

AGENDA
PLANNING COMMISSION PUBLIC HEARING/REGULAR MEETING
CITY OF FARMINGTON HILLS
MARCH 19, 2026 @ 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 (248) 871-2540

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

4. Public Hearing

A. SPECIAL APPROVAL 53-3-2025

LOCATION: 29372 Grand River Avenue
PARCEL I.D.: 22-23-36-301-002
PROPOSAL: Renovate and expand the existing gas station with a convenience store within the B-3: General Business District
ACTION REQUESTED: Special Approval Use
APPLICANT: Hatem Hannawa
OWNER: Grand Fuel Property LLC

B. SPECIAL APPROVAL 67-10-2025

LOCATION: 27900 Orchard Lake Rd
PARCEL I.D.: 22-23-11-351-013
PROPOSAL: Construct a new fast-food restaurant with a drive-through within the B-3: General Business District.
ACTION REQUESTED: Special Approval Use
APPLICANT: Brewtopia Michigan, LLC
OWNER: Farmington Hills Beef Company

5. Regular Meeting

A. CLUSTER SITE PLAN 59-4-2019

LOCATION: 29150 Farmington Rd
PARCEL I.D.: 22-23-10-101-002
PROPOSAL: One-family cluster option subdivision (10 units) in RA-2, One-Family Residential District
ACTION REQUESTED: Set item for Public Hearing
APPLICANT: Cedar of Farmington, LLC (Ayman Rida)
OWNER: Cedar of Farmington, LLC

B. SITE PLAN APPROVAL 52-2-2026

LOCATION: 31130 Orchard Lake Rd
PARCEL I.D.: 22-23-02-103-025
PROPOSAL: Expansion of existing building and parking lot for restaurant use within the B-3: General Business Zoning District and P1: Vehicular Parking District
ACTION REQUESTED: Site Plan Approval
APPLICANT: Bret Hart, Priority Engineering LLC
OWNER: Hannawa-Lahser Road Development LLC

C. ELECTION OF OFFICERS

6. Approval of Minutes Planning Commission Special Meeting, February 19, 2026
Planning Commission Regular Meeting, February 19, 2026

7. Public Comment

8. Commissioner/Staff Comments

9. Adjournment

Respectfully Submitted,

_____, Planning Commission Secretary

Staff Contact:

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City Planner
Planning and Community Development Department
(248) 871-2540
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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.