

AGENDA
PLANNING COMMISSION PUBLIC HEARING/REGULAR MEETING
CITY OF FARMINGTON HILLS
MARCH 16, 2023 at 7:30 P.M.
FARMINGTON HILLS CITY HALL – CITY COUNCIL CHAMBERS
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. AMEND PLANNED UNIT DEVELOPMENT (PUD) 6, 1993

LOCATION: 27614 Middlebelt Road
PARCEL I.D.: 22-23-13-101-003
PROPOSAL: Amend PUD to permit drive-in restaurant use at one (1) existing southwesterly building
ACTION REQUESTED: Recommendation to City Council
APPLICANT: Masroor Ahmed
OWNER: Merchants Marketplace, LLC

B. ZONING TEXT AMENDMENT 1, 2023

CHAPTER OF CODE: 34, Zoning Ordinance
PROPOSED AMENDMENT: Amend principal permitted use within RA-2, One Family Residential District to permit economic development activities at municipal facilities
ACTION REQUESTED: Recommendation to City Council
SECTION: 34-3.1.5.B.v.f

C. CAPITAL IMPROVEMENTS PLAN 2023/2024 THROUGH 2028/2029

ACTION REQUESTED: Adoption of plan

5. Regular Meeting

A. REZONING REQUEST 1-2-2023

LOCATION: 29400 Orchard Lake Road
PARCEL I.D.: 22-23-11-101-003
PROPOSAL: Rezone parcel presently zoned B-4, Planned General Business District, to B-3, General Business District
ACTION REQUESTED: Set for public hearing
APPLICANT: Frank Jamil
OWNER: Amira Plaza, LLC

B. AMEND PLANNED UNIT DEVELOPMENT (PUD) 2, 2021, INCLUDING REVISED SITE PLAN 59-5-2022

LOCATION: 27400 Twelve Mile Road
PARCEL I.D.: 22-23-12-476-008
PROPOSAL: Construction of assisted living facility and detached, single-family condominiums in RA-1B, One Family Residential District

ACTION REQUESTED: Set for public hearing
APPLICANT: Optalis Group
OWNER: Evangelical Homes of Michigan

C. LOT SPLIT 5, 2022 (Final)

LOCATION: 29555 Orchard Lake Road
PARCEL I.D.: 22-23-03-477-058
PROPOSAL: Split parent parcel into two (2) parcels in B-2, Community Business, and B-3, General Business Districts

ACTION REQUESTED: Lot split approval (final)
APPLICANT: Steve Kolber
OWNER: Amit Patel

D. SITE PLAN 62-12-2022

LOCATION: 29555 Orchard Lake Road
PARCEL I.D.: 22-23-03-477-058
PROPOSAL: Construction of drive-in restaurant in B-2, Community Business, and B-3, General Business Districts

ACTION REQUESTED: Site plan approval
APPLICANT: Steve Kolber
OWNER: Amit Patel

E. ZONING TEXT AMENDMENT 2, 2023

CHAPTER OF CODE: 34, Zoning Ordinance
PROPOSED AMENDMENT: Amend Zoning Ordinance to include definition of “shipping container,” amend existing definition of “building,” and to include new subsection addressing use of off-site-built enclosures as accessory buildings or uses

ACTION REQUESTED: Set for public hearing
SECTIONS: 34-2.2 and 34-5.1.1

F. ELECTION OF OFFICERS

6. **Approval of Minutes** February 16, 2023, Regular Meeting
7. **Public Comment**
8. **Commissioner/Staff Comments**
9. **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

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.