

**AGENDA**  
**PLANNING COMMISSION REGULAR MEETING**  
**CITY OF FARMINGTON HILLS**  
**JANUARY 18, 2024 @ 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](http://www.fhgov.com)**  
**(248) 871-2540**

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

**A. [LOT SPLIT 2, 2023 \(Final\)](#)**

LOCATION: South side of Kentfield Avenue, just east of Tuck Road  
PARCEL I.D.: 22-23-35-402-006 and 007  
PROPOSAL: Combine two (2) parcels and split the two (2) parcels into three (3) resultant parcels in RA-3, One Family Residential zoning district  
ACTION REQUESTED: Lot split approval (final)  
APPLICANT: Terry Sever  
OWNER: Crosswinds Court, Inc. Leo Soave

**B. [SITE PLAN 68-12-2023 \(Amended PUD 6, 1993\)](#)**

LOCATION: 27604 Middlebelt Road  
PARCEL I.D.: 22-23-13-101-003  
PROPOSAL: Convert existing northerly tenant space in existing southerly outlot building to drive-in restaurant in OS-1, Office Service zoning district  
ACTION REQUESTED: Site plan approval  
APPLICANT: Benedetto Tiseo  
OWNER: Merchants Marketplace, LLC

- 5. Approval of Minutes** [December 14, 2023, Regular Meeting](#)
- 6. Public Comment**
- 7. Commissioner/Staff Comments**
- 8. Adjournment**

Respectfully Submitted,

**Marisa Varga, Planning Commission Secretary**

**Staff Contact**

**Erik Perdonik**

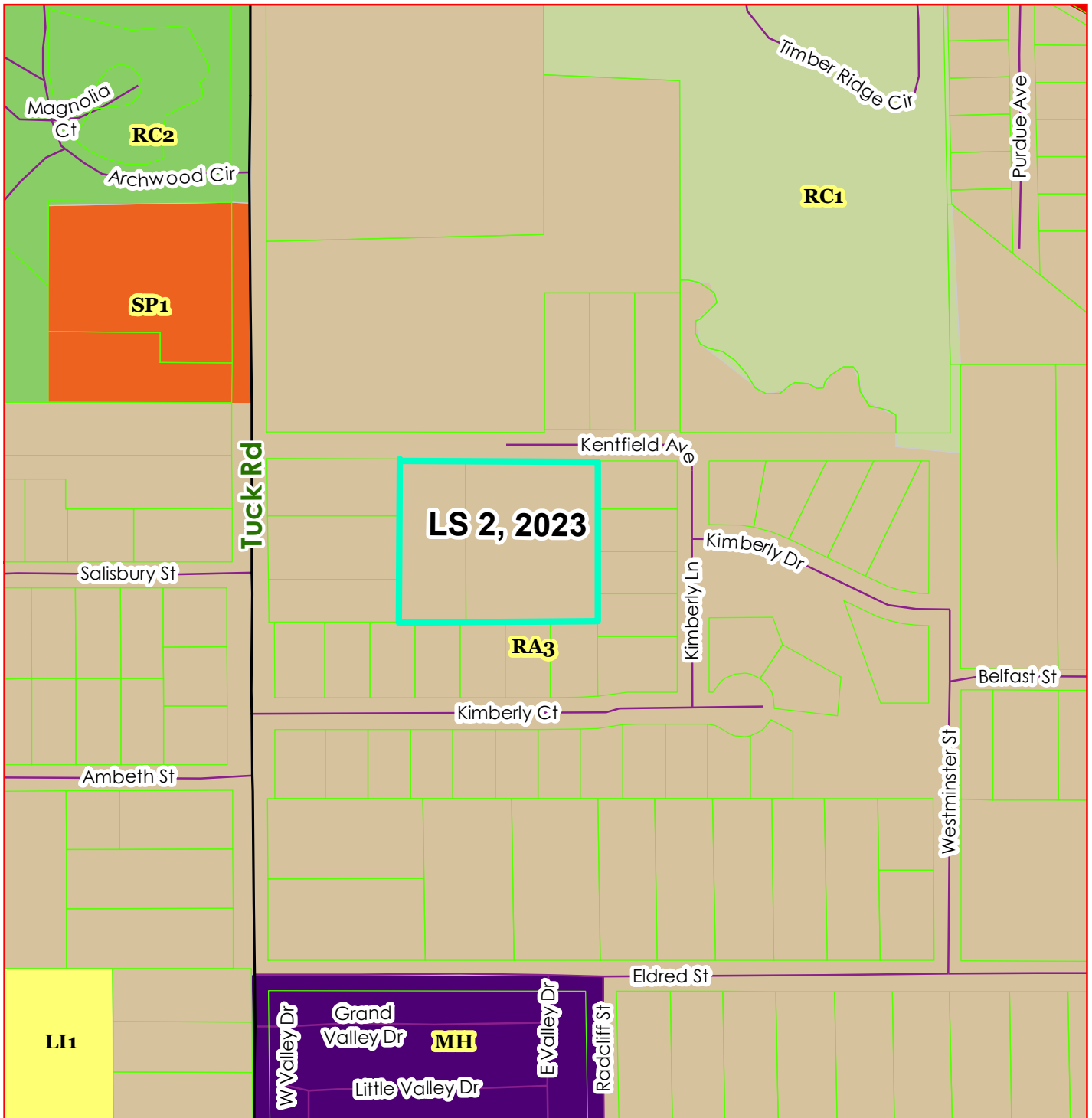
**City Planner, Planning and Community Development Department**

**(248) 871-2540**

**[eperdonik@fhgov.com](mailto:eperdonik@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.

**Lot Split 2, 2023, 23-35-402-006 & 007**  
**Combine two parcels and split the 2 parcels**  
**into 3 resultant parcels in RA-3**



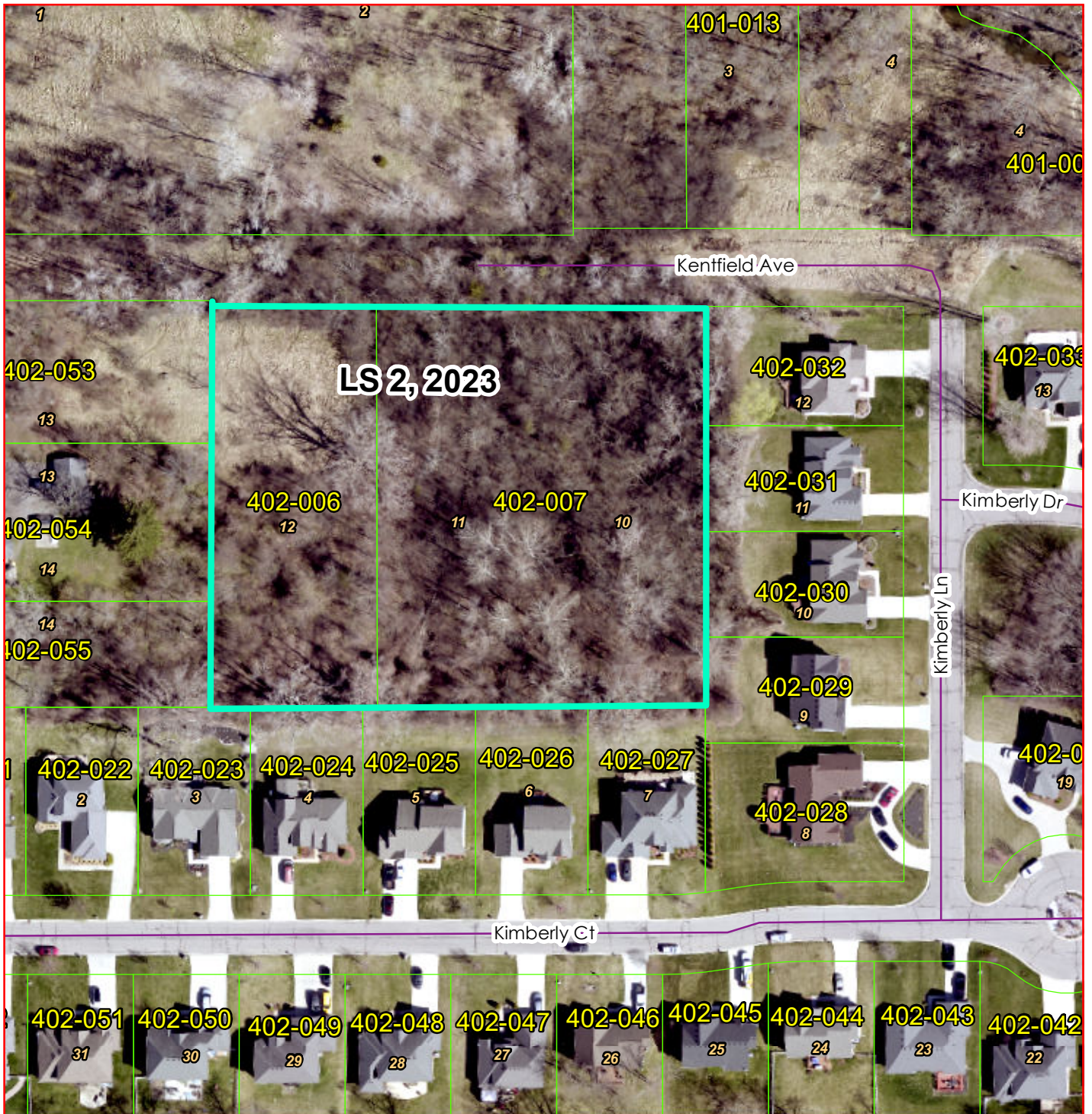
Tax parcel	MH Mobile Home District
Minor roads	RA-3 One Family Residential District
<b>Zoning Districts</b>	RC-1 Multiple Family Residential
<b>Zoning Districts</b>	RC-2 Multiple Family Residential
B-3 General Business District	SP-1 Special Purpose District
LI-1 Light Industrial District	

FEET

SOURCE: City of Farmington Hills, 2022  
 Oakland County GIS, 2022

DISCLAIMER: Although the information provided by this map is believed to be reliable, its accuracy is not warranted in any way. The City of Farmington Hills assumes no liability for any claims arising from the use of this map.

**Lot Split 2, 2023, 23-35-402-006 & 007**  
**Combine two parcels and split the 2 parcels**  
**into 3 resultant parcels in RA-3**



**Planning Division**



- Tax parcel
- Minor roads

SOURCE: City of Farmington Hills, 2022  
 Oakland County GIS, 2022

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January 10, 2024  
Farmington Hills Planning and Community Development Department  
31555 W 11 Mile Rd  
Farmington Hills, MI 48336

## Lot Split Review

Case: Lot Split 2, 2023  
Site: South Side of Kentfield Avenue, just east of Tuck Road (22-23-35-402-006 and -007)  
Applicant: Terry Sever  
Plan Date: December 11, 2023  
Zoning: RA-3

We have completed a review of the application for a lot split referenced above and a summary of our findings is below. Items in **bold** require specific action by the Applicant. Items in *italics* can be addressed administratively.



## SUMMARY OF FINDINGS

### Existing Conditions

The applicant is seeking to combine two existing parcels and then split them into three parcels to facilitate the construction of two single family homes.

1. **Zoning.** The two subject parcels are Parcel 22-23-35-402-006 (.86 acres) and Parcel 22-23-35-402-007 (1.72 acres). The lots are zoned RA-3 One Family Residential.
2. **Existing site.** The property is vacant. Wetland maps from different sources consulted during this review show conflicting information. At a minimum, hydric soils are present on the site (see the map combining data from the National Wetlands Inventory and FEMA at the end of this letter), though we see “wetland soils” and emergent wetland on maps available from EGLE. While this does not prevent us from approving a lot split, all parties should be aware that a wetland determination will likely be needed prior to issuance of permits for construction on the new lots.
3. **Adjacent Properties.**

Direction	Zoning	Land Use
North	RA-3	Vacant
East	RA-3	Single-Family
South	RA-3	Single-Family
West	RA-3	Single-Family

### Site Plan & Use:

1. **Summary of proposed split.** The split will result in three parcels:

Parcel	Frontage	Size
Parcel A	192.87' on Kentfield Ave (unimproved portion of road)	58,246 SF (1.33 acres)
Parcel B	90' on Kentfield Ave (improved portion of road)	27,256 SF (.63 acres)
Parcel C	90' on Kentfield Ave (improved portion of road)	27,263 SF (.63 acres)

2. **Site configuration and access.** At present, Parcel -006 has frontage on the unimproved portion of Kentfield Avenue and Parcel -007 has frontage that includes the improved section of the road but also extends to the unimproved portion. The proposed lot split will result in improved road access for Parcels B and C, but Parcel A will have frontage on the unimproved portion of Kentfield Avenue only. Section 34-5.11 of the Zoning Ordinance requires all lots to have access to a public or approved private road. Though the road has not been constructed, the right-of-way has been dedicated in front of Parcel A. The road will ultimately need to be built prior to construction on Parcel A.
3. **Dimensional standards.**

Standard	Required	Proposed
Min Lot Size	10,000 sq ft/12,500 avg	Min 27,256 SF
Min Lot Width	80 ft	Min 90 Ft.
Depth-to-width ratio	4-to-1	Approx 3-to-1

It appears that the buildable areas on both lots can meet the setback requirements of the district.

4. **Subdivision of Land Ordinance §27-110(2)(e), Compatibility with Existing Parcels.** In order to assure that the public health, safety, and welfare will be served by the permission of any partition or division of land the planning commission's review shall be in accordance with the following standards:

- a. If any parcel does not meet zoning ordinance requirements, the request shall be denied by the planning commission.

*The parcels are consistent with the Zoning Ordinance requirements for RA-3 lots.*

- b. Any partition or division shall be of such location, size and character that, in general, it will be compatible with the existing development in the area in which it is situated.

*Parcels to the north and west of the subject lots include a variety of sizes, proportions, and widths. These parcels are predominantly vacant, with the exception of one single-family home to the west.*

*However, parcels to the south and east along Kimberly Court and Kimberly Lane are of smaller lots sizes that are generally consistent, with a range between 12,000 and 15,000 sf, and lot widths between 80' and 90'.*

*Although the proposed land divisions create lots with greater depth and area than the surrounding lots on Kimberly Court and Kimberly Lane, this is due to the extent of the parent parcels. The frontage of Parcels B and C will be consistent with the surrounding lots. The land division will reduce the incompatibilities in lot size presented by the parent parcels.*

- c. The planning commission shall give consideration to the following:

1. The conformity of the resultant parcels with zoning ordinance standards and the creation of parcels compatible with surrounding lands as to area, width, and width-to-depth ratio.

*As noted above, these lots are consistent with the zoning ordinance standards. Although substantially deeper than the surrounding lots, the proposed new parcels B and C are much more similar to other lots in the neighborhood in terms of frontage than the existing parent parcels.*

2. The orientation of the yards of proposed parcels in relationship to the yards of surrounding parcels in order to avoid incompatible relationships, such as but not limited to, front yards to rear yards.

*The proposed division will not result in any changes that will create new or exacerbate existing incompatible relationships with respect to yard orientation.*

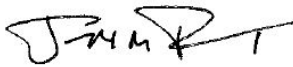
3. The impact of any existing flood plains, wetlands, topography, or other natural features and physical conditions on the resulting parcels so that such parcels are compatible with other surrounding lands in terms of buildable area.

*The site appears to be substantially impacted by the presence of wetland soils and the buildability of the proposed lots should be confirmed by conducting a wetland delineation following the guidelines established by the Michigan Department of the Environment, Great Lakes, and Energy (EGLE).*

4. The relationship of the front, side, and rear yards to the yards and orientation of buildings on other existing and potential parcels. This shall include the probable orientation of buildings on the parcels resulting from the proposed division or partition. *The requested split creates lots with similar frontage to those already developed along Kimberley Court and Kimberley Lane, albeit with greater lot depth.*

We are available to answer questions.

