

**AGENDA**  
**PLANNING COMMISSION REGULAR MEETING**  
**CITY OF FARMINGTON HILLS**  
**JANUARY 20, 2022 7:30 P.M.**  
**FARMINGTON HILLS CITY HALL – CITY COUNCIL CHAMBERS**  
**31555 W. ELEVEN MILE ROAD, FARMINGTON HILLS MI 48336**  
**Cable TV: Spectrum – Channel 203; AT&T – Channel 99**  
**YouTube Channel: <https://www.youtube.com/user/FHChannel8>**  
**[www.fhgov.com](http://www.fhgov.com)**  
**(248) 871-2540**

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

**A. LOT SPLIT 7, 2021 (Final)**

LOCATION: 31770 Junction St.  
PARCEL I.D.: 23-34-404-018  
PROPOSAL: Split parent parcel into two parcels in RA-3,  
One-Family Residential District  
ACTION REQUESTED: Lot Split approval  
APPLICANT: Carol Kujala  
OWNER: Arthur H. Ryan (estate)

**B. SITE PLAN 67-12-2021**

LOCATION: 31140 Ten Mile Rd..  
PARCEL I.D.: 23-23-351-036  
PROPOSAL: New building on vacant parcel for Building Supply Company in  
B-3, General Business District  
General Business District  
ACTION REQUESTED: Site Plan approval by Planning Commission  
APPLICANT: Nikolin Nokaj  
OWNER: Nikolin Nokaj

**C. Grand River Corridor Plan update**

5. Approval of minutes December 16, 2021
6. Public Comment
7. Commissioner's Comments
8. Adjournment

Respectfully Submitted,

John Trafelet

## **Planning Commission Secretary**

### **Staff Contact**

**Erik Perdonik**

**Staff Planner, Planning and Community Development**

**248-871-2540**

**[eperdonik@fhgov.com](mailto: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.

**LOT SPLIT 7, 2021, (Final)**

**Approval:**

I move that Final Lot Split 7, 2021, submitted by Carol Kujala, be approved because it appears to meet applicable provisions of Chapter 34 “Zoning” and of Chapter 27, “Subdivision of Land”, of the City Code and will result in land parcels which are generally compatible with surrounding lots in the area; and that the City Assessor be so notified.

