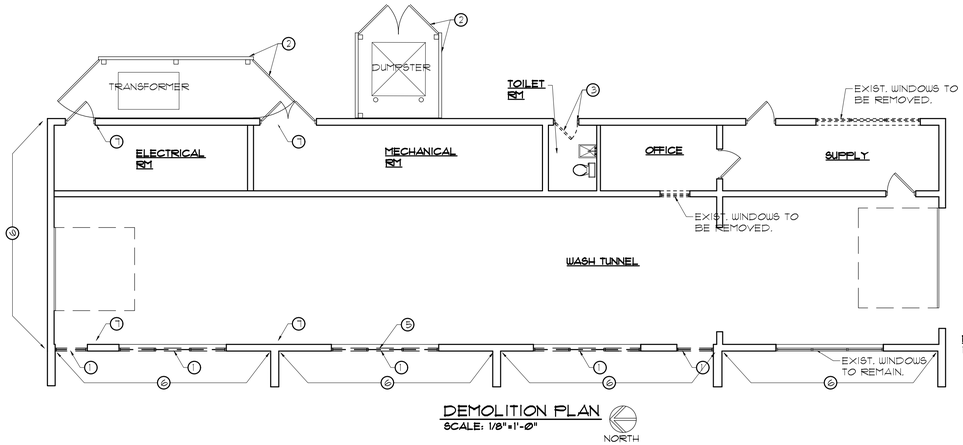
## INDEX OF DRAWINGS:


A.1 TITLE, SITE, DEMOLITION, & FLOOR PLANS
A.2 EXTERIOR ELEVATIONS
A.3 WALL SECTIONS
A.4 GENERAL NOTES
A.5 NORTH FACADE FRAMING ELEVATION, SECTIONS, & DETAILS
A.6 SITE PLAN
S.1 ROOF FRAMING PLAN & DETAILS


## BUILDING DATA:

ZONED: C-1, P
CONSTRUCTION TYPE: 2B
EX. BUILDING AREA: 2,628SF.
BLDG. HT.: 18'-0" 1 STORY
PARKING PROVIDED: 19 STANDARD SPACES

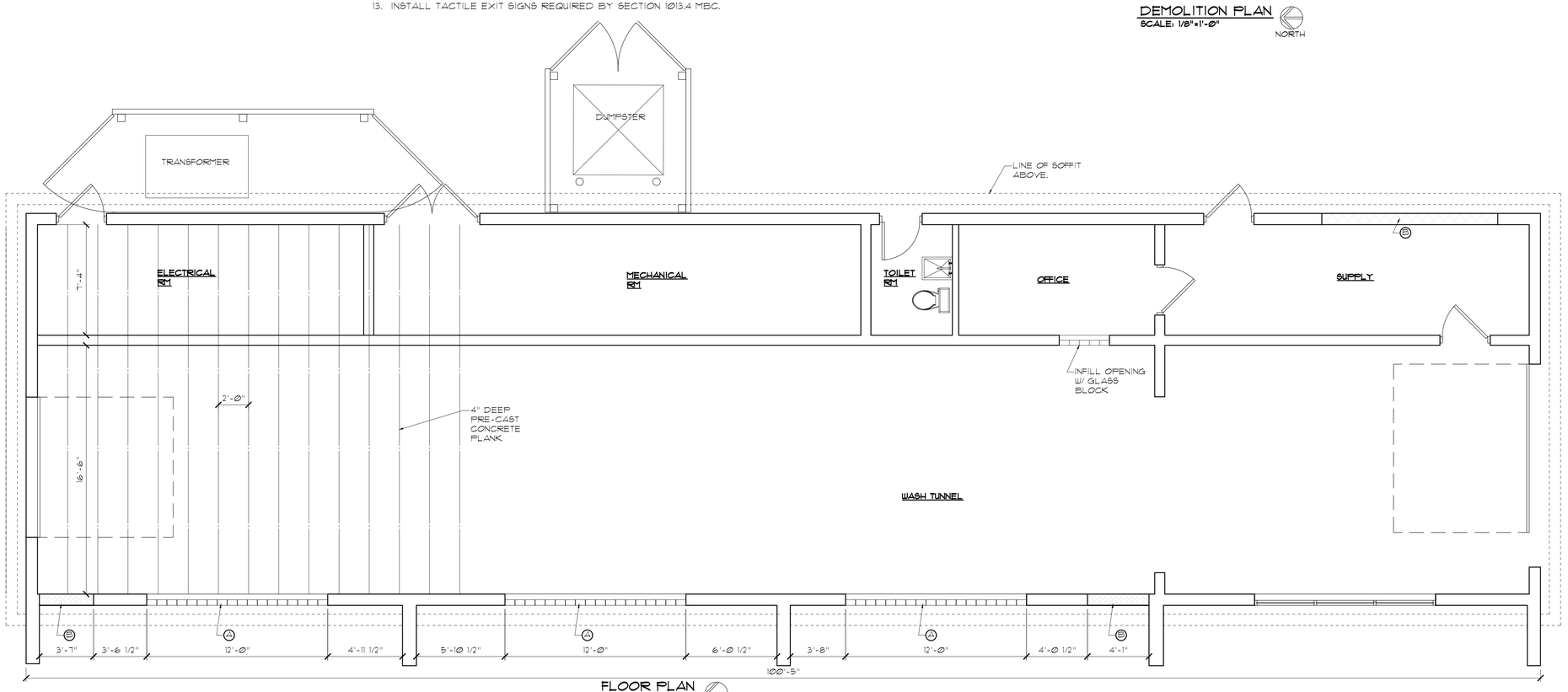
**GENERAL NOTES:**
1. FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR THE WORK NOTED HERE IN. COORDINATE ALL DRAWINGS/NEW WORK & NOTIFY ARCHITECT/ OWNER OF ANY DISCREPANCIES IN THE DOCUMENTS BEFORE PROCEEDING. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR TAKING FULL RESPONSIBILITY & LIABILITY FOR SAID DISCREPANCIES.
2. ALL DIMENSIONS ARE SHOWN FROM FINISH FACE TO FINISH FACE OF PARTITION UNLESS OTHERWISE NOTED.
3. WALL THICKNESS ARE NOMINAL NOT ACTUAL DIMENSIONS. SEE WALL SCHEDULE FOR ACTUAL DIMENSIONS.
4. ALL WOOD, INCLUDING BLOCKING, USED SHALL BE FIRE RETARDANT TREATED.
5. ALL WORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, COUNTY CODE REGULATIONS, & O.S.H.A.
6. PROVIDE POSITIVE SLOPE TO ALL FLOOR DRAINS WHILE KEEPING FLOOR LEVEL @ WALL BASE CONDITION.
7. REINFORCE WALL & PROVIDE BLOCKING AS REQUIRED TO SUPPORT WALL CABINETS & COUNTERTOPS.
8. COORDINATE W/ OWNER'S SUPPLIED EQUIPMENT FOR INSTALLATION REQUIREMENTS / LOCATIONS OF FLOOR / WALL/ CEILING MOUNTED ITEMS: TV'S, SPEAKERS ETC.
9. CONTRACTOR SHALL CONDUIT A ROUGH ELECTRICAL INSPECTION W/ OWNER, PRIOR TO ENCLOSING WALLS, FOR THE PURPOSE OF CONFIRMING ALL J-BOX LOCATIONS FOR POWER, DATA, SWITCH, THERMOSTAT, ETC.
10. ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL BE FIRE CAULKED/TAPED.
11. CONTRACTOR SHALL COORDINATE ALL OWNER SUPPLIED ITEMS FOR THE CONTRACTOR TO INSTALL.
12. MECHANICAL CONTRACTOR TO CONNECT VENT LINES, WATER SUPPLY & SANITARY TO EXISTING STUBS.
13. INSTALL TACTILE EXIT SIGNS REQUIRED BY SECTION 1013.4 MBC.




DEMOLITION PLAN
SCALE: 1/8"=1'-0"

**KEYNOTES:**
1. GLAZING & FRAME TO BE REMOVED. STORE SILL & REINSTALL FOR NEW WINDOW OPENINGS.
2. DUMPSTER & TRANSFORMER ENCLOSURES TO BE CLEANED & PAINTED.
3. HOLLOW METAL DOOR & DOOR FRAME TO BE REMOVED & REPLACED.
4. ROLL-UP DOOR TRACK TO BE REMOVED & REPLACED
5. EXIST. LINTEL TO BE CLEANED PRIME W/ RUST INHIBITING PAINT W/ EPOXY FLASHING. SEE REINFORCING OPTIONS SHEET S.1
6. REMOVE STUCCO & BACKING BACK TO CMU. CLEAN & PREP TO RECEIVE TILE (SEE ELEVATIONS SHEET A.2)
7. OPEN PARAPET AS REQUIRED TO REMOVE CMU AS REQUIRED FOR BEARING OF NEW STEEL. (SEE SHEET S.1) (TYP. @ 4 LOCATIONS)

**NOTES:**
1. DOORS SHOWN @ 45° ARE EXIST. TO REMAIN.




FLOOR PLAN
SCALE: 1/4"=1'-0"

**KEYNOTES:**
(A) INFILL OPENING W/ 8X8 GLASS BLOCK & 8" CMU. W/ #5 VERTICAL REINFORCING @ 32"O.C. GROUT REINFORCING CORES SOLID TYP. (SEE EXTERIOR ELEVATIONS
(E) IN-FILL EXIST. OPENING FROM SILL TO UNDERSIDE OF EXIST. HEADER W/ 8" CMU. BLOCK W/ #5 @32"O.C. GROUT REINFORCING CORES SOLID. ELEVATIONS.

STATE OF MICHIGAN
TIMOTHY JAY FOUGHT
ARCHITECT
No. 1301056975
LICENSED ARCHITECT

CONTACT:
TODD GESUND
(248) 514-5565




LOCATION MAP
SCALE: N.T.S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PROJECT
JAX KAR WASH
EXTERIOR UPGRADES
30775 W 12 MILE
FARMINGTON HILLS, MI 48334

SUBJECT
TITLE SHEET, LOCATION, FLOOR & REFLECTED CEILING PLANS


ARCHITECTS
T. FOUGHT & ASSOCIATES LLC-AIA
29895 GREENFIELD RD. SUITE 103 SOUTHFIELD, MI 48076
(248) 514-7612 tfoughtarchitectsllc@gmail.com


**ISSUED:**
SITE PLAN APPROVAL 09/09/2026

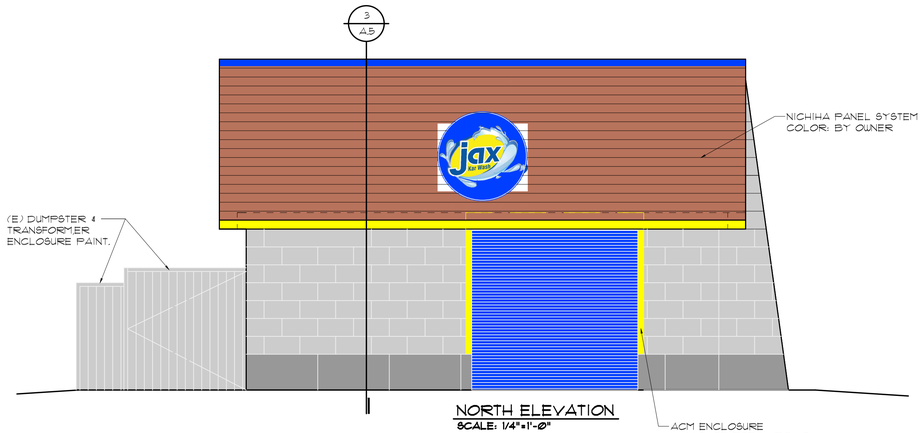
| | |
|---|---|
| DRAWN | T.J.F. |
| CHECKED | T.J.F. |
| APPROVED | T.J.F. |
| SDS | |
| CONSTR | |

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

JOB NO.
2026015

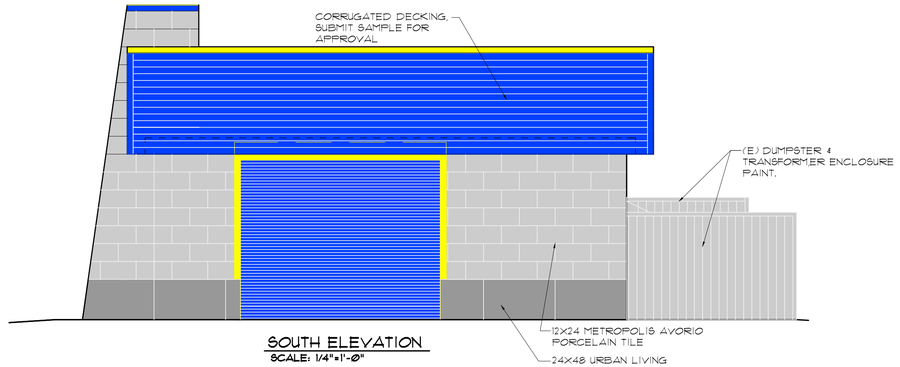
SHEET
A.1

JAX KAR WASH
FARMINGTON HILL



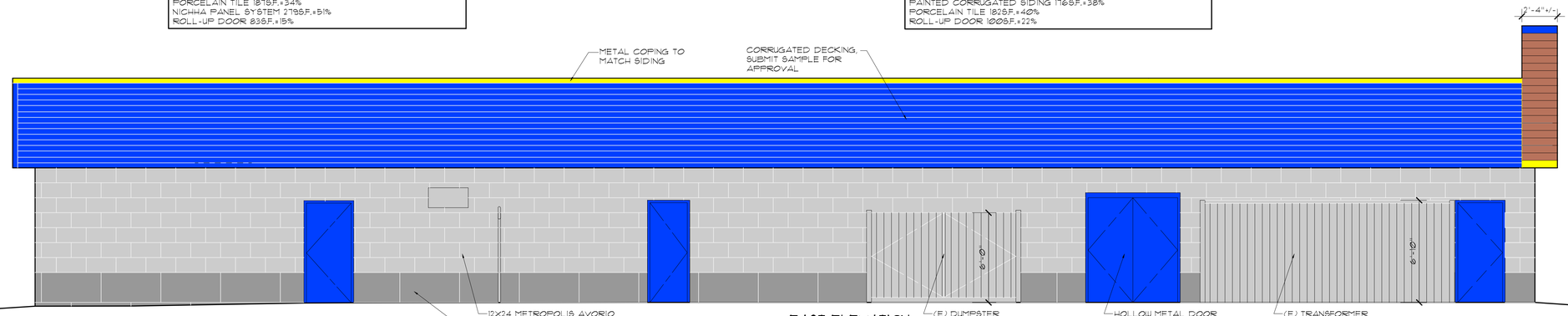

NORTH ELEVATION
SCALE: 1/4"=1'-0"

| NORTH ELEVATION EXTERIOR MATERIAL PERCENTAGES |
|---|
| TOTAL SURFACE AREA OF NORTH EXTERIOR ELEVATION=5516S.F. |
| PORCELAIN TILE 1819S.F.=34% |
| NICHIHA PANEL SYSTEM 2798S.F.=51% |
| ROLL-UP DOOR 838S.F.=15% |