Respectfully,  
**Giffels Webster**

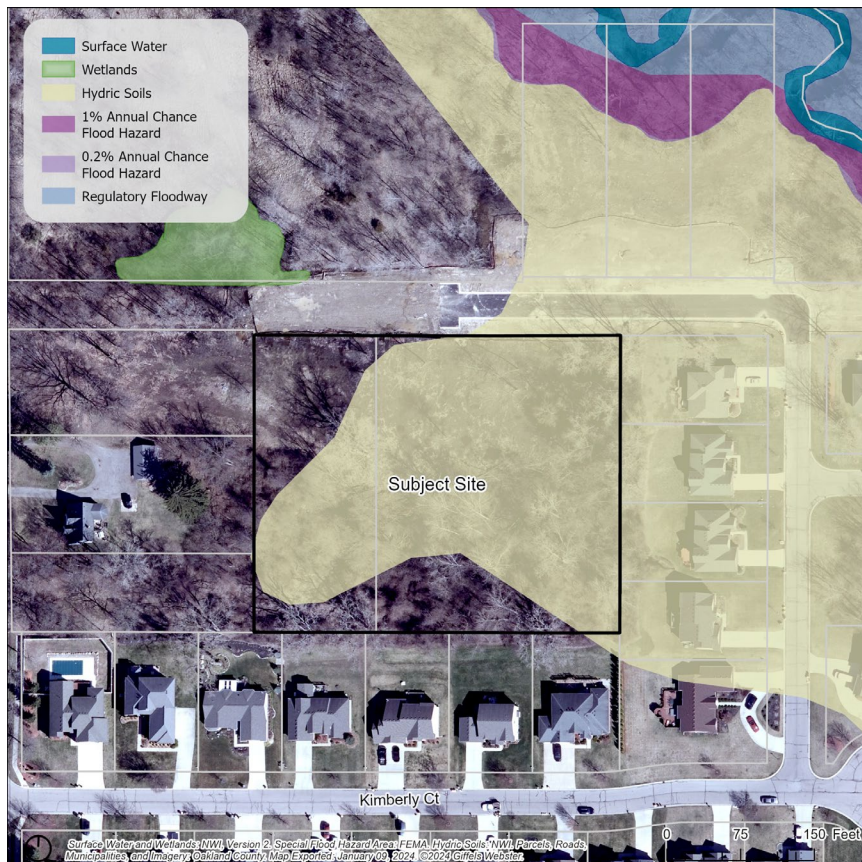
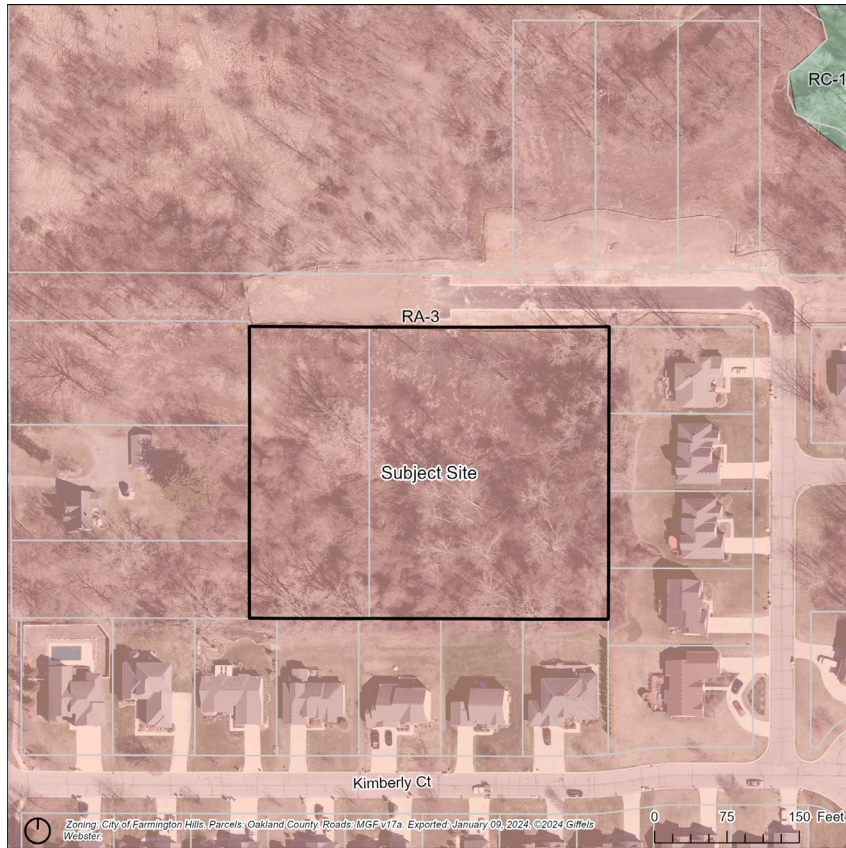


Joe Tangari, AICP  
Principal Planner



Julia Upfal, AICP  
Senior Planner







**INTEROFFICE CORRESPONDENCE**

**DATE:** January 2, 2024  
**TO:** Planning Commission  
**FROM:** James Cubera, Engineering   
**SUBJECT:** Kentfield Lot Split  
Lot Split 2, 2023  
22-23-35-402-006 & 007

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This office has performed a preliminary review of the above referenced lot split plan submitted to the Planning Department on December 18, 2023. The plan must meet the requirements of the Section 27 of the City Code (Section C-11-99) which became effective on January 3, 2000. Note that under section 27-130-2c-1, a signed approval of the Engineering Division indicating compliance of section 27-110, Paragraph 2 (H) is necessary. Our preliminary comments are as follows:

1. The plan appears to be the combining of two parcels and the splitting the two into three resultant parcels.
2. Public sanitary sewer currently exists across the entire frontage of the parent parcels. Individual sewer leads will be required for all resultant parcels prior to this split being approved by Engineering.
3. Public water main exists on Kentfield Avenue east of resultant parcel A and ends in the vicinity of the proposed common property line of resultant parcel A and resultant parcel B. This watermain must be extended to the west property line of the parent parcel.
4. Resultant parcel A does not have access to an improved public road. The proponent will be obligated to extend Kentfield Avenue to be consistent with the geometrics and pavement design of that portion of Kentfield Avenue that currently exists east of resultant parcel A. The particular pavement section would be 30 feet wide with concrete curb and gutter, of 5-inch of asphalt on 10 inches of 21AA limestone with complete edge drain. This is consistent with the previous extension of Kentfield.



5. The ultimate right-of-way for Kentfield Avenue in this area is 60 feet. The current right-of-way is listed as 50 feet. It is unclear whether an additional five feet on the south side has been dedicated. If it is not, it must be dedicated at this time as part of the conditions of the split.
6. Once the above improvement has been made, our office will be in the position to sign off on the lot split. Note that for each resultant parcel, a proposed individual plot plan must be separately submitted for review and approval by the Engineering Division.



**FIRE**  
**FARMINGTON**  
**HILLS**



**INTEROFFICE CORRESPONDENCE**

**TO: Planning Commission**

**FROM: Jason Baloga, Fire Marshal**

**DATE: January 8, 2024**

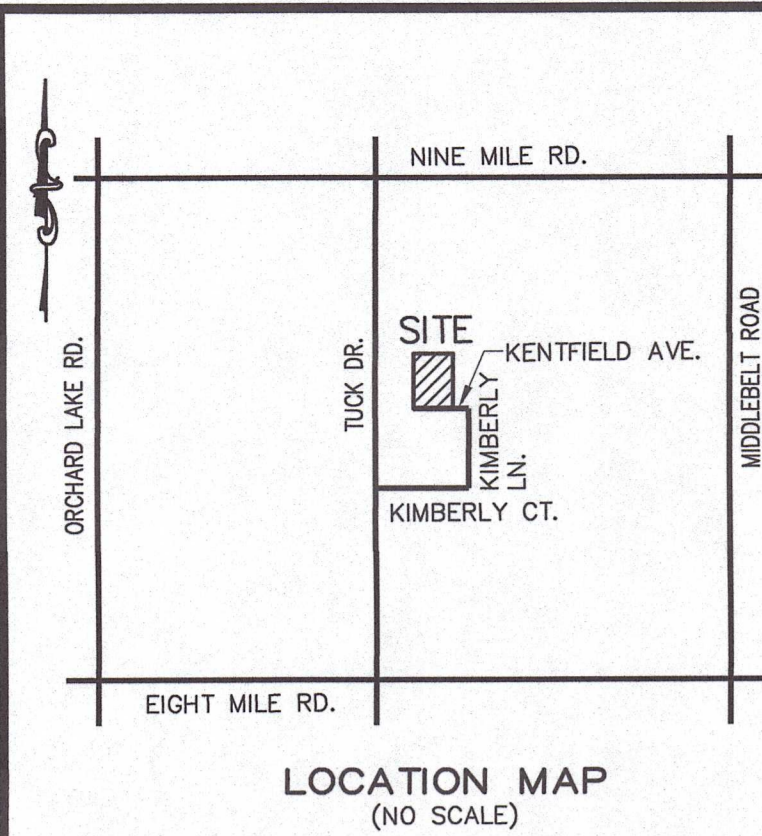
**RE: Lot Split 2-2023, Kenfield**

The Fire Department has no objection to approval of this lot split.

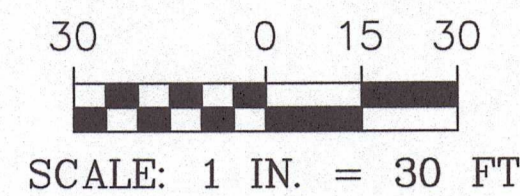
A handwritten signature in blue ink, appearing to read 'Jason Baloga'.

Jason Baloga, Fire Marshal

# PROPOSED LAND DIVISION/COMBINATION



LOCATION MAP  
(NO SCALE)



**LEGEND**

$\times$ 663.66 T/C	EXISTING ELEVATION
<u>664.50</u>	PROPOSED GRADE

**ORIGINAL DESCRIPTIONS**

**ORIGINAL DESCRIPTION 23-35-402-007**  
 LOTS 10 AND 11 EXCEPT THE NORTH 5 FEET OF LOTS 10 AND 11 OF "KENSINGTON GARDENS SUBDIVISION" BEING A PART OF THE SE 1/4 OF SECTION 35, T. 1 N., R. 9 E. CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 17 OF PLATS, PAGE 16, O.C.R. CONTAINING 1.72 ACRES.

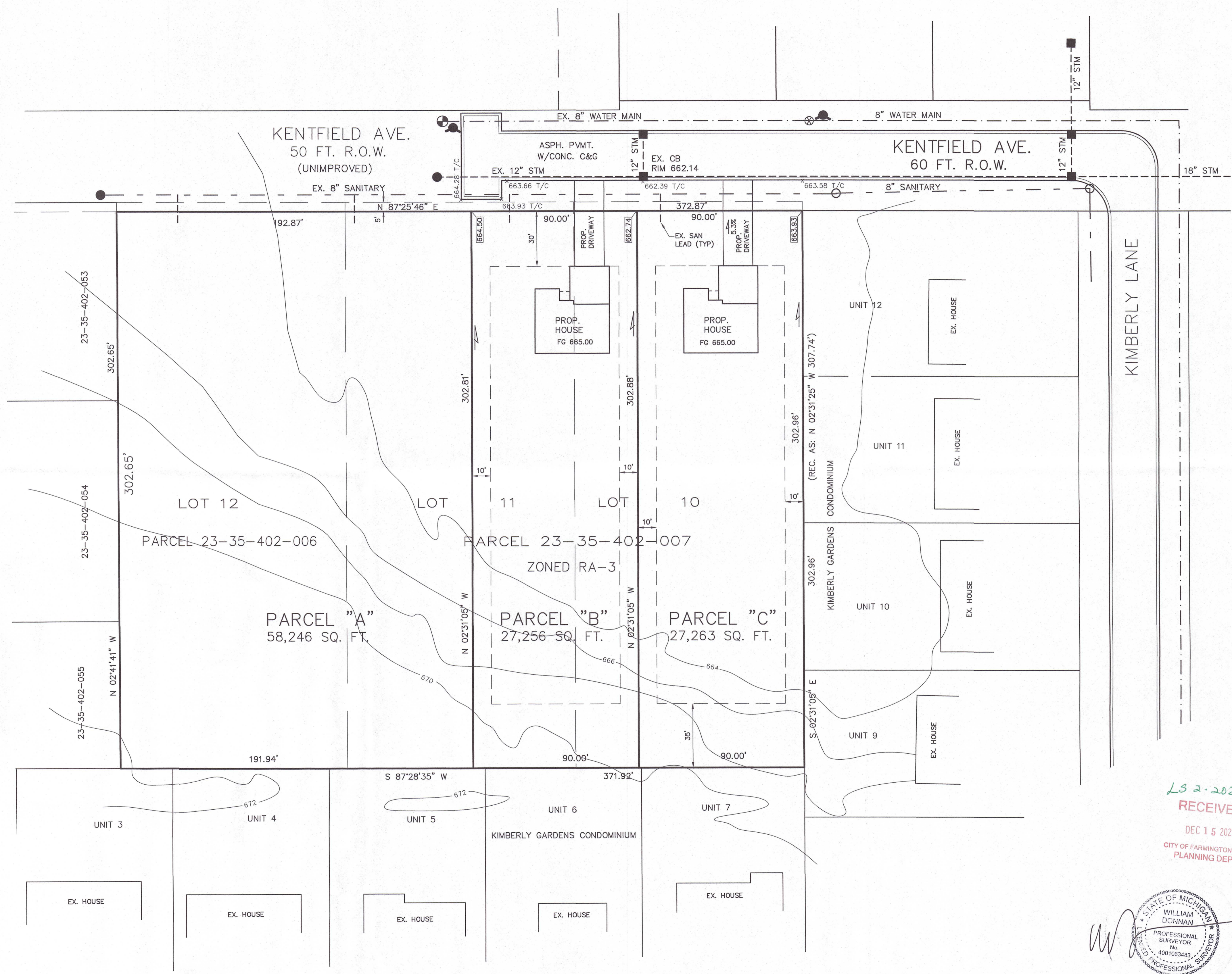
**ORIGINAL DESCRIPTION 23-35-402-006**  
 LOT 12 EXCEPT THE NORTH 5 FEET "KENSINGTON GARDENS SUBDIVISION" BEING A PART OF THE SE 1/4 OF SECTION 35, T. 1 N., R. 9 E. CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 17 OF PLATS, PAGE 16, O.C.R. CONTAINING 0.86 ACRES.

**RESULTANT DESCRIPTIONS**

**PARCEL "A"**  
 PART OF LOT 11 AND ALL OF LOT 12 OF "KENSINGTON GARDENS SUBDIVISION" BEING A PART OF THE SE 1/4 OF SECTION 35, T. 1 N., R. 9 E. CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 17 OF PLATS, PAGE 16, O.C.R. DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 32; THENCE N 02°46'13" W 1332.11 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SECTION 32; THENCE N 87°28'28" E 33.00 FEET; THENCE N 02°46'13" W 332.74 FEET; THENCE N 87°28'35" E 246.80 FEET ALONG THE NORTH LINE OF KIMBERLY GARDENS CONDOMINIUM AS RECORDED IN LIBER 35811, PAGE 389 TO THE POINT OF BEGINNING; THENCE N 02°41'41" W 302.65 FEET; THENCE N 87°25'46" E 192.87 FEET; THENCE S 02°31'05" E 302.81 FEET; THENCE S 87°28'35" W 191.94 FEET ALONG SAID NORTH LINE OF KIMBERLY GARDENS CONDOMINIUM TO THE POINT OF BEGINNING. CONTAINING 58,246 SQUARE FEET.