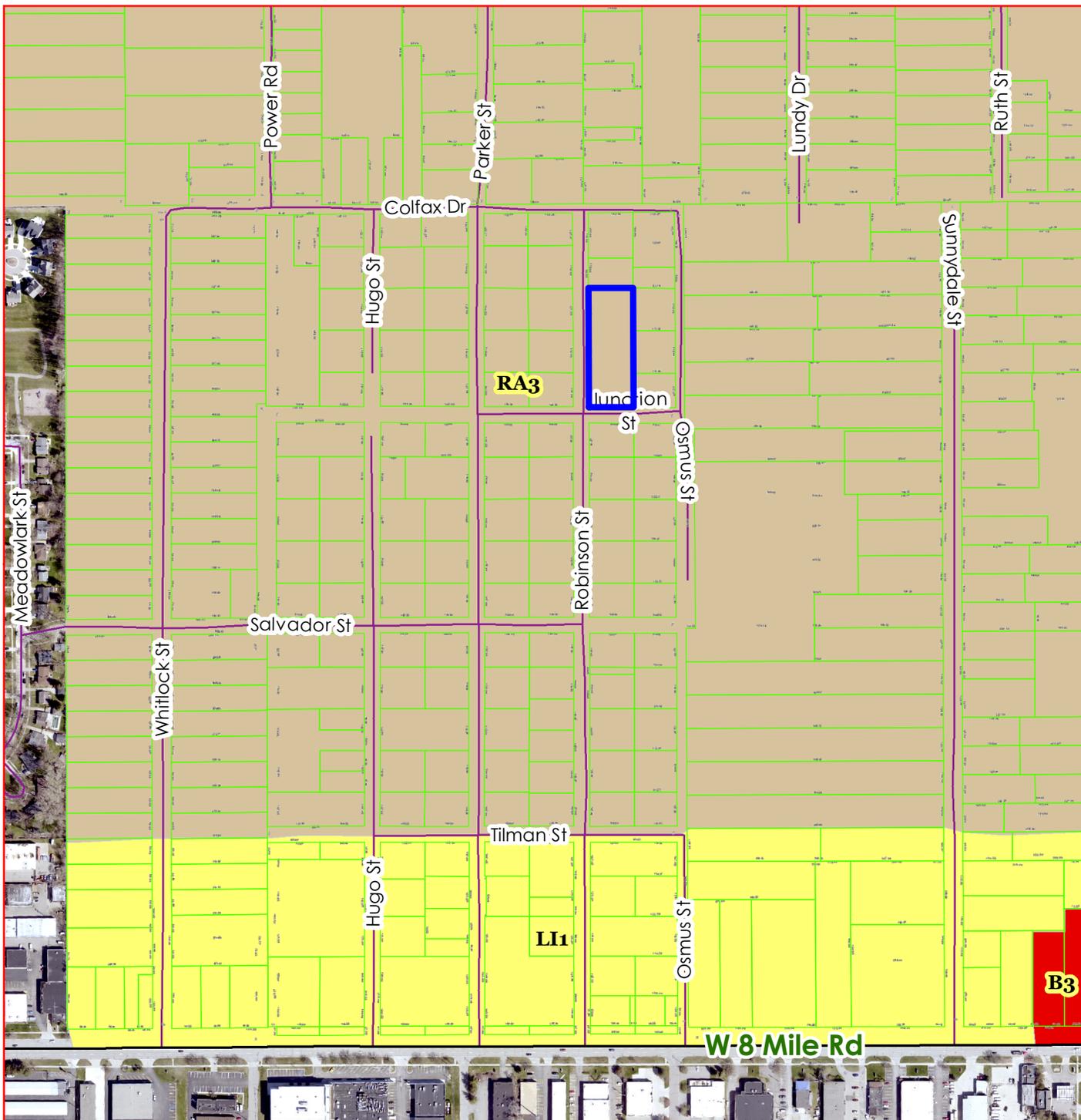
**Denial:**

I move that approval of Final Lot Split 7, 2021, submitted by Carol Kujala be denied for the following reasons:

1. The proposal does not meet the following requirements of Chapter 34 Zoning:
  - Lot area
  - Lot width
  - Lot width-to-depth ratio
2. The proposal would result in land use relationships which could be injurious to adjoining property.
3. The proposed split would result in parcels that are generally not compatible with existing lots in the area for the following reasons:
  - Lot area
  - Lot width
  - Lot width-to-depth ratio
4. Other:

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**Lot Split 7, 2021 RA-3**  
**31770 Junction St.**  
**23-34-404-018**  
**Split parent parcel into 2 parcels**

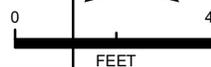


- Tax parcel
- Minor roads
- LI-1 Light Industrial District
- RA-3 One Family Residential District

**Zoning Districts**

**Zoning Districts**

- B-3 General Business District



SOURCE: City of Farmington Hills, 2021  
 Oakland County GIS, 2021

DISCLAIMER: Although the information provided by this map is believed to be reliable, its accuracy is not warranted in any way. The City of Farmington Hills assumes no liability for any claims arising from the use of this map.



