

**AGENDA**  
**PLANNING COMMISSION**  
**JANUARY 21, 2021 – 7:30PM**  
**CITY OF FARMINGTON HILLS**  
**31555 W ELEVEN MILE ROAD**  
**FARMINGTON HILLS, MICHIGAN**  
**Telephone: 248-871-2540 Website: [www.fhgov.com](http://www.fhgov.com)**  
**Zoom webinar/meeting link: <https://zoom.us/j/94240187171>**  
Dial in Number: 1-312-626-6799  
Webinar/Meeting ID: 942 4018 7171

**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. 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 the staff liaison at [mstec@fhgov.com](mailto:mstec@fhgov.com) up to 4:30 pm on the day 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 link in their browser (downloading Zoom client is required) or by

using the dial in number and webinar or meeting ID, all of which are located at the top of each meeting agenda.

Members of the public may contact the Planning Commission members through the staff liaison by email at [mstec@fhogv.com](mailto:mstec@fhogv.com) or by phone at (248)871-2544.

**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. Regular Meeting**

**A. PUD Qualification 2, 2020**

LOCATION:	31525 Twelve Mile Rd.
PARCEL I.D.:	23-15-201-270
PROPOSAL:	Convert existing hotel into a senior living complex in the ES, Expressway Service District
ACTION REQUESTED:	Preliminary PUD Qualification
APPLICANT:	Manor Senior Living, LLC
OWNERS:	31525 W 12 Mile Rd. MI, LLC

**B. PUD Qualification 3, 2020**

LOCATION:	28000 Nine Mile Rd.
PARCEL I.D.:	23-25-401-001
PROPOSAL:	Mixed-use campus for children's housing, school, adult recovery housing, staff housing, independent senior housing, and an assisted living center in an RA-1, One-family Residential District
ACTION REQUESTED:	Preliminary PUD Qualification
APPLICANT:	James T. Pappas, Fusco, Shaffer & Pappas, Inc.
OWNERS:	Lutheran Child and Family Services of Michigan

**C. PUD Qualification 4, 2020**

LOCATION:	27400 Twelve Mile Rd.
PARCEL I.D.:	23-12-476-008
PROPOSAL:	Mixed-use skilled nursing center and multi-family apartments in RA-1B, One-family Residential District
ACTION REQUESTED:	Preliminary PUD Qualification
APPLICANT:	James T. Pappas, Fusco, Shaffer & Pappas, Inc
OWNERS:	Evangelical Homes of Michigan

**D. SITE PLAN -61-12-2020**

LOCATION: East side of Haggerty Rd., north of 9 Mile Rd.  
PARCEL I.D.: 23-30-300-036  
PROPOSAL: Medical Office in OS-4, Office Research District  
ACTION REQUESTED: Planning Commission approval  
APPLICANT: W. 9 Mile & Haggerty, LLC, Shakir Alkhafani  
OWNERS: W. 9 Mile & Haggerty, LLC, Shakir Alkhafani

**E. SITE PLAN 63-12-2020**

LOCATION: 23149 Commerce Dr.  
PARCEL I.D.: 23-30-401-043  
PROPOSAL: Parking expansion for existing site in LI-1 Light Industrial  
ACTION REQUESTED: Planning Commission approval  
APPLICANT: James Leffler, Orchard Orthopedic  
OWNERS: AIC Income Fund Oakland, LLC

- 5. Approval of minutes** **None**
- 6. Public Comment**
- 7. Commissioner's Comments**
- 8. Adjournment**

**Respectfully Submitted,**

**John Trafellet**  
**Planning Commission Secretary**

**Staff Contact**

**Mark Stec**

**City Planner, Planning and Community Development**

**248-871-2540**

**[mstec@fhgov.com](mailto:mstec@fhgov.com)**