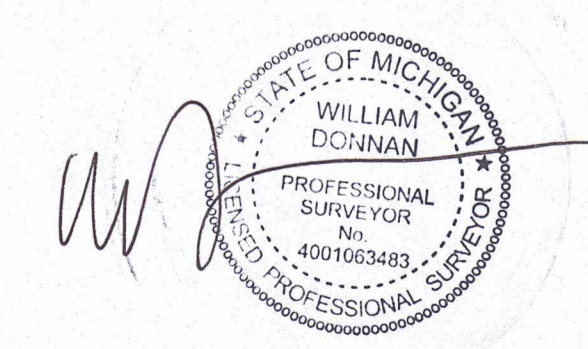
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**PARCEL "C"**  
 PART OF LOT 10 OF "KENSINGTON GARDENS SUBDIVISION" BEING A PART OF THE SE 1/4 OF SECTION 35, T. 1 N., R. 9 E. CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 17 OF PLATS, PAGE 16, O.C.R. DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 32; THENCE N 02°46'13" W 1332.11 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SECTION 32; THENCE N 87°28'28" E 33.00 FEET; THENCE N 02°46'13" W 332.74 FEET; THENCE N 87°28'35" E 528.74 FEET ALONG THE NORTH LINE OF KIMBERLY GARDENS CONDOMINIUM AS RECORDED IN LIBER 35811 PAGE 389 TO THE POINT OF BEGINNING; THENCE N 02°31'05" W 302.88 FEET; THENCE N 87°25'46" E 90.00 FEET; THENCE S 02°31'05" E 302.96 FEET ALONG THE WEST LINE OF SAID KIMBERLY GARDENS CONDOMINIUM; THENCE S 87°28'35" W 90.00 FEET ALONG SAID NORTH LINE OF KIMBERLY GARDENS CONDOMINIUM TO THE POINT OF BEGINNING. CONTAINING 27,263 SQUARE FEET.



LS 2-2023  
**RECEIVED**

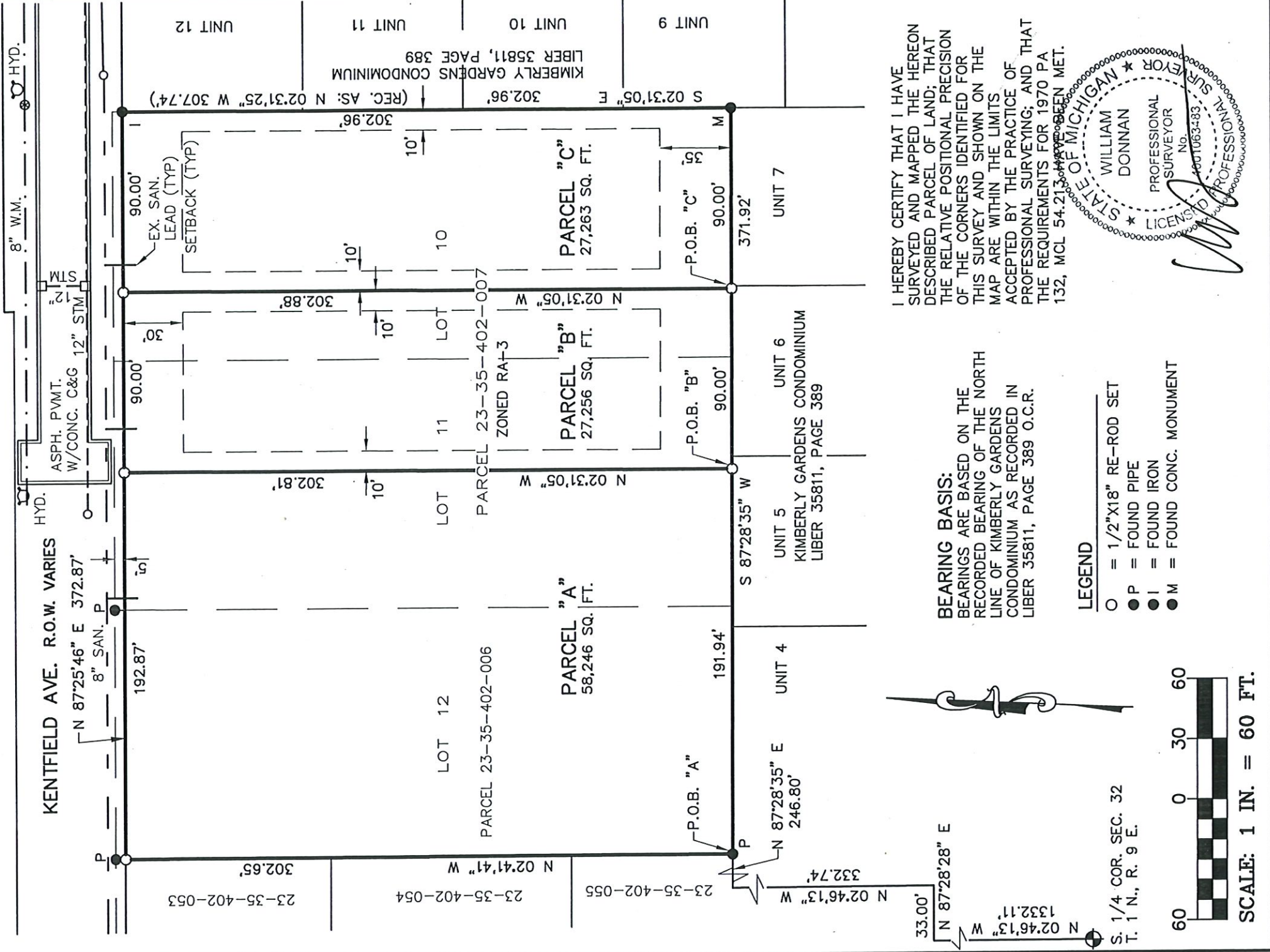
DEC 16 2023  
 CITY OF FARMINGTON HILLS  
 PLANNING DEPT.



<b>ARPEE/DONNAN, INC.</b> LAND SURVEYING ENGINEERING • MAPPING 32233 SCHOOLCRAFT, SUITE 103 LIVONIA, MICHIGAN 48150 PHONE (734) 953-3335 FAX (734) 953-3324	DATE: 12/11/23
	DRAFTED BY: WGD
	CHECKED BY: WRD
	JOB NO. 21009
	SH. 1

# LAND DIVISION / COMBINATION RECEIVED

DEC 15 2023  
 LS 2. 2023  
 City of Farmington Hills  
 PLANNING DEPT



**BEARING BASIS:**  
 BEARINGS ARE BASED ON THE RECORDED BEARING OF THE NORTH LINE OF KIMBERLY GARDENS CONDOMINIUM AS RECORDED IN LIBER 35811, PAGE 389 O.C.R.



**LEGEND**

- O = 1/2"X18" RE-ROD SET
- P = FOUND PIPE
- I = FOUND IRON
- M = FOUND CONC. MONUMENT



SCALE: 1 IN. = 60 FT.

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE HEREON DESCRIBED PARCEL OF LAND; THAT THE RELATIVE POSITIONAL PRECISION OF THE CORNERS IDENTIFIED FOR THIS SURVEY AND SHOWN ON THE MAP ARE WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING; AND THAT THE REQUIREMENTS FOR 1970 PA 132, MCL 54.213 HAVE BEEN MET.



**ARPEE/DONNAN, INC.**  
 LAND SURVEYING • ENGINEERING • MAPPING  
 32233 SCHOOLCRAFT, SUITE 103 (734) 953-3335  
 LIVONIA, MICHIGAN 48150 FAX (734) 953-3324

PREPARED FOR  
**CROSSWINDS COURT, INC**  
 20592 CHESTNUT CIRCLE  
 LIVONIA, MICHIGAN 48152

DATE: 12/11/23  
 FB:162 DRAWN:  
 PROJ. NO: 21009  
 SHEET 1 OF 2

# LAND DIVISION/COMBINATION

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## RESULTANT DESCRIPTIONS

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## ARPEE/DONNAN, INC.

LAND SURVEYING • ENGINEERING • MAPPING  
32233 SCHOOLCRAFT, SUITE 103 (734) 953-3335  
LIVONIA, MICHIGAN 48150 FAX (734) 953-3324

PREPARED FOR

CROSSWINDS COURT, INC

20592 CHESTNUT CIRCLE  
LIVONIA, MICHIGAN 48152

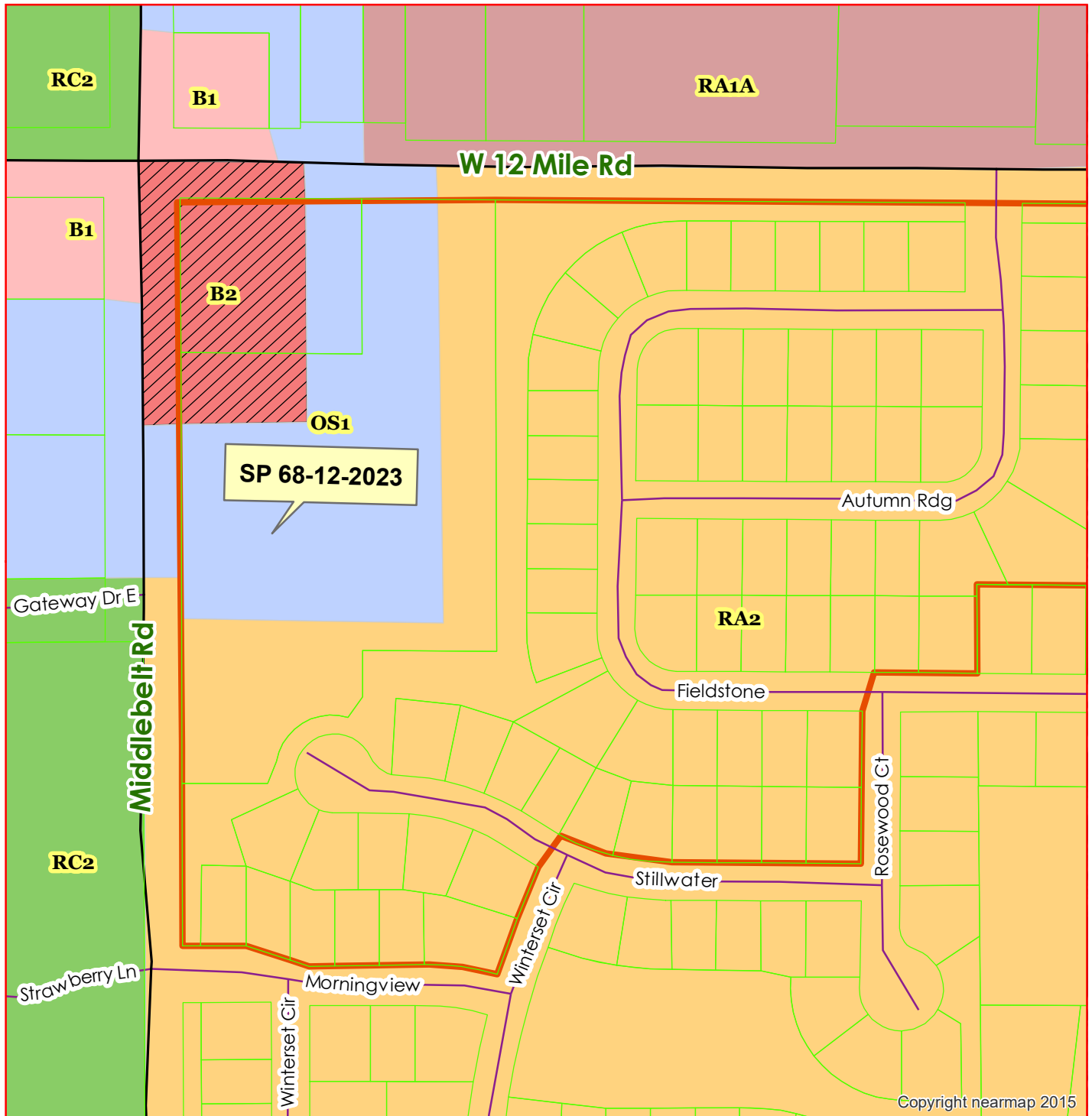
DATE: 12/11/23

FB:162 DRAWN:

PROJ. NO: 21009

SHEET 2 OF 2

**SP 68-12-2023 (Amend PUD 6, 1993)**  
**27604 Middlebelt Rd., 13-101-003**  
**Convert existing northerly tenant space in**  
**existing southerly out lot building to drive in restaurant in OS-1**



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Tax parcel	B-2 Community Business District
Minor roads	OS-1 Office Service District
Planned Unit Developments	RA-1A One Family Residential District
<b>Zoning Districts</b>	RA-2 One Family Residential District
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B-1 Local Business District	

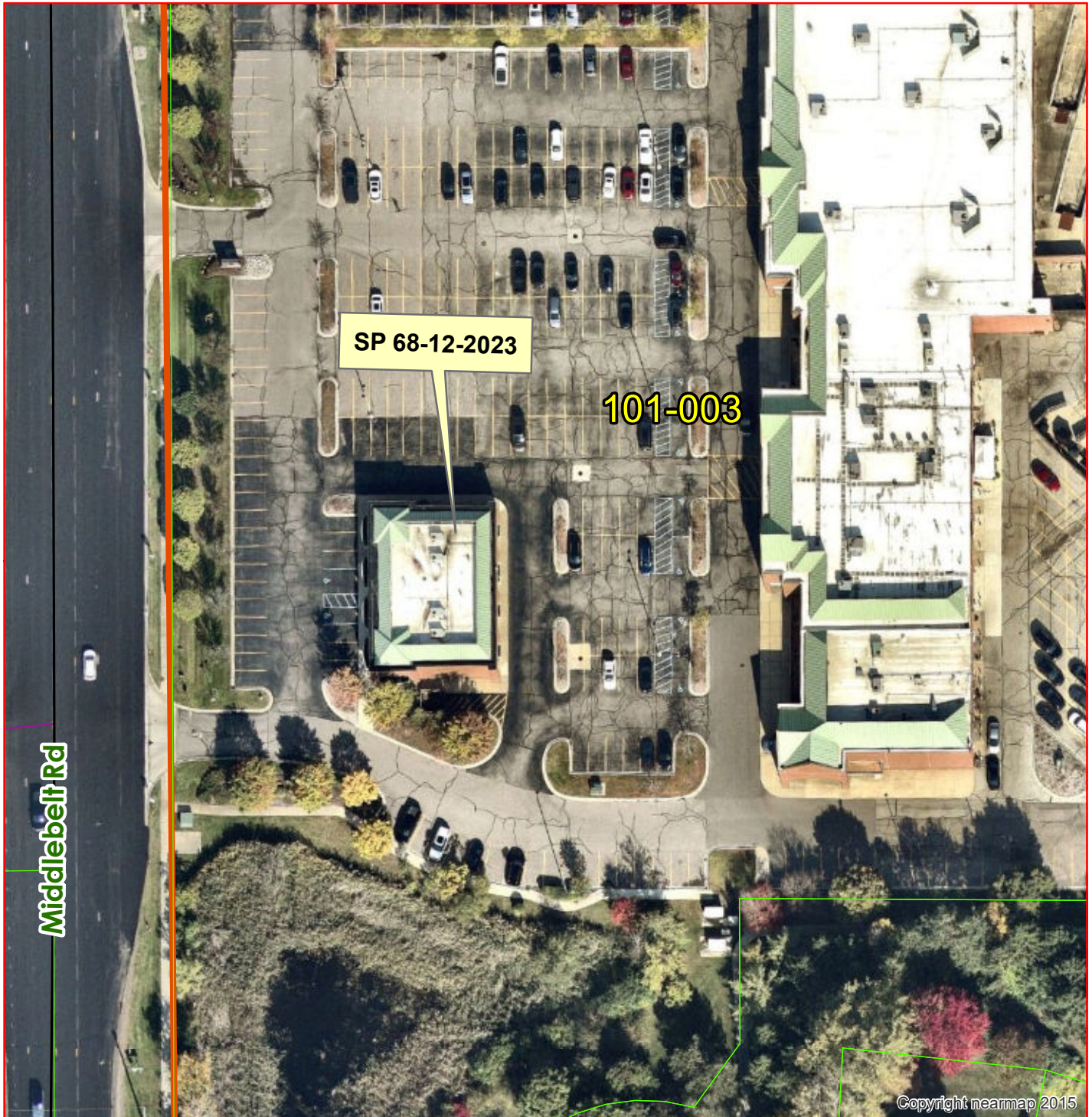


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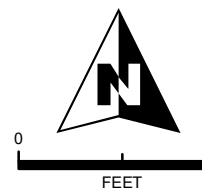
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## Planning Division

-  Tax parcel
-  Minor roads
-  Planned Unit Developments



SOURCE: City of Farmington Hills, 2022  
Oakland County GIS, 2022

DISCLAIMER: Although the information provided by this map is believed to be reliable, its accuracy is not warranted in any way. The City of Farmington Hills assumes no liability for any claims arising from the use of this map.