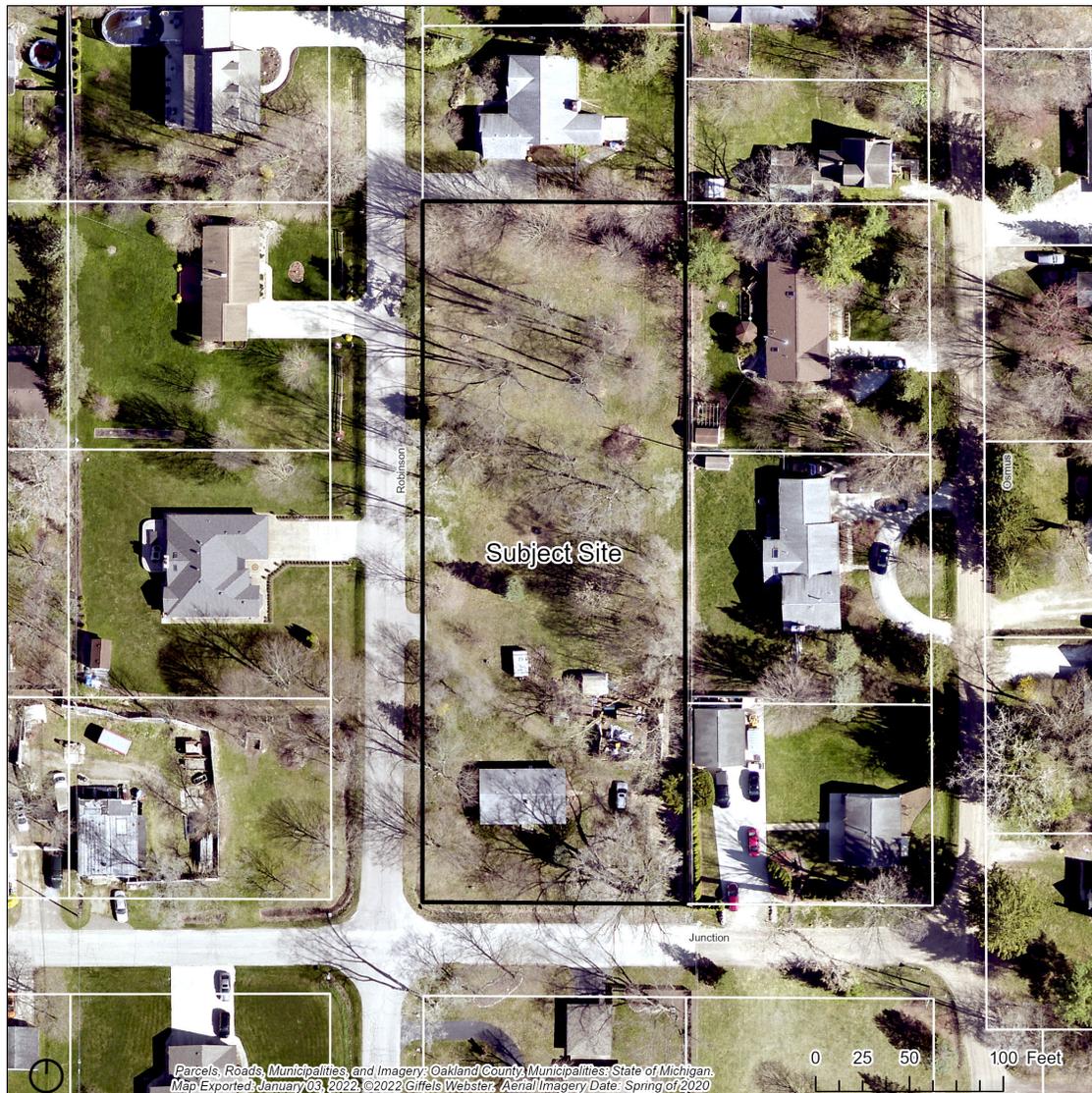
January 10, 2022

Farmington Hills Planning and Community Development Department  
31555 W 11 Mile Rd  
Farmington Hills, MI 48336

## Lot Split Review

Case: Lot Split 7, 2021  
Site: 31770 Junction St (Parcel ID 22-23-34-404-018)  
Applicant: Carol Kujala  
Plan Date: 8/17/2021  
Zoning: RA-3

We have completed a review of the application for a lot split referenced above and a summary of our findings is below. Items in **bold** require specific action by the Applicant. Items in *italics* can be addressed administratively.



