

**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. Blane 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. Blane 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 is 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. SITE PLAN APPROVAL 59-7-2026**

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| 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. PUBLIC ART REQUIREMENT GUIDELINES AND PROCEDURES FOR ARTS COMMISSION REVIEW**

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