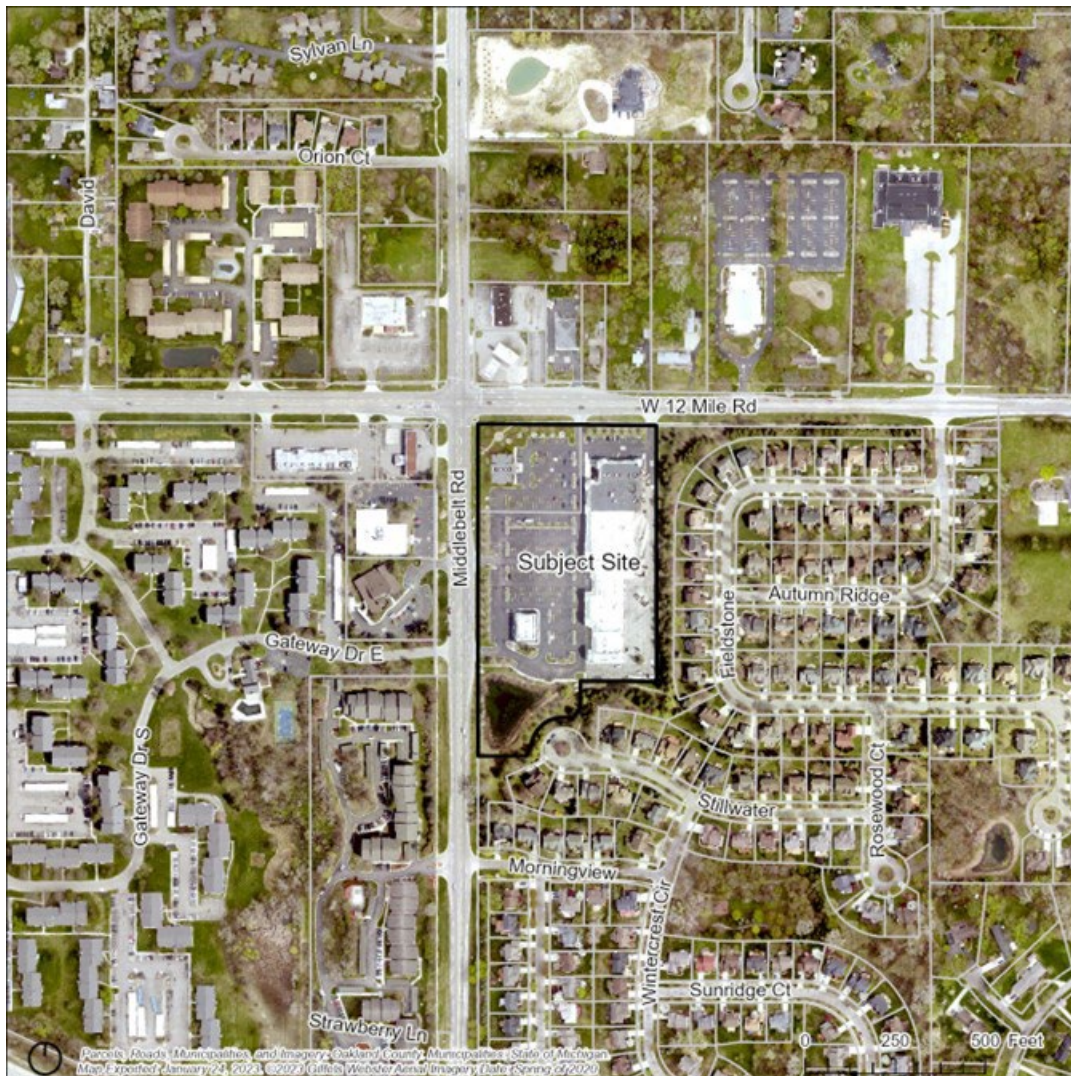
January 10, 2024

Farmington Hills Planning Commission  
 31555 W 11 Mile Rd  
 Farmington Hills, MI 48336

# Site Plan Review

Case: 68-12-2023  
 Site: 27604 Middlebelt (Parcel ID 23-13-101-003)  
 Applicant: Merchants Marketplace, LLC  
 Plan Date: December 18, 2023  
 Zoning: OS-1, B-2, & RA-2 W/ PUD

We have completed a review of the application for PUD qualification referenced above and a summary of our findings is below. Items in **bold** require specific action by the Applicant. Items in *italics* can be addressed administratively.



## SUMMARY OF FINDINGS

### Existing Conditions

1. **Zoning.** The site is zoned a mix of OS-1 and B-2 and is part of PUD 6, 1993. The southern and eastern fringe of the site has underlying RA-2 zoning.
2. **Existing site.** The portion of the overall PUD being considered here is 7.53 acres and is developed with a shopping center.
3. **Adjacent Properties.**

Direction	Zoning	Land Use
North (across 12 Mile)	B-1/OS-1/RA-1A	Commercial/office/single family
East	RA-2 w/ PUD*	Single family
South	RA-2 w/ PUD*	Single family
West	B-1/OS-1	Commercial/office

\* The neighboring subdivisions were originally developed as part of the same PUD that included the shopping center in question.

4. **Site configuration and access.** The site is accessed from 12 Mile and Middlebelt Roads, with public circulation generally to the west of the building where the parking lot is located; though the building can be circumnavigated, areas to the east of the building are primarily for loading and business-related activity.

### PUD Amendment

The applicant is seeking to amend the PUD to include a retail and restaurant use, specifically, with the addition of a new drive-thru coffee shop in the existing structure located at 27600 and 26704 Middlebelt Road.

In March 2023, the Planning Commission reviewed the applicant's request to amend the PUD to include retail and restaurant use (Drive-thru coffee shop) without reviewing corresponding plans. The Planning Commission determined the request qualified as a major amendment to the PUD and the procedures for a major amendment were followed. The Planning Commission recommended approval of the request to modify the PUD and allow a retail and restaurant use subject to the following:

1. Modifications of Zoning Ordinance requirements as indicated on the proposed plan
2. Drive-thru use be allowed only in the southerly outbuilding
3. PUD agreement **indicates that a revised site plan will be brought back to the Planning Commission for approval**, with the revised site plan to show a marked pedestrian crosswalk at the back of the building. Planning Commission will review site plan changes for pedestrian safety and noise nuisance, as well as changes to parking and traffic circulation for this use
4. PUD Agreement to be modified to be consistent with the uses that are currently on site, including the existing assembly use.

Following this recommendation by the Planning Commission, the City Council held a public hearing on the request before approving the requested amendment to the plan subject to the following conditions:

1. Any conditions and requirements set forth in the Planning Commission's March 16, 2023 motion recommending approval of the Amendment to the PUD Plan to City Council shall be complied with or addressed to the satisfaction of the Planning and Community Development Department;
2. Any conditions and requirements stated in Giffels Webster's review shall be complied with or addressed to the satisfaction of the Planning and Community Development Department;

3. Limiting the restaurant to a coffee shop with no fryers;
4. Encouraging the traffic engineers to develop a traffic circulation plan that minimizes the impact on existing neighboring businesses.

In addition, the Council further resolved to direct the City Attorney to prepare the appropriate PUD agreement stipulating the final PUD conditions and authorizing the identified zoning deviations for City Council consideration and final approval.

To meet the Planning Commission’s conditions of approval, the applicant has submitted a site plan showing the location of the proposed drive-thru use on the southerly building, as well as the required pedestrian crosswalk. Other site changes include additional landscaping, changes to loading areas, and parking space reconfiguration.

**Site Plan & Use:**

1. Use. The applicant proposes to maintain all current uses on the PUD, with the exception of a proposed drive-thru coffee shop in the southern outlot. In addition to this new drive-thru, the plans include pedestrian improvements, parking and loading reconfigurations, and changes to landscaping.
2. **Dimensional Standards (B-2 district).** See footnotes after the table for remarks on compliance issues.

Item	Required	Proposed/Comments
Standards of Sec. 34-3.1.24		
Min. lot size	None specified	7.53 Acres
Min. lot width	None specified	677.66’--
Front Setback (south)	75ft	99.78’ <sup>1</sup>
Rear Setback (north)	20 ft	39.59’ <sup>1</sup>
Side Setback (east) (Adjacent residential)	75 ft	62.87’ <sup>1</sup> - Existing Condition
Side Setback (west)	20 ft	277.66’ <sup>1</sup>
Side Setback (west- along twelve mile rd)	75 ft	109.28’ <sup>1</sup>
Building Height	50 feet/ 3 stories	19’8”
Front Yard Open Space	20%	18%- Existing condition <sup>2</sup>
Other dimensional standards		
Yard landscaping (34-3.5.2.A)	For all uses except one-family detached residential units, landscaping of all yards abutting a street shall be provided	See landscaping comments below.
Minimum parking setback (34-3.5.2.J)	10 feet	<i>Appears compliant, but needs label. Existing Condition.</i>
Loading space (34-3.5.2.N)	10 feet of loading space per front foot of building = 800 sf	<b>Only 500 sf of loading space provided, though we note that much of the building is occupied by an office use.</b>

Item	Required	Proposed/Comments
Rooftop equipment (34-3.5.2.U.)	Rooftop equipment shall be screened in accordance with Section 34-5.17.	<b>Rooftop equipment is not addressed on the plans</b>
Landscape area abutting street or freeway (34-3.5.2.V.)	A landscaped area not less than ten (10) feet deep	Compliant

Footnotes:

- The minimum front, side, and rear setbacks are inaccurately described in the plan notes. This information should be corrected and setback measuring lines should be included on the amended site plan. Building setbacks are not proposed to change.*
- The front yard open space requirement is inaccurately noted on the plans as 50%, but it is only 20%.*

**3. Dumpster (34-5.1.2.D).**

Item	Required	Proposed/Comments
Location	Rear yard or interior side yard	Existing dumpster enclosure is in an interior side yard and appears to be compliant.
Screening	Permanent building wall or earth mound not less than 6 feet or 1 foot above the enclosed dumpster whichever is greater	
Setback	20 feet from any residential property	

**4. Mechanical Equipment (34-5.1.4.D). The plan does not address mechanical equipment.**

- Minimum parking (34-5.2.11.C.i/x).** The plan reduces the total number of parking spaces on the site by 15. The plan meets the parking requirements for a shopping center with the proposed total square footage of usable floor area. **The number of spaces listed on the plans in the site data chart is inconsistent with the number of spaces provided.**

Requirement	Calculations	Provided
Shopping Center:	Usable Floor Area= 48,052 SF 1 per 150 SF of first 15,000 SF: 100 Spaces 1 per 175 SF of 15,001-100,000 SF: 189 Spaces	298 total spaces including barrier-free spaces. <sup>1</sup>
Drive-thru Stacking	Ten vehicles, five in advance of the ordering station	Ten vehicles (Six are in advance of the ordering station)
Barrier-Free Spaces	7 Required	18 provided

Footnotes:

- The applicant lists the total number of spaces as 306, but only 298 are shown on the plans.*

- Off-street parking dimensions (34-5.3.3.A & B.).** The length of the spaces and width of the maneuvering lane are both shown to be compliant.

Item	Required	Proposed/Comments
Maneuvering lane width (90°)	20 ft	20 ft
Maneuvering lane width (54° to 74°)	15 ft	18 ft
Parking space width (90°)	9 ft.	Compliant
Parking space width (54° to 74°)	8 ft. 6 inches	Compliant
Parking space length (90°)	20 ft. for minimum required (May include a maximum two-foot unobstructed vehicle overhang area at the front of the parking space.)  17 ft. for additional parking (May include a maximum one-foot unobstructed vehicle overhang area at the front of the parking space)	19 ft w/ overhang;
Parking space length (54° to 74°)	20 ft	20 ft

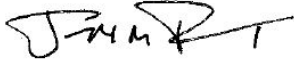
7. **Circulation.** The circulation does not appear to create any conflicts, however it should be noted that any stacking beyond ten vehicles would result in an obstruction of one of the shopping center’s parking maneuvering lanes that also provides access to the main road.
8. **Landscaping. (34-514).** The applicant provided updated landscaping surrounding the proposed drive-thru restaurant. All of the other landscaping remains as an existing condition. The modified landscaping plans include the removal of 5 trees, all of which are proposed to be relocated on the site, with 1 new tree and 3 shrubs. **The applicant should clearly indicate on the plans the current location of all trees proposed to be removed and the proposed new tulip tree. In addition, the size and other details of proposed new plantings should be included.**

Item	Required	Proposed/Comments
Parking Lot Canopy Trees	One tree per 2,800 sf of paved area: >	<b>Total paved area not provided; however, plans result in a reduction in total paved area.</b>

9. **Tree protection, removal and replacement (34-518).** **The tree survey (Topographic and Utility survey sheet) does not indicate size or species of plantings.**
10. **Lighting (Section 34-5.16).** **A photometric plan was not provided, and compliance cannot be assessed.**

We are available to answer questions.

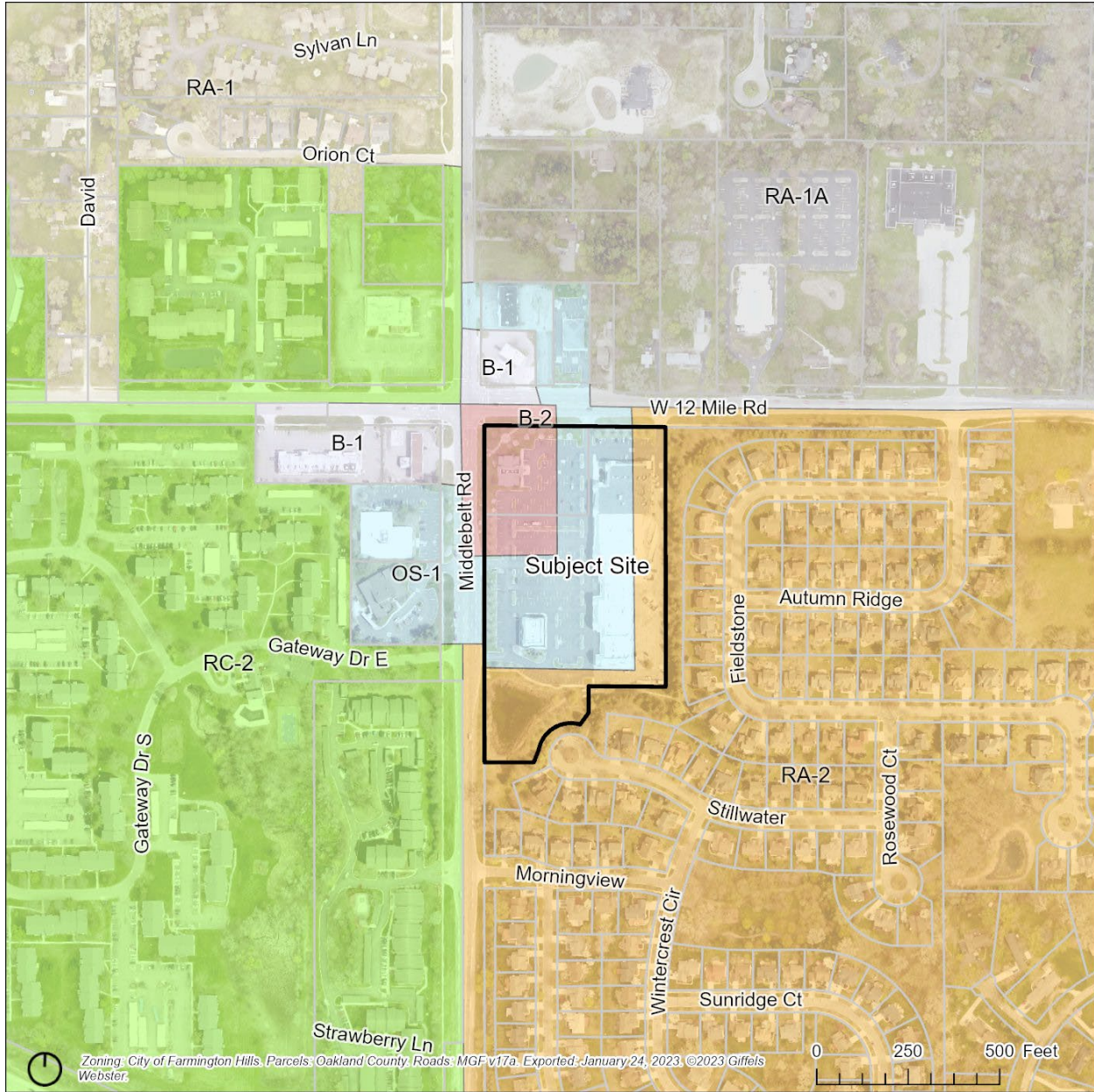
Respectfully,  
**Giffels Webster**

Handwritten signature of Joe Tangari in black ink.