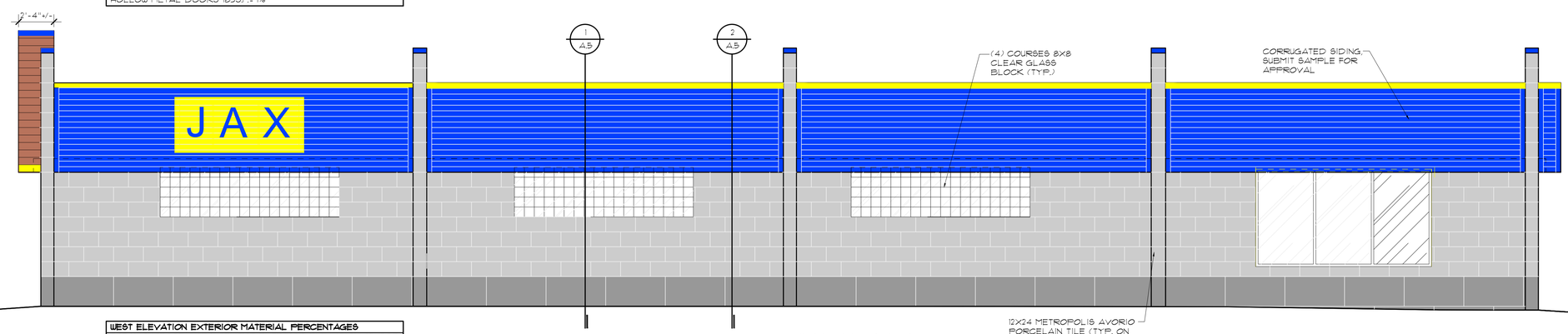

SOUTH ELEVATION
SCALE: 1/4"=1'-0"

| SOUTH ELEVATION EXTERIOR MATERIAL PERCENTAGES |
|---|
| TOTAL SURFACE AREA OF SOUTH EXTERIOR ELEVATION=4668S.F. |
| PAINTED CORRUGATED SIDING 1765F.=38% |
| PORCELAIN TILE 1826F.=40% |
| ROLL-UP DOOR 1005F.=22% |




EAST ELEVATION
SCALE: 1/4"=1'-0"

| WEST ELEVATION EXTERIOR MATERIAL PERCENTAGES |
|---|
| TOTAL SURFACE AREA OF EAST EXTERIOR ELEVATION=1,537S.F. |
| PAINTED CORRUGATED SIDING 606S.F.=38% |
| PORCELAIN TILE 814S.F.=53% |
| NICHIHA PANEL SYSTEM 23S.F.=1% |
| HOLLOW METAL DOORS 183S.F.=7% |




WEST ELEVATION
SCALE: 1/4"=1'-0"

| WEST ELEVATION EXTERIOR MATERIAL PERCENTAGES |
|---|
| TOTAL SURFACE AREA OF WEST EXTERIOR ELEVATION=1,545S.F. |
| PAINTED CORRUGATED SIDING 585S.F.=38% |
| PORCELAIN TILE 757S.F.=49% |
| NICHIHA PANEL SYSTEM 19S.F.=1% |
| GLASS BLOCK & GLAZING 183S.F.=12% |

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PROJECT
JAX KAR WASH
EXTERIOR UPGRADES
30775 W 12 MILE
FARMINGTON HILLS, MI 48334

SUBJECT
EXTERIOR ELEVATIONS

ARCHITECTS
T. FOUGHT & ASSOCIATES LLC-AIA
29895 GREENFIELD RD. SUITE 103 SOUTHFIELD, MI 48076
(248) 514-7612 tfoughtarchitectllc@gmail.com

ISSUED:
SITE PLAN APPROVAL 09/09/2026

| | |
|---|---|
| DRAWN | T.J.F. |
| CHECKED | T.J.F. |
| APPROVED | T.J.F. |
| BDB | |
| DONSTR | |

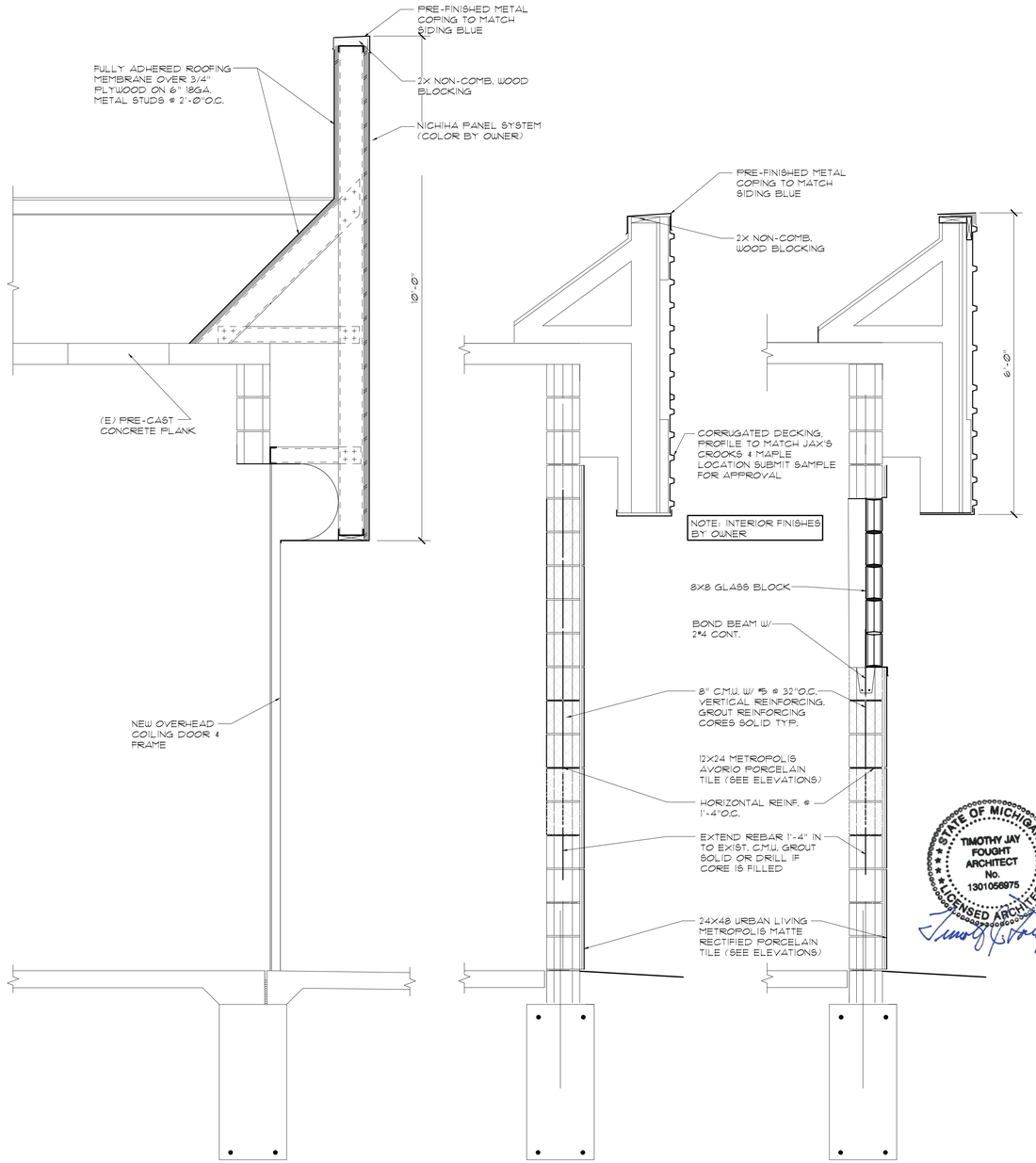
DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

JOB NO.
2026015

SHEET
A.2

STATE OF MICHIGAN
TIMOTHY JAY FOUGHT
ARCHITECT
No. 1301058975
LICENSED ARCHITECT

JAX KAR WASH
FARMINGTON HILL




3 A.2 EXTERIOR WALL SECTION @ OVERHEAD DOOR
SCALE: 3/4"=1'-0"

2 A.2 EXTERIOR WALL SECTION
SCALE: 3/4"=1'-0"

1 A.2 EXTERIOR WALL SECTION
SCALE: 3/4"=1'-0"

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PROJECT
JAX KAR WASH
EXTERIOR UPGRADES
30775 W 12 MILE
FARMINGTON HILLS, MI 48334

SUBJECT
WALL SECTIONS

ARCHITECTS
T. FOUGHT & ASSOCIATES LLC-AIA
29895 GREENFIELD RD. SUITE 103 SOUTHFIELD, MI 48076
(248) 514-7612 tfoughtarchitectllc@gmail.com

ISSUED:
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BDS
CONSTR

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JOB NO. 2026015

SHEET A.3

JAX KAR WASH
FARMINGTON HILLS

**EXISTING BUILDING NOTES**

EB1. REUSE OF EXISTING STRUCTURES CARRIES WITH IT AN INHERENT RISK WITH REGARD TO THE QUALITY OF THE EXISTING STRUCTURE'S MATERIALS. THE ARCHITECT AND ENGINEERS HAVE REVIEWED THE EXISTING INFORMATION PROVIDED TO US TO DETERMINE THE ADEQUACY OF THE VARIOUS COMPONENTS OF THE EXISTING STRUCTURE UNDER THE ASSUMPTION THAT THE EXISTING MATERIAL IS SOUND. IT IS THE RESPONSIBILITY OF EACH SUBCONTRACTOR AND THE INDEPENDENT TESTING AND INSPECTION AGENCY TO OBSERVE THE WORK AND, WHERE DEEMED NECESSARY, REPORT POTENTIAL MATERIAL QUALITY ISSUES TO THE ARCHITECT AS THEY ARE UNCOVERED.

EB2. EXISTING MATERIAL QUALITY ISSUES INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING.

EB2.1. FOUNDATION ISSUES. EXISTING FOUNDATIONS MAY HAVE BEEN COMPROMISED OVER TIME AND MAY REQUIRE IMPROVEMENT TO AVOID FUTURE SERVICEABILITY ISSUES. TO CITE TWO EXAMPLES, FOUNDATIONS MAY SETTLE DUE TO SOIL ISSUES OR THE CONCRETE FOR FOUNDATIONS MAY DETERIORATE OVER TIME. TYPICAL EVIDENCE OF FOUNDATION ISSUES ARE LARGE, SLOPING CRACKS IN WALLS. OUR SITE REVIEW DID NOT DISCOVER ANY SUCH CONCERNS, HOWEVER, WALL FINISHES DID NOT ALLOW FOR A COMPLETE REVIEW. THE CONTRACTOR SHALL BE PREPARED TO CONSULT A QUALIFIED FOUNDATION REPAIR CONTRACTOR TO PRESENT OPTIONS TO THE ARCHITECT, GENERAL CONTRACTOR, AND OWNER, SHOULD THE NEED ARISE. THE MEANS OF INSPECTION AS WELL AS THE EXTENT OF REPAIR AND REPLACEMENT SHALL BE AS DETERMINED BY THE LICENSED ENGINEER FOR THE FOUNDATION REPAIR CONTRACTOR.

EB2.2. MASONRY WALL ISSUES. EXISTING MASONRY WALLS CAN BE COMPROMISED OVER TIME DUE TO EFFECTS FROM WEATHER, ET AL. MASONRY WALLS HIDDEN FROM VIEW MAY BE CLAY MASONRY WHERE THE USE OF CONVENTIONAL ANCHORS MAY NOT BE FEASIBLE. (OTHER EXAMPLES CERTAINLY EXIST.) STEEL LINTELS IN MASONRY WALLS, TOO, CAN BE COMPROMISED OVER TIME.

EB2.3. CONCRETE ISSUES. EXISTING CONCRETE CAN WEAR OR BECOME OTHERWISE COMPROMISED OVER TIME AND/OR MODIFICATIONS TO EXISTING BUILDINGS MAY INCLUDE THE REMOVAL AND REPLACEMENT OF CONCRETE AND NEW CONCRETE PLACED MAY BE OF LESSER QUALITY AND BE COMPROMISED, TO, AGAIN, PROVIDE TWO EXAMPLES.

EB2.4. STEEL ISSUES. EXISTING STRUCTURAL STEEL AND STEEL ROOF FLOOR AND/OR ROOF DECK IS TYPICALLY NOT A MAJOR ITEM FOR CONCERN WITHIN EXISTING BUILDINGS EXCEPT WHEN THEY ARE IN HARSH ENVIRONMENTS (SUCH AS POOL OR SALT STORAGE BUILDINGS) OR EXPOSED TO WEATHER. STILL, THERE ARE POTENTIAL ISSUES, SUCH AS LEAKY ROOFS, AND ANY CONCERN MUST BE NOTED.

EB2.5. LUMBER ISSUES. WOOD MEMBERS MAY BE COMPROMISED OVER TIME, DURING INSTALLATION, OR BY UNDESIRABLE ALTERATION AFTER INITIAL INSTALLATION AND/OR SUBSEQUENT BUILDING MODIFICATIONS. EXISTING WOOD FRAMING MEMBERS ARE SUBJECT TO MATERIAL DEGRADATION OVER TIME WHERE THE MATERIAL IS COMPROMISED. DRY-ROT FOR EXAMPLE, CAN DEVELOP WHERE MOISTURE IS ALLOWED TO REMAIN. WOOD CHECKS, SHAKES AND SPLITS MAY HAVE ADVANCED OVER TIME OR BEEN ALLOWED DURING THE ORIGINAL CONSTRUCTION.

EB3. AT A MINIMUM, THE THE INDEPENDENT TESTING AND INSPECTION AGENCY SHALL REVIEW ALL EXISTING CONSTRUCTION IN THE AREA OF WORK AND CREATE A REPORT THAT EITHER CLEARLY APPROVES THE CONSTRUCTION OR NOTES SPECIFIC CONCERN. THE SUBCONTRACTORS SHALL COORDINATE ALL WORK WITH THE INDEPENDENT TESTING AND INSPECTION AGENCY TO PROVIDE THEM WITH THE OPPORTUNITY TO REVIEW EXPOSED WORK BEFORE IT IS COVERED BY A SUBSEQUENT SUBCONTRACTOR. THE INDEPENDENT TESTING AND INSPECTION AGENCY SHALL NOT EXCLUDE ANY UN-EXPOSED AREA FROM THEIR APPROVAL WITHOUT REQUESTING ITS EXPOSURE. UPON A REFUSAL FOR EXPOSURE, THE INDEPENDENT TESTING AND INSPECTION AGENCY MAY EXCLUDE SUCH AN AREA. ADDITIONALLY, THE GENERAL CONTRACTOR SHALL PROVIDE THE OWNER WITH A WRITTEN STATEMENT THAT THEY HAVE, DURING THE WORK, TO THE BEST OF THEIR ABILITY, REVIEWED AS MUCH OF THE EXISTING BUILDING CONSTRUCTION AS THEY WERE ABLE AND HAVE BROUGHT ALL CONCERNS TO THE ATTENTION OF THE LICENSED ENGINEER FOR THE TESTING AND INSPECTION AGENCY.

**COLD-FORMED STEEL FRAMING**

CF5F1. THE COLD-FORMED STEEL FRAMING REQUIREMENTS, IF SHOWN ON THE STRUCTURAL CONTRACT DOCUMENTS, IS SHOWN FOR PURPOSES OF BIDDING. THE CONTRACTOR SHALL PERFORM ALL REQUIRED WORK AND SHALL PROVIDE ALL COMPONENTS (STEEL RUNNERS TO TAKE BLOCKING, LINTELS, CLIP ANGLES, SHOES, REINFORCEMENTS, FASTENERS, STRAPPING, BRACING, BRIDGING, ETC..