## SUMMARY OF FINDINGS

### Summary of Proposal

1. **Summary of proposed split.** The split will result in three parcels:

Parcel	Frontage	Size
Parcel A	132 ft on Robinson	18,452 sq ft (0.28 acres)
Parcel B	132 ft on Robinson	18,497 sq ft (0.3 acres)
Parcel C	107 ft on Robinson/140 ft on Junction	15,015 sq ft (0.34 acres)

### Existing Conditions

1. **Zoning.** The total site is 51,964 square feet (1.19 acres) and zoned RA-3 One Family Residential (12,500 square feet).
2. **Existing site.** The property currently has one house and two sheds. The house is on the proposed Parcel C and oriented toward Junction St. One of the sheds is also on this lot, and the other is on proposed Parcel B. Both sheds are proposed to be removed, and this should occur prior to finalization of the split to avoid the creation of nonconformities.
3. **Adjacent Properties.**

Direction	Zoning	Land Use
North	RA-3	Single-Family
East	RA-3	Single-Family
South	RA-3	Single-Family
West	RA-3	Single-Family

### Site Plan & Use:

1. **Site configuration and access.** At present, the site has frontage on both Robinson and Junction. The driveway for the existing house is off Junction.
2. **Dimensional standards of the RA-3 district (34-3.1.6).**

Standard	Required	Proposed
Min Lot Size	10,000 sq ft/12,500 avg	Min 15,015 sq ft
Min Lot Width	80 ft	Min 107 ft
Depth-to-width ratio	4-to-1	1.06:1/1.06:1/1:1.4
<b>Standards Applied to Existing Home on Proposed Parcel C</b>		
Front Setback (south)	30 ft	40.1 ft (existing)
Side Setback (east)	8 ft/20 ft total of two	About 70 ft (existing)
Street Side Setback (west)	30 ft (34-3.5.2.E.)	28.5 ft (existing)
Rear Setback	35 ft	40.7 ft (new)

It appears that the buildable areas on all three proposed parcels can meet the setback requirements of the district.

3. **Subdivision of Land Ordinance §27-110(2)(e), Compatibility with Existing Parcels.** In order to assure that the public health, safety, and welfare will be served by the permission of any partition or

division of land the planning commission's review shall be in accordance with the following standards:

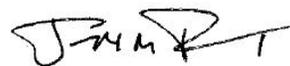
- a. If any parcel does not meet zoning ordinance requirements, the request shall be denied by the planning commission. *All three parcels meet the standards of the ordinance. The one existing nonconformity of the existing house (the street side setback to Robinson) will not be affected by the split.*
- b. Any partition or division shall be of such location, size and character that, in general, it will be compatible with the existing development in the area in which it is situated. *The two new parcels will have frontage on Fendt, and the parcel width and general size of all three parcels matches the abutting parcels that front on the other side of the block (Osmus St), as well as the lots directly across Robinson. The configuration and size of the proposed parcels is consistent with the surrounding neighborhood.*
- c. The planning commission shall give consideration to the following:
  1. The conformity of the resultant parcels with zoning ordinance standards and the creation of parcels compatible with surrounding lands as to area, width, and width-to-depth ratio. *The proposed parcels confirm to ordinance standards and are similar in size and configuration to parcels in the surrounding neighborhood.*
  2. The orientation of the yards of proposed parcels in relationship to the yards of surrounding parcels in order to avoid incompatible relationships, such as but not limited to, front yards to rear yards. *The existing house faces Junction, which is somewhat unique for the area but also an existing condition; the two new buildable lots will both front on Robinson, which is consistent with the neighborhood.*
  3. The impact of any existing flood plains, wetlands, topography, or other natural features and physical conditions on the resulting parcels so that such parcels are compatible with other surrounding lands in terms of buildable area. *The site is not impacted by any natural features and is generally flat.*
  4. The relationship of the front, side, and rear yards to the yards and orientation of buildings on other existing and potential parcels. This shall include the probable orientation of buildings on the parcels resulting from the proposed division or partition. *The requested split results in parcels that are generally consistent with the surrounding neighborhood.*

We are available to answer questions.