Joe Tangari, AICP  
Principal Planner

Handwritten signature of Julia Upfal in black ink.

Julia Upfal, AICP  
Senior Planner




## Zoning





**INTEROFFICE CORRESPONDENCE**

**DATE:** January 2, 2023  
**TO:** Planning Commission  
**FROM:** James Cubera, Engineering   
**SUBJECT:** Biggby Coffee Drive Thru  
27604 Middlebelt Road  
PJ #13-23-35  
SP #68-12-2023  
22-23-13-101-003

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This office has performed a preliminary review of the above referenced site plan submitted to the Planning Department on December 19, 2023. Our preliminary comments are as follows.

1. The site plan identifies the use of the existing building and remodeling it to allow for a Biggby Coffee Drive Thru. The plan identifies using the existing utilities on site and internal to the building. No additional utilities are apparently proposed.
2. The proponent must provide a detailed traffic study that indicates and supports that stacking will not be an issue internally or in the public roadway. Additionally, it must address how the internal traffic pattern will function and if it is acceptable to current traffic standards.

Note that this report will be reviewed by the City's Traffic Consultant and a separate review fee will be charged to the proponent for it. Any revisions or modifications that our consultant and traffic engineer identify will become requirements of the plan approval.

3. This site is within a plaza that has a community detention basin. This detention basin needs cleaning out. Prior to construction approval of this Biggby Coffee site plan the proponent will be obligated to clean out the pond and have a licensed engineer recertify that the storm water detention volume and discharge restriction are consistent with and meet the minimum requirements of the original approved plan.



DEPARTMENT OF PUBLIC SERVICES

In addition, storm water quality improvements will be necessary. The proponent needs to contact Tyler Sonoga to define what they will be for this site. Finally note that the detention basin maintenance agreement may have to be updated. This will be further discussed during construction review.



**INTEROFFICE CORRESPONDENCE**

**TO: Planning Commission**

**FROM: Jason Baloga, Fire Marshal**

**DATE: January 8, 2024**

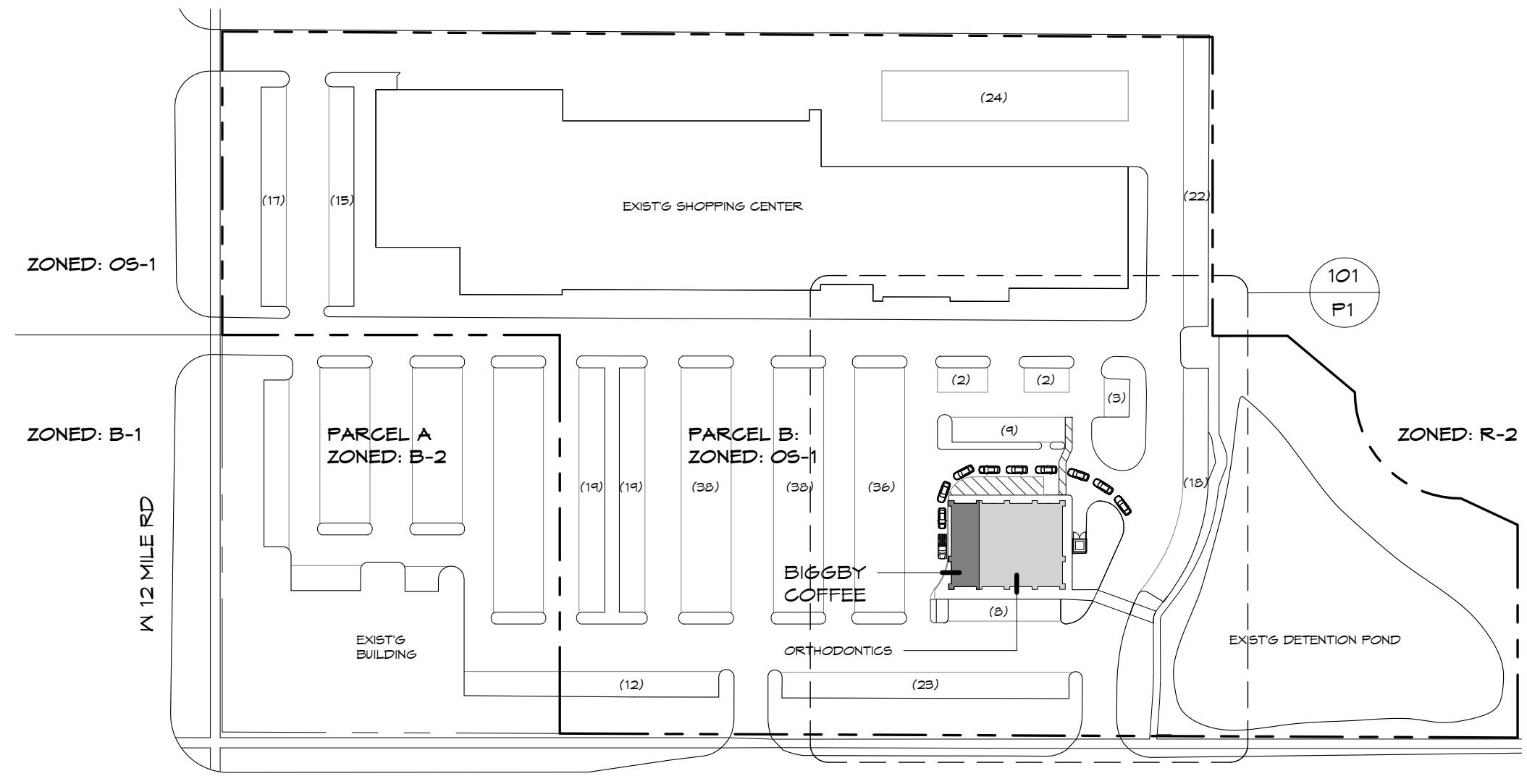
**RE: Site Plan 68-12-2023 (27604 Middlebelt Road)**

The Fire Department has no objection to approval of this site plan contingent upon compliance with the following:

1. Hydrants shall not be moved without proper Fire Department/Engineering approval.
2. Fire lanes shall remain unobstructed and will be strictly enforced.
3. The building shall be maintained in accordance with minimum Fire Prevention Code requirements.

A handwritten signature in blue ink, appearing to read "Jason Baloga".

Jason Baloga, Fire Marshal



**KEY PLAN**  
SCALE: 1" = 100'-0"  
NORTH

**Site/Building Data**

Site/Property Area: 328,006± Sq.Ft. (7.53± Ac)  
 Total Combined Building Area: 64,069 Sq.Ft. (Parcel B)  
 Total Building Area: 4,447 Sq.Ft.  
 Biggby Coffee Area: 1,047 Sq.Ft.  
 Orthodontics Area: 3,400 Sq.Ft.

**Article 3: Zoning Districts:**

Existing Zoning: OS-1 Office Service District  
 Permitted Zoning: B-2 Community Business District  
 Zoning Permitted via Planned Urban Development Plan 6 (1993): Amended January 17, 2023

**34-3.1.24 - B-2 Community Business Districts:**

**34-3.1.24 B:** Principal Permitted Uses  
 (X): Fast Food or Carryout Restaurants

**34-3.1.24 E:** Development Standards

Lot Size:  
 Minimum lot area: Not Specified

**Building Setback**  
 Min Front (75 Feet): 42'-11" & 44'-5" & 1'-2"  
 Min Rear (20 Feet): 10'-8"  
 Min Side (20 Feet): 42'-11" & 44'-5" & 1'-2"  
 Min From Residential (75 Feet): 10'-8"

**Building Height**  
 Max (3 Stories): 1  
 Max (50 Feet): 14'-10"

**Open Space**  
 Front Yard (50%): 18.00%

**Article 34-5.0 Site Standards**

**34-5.2.11 Minimum Off-Street Parking Business and Commercial**

xviii. Drive-in, Fast-food, Carryout Restaurants:  
 1 Space Per 30Sq.Ft. Usable Floor Area 4  
 Parking Required: 2

**34-5.2.12. Drive-Through Standards**

(F) Bypass lane (10ft) 10ft  
 (H) Drive-Through Lane (9ft Min) 10ft  
 (I) Drive-Through Space (20ft Min) 20ft  
 (J) Centerline Turning Radius (25ft) 25ft  
 (L) Restaurant (with drive-through) Stacking:  
 10  
 5  
 4

**34-5.3.3.A Minimum Off-street Parking Dimensions**

Total Combined Building Area 64,069 Sq.Ft. (Parcel B)  
 Building Area Usable Sq.Ft. 64,069 x 75% = 48,052  
 Usable Sq.Ft. 48,052  
 Total Sq.Ft. 48,052  
 Spaces 15,000 / 150 = 100  
 Remaining Sq.Ft. 33,052  
 Spaces 33,052 / 175 = 189  
 Total Parking Required: 289  
 Total Parking Provided: 306  
 Parkin Overage/Underage: 17

Parking Pattern: 75° to 90°  
 Parking Space Width (Min 9 Ft): 9'  
 Parking Space Length (Min 20 Ft): 20'  
 Maneuvering Lane (Min 20 Ft): 20'

Parking Pattern: 54° to 74°  
 Parking Space Width (Min 8ft 6in): 8'-6"  
 Parking Space Length (Min 20 Ft): 20'  
 Maneuvering Lane - One Way (Min 15 Ft): 15'

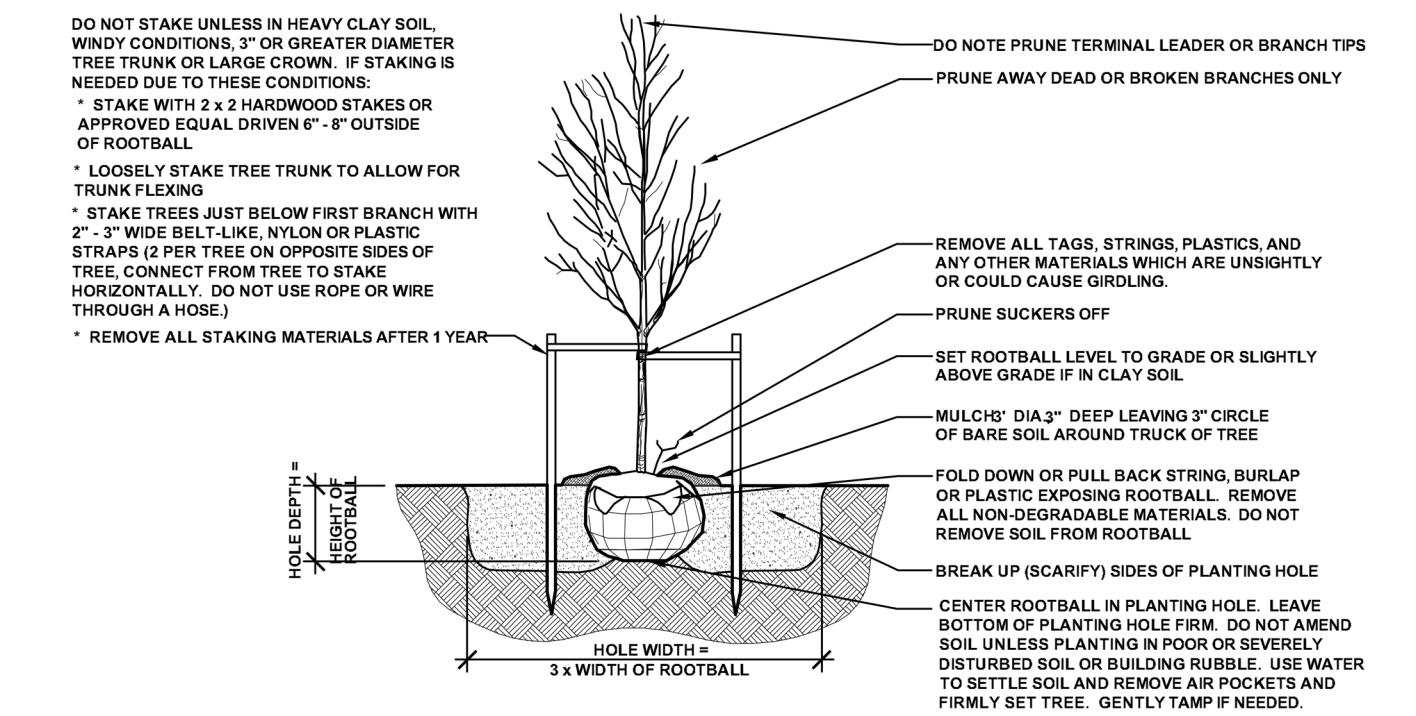
**34-5.4 Off Street Loading Requirements:**

1 per 1,400-20,000 Gross Sq Ft: 4,447  
 Required  
 Provided

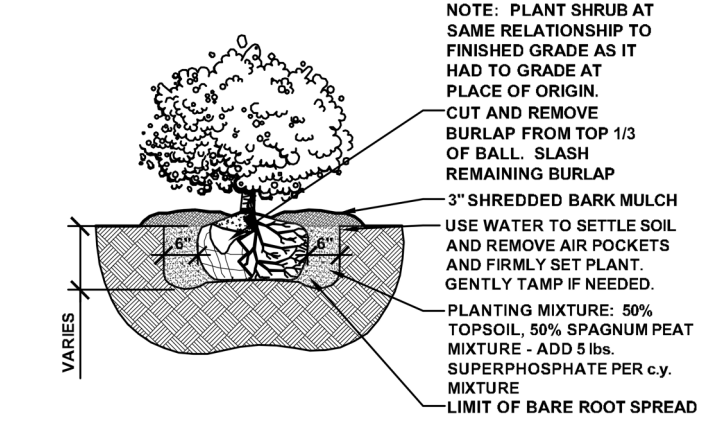
**SITE AREAS MODIFIED**

GRASS AREA ADDED (SQ.FT.)	HARD SURFACE AREA ADDED (SQ.FT.)
A = 62 SQ.FT.	1 = 131 SQ.FT.
B = 478 SQ.FT.	2 = 252 SQ.FT.
C = 35 SQ.FT.	3 = 208 SQ.FT.
D = 672 SQ.FT.	4 = 208 SQ.FT.
TOTAL 1,247 SQ.FT.	TOTAL 799 SQ.FT.