CF5F2. SHOP DRAWINGS MAY BE PREPARED BY THE CONTRACTOR AND REVIEWED BY THE CONTRACTOR'S ENGINEER. SHOP DRAWINGS DO NOT NEED TO BE SEALED AND SIGNED BY THE CONTRACTOR'S ENGINEER HOWEVER THEY MUST BE REVIEWED AND APPROVED BY THE DESIGN ENGINEER PRIOR TO SUBMISSION TO THE ARCHITECT FOR REVIEW. CALCULATIONS MAY BE REQUESTED BY THE ARCHITECT, IF REQUESTED, SHALL BE SUBMIT SEALED AND SIGNED BY THE CONTRACTOR'S ENGINEER.

CF5F3. SHOP DRAWINGS SHALL INCLUDE ALL INFORMATION REQUIRED FROM WHICH THE PROJECT CAN BE CONSTRUCTED. INCLUDE PLACING DRAWINGS FOR FRAMING MEMBERS SHOWING SIZE AND GAUGE DESIGNATION, NUMBER, TYPE, LOCATION AND SPACING. INDICATE SUPPLEMENTAL STRAPPING, BRACING, SPLICES, BRIDGING, ACCESSORIES, AND DETAILS REQUIRED FOR PROPER INSTALLATION.

CF5F4. THE CONTRACTOR'S ENGINEER SHALL BE AVAILABLE FOR ALL FIELD INQUIRY. THE CONTRACTOR'S ENGINEER SHALL, MINIMALLY, VISIT THE SITE UPON COMPLETION OF THE INSTALLATION OF THE COLD-FORMED STEEL STUDS TO VERIFY THAT THE AS-BUILT CONSTRUCTION CONFORMS TO THE DESIGN INTENT OF THE CONTRACT DOCUMENTS AND SHOP DRAWINGS REVIEWED BY THE ARCHITECT. THE CONTRACTOR'S ENGINEER SHALL PROVIDE WRITTEN CERTIFICATION OF THIS VISIT, SEALED AND SIGNED FOR RECORD. (THE CONTRACTOR'S ENGINEER SHALL VISIT THE SITE AS MANY TIMES AS IS REQUESTED TO CONFIRM ANY NON-CONFORMING CONSTRUCTION HAS BEEN SATISFACTORILY REMEDIED.)

CF5F5. COLD-FORMED STEEL STUDS SHALL BE PROVIDED IN CONFORMANCE WITH ASTM A1101, GRADE 33 (STUDS OF 43 MIL THICKNESS AND LESSER) WITH A MINIMUM YIELD STRENGTH OF 33,000 PSI, MODULUS OF ELASTICITY OF 29,000,000 PSI, OR ASTM A1101, GRADE 50 (STUDS OF 54 MIL THICKNESS AND GREATER WITH A MINIMUM YIELD STRENGTH OF 50,000 PSI, MODULUS OF ELASTICITY OF 29,000,000 PSI), AND SHALL BE GALVANIZED TO A MINIMUM G90 COATING.

CF5F6. BRIDGING SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATION WITH THE FOLLOWING MINIMUM REQUIREMENTS. FOR WALLS WITH NO AXIAL LOAD, PROVIDE BRIDGING AT MID-HEIGHT FOR WALLS LESS THAN 10'-0" HIGH, AND AT 1/3 POINT FROM TOP FOR WALLS GREATER THAN 10'-0" HIGH. FOR AXIAL LOAD BEARING WALLS, PROVIDE BRIDGING EQUALLY SPACED AT 4'-0" MAXIMUM. IN ADDITION, BRIDGING SHALL BE PROVIDED AT ROOF LINES AND ELSEWHERE AS NOTED ON THE CONTRACT DOCUMENTS. SOLID BLOCKING SHALL BE INSTALLED IN LIEU OF BRIDGING WHERE NOTED ON THE CONTRACT DOCUMENTS AND SUCH WALLS SHALL BE ASSUMED TO BE BLOCKED SHEAR DIAPHRAGMS.

CF5F7. UPON COMPLETION OF THE COLD-FORMED STEEL FRAMING CONSTRUCTION ALL DAMAGE TO THE GALVANIZED COATING SHALL BE REPAIRED USING A HIGH ZINC DUST CONTENT PAINT FOR REPAIR OF GALVANIZED SURFACES, COMPLYING WITH M.I. SPEC. MIL-P-21035, AN ACCEPTABLE PRODUCT IS ZRC COLD GALVANIZING COMPOUND BY ZRC CHEMICAL COMPANY.

CF5F8. FABRICATE AND INSTALL COLD-FORMED STEEL FRAMING TO THE MOST STRINGENT TOLERANCE VARIATION FROM PLUMB, LEVEL, AND TRUE TO LINE OF ONE-EIGHTH INCH IN TEN FEET.

**STRUCTURAL STEEL**

STL1. SHOP DETAILS, FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE REQUIREMENTS OF AISC "SPECIFICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS", AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES", AND AISC "DETAILING FOR STEEL CONSTRUCTION".

STL2. SUBSTITUTION: SIZES MAY BE SUBSTITUTED, SUBMIT REQUEST(S) REQUEST FOR SUBSTITUTION AND STRUCTURAL ENGINEER OF RECORD WILL CONSIDER AND DETERMINE IF SUBSTITUTION CAN BE TOLERATED.

STL3. STRUCTURAL STEEL SHALL CONFORM TO THE YIELD STRENGTH (FY) LISTED BELOW:

STL3.1. WIDE FLANGE SHAPES, ASTM A992, 50 KSI
STL3.2. RECTANGULAR HOLLOW STRUCTURAL SHAPES, ASTM A500, GRADE B, 46 KSI
STL3.3. CIRCULAR HOLLOW STRUCTURAL SHAPES, ASTM A500, GRADE B, 42 KSI
STL3.4. BASE PLATES,WHERE SPECIFIED AS SUCH, ASTM A572, 50 KSI
STL3.5. ALL OTHER PLATES AND SHAPES, ASTM A36, 36 KSI

STL4. ANCHOR RODS SHALL CONFORM TO ASTM F1554, UON.

STL5. BOLTS SHALL CONFORM TO ASTM F3125/A325, UON. HEAVY HEX NUTS TO ASTM A563C, AND WASHERS TO ASTM F436 WASHERS, ROUND, TYPE 1.

STL6. ANCHOR RODS, BASE PLATES OR BEARING PLATES SHALL BE LOCATED AND BUILT INTO CONNECTING WORK, PRE-SET BY TEMPLATES OR SIMILAR METHOD. PLATES SHALL BE SET IN FULL BEDS OF NON-SHRINK GROUT ASTM C1107.

STL7. ALL WELDING SHALL BE DONE WITH APPROPRIATE E70 SERIES ELECTRODES COMPATIBLE WITH THE NEW AND EXISTING STEEL AND SHALL CONFORM TO THE REQUIREMENTS OF THE "CODE FOR WELDING IN BUILDING CONSTRUCTION" OF THE AMERICAN WELDING SOCIETY.

STL8. REFER TO ARCHITECTURAL CONTRACT DOCUMENTS, AND CONTRACT DOCUMENTS FROM OTHER DISCIPLINES, FOR STEEL PLATES, ANGLES, ETC., ATTACHED TO BEAMS, FRAMES, ETC., FOR SUPPORT OF FASCIA AND OTHER CONSTRUCTION.

STL9. NO FIELD MODIFICATION TO THE FABRICATED MEMBER OR CONNECTION IS ALLOWED WITHOUT SIGNED AND SEALED, TO SCALE SKETCHES PREPARED UNDER THE DIRECT SUPERVISION OF THE CONTRACTOR'S LICENSED STRUCTURAL ENGINEER.

STL10. THE CONTRACTOR IS RESPONSIBLE FOR THE ERECTION SAFETY OF ALL STEEL CONNECTIONS, INCLUDING BUT NOT LIMITED TO: CONFIGURATION, SEQUENCE, USE OF: BLOCKING, EXTENDED CLIP ANGLES, CLAMPS, ETC.

**REINFORCED HOLLOW CONCRETE MASONRY**

RCM1. MINIMUM MASONRY STRENGTH SHALL BE f'm = 2,000 PSI. UNITS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH ON THE NET AREA OF 2,800 PSI. EXCEPTION: IF PRISM TESTS ARE PERFORMED IN ACCORDANCE WITH ASTM E 447 METHOD B UNITS OF LESSER STRENGTH MAY BE USED TO ACHIEVE THE REQUIRED f'm.

RCM2. MORTAR SHALL BE PORTLAND CEMENT MORTAR IN ACCORDANCE WITH ASTM C 270, TYPE N OR S.

RCM3. GROUT SHALL BE "FINE GROUT" IN ACCORDANCE WITH ASTM C 476. GROUT STRENGTH SHALL BE f'c = 3,000 PSI MIN.

RCM4. REINFORCEMENT: ASTM A 615 GRADE 60.

RCM5. UNLESS OTHERWISE NOTED, MASONRY CONSTRUCTION SHALL CONFORM TO THE FOLLOWING AMERICAN CONCRETE INSTITUTE (ACI) STANDARDS AND AMERICAN STANDARDS FOR TESTING AND MATERIALS (ASTM) STANDARDS:

ACI 530/ASCE 5 AND ACI 530.1/ASCE 6 - BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES AND SPECIFICATIONS FOR MASONRY STRUCTURES.
ASTM C 144 - STANDARD SPECIFICATION FOR AGGREGATE FOR MASONRY MORTAR.
ASTM C 150 - STANDARD SPECIFICATION FOR PORTLAND CEMENT.
ASTM C 207 - STANDARD SPECIFICATION FOR HYDRATED LIME FOR MASONRY PURPOSES.
ASTM C 270 - STANDARD SPECIFICATION FOR MORTAR FOR UNIT MASONRY.
ASTM C 404 - STANDARD SPECIFICATION FOR AGGREGATES FOR MASONRY GROUT.
ASTM C 476 - STANDARD SPECIFICATION FOR GROUT FOR MASONRY.
ALL STANDARDS REFERENCED SHALL BE LATEST, CODE-APPROVED EDITIONS.

RCM6. HORIZONTAL BOND BEAM AND VERTICAL REINFORCEMENT SHALL BE CONTINUOUS, UON. BOND BEAMS SHALL BE CONSTRUCTED 90 AS TO ALLOW VERTICAL REINFORCING BARS TO REMAIN CONTINUOUS THROUGH THE BOND BEAM. (CREATION OF BOND BEAMS AND LINTELS USING STANDARD MASONRY UNITS IS ENCOURAGED.)

LAP SPLICE HORIZONTAL REINFORCEMENT PER SCHEDULE BELOW (FORTY-EIGHT BAR DIAMETERS) OR USE MECHANICAL SPLICES. STAGGER SPLICE LOCATIONS.

LAP SPLICE VERTICAL REINFORCEMENT PER SCHEDULE BELOW (FORTY-EIGHT BAR DIAMETERS) OR USE MECHANICAL SPLICES.

| BAR SIZE | LAP SPLICE LENGTH |
|---|---|
| #4 | 24" |
| #5 | 30" |
| #6 | 39" |
| #7 | 54" |
| #8 | 72" |

RCM7. ALL MASONRY WALL INTERSECTIONS SHALL BE TOOTHED TOGETHER. PROVIDE MANUFACTURED CORNER AND TEE UNITS IN ACCORDANCE WITH NOTE ABOVE. LAP HORIZONTAL JOINT REINFORCEMENT A MINIMUM OF 12" (6" EXCEPTION IF CMU IS 6" OR LESS).
CMA57.1. AN EXCEPTION IS AT WHERE EXTERIOR WALLS ARE CONSTRUCTED OF EXPOSED MASONRY. THERE, INTERSECTIONS SHALL BE TIED TOGETHER USING A MANUFACTURED TIE. AN EXAMPLE OF AN ACCEPTABLE TIE IS THE HOHMANN AND BARNARD RIGID PARTITION ANCHOR, 3/16" THICK, 6" LONG, GALVANIZED. STAGGER LOCATIONS ON EACH SIDE OF VERTICAL REINFORCING BARS, LOCATE AT 1'-4", ON CENTER, VERTICALLY.

RCM8. GROUT SOLID ALL CORES AND BOND BEAMS WITH REINFORCEMENT.

RCM9. GROUT SOLID ALL MASONRY BELOW GRADE.

RCM10. ALL STRUCTURAL STEEL LINTELS SHALL BE HOT DIP GALVANIZED, UPON COMPLETION OF THE ERECTION OF THESE STRUCTURAL STEEL LINTELS, ALL DAMAGE TO THE GALVANIZED COATING SHALL BE REPAIRED USING A HIGH ZINC DUST CONTENT PAINT FOR REPAIR OF GALVANIZED SURFACES, COMPLYING WITH M.I. SPEC. MIL-P-21035, AN ACCEPTABLE PRODUCT IS ZRC COLD GALVANIZING COMPOUND BY ZRC CHEMICAL COMPANY. THIS SHALL INCLUDE THE REPAIR OF SURFACES DAMAGED BY WELDING.

RCM11. BEARING PLATES NEED NOT BE CENTERED BENEATH BEAMS NOR JOISTS, HOWEVER, ALL BEARING PLATES ARE SUBJECT TO REVIEW DURING SHOP DRAWING REVIEW. BEARING PLATES SHALL BE SHOWN ON CONCRETE MASONRY SHOP DRAWINGS USING THE ACTUAL DIMENSIONS OF BEAMS AND OPEN WEB STEEL JOISTS OBTAINED FROM STRUCTURAL STEEL SHOP DRAWINGS). WHERE A BEARING PLATE IS SHOWN NEAR A CONTROL JOINT, THE BEARING PLATE SHALL NOT BRIDGE THE SIDES OF THE CONTROL JOINT. IF THE BEARING WIDTHS OF STRUCTURAL MEMBERS DOES NOT ALLOW THE BEARING PLATE TO BE OFFSET TO AVOID A BRIDGED CONDITION, THE CONTROL JOINT MUST BE MOVED.

RCM12. FOR SINGLE WYTHE MASONRY WALLS PROVIDE LADDER TYPE HORIZONTAL JOINT REINFORCEMENT WITH PERPENDICULAR WIRES AT A SPACING NO GREATER THAN 1'-4" ON CENTER. REINFORCEMENT SHALL BE GALVANIZED CARBON STEEL WIRE OF EIGHT GAGE WIRE DIAMETER (MINIMUM). (AN EXAMPLE OF AN ACCEPTABLE PRODUCT IS DUR-O-WAL LADUR TYPE JOINT REINFORCEMENT MANUFACTURED IN ACCORDANCE TO ASTM A82 AND A461, CLASS 1.) HORIZONTAL JOINT REINFORCEMENT SHALL BE PROVIDED AT A MAXIMUM SPACING OF 1'-4" ON CENTER.

RCM13. PROVIDE TEMPORARY SHORING TO SUPPORT WALLS ABOVE LINTELS UNTIL LICENSED ENGINEER OVERSEEING CONSTRUCTION STABILITY DEEMS SHORING MAY BE REMOVED.

**PROJECT TESTING AND INSPECTION**

PTI1. IT IS ASSUMED THERE WILL BE AN INDEPENDENT TESTING AND INSPECTION AGENCY VERIFYING THE CONFORMANCE OF THE WORK PERFORMED WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS AND AS MAY BE ALTERED OR OTHERWISE CLARIFIED BY SHOP DRAWINGS. THIS AGENCY IS THE SOLE PARTY THAT CAN PROVIDE SUCH VERIFICATION AND IS SOLELY RESPONSIBLE FOR THIS VERIFICATION. UPON COMPLETION OF THE PROJECT, THE INDEPENDENT TESTING AND INSPECTION AGENCY SHALL PROVIDE WRITTEN CERTIFICATION, PREPARED, SEALED, AND SIGNED BY A LICENSED ENGINEER, REGISTERED IN THE STATE OF MICHIGAN, THAT HAS GATHERED THEIR WORK PERFORMED BY PERSONNEL OF THE TESTING AND INSPECTION AGENCY, THAT THE PROJECT HAS BEEN COMPLETED PER THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, SHOP DRAWINGS, BUILDING CODE, AND ANY SUPPLEMENTARY REQUIREMENTS OF THE LOCAL CODE OFFICIAL.