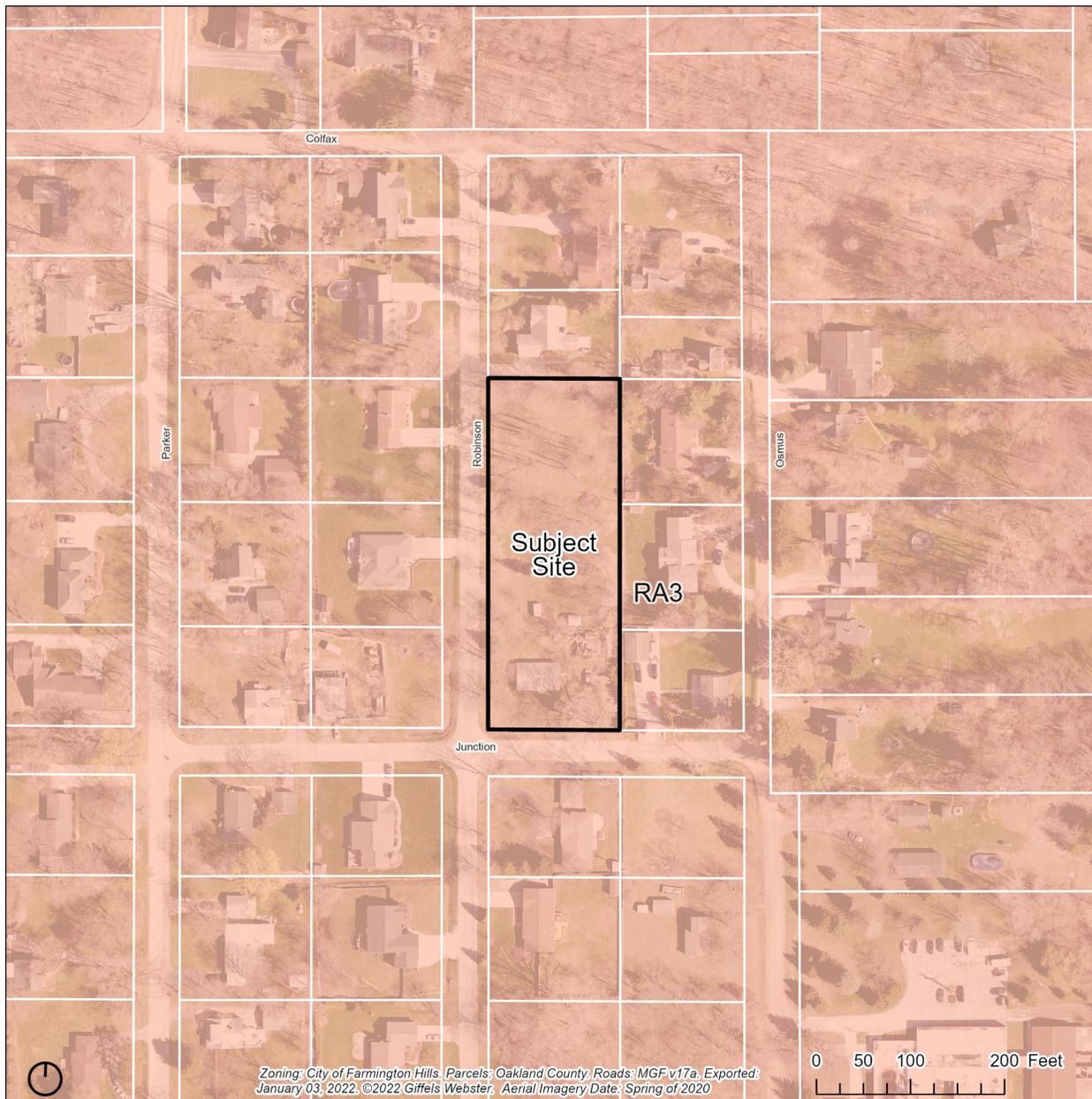
Respectfully,  
**Giffels Webster**



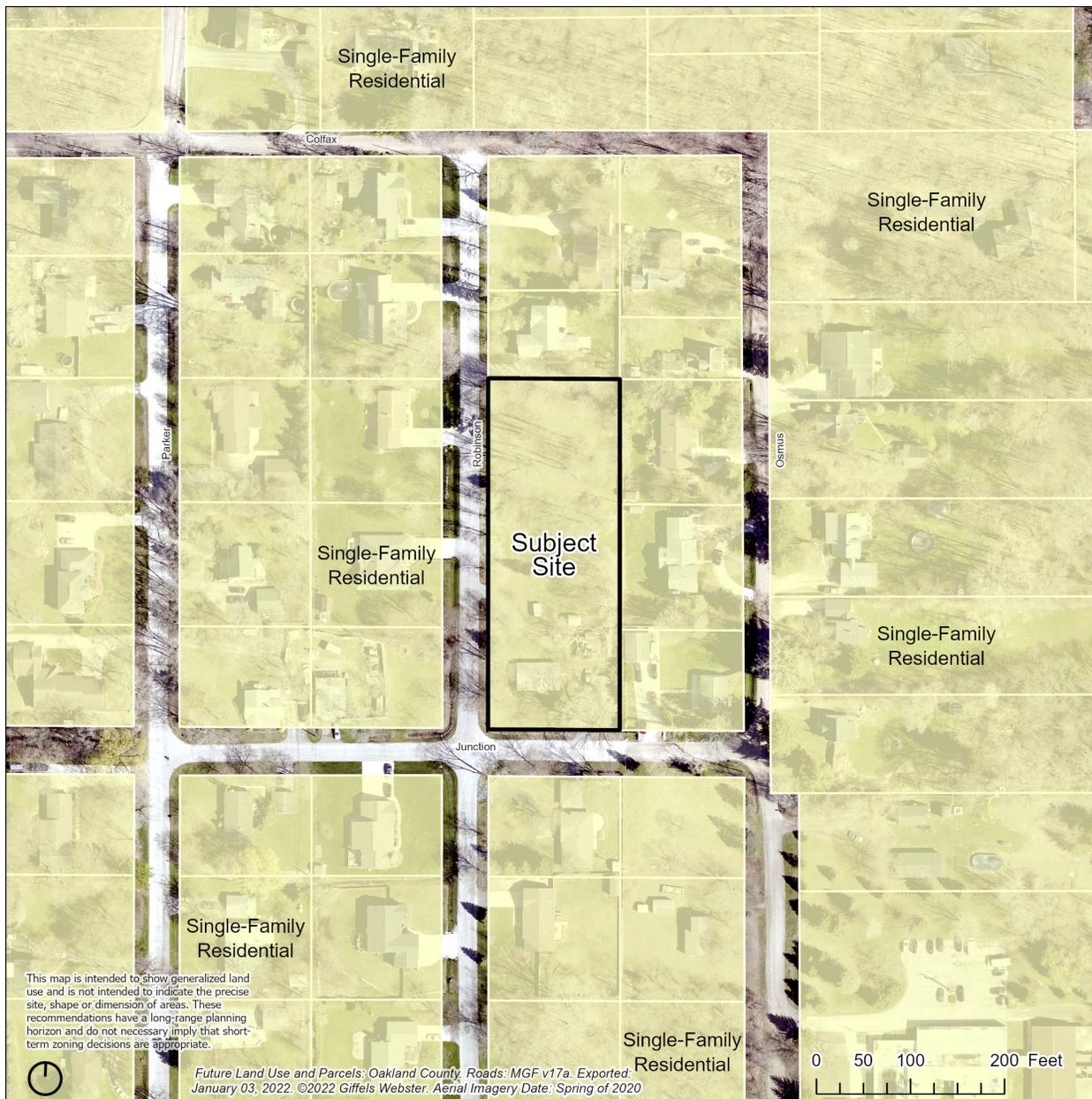
Rod Arroyo, AICP  
Partner



Joe Tangari, AICP  
Senior Planner



Zoning



Future Land Use





INTEROFFICE CORRESPONDENCE

**DATE:** January 10, 2022  
**TO:** Planning Commission  
**FROM:** Jason Baloga, Fire Marshal  
**SUBJECT:** Lot Split 7-2021 (31770 Junction Street)

The Fire Department has no objection to approval of this proposed Lot Split.

A handwritten signature in blue ink, appearing to read "Jason Baloga", is written in a cursive style.