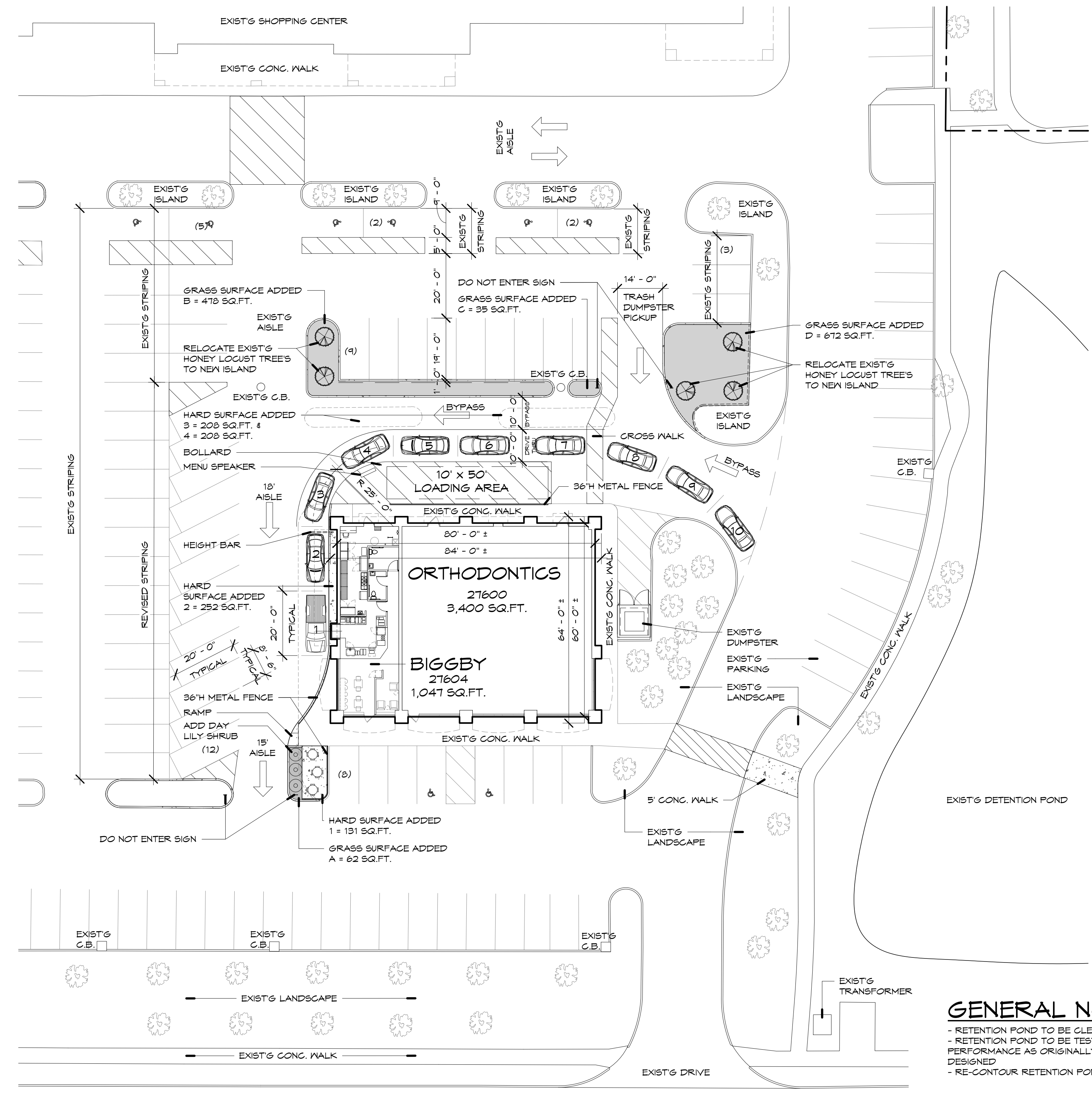
NET AREA ADDED (SQ.FT.)  
 1,247 - 799 = 448 SQ.FT. GRASS AREA ADDED  
 799 - 1,247 = -448 SQ.FT. HARD SURFACE DEDUCTION



**TREE PLANTING DETAIL (RELOCATED)**  
NOT TO SCALE



**SHRUB PLANTING DETAIL (NEW)**  
NOT TO SCALE



**PROPOSED SITE PLAN**  
SCALE: 1" = 20'-0"  
NORTH

**GENERAL NOTES**

- RETENTION POND TO BE CLEARED OUT.
- RETENTION POND TO BE TESTED FOR PERFORMANCE AS ORIGINALLY DESIGNED
- RE-CONTOUR RETENTION POND AS NEEDED

Date Printed:



**BIGGBY**  
 COFFEE SHOP #884  
 Merchants Marketplace  
 Shopping Center  
 27604 Middlebelt Rd  
 Farmington Hills, MI 48334

Drawn by: Anthony J Baker IV  
 Checked by: Benedetto Tiseo

Seal / Signature



Date 18 DEC 2023

Issued for:	Date:
PRELIMINARY CITY REVIEW	12 DEC 2023
SITE PLAN APPROVAL	18 DEC 2023

**NOT FOR CONSTRUCTION**

**COVER, SITE BUILDING DATA, PROPOSED PLAN**

Project No. Sheet No.

**23027 P1**

Date Printed:

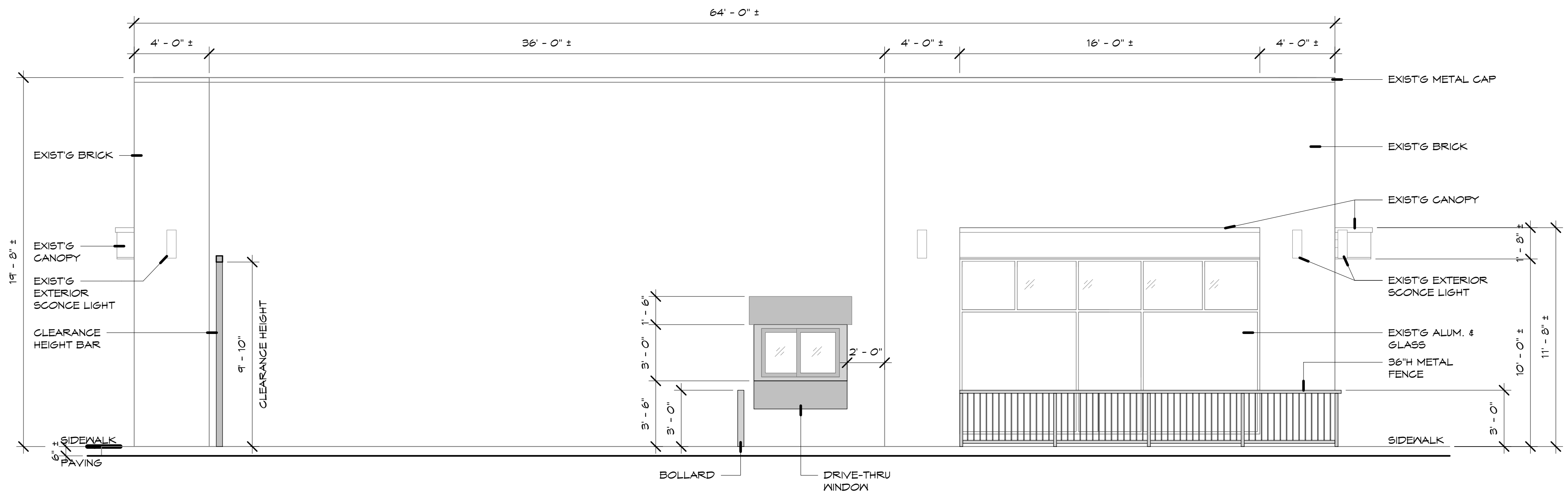
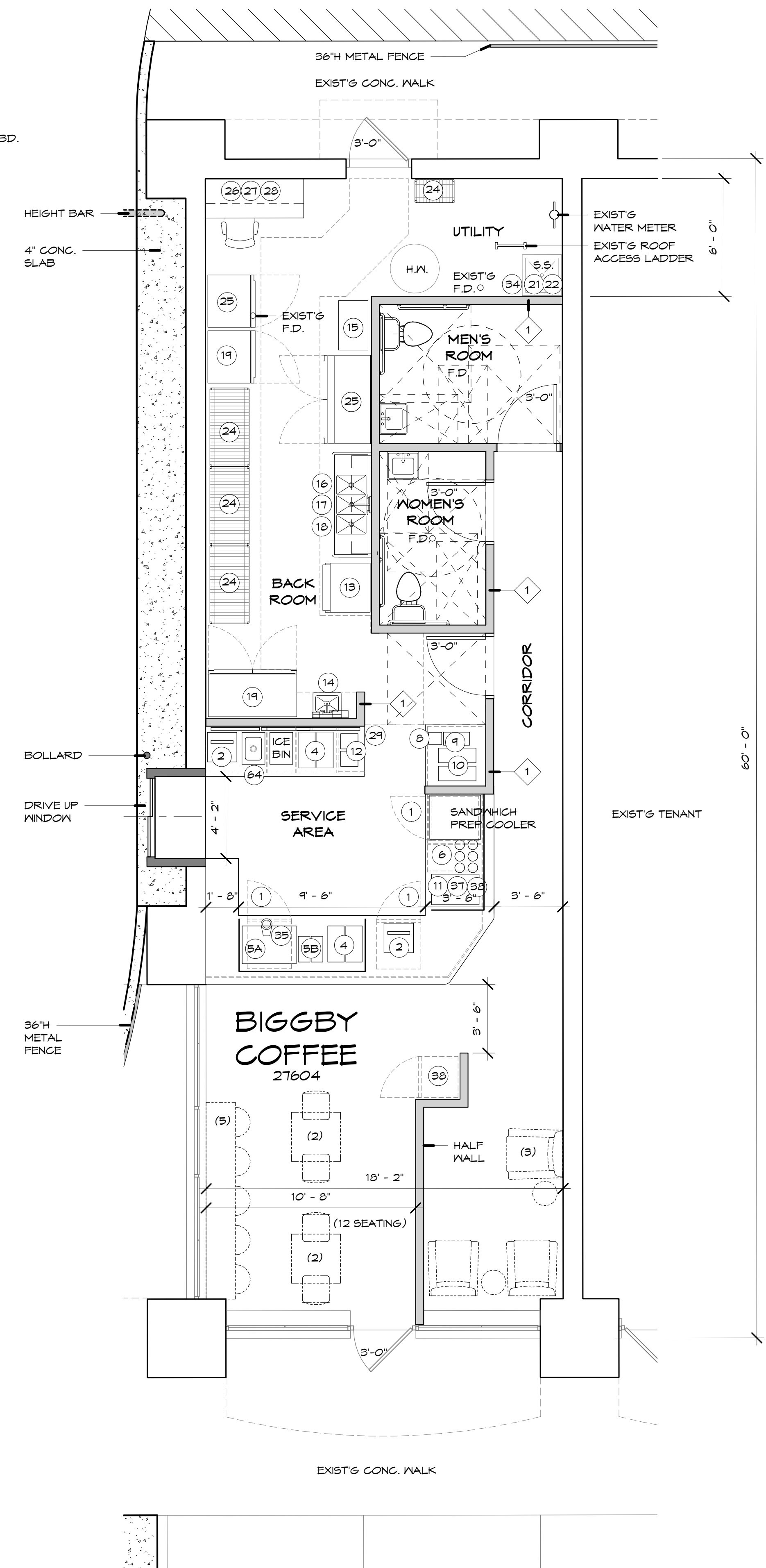
12/18/2023 2:05:34 PM - T:\Projects\23027 Biggby Coffee Shop - Merchants Marketplace Phase 1 Farmington Hills\Primary\23027 - Site Plan

### WALL/DOOR LEGEND:

- EXIST'G WALL
- NEW WALL
- DRIVE-THRU WINDOW
- EXIST'G DOOR TO REMAIN
- NEW DOOR
- 5/8" GYPSUM BD. (BOTH SIDES) TO UNDERSIDE OF GYPSUM BD. CEILING ON 3 5/8" METAL STUDS @ 16" O.C.

### EQUIPMENT SCHEDULE

(X)	ITEM	QTY.
1	UNDER COUNTER FRIDGE	3
2a	POS TERMINAL	--
2b	POS DRAWER	--
3	POS PRINTER	--
4	SYRUP RACK	2
5a	ESPRESSO EQUIPMENT	1
5b	ESPRESSO GRINDER	2
6	AIRPOT	12
7	CONDIMENT DISPLAY	1
8	SCALE	1
9	BULK GRINDER	2
10	AIRPOT BREWER	--
11	TOASTER	1
12	BLENDER	--
13	ICE MACHINE	1
14a	HAND SINK	1
14b	SOAP DISPENSER	--
14c	PAPER TOWEL DISPENSER	--
16	THREE COMPARTMENT SINK	1
17	DRY STORAGE	1
18	WAREWASHING LIQUID DISPENSER	1
19	VERTICAL REACH-IN REFRIGERATOR	2
21	MOP SINK	1
22	MOP SINK LIQUID DISPENSER	1
24	DRY STORAGE	3
25	VERTICAL REACH-IN FREEZER	1
26	MUSIC SYSTEM	1
27a	ALL IN ONE PRINTER	1
27b	SYSTEM SERVER	1
28	SECURITY SYSTEM	1
29	MENU BOARD TV W/ WALL BRACKET	3
34	BROOM/MOP RACK	2
35	ELECTRONIC DIPPER WELL	1
37	MICROWAVE	1
38	COOLER	1
44	TRASH RECEPTACLE	1
64	DUMP SINK / HAND SINK	1



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

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

Tiseo Architects, Inc.  
19815 Farmington Road  
Livonia, Michigan  
48152-1444  
248.888.1300  
fax 248.888.1313  
www.tiseo.com

**BIGGBY**  
COFFEE SHOP #884  
Merchants Marketplace  
Shopping Center  
27604 Middlebelt Rd  
Farmington Hills, MI 48334

Drawn by: Anthony J Baker IV  
Checked by: Benedetto Tiseo

Seal / Signature  
  
Date: 18 DEC 2023

Issued for: PRELIMINARY CITY REVIEW  
Date: 12 DEC 2023  
SITE PLAN APPROVAL  
Date: 18 DEC 2023

**NOT FOR CONSTRUCTION**

**PROPOSED FLOOR PLAN**  
Project No. 23027  
Sheet No. P2  
Date Printed:

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**BIGGBY**  
COFFEE SHOP #884  
Merchants Marketplace  
Shopping Center  
27604 Middlebelt Rd  
Farmington Hills, MI 48334

Designed by: **Anthony J Baker IV**  
Checked by: **Benedetto Tiseo**

Issued For: \_\_\_\_\_ Date: \_\_\_\_\_  
SITE PLAN APPROV. 18 DEC 2023



# PROPOSED SITE PLAN (AERIAL 1)

NOT TO SCALE



**Tiseo Architects, Inc.**  
19815 Farmington Road  
Livonia, Michigan 48152-1444  
248.888.1300  
fax 248.888.1313  
www.tiseo.com

## PROPOSED SITE PLAN

Project No. **23027** Sheet No. **P3**



**BIGGBY**  
COFFEE SHOP #884  
Merchants Marketplace  
Shopping Center  
27604 Middlebelt Rd  
Farmington Hills, MI 48334

