

AGENDA
ZONING BOARD OF APPEALS
JUNE 8, 2021, 7:30 P.M.
CITY OF FARMINGTON HILLS
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
Telephone: 248-871-2520 Website: www.fhgov.com
Zoom webinar/meeting link: <https://zoom.us/j/96280815392>
Dial In Number: 1-312-626-6799; Webinar/Meeting ID: 962 8081 5392

NOTICE OF ELECTRONIC MEETING

PLEASE NOTE: THIS MEETING WILL BE HELD ELECTRONICALLY AS AUTHORIZED UNDER THE OPEN MEETINGS ACT, MCL 15.261, ET SEQ., AS AMENDED. MEMBERS OF THE PUBLIC BODY AND MEMBERS OF THE PUBLIC MAY PARTICIPATE ELECTRONICALLY, AS DESCRIBED BELOW.

The reason for holding this meeting electronically is to mitigate the spread of COVID-19, protect the public health, and provide essential protections to vulnerable citizens, by limiting in-person contact. Critical mitigation measures include social distancing and limiting the number of people interacting at public gatherings. This includes public meetings.

Procedure for public participation by electronic means:

The City will be utilizing the video/audio conferencing platform Zoom for electronic meetings, which will be accessible to members of the public body and members of the public. Members of the public body will be able to hear and speak (and see if using video) to each other for the entire meeting. Except for any closed session portions of the meeting, members of the public will be able to hear (and possibly see) members of the public body during the entire meeting but will only be able to speak during a public comment period or during a public hearing, as explained below.

The meeting host will call for public comment during that portion of the meeting and may also ask if there are public comments as each agenda item is being discussed, including public hearings. Members of the public participating in the electronic meeting who wish to speak during public comment, on an agenda item, or at a public hearing should use the "Raise Hand" feature in Zoom or if you dialed into the meeting use *9 on the telephone keypad to raise your hand; but only after the meeting host has called for comments. Pressing *9 on a telephone keypad will activate the "Raise Hand" feature signaling to the meeting host that a participant wishes to speak. Participants will be called upon one at a time, as would happen during an in-person meeting. The meeting host will determine the order of participant speakers. The participant will be acknowledged by name, if available, or by the last 4 digits of the participant's phone number. The participant will have five (5) minutes to share comments with the public body. At the conclusion of the participant's comments or the allotted five (5) minutes, the participant will be muted or requested to mute themselves. Participants calling in should use *6 on a telephone keypad to mute and unmute themselves when called upon by the meeting host to do so.

Public comments may also be emailed to **Dennis Randt, drandt@fhgov.com or Judy Fletcher, jfletcher@fhgov.com prior to 7 p.m.** on the date of this meeting to be read aloud at the meeting either during the agenda item to which the comment pertains or during the Public Comment portion of the meeting.

How members of the public may participate:

Members of the public are welcome to participate in the electronic meeting and may do so by clicking or copying and pasting the Zoom webinar/meeting link in their browser (downloading Zoom client is required) or by using the dial in number and webinar/meeting ID, all of which are located at the top of the agenda.

Members of the public may contact Zoning Board of Appeals members through the staff liaison at Dennis Randt, drandt@fhgov.com or Judy Fletcher, jfletcher@fhgov.com.

Procedures for accommodations for persons with disabilities:

The City will be following its normal procedures for accommodation of persons with disabilities. Those individuals needing accommodations for effective participation in this meeting should contact the City Clerk (248) 871-2410 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

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

4. NEW BUSINESS:

A. ZBA CASE: 6-21-5676
LOCATION: 27745 Orchard Lake Road
PARCEL I.D.: 23-15-201-015
REQUEST: In an ES Zoning District, in order to construct an addition to the rear of an existing gas station, the following variances are requested: 1. A 15-foot variance from the minimum required 20-foot western/rear yard setback; 2. A 15-foot variance from the minimum required 20-foot southern/side yard setback; 3. A variance of a loading and unloading space.

CODE SECTION: 34-3.1.27.E.; 34-5.4

APPLICANT: Faiz Simon

OWNER: Faiz Simon/Island Lane Capital/Three Orchards Real Estate, L.L.C.

5. Public Questions and Comments
6. Approval of Minutes: March 9, 2021
7. Adjournment

Azam Masood, Secretary

Staff Contact:

Dennis Randt, Zoning Division Supervisor
248-871-2520, drandt@fhgov.com

**A site visit may be held Sunday, June 6, 2021 for all items
scheduled for June 8, 2021.**

No action is taken on site visits.