Jason Baloga, Fire Marshal

JB/al

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DEPARTMENT OF PUBLIC SERVICES  
KAREN MONDORA, P.E., DIRECTOR

## INTEROFFICE CORRESPONDENCE

**DATE:** December 27, 2021  
**TO:** Planning Commission  
**FROM:** James Cubera, Engineering   
**SUBJECT:** Lot Split 7, 2021  
31770 Junction Rd.  
22-23-34-404-018

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This office has performed a preliminary review of the above referenced lot split plan submitted to the Planning Department on December 17, 2021. The plan must meet the requirements of the Section 27 of the City Code (Section C-11-99) which became effective on January 3, 2000. Note that under section 27-130-2c-1, a signed approval of the Engineering Division indicating compliance of section 27-110, Paragraph 2 (H) is necessary. With this in mind, our preliminary comments are as follows:

1. An 8-inch sanitary sewer exists along the east side of Robinson Avenue and is available for service. The existing house appears to be hooked in. The proponent will be obligated to provide sewer leads for the resultant parcels prior to Engineering approval is granted. It is suggested that the proponent confirm whether existing wyes are available at this time.
2. An 8-inch water main exists along the west side of Robinson Avenue and is available for service.
3. All resultant parcels have access to Robinson Avenue. Therefore, no private road requirements will be in effect.

## **Planning Commission Secretary**

### **Staff Contact**

**Erik Perdonik**

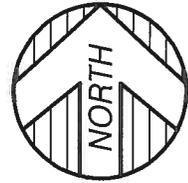
**Staff Planner, Planning and Community Development**

**248-871-2540**

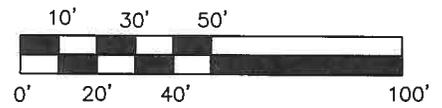
**[eperdonik@fhgov.com](mailto:eperdonik@fhgov.com)**

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# CERTIFIED SURVEY



SCALE: 1"=50'



**PROPERTY DESCRIPTION:**

THE LAND SITUATED IN CITY OF FARMINGTON HILLS, COUNTY OF OAKLAND, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

**PARCEL A**

LOT 138 OF KRAVE'S GRAND RIVER HEIGHTS SUBDIVISION RECORDED IN LIBER 24 OF PLATS, PAGE 25, OAKLAND COUNTY RECORDS.

**PARCEL B**

LOT 137 OF KRAVE'S GRAND RIVER HEIGHTS SUBDIVISION RECORDED IN LIBER 24 OF PLATS, PAGE 25, OAKLAND COUNTY RECORDS.

**PARCEL C**

LOT 136 OF KRAVE'S GRAND RIVER HEIGHTS SUBDIVISION RECORDED IN LIBER 24 OF PLATS, PAGE 25, OAKLAND COUNTY RECORDS.