Designed by: **Anthony J Baker IV**  
Checked by: **Benedetto Tiseo**

Issued For: \_\_\_\_\_ Date: \_\_\_\_\_  
SITE PLAN APPROV. 18 DEC 2023



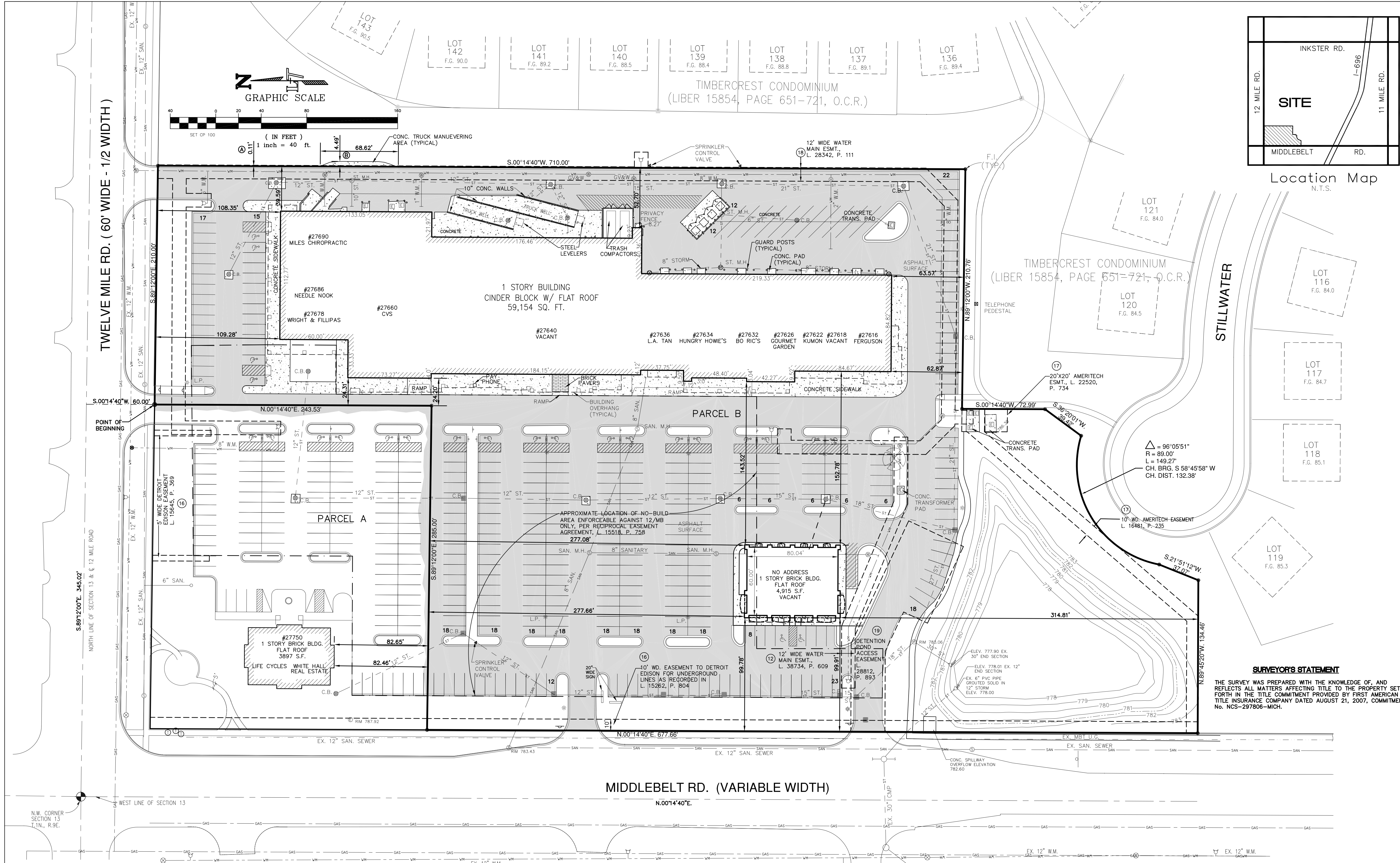
**Tiseo Architects, Inc.**  
19815 Farmington Road  
Livonia, Michigan 48152-1444  
248.888.1300  
fax 248.888.1313  
www.tiseo.com

**PROPOSED SITE PLAN**

Project No. **23027** Sheet No. **P4**



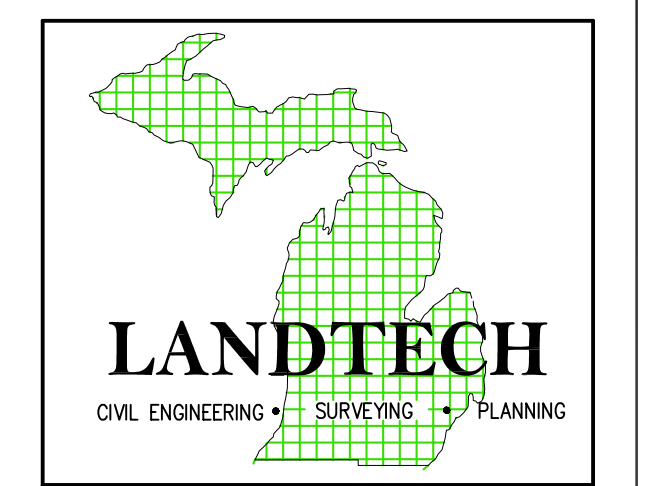
**PROPOSED SITE PLAN (AERIAL 2)**  
NOT TO SCALE



### LEGEND

- EX. STORM SEWER
- EX. SANITARY SEWER
- EX. WATER MAIN
- EX. GAS LINE
- EX. UNDER GROUND UTILITY
- OVERHEAD LINES
- FENCE
- GUARD RAIL
- TREE LINE
- SWALE
- RAIL ROAD TRACKS
- EASEMENT
- SETBACK
- CENTER LINE
- MAIL BOX
- UNIDENTIFIED STRUCTURE
- LIGHT POLE
- TELEPHONE RISER
- STREET SIGN
- WATER SHUT OFF VALVE
- EXISTING CONTOUR
- EXISTING GROUND SHOT
- AS BUILT ELEVATION

DATE	DESCRIPTION
10-08-07	REVISED



29000 Inkster Road, Suite 120  
 Southfield, MI 48034  
 (248) 357-7900  
 Fax (248) 357-3646

**PROJECT**  
 TIMBERCREST  
 COMMERCIAL  
 CORNER

**TITLE**  
 ALTA/ACSM  
 LAND TITLE SURVEY

**CLIENT**  
 JACOB KHOTOVELI  
 c/o GORDON REALTY LLC  
 2139 BALSAN WAY  
 WELLINGTON, FL 33414  
 PH: (561) 667-0008  
 FAX: (561) 333-2952

**PROFESSIONAL SEAL**

SCALE: Horizontal 1" = 40'  
 Vertical N/A

DRAWN BY: LAS  
 CHECKED BY: DGF

DATE ISSUED: 9-05-07

**PROJECT No. 0621**  
**SHEET No. 1 OF 1**

**NOTICE**  
 CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OR PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

**BEFORE YOU DIG**  
 CALL MISS DIG  
 1-800-482-7171  
 (TOLL FREE)

NOTE: UTILITY INFORMATION ON THIS DRAWING MAY BE FROM INFORMATION DISCLOSED TO THIS FIRM BY THE VARIOUS UTILITY COMPANIES, CITY/COUNTY AGENCIES, AND OTHER VARIOUS SOURCES. NO GUARANTEE IS GIVEN AS TO THE COMPLETENESS OR ACCURACY THEREOF.

PRIOR TO CONSTRUCTION, ALL LOCATIONS AND DEPTHS OF EXISTING UTILITIES (IN CONFLICT WITH PROPOSED IMPROVEMENTS) SHALL BE VERIFIED IN THE FIELD. CALL MISS DIG.

**LEGAL DESCRIPTION**  
 LAND SITUATED IN THE CITY OF FARMINGTON HILLS, COUNTY OF OAKLAND, STATE OF MICHIGAN DESCRIBED AS:  
 PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWN 1 NORTH, RANGE 8 EAST, CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN DESCRIBED AS: BEGINNING AT A POINT, SAID POINT BEING DISTANT SOUTH 89 DEGREES 12 MINUTES 00 SECONDS EAST, 345.02 FEET ALONG THE NORTH LINE OF SAID SECTION 13 AND SOUTH 00 DEGREES 14 MINUTES 40 SECONDS WEST, 60.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 13; THENCE FROM SAID POINT OF BEGINNING, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 12 MILE ROAD (120 FEET WIDE); THENCE SOUTH 89 DEGREES 12 MINUTES 00 SECONDS EAST, 210.00 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 40 SECONDS WEST, 710.00 FEET; THENCE NORTH 89 DEGREES 12 MINUTES 00 SECONDS WEST, 210.76 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 40 SECONDS WEST, 72.99 FEET; THENCE SOUTH 36 DEGREES 20 MINUTES 01 SECOND WEST, 39.42 FEET; THENCE 149.27 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING RADIUS OF 89.00 FEET, A CENTRAL ANGLE OF 96 DEGREES 05 MINUTES 51 SECONDS AND A LONG CHORD LENGTH OF 132.38 FEET WHICH BEARS SOUTH 58 DEGREES 45 MINUTES 58 SECONDS WEST; THENCE SOUTH 21 DEGREES 51 MINUTES 12 SECONDS WEST, 37.07 FEET; THENCE NORTH 89 DEGREES 45 MINUTES 20 SECONDS WEST, 134.46 FEET; THENCE NORTH 00 DEGREES 14 MINUTES 40 SECONDS EAST, 877.86 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 00 SECONDS EAST, 285.00 FEET; THENCE NORTH 00 DEGREES 14 MINUTES 40 SECONDS WEST, 243.53 FEET TO THE POINT OF BEGINNING. CONTAINING 328,158 S.F. OR 7.53 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH NON-EXCLUSIVE EASEMENT RIGHTS SET FORTH IN THE RECIPROCAL EASEMENT AGREEMENT BETWEEN 12/MB LIMITED PARTNERSHIP, A MICHIGAN LIMITED PARTNERSHIP AND MERCHANTS MARKET PLACE, L.L.C., A MICHIGAN LIMITED LIABILITY COMPANY, DATED JULY 11, 1995, RECORDED JULY 14, 1995 IN LIBER 15518, PAGE 758, OAKLAND COUNTY RECORDS.

THIS DESCRIBES THE SAME PROPERTY AS CONTAINED IN LAWYERS TITLE INSURANCE CORPORATION COMMITMENT NO. G47-09468121 DATED APRIL 29, 2004.

- EXCEPTIONS FROM COVERAGE**
- 12 SUBJECT TO A 12' WIDE WATER MAIN EASEMENT TO THE CITY OF FARMINGTON HILLS AS RECORDED IN LIBER 38734, PAGE 609 AS PLOTTED HEREON.
  - 14 SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS RECITED IN RECIPROCAL EASEMENT BETWEEN 12/MB LIMITED PARTNERSHIP, A MICHIGAN LIMITED PARTNERSHIP AND MERCHANTS MARKET PLACE, A MICHIGAN LIMITED LIABILITY COMPANY, DATED JULY 11, 1995, RECORDED JULY 14, 1995 IN LIBER 15518, PAGE 758.
  - 16 SUBJECT TO A 10' WIDE DETROIT EDISON EASEMENT AS RECORDED IN LIBER 15262, PAGE 804 AS PLOTTED HEREON. 12' WIDE DETROIT EDISON EASEMENT AS RECORDED IN LIBER 15262, PAGE 806 DOES NOT AFFECT SUBJECT AND IS THEREFORE, NOT PLOTTED HEREON. 5' WIDE DETROIT EDISON EASEMENT AS RECORDED IN LIBER 15645, PAGE 369 IS ON ADJACENT PROPERTY TO NORTH AS PLOTTED HEREON.
  - 17 SUBJECT TO A 20' X 20' AMERITECH EASEMENT AS RECORDED IN LIBER 22520, PAGE 734 AS PLOTTED HEREON. 10' WIDE AMERITECH EASEMENT RECORDED IN LIBER 16481, PAGE 235 AS PLOTTED HEREON.
  - 18 SUBJECT TO A 12' WIDE WATER MAIN EASEMENT TO THE CITY OF FARMINGTON HILLS AS RECORDED IN LIBER 28342, PAGE 111 AS PLOTTED HEREON.
  - 19 SUBJECT TO A DETENTION PAD ACCESS EASEMENT IN FAVOR OF THE CITY OF FARMINGTON HILLS AS RECORDED IN LIBER 28812, PAGE 893 AS PLOTTED HEREON.
  - 20 TERMS, CONDITIONS AND PROVISIONS RECITED IN AGREEMENTS FOR SANITARY SEWER AND WATER SERVICES RECORDED IN LIBER 11251, PAGE 88 AND LIBER 11251, 167, WHICH WAS MODIFIED BY AN AMENDMENT TO AGREEMENT RECORDED IN LIBER 11251, PAGE 117 AND ASSIGNMENT OF EASEMENT CONTAINED IN LIBER 11550, PAGE 249 DOES NOT AFFECT SUBJECT PROPERTY AND IS THEREFORE, NOT PLOTTED HEREON.

**STATEMENT OF ENCROACHMENTS**

A CURB ENCROACHES ACROSS EAST PROPERTY LINE A MAXIMUM EXTENT OF 0.11' AS PLOTTED HEREON.

B CONCRETE TRUCK MANUEVERING AREA ENCROACHES ACROSS EAST PROPERTY LINE A MAXIMUM DISTANCE OF 4.49' AS PLOTTED HEREON.

**FLOOD NOTE**  
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL 260172 0004 C AND 260172 0008 C WHICH BEAR AN EFFECTIVE DATE OF NOVEMBER 8, 1999 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

**PARKING PROVIDED**  
 295 STANDARD PARKING SPACES  
 18 HANDICAP PARKING SPACES

**SURVEYOR'S CERTIFICATE**

TO: FIFTH THIRD BANK, MERCHANTS MARKETPLACE LLC., AND FIRST AMERICAN TITLE INSURANCE CO.

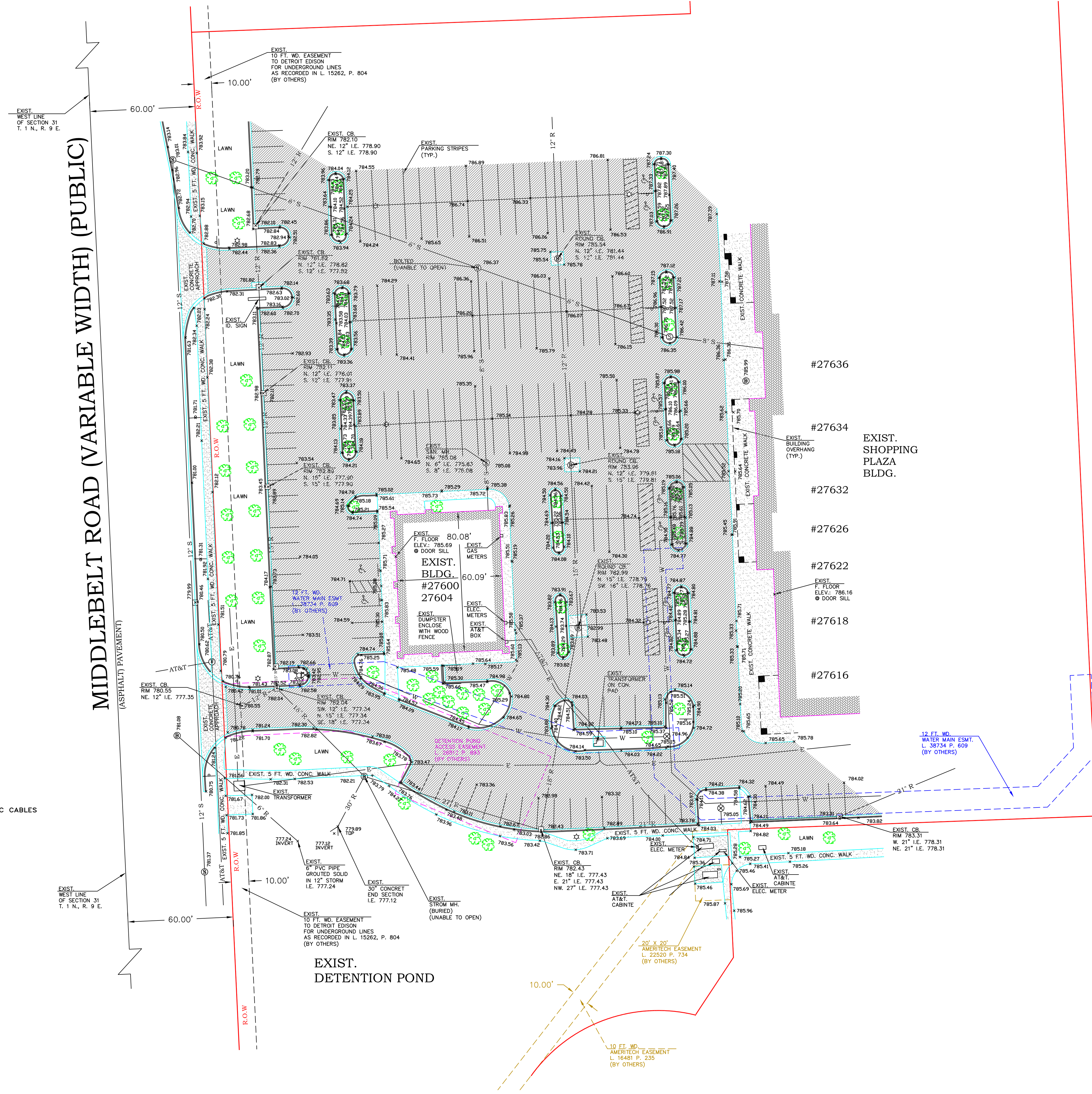
I, THE UNDERSIGNED HEREBY CERTIFY TO THE ABOVE THAT THIS PRINT OF SURVEY IS BASED ON A SURVEY MADE UNDER MY SUPERVISION ON AUGUST 23, 2006 AND FIELD VERIFIED BY ME ON AUGUST 28, 2006 ("VERIFICATION DATE"), AND THAT THIS PRINT OF SURVEY CORRECTLY SHOWS THE FIXED AND DETERMINABLE POSITION AND LOCATION OF THE LAND DESCRIBED THEREON, THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS ("IMPROVEMENTS") SITUATED ON THE LAND HEREIN DESCRIBED ("PREMISES") AND THAT EXCEPT AS SHOWN HEREON, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED, OR PARTY WALLS OR ENCROACHMENTS UPON ADJOINING PREMISES, STREETS OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS, OR CEMETERIES OR FAMILY BURIAL GROUNDS, OR ANY ENCROACHMENTS UPON THE PREMISES, EXCEPT AS OTHERWISE SHOWN; I FURTHER CERTIFY THAT THE PREMISES ADJUTS AN ACCESSIBLE PUBLIC OR DEDICATED STREET OR THAT THERE IS INGRESS AND EGRESS TO AND FROM THE PREMISES; I FURTHER CERTIFY THAT NO PART OF THE IMPROVEMENTS IS LOCATED WITHIN A SPECIAL FLOOD PLAIN AREA AS SHOWN ON A FLOOD HAZARD BOUNDARY MAP (DATED: NOVEMBER 8, 1999) ISSUED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, WHICH DEFINES THESE AREAS AS THEY RELATE TO THE FLOOD DISASTER PROTECTION ACT OF 1973 (PUBLIC LAW 93-234), AS AMENDED.