PTI2. IT IS ASSUMED THAT THE INDEPENDENT TESTING AND INSPECTION AGENCY WILL NOTIFY THE ARCHITECT, ENGINEER, AND THE CONTRACTOR IMMEDIATELY UPON DETERMINING WORK THAT DOES NOT MEET WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. WHEN DEFECTIVE WORK IS FOUND, THE INDEPENDENT TESTING AND INSPECTION AGENCY SHALL DETERMINE THE EXTENT OF ADDITIONAL COURSE OF ACTION AND/OR REPAIR THE CONTRACTOR AND THEIR LICENSED ENGINEER SHALL THEN PROPOSE REPARATIONS TO THE GENERAL CONTRACTOR (OR CONSTRUCTION MANAGER). ONCE ALL PARTIES AGREE, REPARATIONS SHALL THEN BE SUBMIT TO THE ARCHITECT FOR REVIEW.

THE TESTING AND INSPECTION AGENCY IS NOT MERELY A REPORTING SERVICE. THE AGENCY IS AN INVALUABLE TOOL FOR THE CONTRACTOR, GENERAL CONTRACTOR (OR CONSTRUCTION MANAGER) AND ARCHITECT TO ASSURE THE REQUIREMENTS OF THE CONTRACT DOCUMENTS HAVE BEEN MET AND A SAFE AND USABLE STRUCTURE WILL BE CONSTRUCTED FOR ITS POTENTIAL OCCUPANTS.

PTI3. IN GENERAL, THE REPORTS FROM THE INDEPENDENT TESTING AND INSPECTION AGENCY WILL NOT BE REVIEWED BY THE ENGINEER OF RECORD. WE ASSUME WE WILL BE CONTACTED DIRECTLY AND IMMEDIATELY BY THE LICENSED ENGINEER FOR THE TESTING AND INSPECTION AGENCY, AS IS REQUESTED ABOVE.

PTI4. EACH REPORT PREPARED BY THE INDEPENDENT TESTING AND INSPECTION AGENCY SHALL PROVIDE A CLEAR AND UNAMBIGUOUS STATEMENT OF THE ADEQUACY OF EACH PARTICULAR PORTION OF THE CONSTRUCTION. THIS SHALL BE VERIFIED BY THE INDEPENDENT TESTING AND INSPECTION AGENCY'S LICENSED ENGINEER AS THEY REVIEW EACH REPORT PRIOR TO SUBMISSION FOR RECORD. EACH REPORT SHALL BE SUBMIT ELECTRONICALLY WITH A UNIQUE FILE NAME.

PTI5. THE INDEPENDENT TESTING AND INSPECTION AGENCY SHOULD BE PREPARED TO PRESENT EVIDENCE, UPON REQUEST, TO CONFIRM THE ADEQUACY OF ANY PORTION OF WORK. ANY ADDITIONAL TESTING THAT MAY BE REQUIRED TO PROVIDE SUCH REQUESTED EVIDENCE SHALL BE BORNE BY THE CONTRACTOR AND/OR INDEPENDENT TESTING AND INSPECTION AGENCY.

PTI6. THE INDEPENDENT TESTING AND INSPECTION AGENCY SHALL NOT SUBMIT REPORTS CONTAINING REPRODUCTION(S) OF ANY PORTION OF THE CONSTRUCTION DOCUMENTS THAT CONTAIN THE TITLE BLOCK IDENTIFICATION OF THE REGISTERED DESIGN PROFESSIONALS OF RECORD NOR CORPORATE IDENTIFICATION OF ANY KIND.

**CONSTRUCTION PHASE ENGINEERING/PERFORMANCE SPECIFIED PORTIONS OF WORK**

CPE1. ALL WORK OF THE CONSTRUCTION PHASE ENGINEER SHALL BE CONSIDERED A DEFERRED SUBMITTAL. EACH LICENSED, CONSTRUCTION PHASE ENGINEER SHALL, UPON REQUEST OF THE LOCAL BUILDING CODE OFFICIAL, OWNER, ARCHITECT OR ENGINEER, BE PREPARED TO SUBMIT THEIR WORK FOR THE APPROVAL OF THE LOCAL BUILDING CODE OFFICIAL. IT SHALL NOT BE MISCONSTRUED THAT, SHOULD THE LOCAL BUILDING CODE OFFICIAL NOT REQUEST A REVIEW OF THE WORK OF THE LICENSED CONSTRUCTION PHASE ENGINEER, THAT ANY PROFESSIONAL LIABILITY FOR THE WORK DOES NOT APPLY. NOT ALL LOCAL BUILDING CODE OFFICIALS CHOOSE TO REVIEW ALL CONTRACT DOCUMENTS AND/OR DEFERRED SUBMITTALS.

CPE2. PORTIONS OF WORK FOR ITEMS SUCH AS "STOREFRONTS" AND CURTAINWALL SYSTEMS AND THEIR ATTACHMENT TO THE STRUCTURE, WINDOWS AND DOORS AND THEIR ATTACHMENT TO THE STRUCTURE, STRUCTURAL STEEL STAIRS, LADDERS, AND/OR HANDRAIL/GUARDRAIL SYSTEMS AND THEIR ATTACHMENT TO THE STRUCTURE, STRUCTURAL STEEL JOISTS, METAL PLATE CONNECTED WOOD TRUSSES, PRECAST CONCRETE HOLLOWCORE PLANK, COLD-FORMED STEEL FRAMING AND SHAFT WALLS AND THEIR ATTACHMENT TO THE STRUCTURE, ATTACHMENT OF ANY/ALL WALL SYSTEM TO THE STRUCTURES, INSULATED METAL PANEL WALL SYSTEMS AND ITS ATTACHMENT TO THE STRUCTURE, EXTERIOR INSULATED FACADE SYSTEMS AND ITS ATTACHMENT TO THE STRUCTURE, "PANELIZED" CONSTRUCTION, AND ANY DESIRED ALTERNATES TO THE REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS (TO NAME A FEW ITEMS) REQUIRE ENGINEERING AFTER CONTRACT AWARD AND SHALL BE DEFINED AS "PERFORMANCE SPECIFIED" PORTIONS OF WORK. SUCH WORK REQUIRES A LICENSED STRUCTURAL ENGINEER TO PERFORM CALCULATIONS AND OVERSEE THE PREPARATION OF SHOP DRAWINGS TO COMPLETE THE SPECIFIED DESIGN.

CPE3. BY SUBMITTING SHOP DRAWINGS, OR PERFORMING ANY WORK, THE MATERIAL/BUILDING COMPONENT SUPPLIER AND/OR INSTALLER (AS GENERAL DISCUSSED IN NOTE CPE2) ATTESTS THAT THEIR LICENSED ENGINEER HAS HAD FULL OVERSIGHT ON THE PROJECT, FROM THE DAY THE CONTRACT DOCUMENTS WERE FIRST PROVIDED TO THE BUILDING COMPONENT MANUFACTURER. FURTHER, THE MATERIAL/BUILDING COMPONENT SUPPLIER AND/OR INSTALLER (AS GENERAL DISCUSSED IN NOTE CPE2) ATTESTS THAT THEIR LICENSED ENGINEER HAS BEEN PROVIDED ALL CONTRACT DOCUMENTS AND HAS COMPLIED WITH SAME. IN ADDITION, ANY SUB-CONTRACTUAL AGREEMENT THE REQUIRING PARTY OF THESE CONTRACT DOCUMENTS AND LIMITS THE LIABILITY, IN ANY WAY, OF THE LICENSED ENGINEER FOR THE MATERIAL/BUILDING COMPONENT SUPPLIER AND/OR INSTALLER (AS GENERAL DISCUSSED IN NOTE CPE2), THE ENTIRE SUB-CONTRACTUAL AGREEMENT BECOMES NULL AND VOID AND THE REQUIREMENTS OF THESE CONTRACT DOCUMENTS SHALL GOVERN.

CPE4. IF ANY LICENSED ENGINEER FOR A MATERIAL/BUILDING COMPONENT SUPPLIER AND/OR INSTALLER (AS GENERAL DISCUSSED IN NOTE CPE2) CHOOSES TO SUBMIT ANY SHOP DRAWING WITHOUT A SIGNATURE AND SEAL, IT SHALL BE NOTED AND ACCEPTED AS RELIEF FROM ANY REQUIREMENT OF THESE CONTRACT DOCUMENTS. REVIEW OF SHOP DRAWINGS THAT HAVE NOT BEEN SIGNED AND SEALED WILL BE PERFORMED AS A COURTESY UNDER THE ASSUMPTION THAT THE LICENSED ENGINEER FOR THE MATERIAL/BUILDING COMPONENT SUPPLIER AND/OR INSTALLER (AS GENERAL DISCUSSED IN NOTE CPE2) HAS, IN EVERY OTHER WAY, ACCEPTED FULLY THE REQUIREMENTS OF THESE CONTRACT DOCUMENTS AND WILL, AS REQUIRED BY LAW, SUBMIT THE SIGNED AND SEALED SHOP DRAWINGS, FOR THE APPROVAL OF THE LOCAL BUILDING CODE OFFICIAL, AS A DEFERRED SUBMITTAL.

CPE5. THE LICENSED STRUCTURAL ENGINEER FOR THESE PORTIONS OF WORK SHALL DETERMINE CODE REQUIRED LOADS, AND LOAD COMBINATIONS, AS REQUIRED FOR THEIR PORTION OF WORK. NOTE THAT THE MINIMUM REQUIREMENTS OF THE BUILDING CODE ARE JUST THAT, MINIMUM REQUIREMENTS. THESE CONTRACT DOCUMENTS SPECIFY (OR CLARIFY) OUR (EXPERIENCE BASED) RECOMMENDATIONS FOR MINIMUM REQUIREMENTS TO BE USED FOR THIS WORK.

CPE6. IT IS ASSUMED THAT ANY CONTRACTOR RETAINED ENGINEER CARRIES FULL PROFESSIONAL LIABILITY COVERAGE IN THE AMOUNT OF ONE MILLION DOLLARS PER CLAIM AND AN AGGREGATE OF TWO MILLION DOLLARS.

CPE7. THE LICENSED STRUCTURAL ENGINEER FOR THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE ADEQUACY OF THE PORTION OF WORK HE/SHE IS PERFORMING. THE LICENSED STRUCTURAL ENGINEER FOR THE CONTRACTOR SHALL PREPARE OR OVERSEE THE PREPARATION OF, ALL ENGINEERING CALCULATIONS, REVIEW ALL SHOP DRAWINGS, AND CERTIFY THAT THE WORK HAS BEEN FABRICATED AND INSTALLED PER HIS/HER DESIGN INTENT AND THE DESIGN INTENT OF THESE CONTRACT DOCUMENTS.

CPE7.1. CALCULATIONS SHALL BE PREPARED AND MAY BE REQUESTED SUBMIT, SEALED AND SIGNED, FOR RECORD AND/OR CONFIRMATION THAT THEY HAVE BEEN PERFORMED. CALCULATIONS SUBMIT WITHOUT REQUEST WILL NOT BE REVIEWED FOR ANY REASON.

CPE7.2. SHOP DRAWINGS SHALL BE REVIEWED AND SIGNED BY THE LICENSED ENGINEER FOR THE CONTRACTOR PRIOR TO THEIR SUBMISSION TO THE ARCHITECT FOR REVIEW. THE LICENSED STRUCTURAL ENGINEER FOR THE CONTRACTOR MAY CHOOSE SEAL AND SIGN THE SHOP DRAWINGS OR APPLY A "REVIEW STAMP" TO THEM INDICATING THE SHOP DRAWINGS WERE REVIEWED AND MET WITH THEIR DESIGN CRITERIA. REVIEW COMMENTS BY THE LICENSED STRUCTURAL ENGINEER FOR THE CONTRACTOR, WHILE ENCOURAGED, SHOULD BE MINIMAL FOR THE SHOP DRAWINGS SUBMIT TO THE ARCHITECT FOR REVIEW. (IN OTHER WORDS, IF THE LICENSED STRUCTURAL ENGINEER FOR THE CONTRACTOR HAS MADE MANY REVIEW COMMENTS, THE SHOP DRAWINGS SHALL BE RETURNED TO THE CONTRACTOR FOR REVISION PRIOR TO SUBMITTING THEM TO THE ARCHITECT FOR REVIEW.)

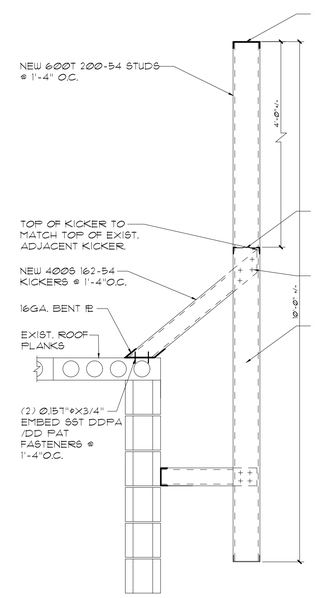
CPE7.3. THE LICENSED STRUCTURAL ENGINEER FOR THE CONTRACTOR IS RESPONSIBLE FOR ALL FIELD INQUIRIES MADE BY HIS/HER CONTRACTOR. THIS MAY INCLUDE INVESTIGATION OF INQUIRIES THAT ARE THE RESULT OF DIFFICULTIES CREATED BY HIS/HER, OR ANOTHER, CONTRACTOR. THIS MAY INCLUDE INVESTIGATION OF INQUIRIES FROM OTHER CONTRACTORS THAT ARE THE RESULT OF DIFFICULTIES CREATED BY HIS/HER CONTRACTOR.

CPE7.4. THE LICENSED STRUCTURAL ENGINEER FOR THE CONTRACTOR SHALL BE PREPARED TO, UPON REQUEST, VISIT THE SITE TO CONFIRM THE WORK HAS BEEN SATISFACTORILY PERFORMED PER HIS/HER DESIGN INTENT UPON COMPLETION OF THE WORK. (THE LICENSED STRUCTURAL ENGINEER FOR THE CONTRACTOR MAY NEED TO PERFORM ADDITIONAL CALCULATIONS TO VERIFY THE ADEQUACY OF THE AS-BUILT WORK. THE LICENSED STRUCTURAL ENGINEER MAY NEED TO REQUIRE THE CONTRACTOR TO REMEDY ANY WORK HE/SHE MAY DEEM INSUFFICIENT.) THE LICENSED ENGINEER FOR THE CONTRACTOR SHALL PREPARE AND SUBMIT A SEALED AND SIGNED LETTER CERTIFYING THAT PORTION OF WORK HAS BEEN DESIGNED PER THE MINIMUM REQUIREMENTS OF THE BUILDING CODE AND THE INSTALLATION MEETS WITH SAID REQUIREMENTS AND THEIR DESIGN INTENT.

