

**AGENDA**  
**PLANNING COMMISSION PUBLIC HEARING / REGULAR MEETING**  
**CITY OF FARMINGTON HILLS**  
**NOVEMBER 15, 2018, 7:30 P.M.**  
**FARMINGTON HILLS CITY HALL – 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. CLUSTER OPTION 2, 2018**

LOCATION: 24560 Orchard Lake Road and 19 acre vacant parcel on the North side of Ten Mile Road, East of Orchard Lake Road  
PARCEL I.D.'s: 23-23-351-007 & 23-23-351-035  
PROPOSAL: One Family Cluster Option in an RA-1, One-Family Residential District  
ACTION REQUESTED: Preliminary Cluster Option qualification  
APPLICANT: SDC Ventures LLC  
OWNERS: Patrick Hanaway & Joanne McQuade-Arnold

**B. REZONING REQUEST 2-9-2018**

LOCATION: 24560 Orchard Lake Road and 19 acre vacant parcel on the North side of Ten Mile Road, East of Orchard Lake Road  
PARCEL I.D.'s: 23-23-351-007 & 23-23-351-035  
PROPOSAL: Rezone two parcels: 1) From RA-1 One Family Residential to RA-2 One Family Residential. And 2) From RA-1 One Family Residential and B-3 General Business District to RA-2 One-Family Residential  
ACTION REQUESTED: Recommendation to City Council  
APPLICANT: SDC Ventures LLC  
OWNERS: Patrick Hanaway & Joanne McQuade-Arnold

**5. Regular Meeting**

**A. REZONING REQUEST 3-10-2018**

LOCATION: 27815 and 28025 Middlebelt Road  
PARCEL I.D.'s: 23-11-477-109, 013 & 014  
PROPOSAL: Rezone three parcels from B-2 Community Business District, P-1 Vehicular Parking District, and RA-1 One Family Residential, to RC-3 Multiple Family Residential District  
ACTION REQUESTED: Set for Public Hearing  
APPLICANT: Harbor Retirement Development, LLC  
OWNERS: John P. Ginopolis Trust & George L. Redilla

**B. PUD PLAN 2, 2018**

LOCATION: 31015 Grand River Ave.  
PARCEL I.D.: 23-35-101-005  
PROPOSAL: Self-storage facility and offices with accessory uses in B-3, General Business District  
ACTION REQUESTED: Set for public hearing  
APPLICANT: Gerald T. Clark  
OWNER: Woodgate Development Company, LLC

**C. SITE AND LANDSCAPE PLAN 53-2-2017**

LOCATION: 30785 Grand River Ave.  
PARCEL I.D.'s: 23-35-105-002 & 003  
PROPOSAL: Parking lot addition to existing site in  
B-3, General Business District  
ACTION REQUESTED: Approval of site and landscape plans  
APPLICANT: Rick Arnold of Vantage Systems, Inc.  
OWNER: Vantage Systems, Inc.

**D. SITE AND LANDSCAPE PLAN 67-10-2018**

LOCATION: 37550 Twelve Mile Road  
PARCEL I.D.: 23-07-400-028  
PROPOSAL: Amend existing Consent Judgement to permit  
a drive through restaurant  
ACTION REQUESTED: Recommendation to City Council  
APPLICANT: Halsted Village LLC  
OWNER: Halsted Village LLC

**E. PUD QUALIFICATION 1, 2018**

LOCATION: 34918 Eight Mile Rd.  
PARCEL I.D.: 23-33-376-024  
PROPOSAL: Multiple family development in an RC-2, Multiple Family  
Residential District  
ACTION REQUESTED: Preliminary PUD qualification  
APPLICANT: Ari Kosterlitz  
OWNER: CLR18, LLC

6. Public Comment
7. Commissioner's Comments
8. Approval of minutes: **October 18, 2018**
9. Adjournment

**Respectfully Submitted,**

**Dale Countegan  
Planning Commission Secretary**

**Staff Contact  
Mark Stec  
City Planner  
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. jll