

AGENDA
PLANNING COMMISSION PUBLIC HEARING / REGULAR MEETING
CITY OF FARMINGTON HILLS
September 21, 2017, 7:30 P.M.
FARMINGTON HILLS CITY HALL – COUNCIL CHAMBERS
31555 W. ELEVEN MILE ROAD, FARMINGTON HILLS MI 48336
www.fhgov.com
(248) 871-2540

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

4. **Public Hearing**

A. SPECIAL APPROVAL 62-8-2017

LOCATION: 24800 N. Industrial Dr.
PARCEL I.D.: 22-23-19-451-050
PROPOSAL: Indoor commercial recreation facility over 5,000 square feet
in an LI-1, Light Industrial District

ACTION REQUESTED: Special Land Use approval by Planning Commission
APPLICANT: Eric Doroan
OWNER: Carrollton Arms

B. ZONING TEXT AMENDMENT 1, 2017

REQUEST: Amend The City of Farmington Hills Code of Ordinances Chapter 34
“Zoning” to amend the standards and regulations, and add procedures
relating to wireless communications facilities

ACTION REQUESTED: Recommend to City Council
CHAPTER OF CODE: Chapter 34, “Zoning”
SECTIONS: Article 2, “Definitions” Section 34-2.2 “Definitions”;
Article 3, “Zoning Districts” Section 34-3.26 “General Exceptions”, to
add new subsection 34-3.26.16
Article 4 “Use Standards”, Section 34-4.24 “Cellular Tower and Cellular
Antennae”
Article 6, “Development Procedures”, to add new Section 34-6.6
“Wireless Facility Procedures”

C. CITY CODE AMENDMENT 1, 2017

REQUEST: Amend the Farmington Hills Municipal Code to amend and add
regulations to provide notice of necessary construction documents and site
plan information and to establish conditions to be included in permits and
certificates issued for towers and wireless communications structures,
equipment and facilities; amend and add definitions and requirements for
placement and permitting of wireless communications structures,
equipment, facilities and other installations within public right-of-way;
and to establish requirements, standards, and regulations for access to and
use of public right-of-way for wireless facilities that are not
telecommunication facilities under Article III of Chapter 29.5
“Telecommunications”

ACTION REQUESTED: Recommend to City Council
CHAPTER OF CODE: Chapter 7 “Buildings and Building Regulations”, Chapter 26 “Streets,
Sidewalks and Other Public Places”, and Chapter 29.5
“Telecommunications”

SECTIONS: Chapter 7, Article II “State Construction Codes”, to add a new Section 7-32 “Wireless Communications Support Structures, Equipment, and Facilities”
Chapter 26, Article II “Streets”, Section 26-26 “Definitions”
Chapter 29.5, to add new Article IV “Wireless Facilities in Right-of-Way”

D. ZONING TEXT AMENDMENT 2, 2017

REQUEST: Amend sign ordinances to clarify regulations relating to prohibited signs, certain free-standing signs, freeway signs, and temporary signs

ACTION REQUESTED: Recommend to City Council
CHAPTER OF CODE: Chapter 34 “Zoning”
SECTIONS: Article 5, “Site Standards”, Section 34-5.5 “Signs”

5. Regular Meeting

A. ZONING TEXT AMENDMENT 3, 2017

REQUEST: Amend the Zoning Ordinance to add a new section transferring One-Family Dwelling compatibility standards for new One-Family home construction with surrounding homes into the Zoning Ordinance

ACTION REQUESTED: Set for Public Hearing
CHAPTER OF CODE: Chapter 34 “Zoning”
SECTIONS: Article 4 “Use Standards”, to add new Section 4.59 “One Family Dwelling Standards”
Article 3 “Zoning Districts”

B. CITY CODE AMENDMENT 2, 2017

REQUEST: Amend the Farmington Hills City Code to delete Article IV, of Chapter 21 “Planning” and transfer the One-Family Dwelling compatibility standards into the Zoning Ordinance

ACTION REQUESTED: Set for Public Hearing
CHAPTER OF CODE: Chapter 21 “Planning”
SECTIONS: Article IV “One-Family Construction Review”

6. Approval of minutes August 17, 2017

7. Public Comment

8. Commissioner’s Comments

9. Adjournment

Respectfully Submitted,

**Steven Stimson
Planning Commission Secretary**

**Staff Contact
Mark Stec
City Planner, Planning and Community Development
248-871-2540
mstec@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. jll