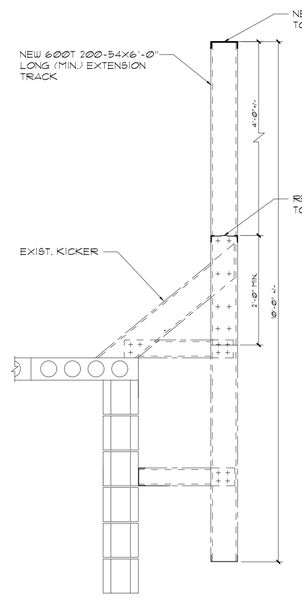
CPE8. IF IT APPEARS THAT THE LICENSED ENGINEER FOR THE CONTRACTOR IS NOT FAMILIAR WITH EXISTING CONDITIONS, HE/SHE SHALL BE PREPARED TO, UPON REQUEST, VISIT THE SITE PRIOR TO A SECOND REVIEW OF SHOP DRAWINGS.

CPE9. THE LICENSED ENGINEER FOR A CONTRACTOR SHALL NOT SPECIFY ANY BUILDING COMPONENT THAT WILL OVERSTRESS ANY OTHER PORTION OF THE BUILDING.

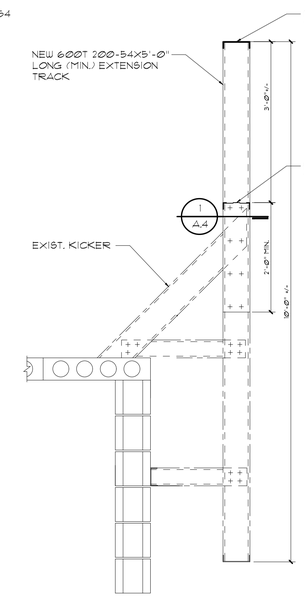
CPE10. OTHER PORTIONS OF WORK SHOWN ARCHITECTURALLY AND NOT INCLUDED WITHIN THE STRUCTURAL CONTRACT DOCUMENTS ARE SUBJECT TO THESE GENERAL REQUIREMENTS FOR PERFORMANCE SPECIFIED WORK. WHEN IN DOUBT DURING BIDDING, A CONTRACTOR SHOULD ASSUME



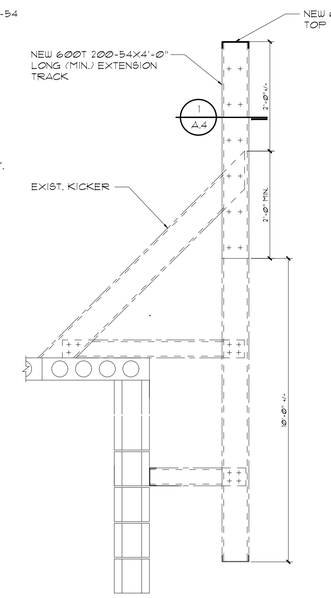

6 A.4 SECTION @ CORNERS (NO EXIST. KICKERS)
SCALE: 3/4"=1'-Ø"



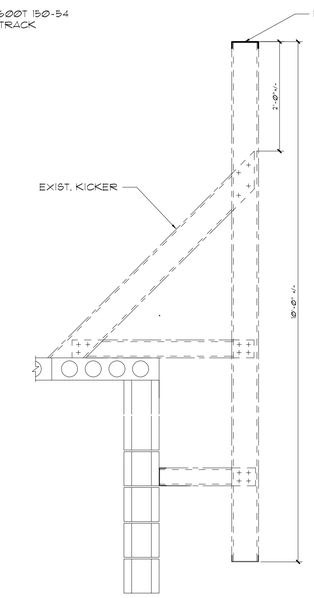

5 A.4 SECTION @ EXIST. 2ND CIRCLE
SCALE: 3/4"=1'-Ø"




4 A.4 SECTION @ 1ST STEP EACH SIDE OF EXIST. CIRCLE W/ LOWER KICKERS
SCALE: 3/4"=1'-Ø"



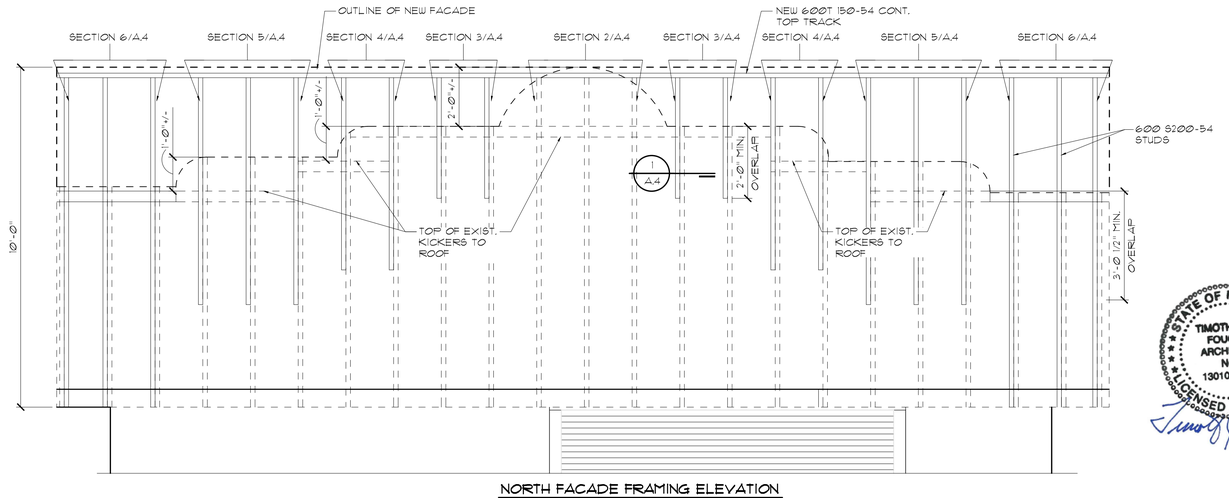

3 A.4 SECTION @ EXIST, CIRCLE & FIRST STEP W/ HIGH KICKER
SCALE: 3/4"=1'-Ø"




2 A.4 SECTION @ TOP OF EXIST. CIRCLE
SCALE: 3/4"=1'-Ø"




1 A.4 EXTERIOR WALL SECTION
SCALE: 3/4"=1'-Ø"




NORTH FACADE FRAMING ELEVATION
SCALE: 3/4"=1'-Ø"

STATE OF MICHIGAN
TIMOTHY JAY FOUGHT
ARCHITECT
No. 1301056975
LICENSED ARCHITECT

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PROJECT
JAX KAR WASH
EXTERIOR UPGRADES
30775 W 12 MILE
FARMINGTON HILLS, MI 48334

SUBJECT
NORTH FACADE FRAMING ELEVATION, SECTIONS & DETAILS

ARCHITECTS
T. FOUGHT & ASSOCIATES LLC-AIA
29895 GREENFIELD RD. SUITE 103 SOUTHFIELD, MI 48076
(248) 514-7612 troughtarchitect@gmail.com

ISSUED:
SITE PLAN APPROVAL 03/09/2026

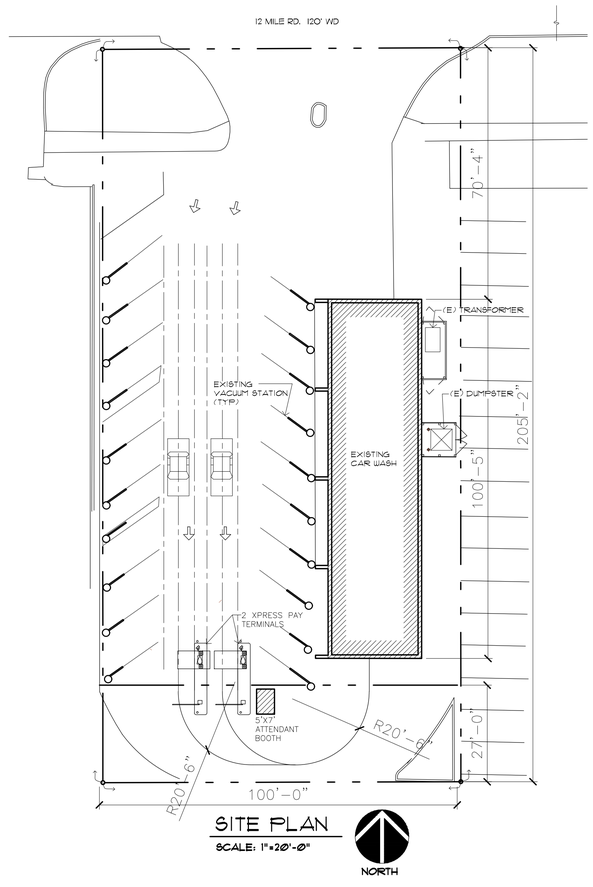
| | |
|---|---|
| DRAWN | T.J.F. |
| CHECKED | T.J.F. |
| APPROVED | T.J.F. |
| BIDS | |
| CONSTR. | |

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

JOB NO.
2026015

SHEET
A.5

JAX KAR WASH
FARMINGTON HILLS




SITE PLAN

SCALE: 1"=20'-0"

NORTH

## BUILDING DATA:

| | |
|---|---|
| ZONED: | C-1, P |
| CONSTRUCTION TYPE: | 2B |
| EX. BUILDING AREA: | 2628SF. |
| BLDG. HT.: | 18'-0" 1 STORY |
| PARKING PROVIDED: | 19 STANDARD SPACES |

## SITE NOTES:

THERE ARE NO UNDERGROUND STORAGE TANKS.

OPEN STORAGE OF MATERIALS SHALL NOT BE PERMITTED ON THE SITE.

ALL LIGHTING ON THE SITE SHALL BE SHIELDED AND NOT ENCROACH UPON ABUTTING PROPERTIES. THE LIGHT POLES SHALL BE NO HIGHER THAN 20 FT. ALL GLARE SHALL BE ELIMINATED FROM ALL LIGHT FIXTURES. UPWARD DIRECTED LIGHTING SHALL NOT BE PERMITTED.

REMOVE DEBRIS FROM SITE (BROKEN CONC.)

## LEGAL DESCRIPTION:

LAND IN THE CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN DESCRIBED AS FOLLOWS:
PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 14, TOWN 1 NORTH, RANGE 9 EAST, CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN DESCRIBES AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF 12 MILE ROAD (93 FEET WIDE), SAID POINT BEING NORTH 87 DEGREES 31 MINUTES 36 SECONDS EAST 191.00 FEET AND SOUTH 02 DEGREES 21 MINUTES 49 SECONDS EAST, 33.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 14; THENCE PROCEEDING ALONG THE SOUTH LINE OF 12 MILES ROAD, NORTH 87 DEGREES 31 MINUTES 36 SECONDS EAST 100 FEET; THENCE SOUTH 02 DEGREES 21 MINUTES 49 SECONDS EAST 205.00 FEET; THENCE SOUTH 87 DEGREES 31 MINUTES 36 SECONDS WEST 100.00 FEET; THENCE NORTH 02 DEGREES 21 MINUTES 49 SECONDS, 205.00 FEET TO THE POINT OF BEGINNING.

STATE OF MICHIGAN
TIMOTHY JAY FOUGHT
ARCHITECT
No. 1301056975
LICENSED ARCHITECT

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PROJECT
JAX KAR WASH
EXTERIOR UPGRADES
30775 W 12 MILE
FARMINGTON HILLS, MI 48334

SUBJECT
SITE PLAN, DATA, & EXPRESS PAY STATIONS

ARCHITECTS
T. FOUGHT & ASSOCIATES LLC-AIA
29895 GREENFIELD RD. SUITE 103 SOUTHFIELD, MI 48076
(248) 514-7612 foughtarchitectllc@gmail.com

ISSUED:
SITE PLAN APPROVAL
09/09/2026

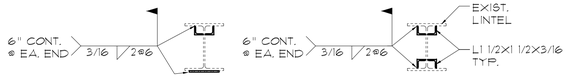
| | |
|---|---|
| DRAWN | T.J.F. |
| CHECKED | T.J.F. |
| APPROVED | T.J.F. |
| BIDS | |
| CONSTR. | |

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

JOB NO.
2026015

SHEET
A.6

JAX KAR WASH
FARMINGTON HILLS




OPTION 1

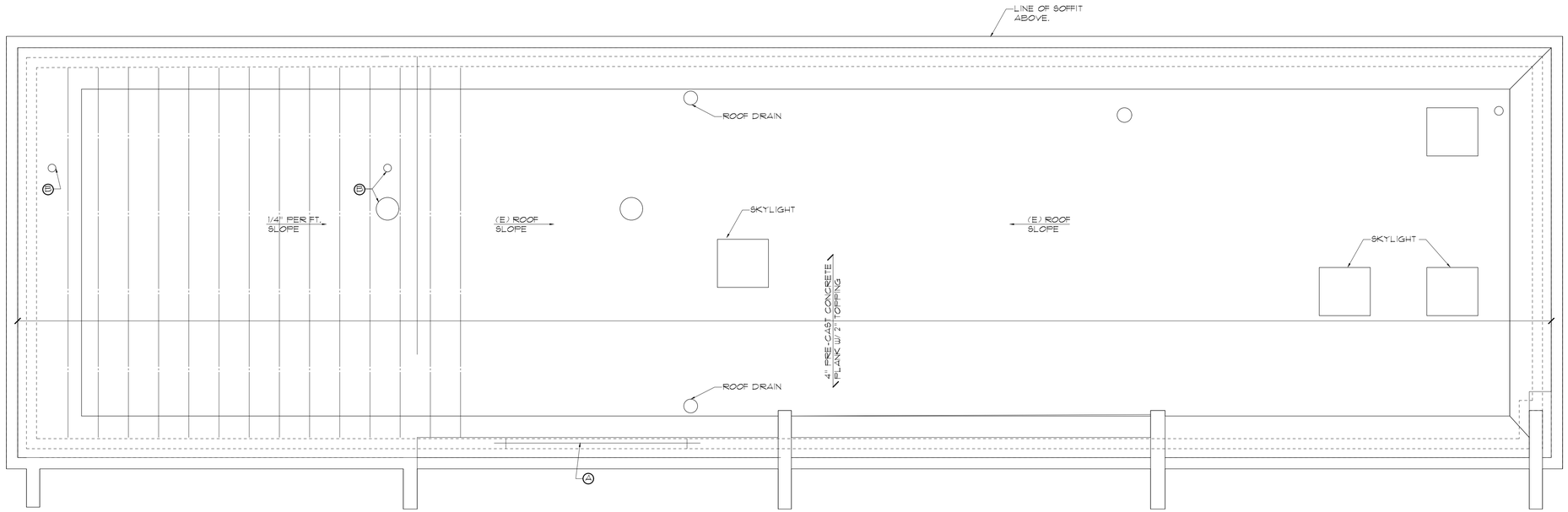



OPTION 2

NOTE: CLEAN & PRIME W/ RUST INHIBITING PAINT. PAINT W/ EPOXY FLASHING.

## 1 / S.1 LINTEL REINFORCING DETAIL

SCALE: 1"=1'-0"




## ROOF FRAMING PLAN

SCALE: 1/4"=1'-0"

NORTH

**KEYNOTES:**

(A) CLEAN LINTEL OF RUST, REINFORCE W/ OPTION 1 OR 2 & PRIME & PAINT W/ RUST INHIBITING PAINT W/ EPOXY PAINT FLASHING. SEE REINFORCING DETAILS 1/S.1.

(E) IN NEW LOW ROOF AREA PROVIDE OPENINGS AS REQUIRED FOR EXTENDING EXISTING VENT STACKS. FLASH AS REQUIRED FOR WATER TIGHT INSTALLATION. (SEE ARCHITECTURAL SECTIONS)

**NOTES:**

BP-1: 7"X3/8"X7" BEARING PL W/ 2-5/8"ø X 5" LONG STUD ANCHORS. GROUT CORES SOLID @ BEARING PL'S.

