

AGENDA
PLANNING COMMISSION PUBLIC HEARING/REGULAR MEETING
CITY OF FARMINGTON HILLS
SEPTEMBER 17, 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. 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

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 Blane)
OWNER:	Specialty Property Group, LLC

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

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

D. SITE CONDO PLAN 2, 2026

LOCATION: South side of Folsom Rd. (Between Parker and Lundy)
PARCEL I.D.: 22-23-34-252-019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 029, 030, 031, 032, 033, 034, 035, 036, and 043
PROPOSAL: Tentative approval of a 27 unit detached single-family home Site Condominium Plan in an RA-3, One-Family Residential District.
ACTION REQUESTED: Set for Public Hearing
APPLICANT: Forest at Riverwalk Development, LLC
OWNER: Forest at Riverwalk Development, LLC

E. PUBLIC ART REQUIREMENT GUIDELINES AND PROCEDURES FOR ARTS COMMISSION REVIEW

ACTION REQUESTED: Recommend City Council Approval

6. Approval of Minutes August 20, 2026

7. Public Comment

8. Commissioner/Staff Comments

9. 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.