

**AGENDA**  
**PLANNING COMMISSION PUBLIC HEARING / REGULAR MEETING**  
**CITY OF FARMINGTON HILLS**  
**NOVEMBER 14, 2019, 7:30 P.M.**  
**FARMINGTON HILLS CITY HALL – CITY COUNCIL CHAMBERS**  
**31555 W. ELEVEN MILE ROAD, FARMINGTON HILLS MI 48336**  
[www.fhgov.com](http://www.fhgov.com)  
**(248) 871-2540**

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

**4. Public Hearing**

**A. SPECIAL APPROVAL PLAN 67-10-2019**

LOCATION: 23460 Industrial Park Drive  
PARCEL I.D.: 23-30-276-054  
PROPOSAL: Indoor golf training facility in excess of 5,000 square feet in an LI-1, Light Industrial District  
ACTION REQUESTED: Special land use and site plan approval  
APPLICANT: Chad Elledge  
OWNER: 23460 Industrial, LLC

**B. ZONING TEXT AMENDMENT 2, 2019**

CHAPTER OF CODE: Chapter 34-Zoning  
REQUEST: Amend Article 3, “Zoning Districts” of Chapter 34 “Zoning” in multiple subsections to permit greater maximum building heights and to establish the maximum number of building stories in non-residential zoning districts  
ACTION REQUESTED: Recommendation to City Council  
SECTIONS: 34-3.1.19.E, 34-3.1.20.E, 34-3.1.21.E, 34-3.1.22.E, 34-3.1.23.E, 34-3.1.24.E, 34-3.1.25.E, 34-3.1.26.E, 34-3.1.27.E, 34-3.1.28.E, 34-3.1.29.E, and 34-3.9.4.B.iv(2)

**5. Regular Meeting**

**A. SITE PLAN 68-10-2019**

LOCATION: 25000 Haggerty Rd.  
PARCEL I.D.: 23-19-151-011  
PROPOSAL: Drive through car wash for existing auto dealer in B-3, General Business District  
ACTION REQUESTED: Approval of site plan  
APPLICANT: Bloom General Construction  
OWNER: Suburban Haggerty Property, LLC

**B. SITE CONDOMINIUM PLAN 1, 2019**

LOCATION: West side of Farmington Rd., North of Colfax Dr. and South of Stocker St.  
PARCEL I.D.: 23-33-279-047  
PROPOSAL: Tentative approval of a 19 unit detached single-family home Site Condominium Plan in an RA-4, One-Family Residential District  
ACTION REQUESTED: Set for Public Hearing  
APPLICANT: SFO Partners, LLC  
OWNER: Floraluz Macaraig & Eulogio De Los Santos

**C. CLUSTER SITE PLAN 54-2-2019 (Revised)**

LOCATION: 19 acre vacant parcel on the North side of Ten Mile Rd., East of Orchard Lake Rd.  
PARCEL I.D.: 23-23-351-035  
PROPOSAL: 44 unit detached one-family cluster option subdivision in an RA-1 One-Family Residential District  
ACTION REQUESTED: Set for Public Hearing  
APPLICANT: Sherr Development  
OWNER: Joanne McQuade-Arnold

6. Approval of minutes **October 17, 2019**
7. Public Comment
8. Commissioner's Comments
9. Adjournment

**Respectfully Submitted,**

**Dale Countegan  
Planning Commission Secretary**

**Staff Contact  
Mark Stec  
City Planner, Planning and Community Development  
248-871-2540  
[mstec@fhgov.com](mailto: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.