STATE OF MICHIGAN
TIMOTHY JAY FOUGHT
ARCHITECT
No. 1301056975
LICENSED ARCHITECT

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PROJECT

# JAX KAR WASH EXTERIOR UPGRADES

30775 W 12 MILE
FARMINGTON HILLS, MI 48334

SUBJECT

ROOF FRAMING DETAILS

ARCHITECTS
T. FOUGHT & ASSOCIATES LLC-AIA
29895 GREENFIELD RD. SUITE 103 SOUTHFIELD, MI 48076
(248) 514-7612 tfoughtarchitectllc@gmail.com

**ISSUED:**

SITE PLAN APPROVAL 09/09/2026

| | |
|---|---|
| DRAWN | T.J.F. |
| CHECKED | T.J.F. |
| APPROVED | T.J.F. |
| BIDS | |
| CONSTR | |

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

JOB NO. 2026015

SHEET S.1

JAX KAR WASH
FARMINGTON HILLS

# City Planner Review
# October 9, 2026

DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT

# *Review Memo*

**DATE:** October 9, 2026

**TO:** Planning Commission

**FROM:** Diane Mulville-Friel, City Planner

**SUBJECT:** Preliminary Site Plan Approval SP 61-9-2026 – Jax Kar Wash - 30775 W. 12 Mile Rd – Parcel ID #22-23-14-101-015

**PLAN DATE:** September 9, 2026

**ZONING:** B-3 General Business District

Applicant, Jax Kar Wash, is seeking site plan approval to renovate the existing vehicle wash located at 30775 W 12 Mile Rd. The property is on the south side of W. 12 Mile Road, east of Orchard Lake Road. Per the applicant's narrative, the site was originally built in the 1970s, and last remodeled in the mid-1980s with the current EIFS (Exterior Insulation and Finish System) façade. The renovation aims to modernize the dated facility to match Jax Kar Wash's current design standards and enhance the appearance of the 12 Mile Road and Orchard Lake Road corridor.

The proposed change of use and addition requires a site plan to be reviewed and approved by the Planning Commission before any engineering or construction permits can be issued.

## Existing Conditions

1. **Zoning.** B-3, General Business District.

2. **Site Location.** The 0.4-acre subject property (Parcel ID# 22-23-14-101-015) is located at 30775 W. 12 Mile Rd on the south side of W. 12 Mile Road, east of Orchard Lake Road (see Figure 1 Aerial Map).

3. **Building.** The carwash building is one (1) story in height, and has a footprint of approximately 2,628 square feet. The building is oriented north/south, and a single-lane wash tunnel occupies most of the interior. The wash tunnel entrance is on the south side of the building, and the exit is on the north. Figures 2 and 3 are street views of existing conditions.

*Figure 1. Aerial Photo of Subject Site and Approximate Lot Lines*







**Figure 2. View of north and west elevation fronting W 12 Mile Rd (view towards south).**




**Figure 3. View of east elevation (view towards west).**

4. **Access & Circulation.** Vehicles circulate the site in a counter-clockwise fashion. The site's interior drive-aisles are one-way parallel lanes that merge into a single lane at the drive-through entrance. The site is accessible via a full-movement driveway with a small center median from W. 12 Mile Road and what appears to be a private drive or cross-access connection with the property to the south. While multiple access and circulation nonconformities appear to be present, no changes to existing site conditions are proposed.

5. **Parking and Sidewalks.** A total of nineteen (19) angled parking spaces are located to the east and west of the entrance drive aisles and are equipped with vacuums and two (2) pay stations. Public sidewalks abut the property along W. 12 Mile Rd. right-of-way.

6. **Landscaping.** There is no perimeter landscaping around the building and parking lot. No new site landscaping is proposed or required as the site is nonconforming.

7. **Exterior Lighting.** The site is illuminated by light fixtures mounted on four (4) poles in the approximate corners of the property. The applicant has indicated that no modifications to the site's existing exterior lighting are proposed, although a note about site lighting is included on Sheet A.6. If the plan is approved, we recommend that the Commission include a condition that exterior lighting modifications will require a separate review and approval.

8. **Utilities and Stormwater Management.** Utilities are existing on site. No new stormwater detention system or additional impervious surface areas are proposed. We defer to City Engineer for comment.

9. **Adjacent Land Uses and Zoning.**

| Table 1. Adjacent Land Uses and Zoning | | |
|---|---|---|
| **Direction** | **Zoning** | **Existing Land Use** |
| **North** | B-3, General Business District | W. 12 Mile Rd./Retail |
| **South** | B-3 General Business District | Commercial |
| **East** | B-3 General Business District | Restaurant |
| **West** | B-3 General Business District | Gas Station |

## Proposed Use and Improvements

1. **Proposed Use.** The applicant intends to continue operating an existing vehicle wash at this location. Under Zoning Ordinance Section 34-3.1.25.C.iv, vehicle washes are a special approval use in the B-3 District subject to Section 34-4.40 standards. Section 34-4.40.2 restricts these businesses to lots actively operating as a lawfully conforming vehicle wash as of December 30, 2024. Jax Kar Wash meets this grandfathering requirement, having operated at this location for over 30 years.

2. **Improvements.** The proposed scope of work consists of façade and minor interior renovations. The existing EIFS will be removed and the building will be refaced using durable materials, including several textures of porcelain tile, an upper façade of corrugated metal decking, a Nichiha (fiber cement) panel

parapet on the north elevation, and decorative glass blocks to replace several windows. The door and window frames will be removed and replaced, and an interior window will be removed. No building additions or height increases are proposed. The existing dumpster and transformer enclosures will be cleaned and painted.

Multiple dimensional nonconformities exist on the property, but the proposal does not involve changes to the location, size, and dimensions of any existing structures. Since there are no changes to the site configuration or use proposed the Planning Commission is reviewing the site plan because the applicant is requesting waivers from the design requirements established in Section 34-5.20 of the City of Farmington Hills Zoning Ordinance. The Planning Commission is the administrative body authorized to grant waivers from that Section.

The site layout plan, property boundaries, and legal description included on sheet A.6 are not accurate and do not match the property records available in the City's BS&A and online GIS records. The applicant must remove sheet A.6 and update cover sheet (A.1) to include corrected legal description and include an aerial photograph with parcel boundaries next to the location map.

## Signs, Design Standards and Public Art

1. **Signs (Sec. 34-5.5).** Signs are not reviewed through the site plan process. A separate sign permit is required for each sign through the Building Division. The site has multiple nonconforming wall and ground signs; any removed during renovations cannot be replaced. All new signage must comply with Section 34-5.5.

2. **Design Standards (34-5.20).** According to Section 34-5.20.2.B.iii, "[w]hen an existing building façade is modified beyond the one-for-one replacement or windows and doors, the full façade shall be brought into compliance with this section." Exterior modifications are proposed, and so the building must be brought into compliance with the City's design standards. In general, the design requirements apply to all elevations "oriented toward a public right-of-way." The building's north façade is parallel to the W. 12 Mile Road right-of-way. The east and west facades are prominently visible from the W 12 Mile Rd right-of-way, are currently used to display signs, and are also subject to the design requirements due to their orientation (see Table 2).

***Table 2. Design Standards***

| Requirement | Proposed | Compliance |
|---|---|---|
| **Primary Materials (Sec. 34-5.20.4.A)**<br>At least 60% of facades oriented towards public rights-of-way, excluding windows and doors, shall be comprised of primary building materials:<br>• Brick, cut stone, field stone, manufactured stone, or decorative CMU block<br>• Timber or dimensional wood or engineered equivalent<br>• Fiber cement siding or panels<br>• Glass with metal framing | The north, east, and west facades feature a two-foot rectified porcelain tile base topped with secondary porcelain tile product.<br><br>Nichiha fiber cement is proposed to be used on the north facade parapet and painted corrugated siding for parapets on the east and west facades.<br><br>Glass block, glazing, porcelain tile, and Nichiha fiber cement panels are permitted primary materials; painted corrugated siding is not.<br><br>Excluding window and door openings, permitted primary material coverage for each facade is as follows:<br>• **North Facade:** 100% coverage, excluding an 83 sq ft metal roll-up door.<br>• **East Facade:** 58-60% coverage.[1]<br>• **West Facade:** 53% coverage.[2] | North facade: Complies.<br><br>East facade: **Pending. Applicant must** confirm calculations.<br><br>West facade: **Deficient**.<br><br>Per Section 34-5.20.4.G, **the Planning Commission may grant a waiver** only if the proposal achieves a specific architectural objective and the materials are compatible with the surrounding development. |
| **Accent Materials (Sec. 34-5.20.4.B)**<br>The following accent materials are permitted on any building façade:<br>• Glass block<br>• Metal and metal paneling<br>• Decorative masonry veneer<br>• Polymer plastic (e.g. Fypon, Azek)<br>• Stucco<br>• Plain or painted masonry block<br>• Exterior Insulation and Finishing Systems (EFIS). EIFS may only be permitted when located at least 8 ft. above grade. | The parapet and roll-up door will be accented with aluminum coping. | Complies. |

***Table 2. Design Standards***

| Requirement | Proposed | Compliance |
|---|---|---|
| **Architectural Scaling (Sec. 34-5.20.5)**<br>All façades oriented toward a public right-of-way must provide windows and architectural scaling elements to break up the scale of the building.<br><br>Façades shall include no less than two of the following elements:<br><br>i. Building color change.<br>ii. Building material or texture change.<br>iii. Projections or recesses extending along at least 20% of the façade.<br>iv. Recessed entranceways or projecting vestibules.<br>v. A horizontal expression line, such as a molding or reveal, shall define the transition between the ground floor and upper stories. If a one-story building is proposed, the horizontal expression line is not required. | The north façade will include several material colors, textures, and a projected architectural parapet. | Complies. |
| **Roofs (Sec. 34-5.20.6)**<br>For flat roofs, parapets shall not exceed one-third of the height of the supporting wall at any point. | Proposed design does not feature parapets that exceed this height restriction. | Complies. |

***Table 2. Design Standards***

| Requirement | Proposed | Compliance |
|---|---|---|
| **Fenestration (Sec. 34-5.20.7)**<br>Façades facing a Major Thoroughfare:<br>• Min. 60% ground floor fenestration.<br>• Min. 35% upper floor fenestration. | The north façade along W. 12 Mile Rd. lacks windows, featuring only an opaque roll-up door.<br><br>The east and west façades are visible from the road but do not face it directly.<br><br>The east façade has opaque doors and no glass, while the west façade includes windows and decorative glass blocks providing 12% fenestration. | **Deficient.** The proposed north, west, and east facades do not meet ground floor fenestration requirements. The north façade has 0% fenestration. The east façade has 0% fenestration. The west façade has 12% fenestration.<br><br>Per Section 34-5.20.7.F, **the Planning Commission may** grant a waiver if the proposal achieves a specific architectural objective, uses compatible materials, or faces a practical difficulty. Incorporating accent features or alternative design elements may also help satisfy the ordinance's intent. |

[1] The applicant reported total area (1,537 sf) of east façade does not match the material breakdown (1,626 sf with doors / 1,443 sf without). Meeting the 60% primary material requirement depends on which numbers are used for the total area.

[2] The applicant reported total area (1,545 sf) does not match the material breakdown (1,540 sf). Code specifics "glass block" as an accent material and "glass with metal framing" as an approved primary material. The 53% calculations for primary materials includes windows but excludes glass blocks.

3. **Public Art (34-5.21).** The installation of public art in accordance with this Section 34-5.21 is required for any non-public construction or renovation project with a construction cost of two million dollars ($2,000,000.00) or more, in the Special Planning Areas described in the 2024 Master Plan. The subject site is not exceeding the construction cost and the public art installation requirements do not apply.

## Actions And Items To Be Addressed

Prior to taking action on the proposed preliminary site plan, the Planning Commission must determine the following:

1) *Whether the primary building materials requirement for the east and west facades may be waived per Section 34-5.20.4.G.*

2) *Whether the fenestration requirement for the east, north, and west facades may be waived per Sec. 34-5.20.7.F.*

In addition, the following items must be addressed to the Commission's satisfaction:

1) *The note about speakers and televisions on Sheet A.1 must be removed from the plan. If such equipment is proposed, the applicant must provide additional information about the equipment quantity, location(s), and intended use.*

2) *Update the cover sheet (A.1) to add an aerial photograph with parcel boundaries next to the location map.*

3) *The applicant must remove sheet A.6; the site plan layout is inaccurate and unnecessary as no site changes are proposed. Additional site information may be required if any site improvements are proposed.*

4) *The applicant must confirm the legal description is correct and include on the cover sheet (A.1)..*

5) *Any proposed exterior lighting modifications will require a separate review and approval.*

6) *Nonconforming signs removed during façade renovations may not be replaced. Permits must be secured for all proposed new signage in full compliance with Section 34-5.5*

7) *Items identified by the City Engineer and Fire Department shall be addressed.*

# Engineering Review

# September 29, 2026

DEPARTMENT OF PUBLIC SERVICES
JACOB RUSHLOW, P.E., DIRECTOR

## INTEROFFICE CORRESPONDENCE

**DATE:** September 29, 2026

**TO:** Diane Mulville-Friel, City Planner

**FROM:** ShonQuase Dawkins, Civil Engineer

**SUBJECT:** Preliminary site plans
Jax Car Wash – Exterior Renovation
PJ 14-26-43
SP 61-9-2026
30775 12 Mile Road
22-23-14-101-015

---

This office has performed a preliminary review of the above referenced site plan submitted to the Planning Department on September 16,2026. The plans indicate that the proposed work is limited to the remodeling of the existing commercial building on this site. If this is the full extent of the proposed project, our office has no engineering comments regarding the current plan submittal.

# Fire Review

# September 21, 2026

FIRE

FARMINGTON HILLS

INTEROFFICE CORRESPONDENCE

Date: September 21, 2026

To: Planning Commission

From: Jason Baloga, Fire Marshal

Subject: Site Plan 61-9-2026 Jax Car Wash
(30775 W. Twelve Mile Road) #22-23-14-101-015

This preexisting site does not meet the requirements of 12-11 Fire Department Site Plan Review and Design Standards.

The Fire Department has no objection to approval of this Site Plan submittal based upon the scope of work provided. In the event the proponent proposes any changes to the site layout, the Fire Department will require improvements to meet the current Site Plan ordinance.

Jason Baloga, Fire Marshal

JB/ss

# Minutes
# Planning Commission Meeting
# September 17, 2026

**CITY OF FARMINGTON HILLS**
**PLANNING COMMISSION MEETING**
**31555 W ELEVEN MILE ROAD**
**FARMINGTON HILLS, MICHIGAN**
**SEPTEMBER 17, 2026 7:30 P.M.**

## 1. CALL MEETING TO ORDER

The Planning Commission Meeting was called to order by Chair Lindquist at 7:30pm.

## 2. ROLL CALL

| | |
|---|---|
| Commissioners present: | Brickner, Countegan, Grant, Lindquist, Stimson |
| Commissioners Absent: | Banks, Mantey, Trafelet, Ware |
| Others Present: | Staff Planner Mellem, City Attorney Schultz, Planning Consultants Auerbach and Yu, Staff Engineer Emerson |

## 3. APPROVAL OF AGENDA

At the request of the applicant, Agenda Item 5.D. *Site Condo Plan 2, 2026,* was postponed to a future agenda.