DATE: OCTOBER 8, 2007

DANIEL FEENSTRA  
 PROFESSIONAL SURVEYOR  
 P.S. #46661

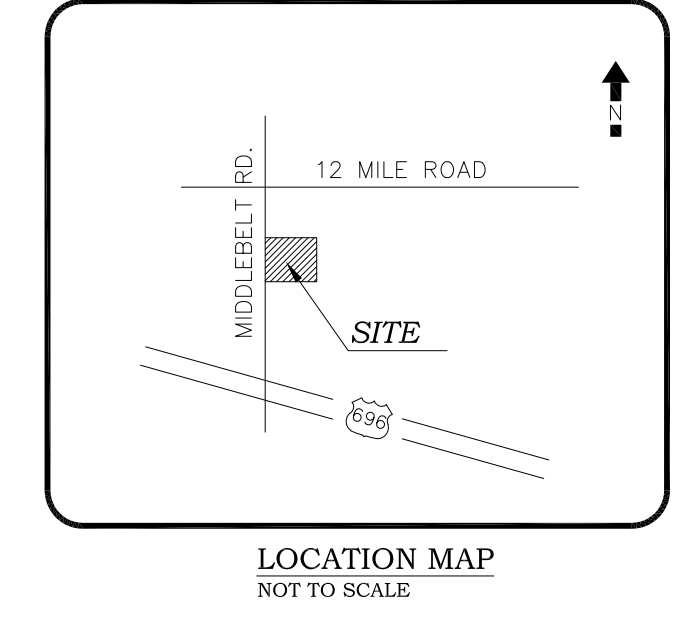
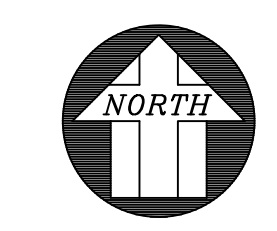


# PARTIAL TOPOGRAPHIC AND UTILITIES SURVEY



### LEGEND OF SYMBOLS & ABBREVIATIONS

- FCI SECTION CORNER
- FTI FOUND CAPPED IRON ROD
- (M) FOUND "T" IRON
- (TYP.) FIELD MEASUREMENT
- (TYP.) TYPICAL
- MH. MANHOLE
- CONC. CONCRETE
- R.O.W. RIGHT-OF-WAY
- FT. FEET
- WD. WIDE
- TYP. TYPICAL
- AVE. AVENUE
- ELEC. ELECTRIC
- BLDG. BUILDING
- EXIST. EXISTING
- SAN. SANITARY
- BOUNDARY LINE
- OH OVERHEAD ELECTRIC LINES
- S SANITARY SEWER
- W WATER
- R STORM SEWER
- G GAS
- F.O. BURIED FIBER OPTIC CABLES
- AT&T BURIED UNDERGROUND CABLES
- E BURIED UNDERGROUND ELECTRIC CABLES
- SIGN SIGN
- FIRE HYDRANT FIRE HYDRANT
- WATER SHUT-OFF-VALVE WATER SHUT-OFF-VALVE
- GAS VALVE GAS VALVE
- GATE VALVE & WELL GATE VALVE & WELL
- SQUARE CATCH BASIN SQUARE CATCH BASIN
- ROUND CATCH BASIN ROUND CATCH BASIN
- STORM MANHOLE STORM MANHOLE
- SANITARY SEWER MANHOLE SANITARY SEWER MANHOLE
- FILLING PORT FILLING PORT
- TREE TREE
- × 777.12 SPOT ELEVATION
- STEEL POST
- FLAG POLE
- UTILITY POLE
- GUY WIRE
- ASPHALT PAVEMENT ASPHALT PAVEMENT
- CONCRETE SURFACE CONCRETE SURFACE



**FLOOD HAZARD NOTE:**  
 THE EXISTING BUILDING #27600, 27604 IS LOCATED WITHIN THE FLOOD HAZARD AREAS (ZONE AE) AS INDICATED BY "FIRM" THE FLOOD INSURANCE RATE MAP, MAP NUMBER 26125C0652F, PANEL 652 OF 704 COMMUNITY: CITY OF FARMINGTON HILLS NUMBER: 260172 PANEL: 0652 SUFFIX: F OKLAHOMA COUNTY, MICHIGAN. EFFECTIVE DATE: SEPTEMBER 29, 2006 AS PREPARED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FEDERAL EMERGENCY MANAGEMENT AGENCY.

**SURVEYOR'S NOTES:**  
 1- SINCE OUR SURVEY WORK DOES NOT INCLUDE A TITLE SEARCH AT TIME OF SURVEY, THERE MAY BE EASEMENT AND/OR ENCUMBRANCES UPON THE LAND WHICH ARE NOT SHOWN ON OUR SURVEY AT THIS TIME.

**REFERENCE BENCHMARK:**  
 ALL ELEVATIONS SHOWN ON THIS MAP ARE BASED ON (N.A.V.D. 88 DATUM) MIDDLEBELT ROAD FARMINGTON HILLS, OKLAHOMA COUNTY, MI 48334 (DATE OF MEASUREMENTS: DECEMBER 02, 2023)

**UTILITY NOTES:**  
 ALL UTILITIES DEPICTED HEREON ARE FROM VISIBLE EVIDENCE. SURVEYOR DID NOT CONTACT SUBSURFACE UTILITY LOCATOR SERVICE. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS, EXACTNESS OF LOCATION OR ACCURACY THEREOF. THE CONTRACTOR / OWNER SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES AND PROPOSED UTILITIES CROSSINGS IN THE FIELD PRIOR TO CONSTRUCTION OR ANY SITE MODIFICATION.

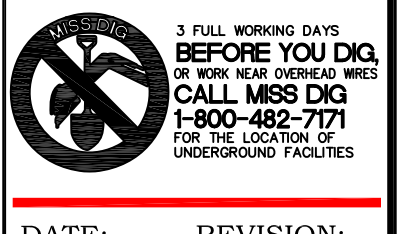
**ACCURATE SURVEYING AND MAPPING**  
 LAND SURVEYORS/DEVELOPMENT CONSULTANT  
 Ph: 313-506-3160  
 Ph: 734-437-7740  
 19500 Middlebelt Road, Suite 340E  
 Livonia, MI 48152  
 www.accurate-surveying.com  
 Fax: 734-437-7759

SEAL:  
 DATE: DECEMBER 04, 2023

CLIENT:  
 TISEO ARCHITECT  
 19815 FARMINGTON RD.  
 LIVONIA, MI 48152  
 PH.: (248) 888-1300

PROJECT LOCATION:  
 "EXISTING BUILDING"  
 #27600, 27604  
 MIDDLEBELT ROAD  
 FARMINGTON HILLS,  
 OKLAHOMA COUNTY,  
 MI 48334  
 PARCEL ID:  
 81-013-99-0001-000

SHEET:  
 PARTIAL TOPOGRAPHIC AND UTILITIES SURVEY



DATE: REVISION:  
 DRAWN BY:  
 DESIGNED BY:  
 APPROVED BY:  
 SURVEY DATE:  
 DECEMBER 02, 2023  
 SCALE:  
 1" = 30'  
 BOOK #:  
 B-102  
 JOB NO. SHEET NO.  
 023-164 1 OF 1

**MINUTES  
CITY OF FARMINGTON HILLS  
PLANNING COMMISSION MEETING  
31555 W ELEVEN MILE ROAD  
FARMINGTON HILLS, MICHIGAN  
DECEMBER 14, 2023, 7:30 P.M.**

**CALL MEETING TO ORDER**

The Planning Commission Regular Meeting was called to order by Chair Countegan at 7:31 p.m.

**ROLL CALL**

Commissioners present:           Aspinall, Brickner, Countegan, Grant, Mantey, Trafelet, Stimson, Varga, Ware

Commissioners Absent:           None

Others Present:                   City Planner Perdonik, Staff Planner Canty, City Attorney Schultz, Planning Consultants Bahm and Upfal

**APPROVAL OF THE AGENDA**

**MOTION by Stimson, support by Varga, to approve the agenda as published.**

**Motion passed unanimously by voice vote.**

**PUBLIC HEARING**

**A. REZONING REQUEST ZR 2-10-2023**

LOCATION:                            South side of Nine Mile Road, just west of Farmington Road  
PARCEL I.D.:                        22-23-33-227-001, 002, and 003  
PROPOSAL:                         Rezone three (3) parcels from B-1, Local Business to RA-4, One Family Residential zoning district  
ACTION REQUESTED:               Recommendation to City Council  
APPLICANT:                         Fortesa Homes LLC/Robert Donovic  
OWNER:                              Tom Dedvukaj

**Applicant presentation**

Robert Donovic, Fortesa Homes, 37637 Five Mile Road, Livonia, was present on behalf of this request for a recommendation to City Council to rezone three parcels from B-1, Local Business to RA-4, One Family Residential zoning district.

Mr. Donovic provided the following information:

- The applicant was requesting the rezoning of three parcels from B-1, Local Business to RA-4, One Family Residential zoning district to create two home sites. The parcels represented 145 feet of frontage along Nine Mile Road. Adjacent properties to the south and west were zoned RA-4, One Family Residential. There were 65 feet of trees and a medical center to the east of the site.
- The applicant was proposing 1900 square foot Colonial homes with brick around the first floors, attached two car garages, basements, three bedrooms and 2.5 baths.

In response to questions, City Attorney Schultz said that the application and fee to complete the proposed land combination and boundary adjustment should not be a condition of recommendation. The application would be addressed administratively.

Planner's review

Referencing the October 24, 2023 Giffels Webster review, Planning Consultant Upfal highlighted the following:

- The future use land map did not show the site as residential use. However, the future use land map was intended as a generalized plan and was not precise in exact boundaries. Properties adjacent to the site were zoned residential.
- Lot width and sizes were not currently consistent with RA-4 zoning. Splitting the site into two parcels would meet the RA-4 zoning requirements.

In response to questions, City Attorney Schultz said the Commission could consider whether resulting lots would be non-conforming.

In response to questions, Mr. Donovic provided the following information:

- The applicant thought RA-4 zoning was more compatible with the neighboring properties than commercial applications.
- The properties to the north – in the City of Farmington – were occupied by a car wash and an oil change business.

Public comment

Chair Countegan opened the public hearing at approximately 7:43pm.

Karen Kessler, Farmington Hills, said that she lived next to the proposed site and that she would love to see the site rezoned to residential use.

Seeing that no other members of the public wished to speak, Chair Countegan closed the public hearing at approximately 7:44pm.

**MOTION by Brickner, support by Trafelet, to recommend to City Council that Rezoning Request 2-10-2023 dated October 12, 2023, submitted by Fortesa Homes LLC/Robert Donovic to rezone property located at Parcel Identification Numbers 22-23-33-227-001, 002, and 003, Oakland County, Michigan, from B-1, Local Business to RA-4, One Family Residential District, be approved.**

Findings:

- **The proposed use of the property conformed to RA-4 zoning requirements.**
- **The property was adjacent to RA-4 zoned properties, and RA-4 zoned properties were allowed next to B-1 zoned properties.**

**Motion passed unanimously by voice vote.**

**B. AMEND PLANNED UNIT DEVELOPMENT 1, 2020, INCLUDING REVISED SITE PLAN 56-6-2020**

LOCATION:	28800 Orchard Lake Road
PARCEL I.D.:	22-23-13-351-008
PROPOSAL:	Demolition of small chapel structure for open space in SP-5,

ACTION REQUESTED: Special Purpose zoning district  
Recommendation to City Council  
APPLICANT: Edward Rose & Sons - Mark Perkoski, Dir. Of Acquisitions  
OWNER: Farmington Hills Senior Living, L.L.C.

Applicant presentation

Mark Perkoski, Edward Rose & Sons, 38525 Woodward Avenue, Bloomfield Hills, was present on behalf of this request for a recommendation to City Council to amend Planned Unit Development 1, 2020.

Mr. Perkoski provided the following information:

- The applicant was requesting an amendment to remove a 5000 square foot former chapel.
- The chapel was one of three on the property.
- The original plan was to use the chapel as part of a memory care building, but the applicant had determined that the chapel was a nonfunctional space. The building was isolated from parking and had no existing plumbing.
- Removal of the chapel would decrease lot coverage and increase landscaping.
- There would be no change to setbacks or building heights.

Planner's review

Referencing the October 20, 2023 Giffels Webster review, Planning Consultant Upfal highlighted the following:

- At its previous meeting, the Planning Commission determined this was a major amendment to the PUD. The Commission should determine whether the change made any difference to the PUD qualifying criteria.
- The chapel did not have any historical significance.

Public comment

Chair Countegan opened the public hearing at approximately 7:56pm.

Seeing that no members of the public wished to speak, Chair Countegan closed the public hearing and brought the matter back to the Commission.

**MOTION by Varga, support by Stimson, to recommend to City Council that the application to amend Planned Unit Development 1, 2020, including Revised Site Plan 56-6-2020 dated October 17, 2023, submitted by Edward Rose & Sons - Mark Perkoski, Dir. Of Acquisitions, be approved, because the plans are consistent with the goals, objectives, and policies of the Master Plan and applicable provisions of the Planned Unit Development Option and Section 34-3.20 of the Zoning ordinance.**

**Motion passed unanimously by voice vote.**

APPROVAL OF MINUTES

November 16, 2023, Regular Meeting

**MOTION by Mantey, support by Aspinall, to approve the November 16, 2023 regular meeting minutes as submitted.**

**Motion carried unanimously by voice vote.**

**PUBLIC COMMENT**

None.

**COMMISSIONER/STAFF COMMENTS**

Commissioner Ware said she found tonight's study/training session very helpful, and hoped more training sessions would be scheduled.

Commissioner Mantey thanked the City for removing the brush by the City Hall bicycle rack.

Members of the Commission offered seasonal holiday wishes.

Secretary Varga noted that potential federal legislation could prevent hedge funds and private equity firms from owning single family houses.

Chair Countegan acknowledged former planning commissioner Duke Orr in the audience, and Mr. Orr made brief remarks.

Next meetings will be:

- January 18, study session 6:00pm and regular meeting 7:30pm.
- January 25 CIP meeting
- Possible training session to be determined.

**ADJOURNMENT**

**Motion by Grant, support by Trafelet, to adjourn the meeting at 8:07pm.**

**Motion carried unanimously by voice vote.**

Respectfully Submitted,  
Marisa Varga  
Planning Commission Secretary

/cem