**MOTION by Countegan, support by Brickner, to amend and approve the agenda as follows:**

- **Remove Agenda Item 5.D *Site Condo Plan 2, 2026,* and renumber Agenda Item 5.E to 5.D.**

**Motion passed unanimously by voice vote.**

## 4. PUBLIC HEARING

### A. ZONING TEXT AMENDMENT 1, 2026

| | |
|---|---|
| CHAPTER OF CODE: | 34, Zoning Ordinance |
| PROPOSED AMENDMENT: | Amend Zoning Ordinance to replace in entirety Section 34-6.1 "Site Plan Review" to revise, consolidate, and restate the procedures, standards, and requirements relating to the submission, review, processing, consideration, decision-making, duration of site plans in the city. |
| ACTION REQUESTED: | Recommendation to City Council |
| SECTION: | Amend Section 34-6.1 |

**Staff Report**

Planning Consultant Auerbach explained that the proposed amendment would consolidate all site plan review requirements and procedures into a single article of the Zoning Ordinance. The Planning Commission had discussed the amendment at a work session and again at the previous month's meeting, when it voted to schedule tonight's public hearing. Following the public hearing, the Planning Commission will make a recommendation to City Council to approve or deny the amendment, and City Council will make the final decision on whether to incorporate the amendment into the Zoning Ordinance.

**Public Comment**
Chair Lindquist opened the meeting to public comment, As no members of the public indicated that they would like to speak, Chair Lindquist closed the public portion of the hearing and returned the matter to the Planning Commission.

**MOTION by Brickner, support by Stimson, to recommend approval of draft Zoning Text Amendment 1, 2026 to City Council, with no revisions.**

**The motion passed unanimously by voice vote, 5-0.**

## 5. REGULAR MEETING

### A. SITE PLAN APPROVAL 58-7-2026

| | |
|---|---|
| LOCATION: | 30800 Northwestern |
| PARCEL I.D.: | 22-23-12-127-002 |
| PROPOSAL: | Specialty Medical Center– Atrium Addition within the OS-1, Office Service District. |
| ACTION REQUESTED: | Site Plan Approval |
| APPLICANT: | Stucky Vitale Architects (Mike Blanek) |
| OWNER: | Specialty Property Group, LLC |

**Planning Consultant report**
Referencing the September 1, 2026 Carlisle Wortman review memorandum, Planning Consultant Auerbach provided the background and review for this request for site plan approval for 30800 Northwestern, located at the southeast corner of Northwestern Highway and West 13 Mile Road. The applicant proposed to renovate the existing buildings for medical office or clinic use and construct an approximately 6,200 square foot atrium along the Northwestern Highway frontage, connecting the two buildings currently on site. The property is zoned OS-1, Office Service District, where medical offices and clinics are permitted uses. The property is just under four acres.

The two existing buildings are three and two stories in height, contain just under 56,000 square feet of combined floor area, and are connected by a small canopy structure. The site has two access drives from 13 Mile Road and one from Northwestern Highway, and a landscape retention area in the northwest corner.

The existing drive-thru structure on the north elevation will be demolished, and no drive-thru use is proposed. Along the eastern lot line, the site has a combination of dense vegetation and an existing screening wall of varying height. The site rises in elevation from Northwestern Highway toward the building, which assists in screening rooftop equipment. Along West 13 Mile Road, the parking area is approximately two feet from the lot line, with a relatively narrow lawn area, which is an existing nonconformity.

Adjacent properties to the east and north, and a small portion to the west, are residentially zoned, although the surrounding uses are a mix of residential and nonresidential uses. Single

family dwellings are located on one property north of 13 Mile Road and one property to the east.

The applicant proposes to retain the existing site configuration. In addition to the atrium and interior renovations for seven separate medical office spaces, proposed site improvements include a pedestrian walkway from Northwestern Highway to the building entrance, additional landscaping, and a continuous row of shrubs along the Northwestern Highway frontage.

The proposal appears to meet all dimensional requirements, subject to verification of the atrium height.

The applicant must confirm the building usable floor area for purposes of determining the final parking requirement. Based on an estimated 37,500 square feet of usable floor area, 223 parking spaces are required. Prior to final approval, the applicant must also confirm the applicable ADA or barrier free parking standard and demonstrate that an adequate number of accessible spaces is provided. The required loading space must be designated on the plan. Parking space and drive aisle dimensions otherwise comply with City Ordinance requirements.

Landscaped islands are required to be curbed, and portions of the existing parking lot curbing appear degraded. The plan will need to specify that curbing will be replaced as needed to comply with the Ordinance.

Two landscaping matters require Commission consideration:

1. Along 13 Mile Road, the site does not meet the requirement for a minimum 10 foot lawn or landscaped area together with a two foot high row of shrubs or wall along the frontage. The Northwestern Highway frontage meets this requirement. The 13 Mile Road condition is an existing nonconformity, and utilities may conflict with additional landscaping in the narrow lawn area. The Commission may determine that the 13 Mile frontage can remain as it currently exists.
2. The second matter concerns screening along the eastern lot line, where the Ordinance requires a minimum six foot wall or berm along a lot line shared with residentially zoned property. The existing wall is of varying height and does not appear to reach six feet in all locations, but the combination of the wall, dense vegetation, and the nonresidential character of several adjacent uses could support a Commission determination that the existing screening is adequate.

The site is proposed to have fixtures on 12 light poles, 10 of which are existing, with no building mounted lighting proposed. Two existing poles are located along a lot line shared with residentially zoned property. The Ordinance prohibits a direct light source from being visible at a property line adjacent to a residential district, but the Commission may modify lighting requirements for an existing site being redeveloped. The existing vegetation and separation from adjacent uses could support allowing those poles to receive new fixtures and remain. Otherwise, the proposed lighting meets exterior illumination requirements, subject to detail items identified in the review.

When a building is modified beyond a one for one replacement of windows, it must be brought into compliance with the City design requirements. Regarding the proposed exterior materials, the atrium would consist primarily of storefront glass with two structural columns supporting the roof at the southern portion, while the façade of the smaller two story building would use perforated metal panels. Existing brick on the remaining elevations would generally remain, with damaged areas replaced as needed.

The materials and design generally meet Ordinance requirements, but the north facing elevation visible from West 13 Mile Road requires Commission consideration of a fenestration waiver. Façades facing a major thoroughfare require 60 percent fenestration on the ground floor and 35 percent on upper floors. The Commission may waive the requirement where there is a specific architectural purpose, the proposed materials are compatible with surrounding buildings, or adding windows would be impractical. After removal of the existing drive-thru, a relatively small two story portion of the north façade would remain primarily masonry. The Commission may require additional windows or determine that the proposed reduced fenestration is acceptable under the applicable criteria.

Planning Consultant Auerbach summarized the principal discretionary items as:

- Whether additional landscaping is needed along 13 Mile Road
- Whether the existing vegetation and walls provide adequate screening along the eastern lot line
- Whether the two light poles along the residentially zoned lot line may remain
- Whether the north facing façade may be approved with the proposed amount of fenestration

The remaining review comments were primarily detail items that could be addressed as conditions of approval.

**Applicant Presentation**

Mike Blanek, Stucky Vitale Architects, Royal Oak, was present on behalf of this application for site plan approval. Yousef Almadrahi, Specialty Medical Center, represented the building ownership.

Mr. Blanek noted that the project team had responded to many of the review comments and intended to comply with Fire Department, Engineering, and fire safety requirements. He explained that the existing buildings do not have an interior connection, and that many of the existing windows are deteriorated and need replacement. Rather than replacing the Northwestern Highway windows and façade in kind, the applicant developed the atrium concept to create a common interior connection between the buildings and a more identifiable main entrance.

Mr. Blanek further explained that the atrium glazing would provide natural light to the adjoining corridors and medical suites. Patients and visitors would primarily enter from the Northwestern Highway side, while employees would use the rear parking and access area, helping separate visitor and staff circulation. The atrium would allow access to both buildings and their respective floors from the main entrance.

In response to review comments, Mr. Blanek made the following points:

- They proposed a perforated metal rain screen with glazing behind it to diffuse sunlight and reduce heat exposure on the south facing portion of the building.
- Eight ADA parking spaces are currently proposed; they believe this will satisfy the requirement for the medical office use.
- A surgery center is not part of the current proposal. Any future surgery center would be outpatient, would involve additional review, and would require applicable state approvals.
- The atrium average height had been recalculated at 31.9 feet and is within Ordinance limits.
- The area occupied by the existing drive-thru is expected to be reworked and may be used for the loading zone, with the possibility of adding several parking spaces.
- The parking lot would be repaired and milled, curbing would be replaced as necessary to meet Ordinance requirements, and landscaping throughout the site would be refreshed. They intend to retain and clean up the dense vegetation along the eastern screening area and repair the existing walls as necessary.
- Regarding lighting, they would comply with the requirement that no direct light source be visible to the adjacent residents.

Mr. Blanek identified the façade waiver as the principal remaining issue and stated that the proposed glass atrium is intended to create a more dynamic façade and bring additional light into the building. The atrium support columns would be structural steel with a wood like finish to soften their appearance. They would continue working with staff to address the remaining review comments.

Mr. Almadrahi explained that the atrium concept was also intended to improve the building identification, entrance visibility, and wayfinding. He noted that the existing building can be difficult to locate and that visitors may be uncertain which entrance to use.

Mr. Almadrahi provided the background of this business, which is a medical practice that serves patients receiving orthopedic, spine, primary care, and stem cell services. He discussed the organization’s research activities and partnerships, including work with George Mason University and the United States Department of Defense. The proposed facility would be a comprehensive center bringing multiple specialties related to pain treatment under one roof, including vein, neurology, orthopedic, wellness, chiropractic, physical therapy, and spine services. The group's approach as focused on non-opioid, minimally invasive, motion preserving medicine.

The atrium would allow patients to see the entrances to individual office suites from the common space, reducing the need to navigate interior service corridors. The organization's regenerative medicine program already draws patients from outside Michigan. The Farmington Hills facility is intended to become the group's flagship location and main institute.

**Commission Questions**
Commissioner Grant complimented the appearance and uniqueness of the proposed building and asked about the meaning of the circular design feature. Mr. Almadrahi explained that the circular feature reflects the organization's healing from within concept.

In response to further questions from Commissioner Grant, Mr. Almadrahi stated that he is not a physician but represents a group of 23 physicians in a multispecialty organization, with current locations in Garden City, Wyandotte, Dearborn, Sterling Heights, and Pontiac, as well as locations being developed in Flint and Royal Oak.

**MOTION by Brickner, support by Stimson, in the matter of SP 58-7-2026 - Specialty Medical Center - 30800 Northwestern Highway, to approve the Preliminary Plan because the information provided in the proposal meets the requirements of Section 34-6.1 of the City of Farmington Hills Zoning Ordinance and applicable Zoning Ordinance requirements subject to the following:**

1. *13 Mile Road screening*
   - Additional screening is not required along 13 Mile Road because the narrow lawn in this area is an existing nonconformity and providing additional plantings is impractical, as there might be interference with underground infrastructure.
2. *East lot line vegetation/screening walls*
   - The existing vegetation and screening walls along the eastern lot lines are adequate to meet the Sec. 34-5.15 screening requirements because taller walls and additional vegetation will not serve the purpose of screening the area effectively.

3. Light fixtures along eastern lot lines:
   - The light fixtures may be replaced on the existing poles located along the eastern lot lines because the existing vegetation along the lot lines provides adequate screening.
4. Fenestration:
   - Additional fenestration is not required on the building elevation facing 13 Mile Road because the building's unique orientation, massing, and existing fenestration visible from the 13 Mile Road achieve the objective of this requirement.

**This approval is also subject to the following conditions**:

1. The items identified in the September 1, 2026 Carlisle/Wortman review letter shall be addressed to the reasonable satisfaction of the City Planner;
2. The items identified in the August 6, 2026 Environmental Review and Engineering Review letters shall be addressed to the reasonable satisfaction of the City Engineer;
3. The items identified in the July 31, 2026 Fire Marshal review letter shall be addressed to the reasonable satisfaction of the Fire Marshal

**MOTION passed unanimously by voice vote, 5-0.**

**B. <u>SITE PLAN APPROVAL 59-7-2026</u>**

LOCATION: 32750 Northwestern Highway
PARCEL I.D.: 22-23-02-126-006

| | |
|---|---|
| PROPOSAL: | Renovate an existing building located within the B-3, General Business District for a new jewelry and loan business establishment. |
| ACTION REQUESTED: | Site Plan Approval |
| APPLICANT: | Vincent Tueni |
| OWNER: | Vincent Tueni |

**Planner's report**

Referencing the September 10, 2026 Planner's Report, Staff Planner Mellem gave the background and review for this request for site plan approval for 32750 Northwestern Highway, the property at the southeast corner of Northwestern Highway and 14 Mile Road. Several requested waivers require Planning Commission consideration. The applicant proposed to renovate the existing building for an Ultimate Luxury jewelry and loan business, construct a 1,530 square foot mezzanine, complete interior and exterior façade improvements, install new lighting, and resurface the parking lot. The property is zoned B-3, General Business District, where retail businesses are a permitted principal use.

There is a parcel boundary conflict between the 2018 survey submitted by the applicant and City assessing records, which indicate that the two referenced parcels are under separate ownership; this affects the applicable site setbacks.

The existing site contains a one story commercial building previously occupied by Ultimate Massage, approximately 10,000 square feet of paved area, 14 parking spaces located at the front and rear of the building, a rear dumpster enclosure, one access drive from Northwestern Highway, and sidewalks along Northwestern Highway and 14 Mile Road. Existing landscaping consists of grass areas and seven canopy trees of unidentified species.

There are several existing nonconformities, and the Planning Commission must determine if these nonconformities may remain:

1. The building encroaches 7.4 feet into the required 10 foot west side rear yard setback.
2. The site plan does not include the calculation needed to determine compliance with the required 50 percent front yard open space.
3. Off-street parking encroaches into the required setback, and the required 10 foot landscape buffer is not provided.
4. there is no marginal or cross access drive as required in the B-3 District.
5. There are no pedestrian connections from the building to the sidewalks on Northwestern Highway and 14 Mile Road.

The proposed mezzanine would provide usable floor area for offices, a break room, and workspace and would increase the overall building height to 27 feet. The proposal also included full interior and exterior updates, new lighting, and parking lot improvements. No changes are proposed to the existing site configuration, access, parking spaces, dumpster enclosure, or landscaping.

The applicant must confirm compliance with the use specific standards for retail businesses in the B-3 District, including that the principal activity is the sale of merchandise within an enclosed

building and that any fabrication, repair, or processing activity is secondary, with no more than five workers employed in that activity at one time.

The proposed second story would extend the existing encroachment into the required west side yard setback. Off-street loading and unloading is required in the rear yard, and rooftop mechanical equipment must be screened. Twenty five parking spaces are required, while 14 are provided, resulting in an 11 space deficit for which Commission action is required.

A formal landscape plan was not submitted, although landscape information was shown on the site plan. Based on the paved area, four parking lot canopy trees are required, while seven existing canopy trees were identified. Screening is also required for parking areas adjacent to a right-of-way.

Portions of the proposed exterior lighting exceed the applicable 0.3 foot candle illumination level.

The hours of operation should be added to the site plan. Wall mounted and pole mounted light fixture locations must be clearly shown on the site plan and building elevations, and total illumination levels must be provided for hardscape areas and doors.

Staff estimated that approximately 65 percent of the Northwestern Highway façade and 99 percent of the 14 Mile Road façade would consist of primary building materials such as clad stone or brick, with aluminum and metal cornice accents. Although these percentages appear to satisfy the requirement that at least 60 percent of façades facing a right-of-way use primary building materials, the site plan does not include the required calculations or material specification sheets.

Regarding fenestration, staff estimated that the south façade contains approximately 90 percent glass at the ground floor and no glass on the upper floor, while the west façade contains approximately 0.1 percent glass at the ground floor and no glass on the upper floor. The project would therefore require Commission consideration of a full waiver, a partial waiver requiring a higher percentage of fenestration, or full compliance with the 60 percent ground floor and 35 percent upper floor requirements.

Staff Planner Mellem summarized the matters requiring Planning Commission determination as:

- Whether the existing site nonconformities may remain
- Whether a marginal access drive should be required to connect with abutting properties
- Whether to grant a parking waiver for the 11 space deficit
- Whether to enforce or modify the pedestrian connection requirement
- Whether to approve the proposed landscaping and screening
- Whether to modify the lighting requirements
- Whether to grant fenestration waivers

Zoning Board of Appeals variances would be required for the second story side yard setback encroachment and for the rear yard loading and unloading space, if proposed in the rear yard.

**Applicant Presentation**
Azher Matty, J&A Architectural Engineering, Bloomfield Hills, was present on behalf of this application for site plan approval. Owners Vincent and Melanie Tueni were also present, as was the contractor, Justin Jundy.

Mr. Matty noted that the existing site and building are in significant disrepair and have several existing constraints, particularly the nonconforming parking layout. The site does not have sufficient space to add the parking needed to meet the Ordinance requirement. The applicant intends to address the landscaping and lighting issues identified by staff, including revising the photometric plan where illumination levels exceed Ordinance standards.

The project is intended to substantially improve the building with higher end exterior materials. The original design included an Aristocrat stone product resembling limestone, brick veneer, and windows. Due to security concerns and the need for perimeter display areas, meeting the required 60 percent fenestration is difficult for a jewelry store. In response to the Planner's review, the team had developed two exterior design concepts for Commission consideration.

**Commission questions**
Commissioner Brickner asked whether the applicant also owned the adjoining lot. Mr. Tueni stated that he purchased both parcels but recently learned that they had not been combined. He had contacted the title company regarding the issue. Mr. Matty further explained that the surveyor would need to merge the two lots and the applicant would also need to coordinate with the City Assessor.

Commissioner Brickner noted that combining the parcels would resolve the issue of the building being close to the lot line, although it would not create additional usable parking.

Commissioner Brickner asked about the proposed material and use of the upper level. Mr. Matty explained that the Aristocrat product is a stone veneer with a limestone-like appearance commonly used on higher end buildings. He confirmed that the mezzanine would contain office, break area, and workspace.

Mr. Matty presented a second exterior concept intended to add more glass and move the design closer to the Zoning Ordinance fenestration requirement, although it would still not fully comply with the required amount of glass.

Commissioner Brickner asked to see a comparable rendering of the alternate design, and Mr. Matty provided a printed rendering.

Mr. Tueni provided additional comments regarding his family's connection to Farmington Hills and his plans for the property. He and members of his family have lived in the City for many years, and he wanted to establish his business in Farmington Hills. The existing building was a long vacant eyesore, which he had purchased with the intention of substantially improving the property.

Mr. Tueni clarified that his preferred design is the more futuristic Ultimate Luxury concept shown this evening to the Commission. He described his business as a premium jewelry brand and he intends the renovated building to be distinctive, with integrated exterior lighting and an upscale interior.

In response to questions, he stated that he previously operated a jewelry business in Warren that was purchased by another jewelry company and that he now intends to open his own business in Farmington Hills.

The Commission discussed the alternative design provided this evening. This design had not been fully reviewed, and it was unclear whether it accurately reflected the proposed second story and all required waivers.

After significant discussion, during which Chair Lindquist emphasized that the Commission was reviewing the entire design and not simply the building footprint, Chair Lindquist clarified that fenestration appeared to be the principal difference between the two options.

City Attorney Schultz suggested that the Commission could consider acting on the remainder of the site plan so the applicant could proceed to the Zoning Board of Appeals, while bringing the fenestration issue back to the Planning Commission at a future meeting. Approval of the submitted plan would not necessarily eliminate the need for a later or different fenestration waiver if the applicant changed the design.

Chair Lindquist discussed the options of postponing the matter to the next meeting so the applicant could submit the alternative design for staff review, or acting on the other site plan issues while postponing the fenestration determination so the applicant could proceed to the Zoning Board of Appeals. Staff Planner Mellem confirmed that postponement would not require a new public hearing.

Commissioner Stimson stated that his preference was to approve the portions that could be approved, allow the applicant to proceed to the Zoning Board of Appeals, and address fenestration afterward.

Commissioner Countegan asked for clarification regarding the lighting issue. Staff Planner Mellem explained that illumination at the property line must be 0.3 foot candles or less and that portions of the proposed plan exceeded that standard. Mr. Matty stated that the applicant intended to comply fully with the lighting requirement and would work with the lighting designer to revise the plan.

**MOTION by Countegan, support by Grant , in the matter of SP 59-7-2026, the Jewelry Store project at 32750 Northwestern Highway, to approve the Preliminary Site Plan because the information provided in the proposal meets the requirements of Section 34-6.1 of the City of Farmington Hills Zoning Ordinance and applicable Zoning Ordinance requirements subject to the following**:

1. *Minimum Front Yard Open Space*
    - The existing front yard open space non-conformity is acceptable.

2. *Marginal Access Drive*
   - The existing lack of marginal access drive is acceptable.
3. *Parking Spaces Waiver*
   - Waiver of the required 25 parking spaces, where 14 spaces are acceptable because the unique operational characteristics of the use that impact daily traffic.
4. *Pedestrian Access and Connectivity Waiver*
   - Waiver from the required pedestrian connections from public sidewalks to building entrances.
5. Illumination Adjacent to Non-Residential
   - Applicant must meet the maximum illumination levels along the property line per Sec. 34-5.16.3.C.
6. *Design Standard of Fenestration*
   - To permit the proposed design: The fenestration of 0% for the south second floor façade, 0.1% for the west first floor façade, and 0% for the west second floor façade, where 60% for the first floor and 35% for the second floor are required is waived because the additional privacy is necessary for the jewelry store operations.

**Approval is also subject to the following conditions**:

1. Obtain the Zoning Board of Appeals variances for (a) the west side yard setback being 2.6 ft, where 10 ft. is required and (b) the provided unloading/loading area is 0 sq. ft., where 530 sq. ft. is required.
2. The items identified in the September 10, 2026 Planning Office review letter must be addressed to the reasonable satisfaction of the City Planner;
3. The items identified in the August 11, 2026 Engineering Division review letter must be satisfied to the reasonable satisfaction of the City Engineer;
4. The items identified in the August 10, 2026 Fire Department review letter must be addressed to the reasonable satisfaction of the Fire Marshal.

Motion discussion:
Commissioner Stimson confirmed that the motion approved the plan that had been submitted and reviewed, rather than the alternate façade design presented this evening.

City Attorney Schultz stated that approval of the submitted plan would allow the applicant to proceed to the Zoning Board of Appeals, and there was a process for the applicant to return with an alternative plan.

Commissioner Stimson stated that he preferred the second design and would not support the motion unless a condition was added requiring the applicant to return with the second design.

Commissioner Countegan responded that the Commission had reviewed the submitted plan and that if the applicant later made a substantive change to the façade, the revised design could return to the Commission for consideration.

City Attorney Schultz clarified that if the motion were approved and the applicant later submitted the revised design, the revised plan could be reviewed administratively if it complied

with the Ordinance and remained within the waivers already granted. If the revised design required an additional waiver, it would need to return to the Planning Commission.

**MOTION passed 4-1(Stimson opposed).**

**C. SITE PLAN APPROVAL 60-8-2026**

| | |
|---|---|
| LOCATION: | 22412 Middlebelt Road |
| PARCEL I.D.: | 22-23-25-351-018 |
| PROPOSAL: | Renovate an existing, continuously operated auto repair/oil business for a new auto repair business located within the B-3, General Business District. |
| ACTION REQUESTED: | Site Plan Approval |
| APPLICANT: | Bilal Chami |
| OWNER: | Hanan Real Estate, LLC |

**Planner's Report**

Referencing the September 10, 2026 Planner's report, Staff Planner Mellem provided the background and review for this request for site plan approval at 22412 Middlebelt Road, located at the northeast corner of Middlebelt Road and Nine Mile Road. The approximately 0.76 acre site contains an existing one story building of approximately 2,000 square feet and approximately 25,000 square feet of parking area. The existing use is Tim's Auto and Truck Service, and the proposed use is an auto repair and oil change business for Planet Oil Change. The proposal would retain the existing building and parking lot while renovating the interior, adding a basement, updating the building façade, and improving the parking lot.

Staff Planner Mellem reviewed the surrounding zoning and uses, which included commercial uses on several sides and a residential mobile home use to the north.

The submitted site plan shows a required dumpster enclosure in the rear yard, approximately 20 feet from the residential use. Off-street loading and unloading is required in the rear yard, while the submitted plan places it in the exterior side yard near Nine Mile Road.

The site has no landscape buffer from the future right-of-way where a 10 foot buffer is required. Six off-street parking spaces are required and 12 are proposed. A formal landscape plan was not included with the second review, but the first review showed nine canopy trees where eight are required, along with shrubs proposed along Middlebelt Road to screen the parking area from the right-of-way.

The exterior lighting plan must be revised so illumination does not exceed 0.3 foot candles at the property lines. Staff also requested shielding or reflectors for lights near the residential use, hours of operation on the plans, and the required lighting information for paved surfaces.

Staff Planner Mellem explained that the project was originally reviewed administratively because it involves an existing building with relatively minor modifications, but Planning Commission review became necessary because the proposed façade does not meet the fenestration requirements for the Middlebelt Road and Nine Mile Road façades.

The applicant had provided a revised site plan. The original Middlebelt Road elevation provided approximately 38 percent fenestration, which was revised to 51 percent. The Nine Mile Road elevation was increased from approximately 5 percent to 22 percent by adding windows in the office and bathroom areas. The Commission could approve the revised fenestration, approve the original design, or require full compliance. The principal Commission action requested was the fenestration waiver together with resolution of the Planning, Engineering, and Fire Department review comments.

**Applicant Presentation**
Owner Bilal Chami was present for this request for site plan approval. Mustafa Hussain, MHA Architect, Dearborn was also present, as was Hassan Shukr, property manager for Planet Oil Change.

Mr. Chami affirmed that they intend to proceed with the revised option containing more fenestration. The design includes three large glass doors on the front elevation, floor to ceiling glass in the lobby on the side elevation, a frosted glass bathroom window, and an office window. The remaining wall area serves the oil tank storage room and cannot reasonably accommodate additional windows.

Mr. Shukr stated that the plans before the Commission were dated September 4 and had been reviewed by the City Planner and review consultants. They agreed to comply with outstanding review items and were before the Commission because the building could not physically accommodate enough additional windows to reach the 60 percent fenestration requirement.

Mr. Shukr noted that Planet Oil Change is a Michigan based company with 28 locations. Mr. Chami purchased the Farmington Hills property in July. The revised elevations were prepared and submitted shortly after meeting with the City and the renderings and elevation drawings reflect the proposal being presented.

**Commission questions and discussion**
Commissioner Brickner asked whether the existing building would be demolished. Mr. Shukr stated that the existing building, parking lot, façade, and approaches would remain and be renovated.

Commissioner Countegan asked whether the revised proposal would fully comply with the fenestration requirements. Mr. Shukr responded that the revised Middlebelt Road façade would provide 51 percent fenestration, leaving a 9 percent deficiency, and that the Nine Mile Road façade would provide 22 percent fenestration. Mr. Chami said they had added floor to ceiling lobby windows, a frosted bathroom window, and an office window after meeting with the City, but that the rear portion of the building contains an oil tank storage room where additional windows would not be practical.

Chair Lindquist asked what portions of the existing structure would remain. Mr. Shukr explained that the four existing walls would remain. The exterior siding would be removed and replaced. He noted that the applicant would construct a parapet wall. Mr. Hussain further explained that

the existing CMU block walls would remain, new metal stud framing would be installed for the exterior finish, and the parapet would be raised to create a more uniform appearance and screen the roof.

In response to Commissioner Grant, Mr. Shukr confirmed that the work primarily involves exterior wall and façade changes rather than replacement of the existing building structure.

**MOTION by Stimson, support by Grant, in the matter of SP 60-8-2026 – Planet Oil Change at 22412 Middlebelt Road, to approve the Preliminary Site Plan because the information provided in the proposal meets the requirements of Section 34-6.1 of the City of Farmington Hills Zoning Ordinance and applicable Zoning Ordinance requirements subject to the following:**

1. *Design Standard of Fenestration*
    - The applicant must increase the fenestration of the west façade from 38% to 51% and south façade from 5% to 22%.

**Approval is also subject to the following conditions**:

1. The items identified in the August 12, 2026 staff planner review letter must be addressed to the reasonable satisfaction of the City Planner.
2. The items identified in the August 11, 2026 Engineering Division review letter must be satisfied to the reasonable satisfaction of the City Engineer.
3. The items identified in the July 30, 2026 Fire Department review letter must be addressed to the reasonable satisfaction of the Fire Marshal.

**Motion passed unanimously by voice vote, 5-0.**

**D. <u>PUBLIC ART REQUIREMENT GUIDELINES AND PROCEDURES FOR ARTS COMMISSION REVIEW</u>**
ACTION REQUESTED: Recommend City Council Approval

Staff Planner Mellem presented the proposed Guidelines and Procedures for implementing the Public Art Requirement Ordinance provisions. The document is intended to provide a clear process for developers, the Planning Commission, and the Arts Commission to follow when reviewing and approving public art associated with site plans.

The Guidelines and Procedures had been presented to the Arts Commission for feedback and Staff Planner Mellem was also requesting feedback from the Planning Commission. The materials are expected to proceed to City Council for review at an October study session and subsequent acceptance. The packet also includes a sample application and an evaluation matrix as supplemental tools, while the Guidelines and Procedures constitute the primary program document to be approved by City Council.

**Commission Questions**
Commissioner Countegan asked whether the Guidelines require a public hearing. Mellem stated that they do not, explaining that the public hearing requirements were addressed when the Ordinance itself was adopted. The current document simply establishes the implementation process for applicants and the reviewing commissions.

Commissioner Countegan asked whether the development community was being kept informed of the proposed Guidelines. Staff Planner Mellem responded that the City has ongoing Bagels and Business meetings with the development community, and the Guidelines could be shared through that forum. She confirmed that the Economic Development Office is aware of and has been involved with this process.

**Motion by Grant, support by Stimson, in the matter of the Public Art Requirement Guidelines and Procedures, to recommend approval to City Council with no revisions.**

**Motion passed unanimously by voice vote, 5-0.**

6. **APPROVAL OF MINUTES** **August 20, 2026**
   **MOTION by Grant, support by Stimson, to approve the August 20, 2026 regular meeting minutes as submitted.**
   **Motion passed unanimously by voice vote, 5-0.**

7. **PUBLIC COMMENT**
   None

8. **COMMISSIONER/STAFF COMMENTS**
   Commissioner Brickner shared that his daughter had been awarded her second Emmy for her editing of the Muppet Show.

   Staff Planner Mellem reminded the Commission that there are training study sessions scheduled for October 15 and November 19, both at 6:00pm.

9. **ADJOURNMENT**
   **MOTION by Stimson, support by Grant, to adjourn the meeting.**
   **Motion passed unanimously by voice vote.**

The meeting ended at 9:19pm.

Respectfully submitted,
Tanji Grant
Planning Commission Secretary

/cem