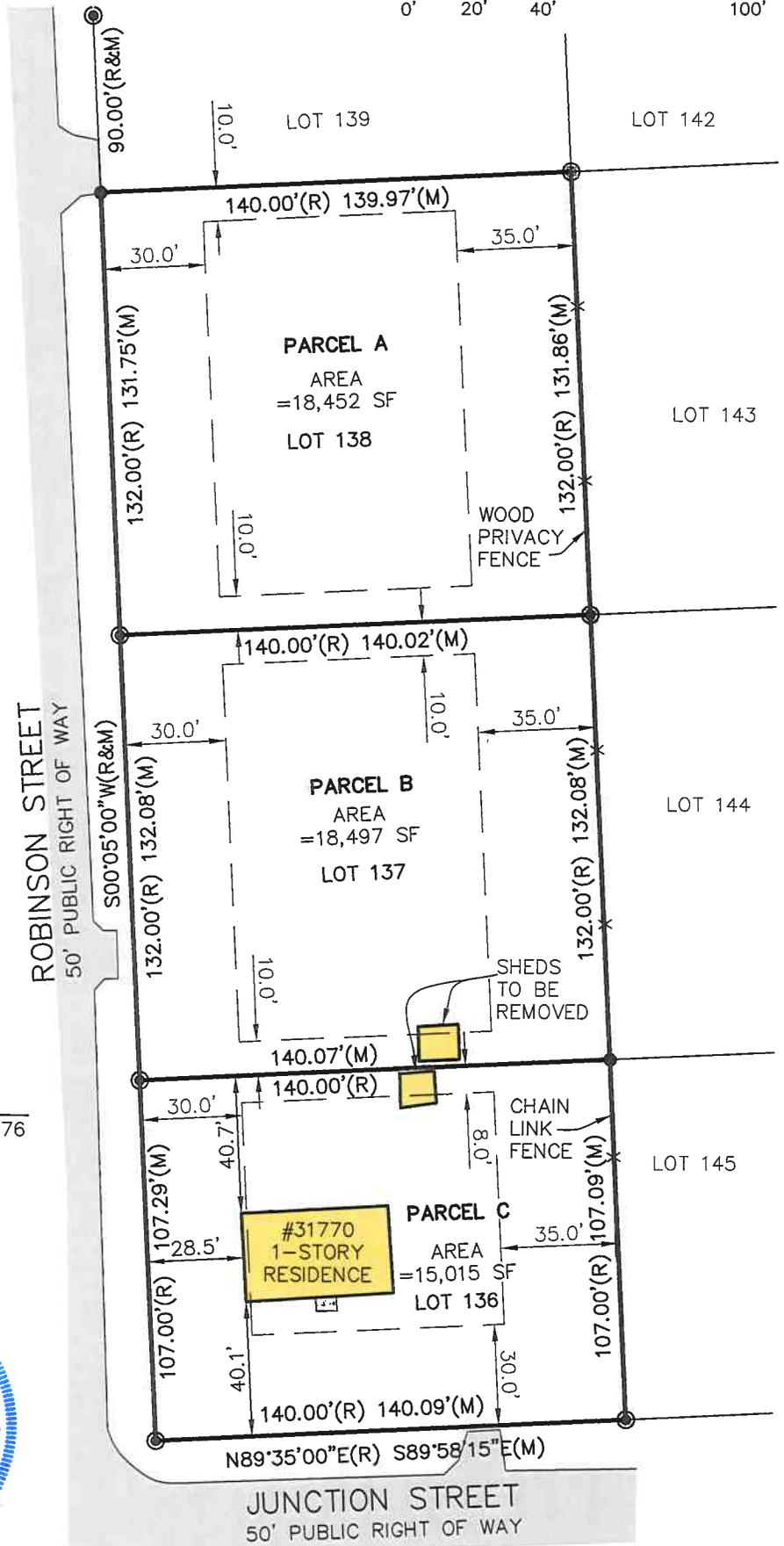
**NOTES:**

1. A CURRENT TITLE POLICY HAS NOT BEEN FURNISHED AT TIME OF SURVEY, THEREFORE EASEMENTS AND/OR ENCUMBRANCES AFFECTING SUBJECT PARCEL MAY NOT BE SHOWN.

2. ALL PROPERTY SPLITS REQUIRE PRIOR CITY, TOWNSHIP, COUNTY, AND/OR STATE APPROVAL.

**LEGEND**

- SET 1/2" REBAR WITH CAP, #47976
- ⊙ FOUND 1/2" REBAR WITH CAP
- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION



I CERTIFY THAT THE REQUIREMENTS FOR 1970 PA 132, MCL 54.213 HAVE BEEN MET, AND THAT THE RELATIVE POSITIONAL PRECISION IDENTIFIED FOR THIS SURVEY AND SHOWN ON THE MAP ARE WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING.

ANTHONY T. SYCKO, JR., P.S. NO. 47976

**PROFESSIONAL ENGINEERING, SURVEYING & ENVIRONMENTAL SERVICES**

A GROUP OF COMPANIES

<b>Eastpointe</b> (800) 295.7222	<b>Detroit</b> (313) 758.0677	<b>Ann Arbor</b> (734) 994.0888	<b>Grand Blanc</b> (888) 694.0001
FAX: (586) 772.4048		FAX: (810) 694.9955	

www.kemtecagroupofcompanies.com

CERTIFIED TO: IRENE A RYAN	
FIELD SURVEY: MK AJ	DATE: DECEMBER 15, 2021
DRAWN BY: NPH	SHEET: 1 OF 1
SCALE: 1" = 50'	JOB NO.: 21-03667

**SITE PLAN 67-12-2021**

**Approval:**

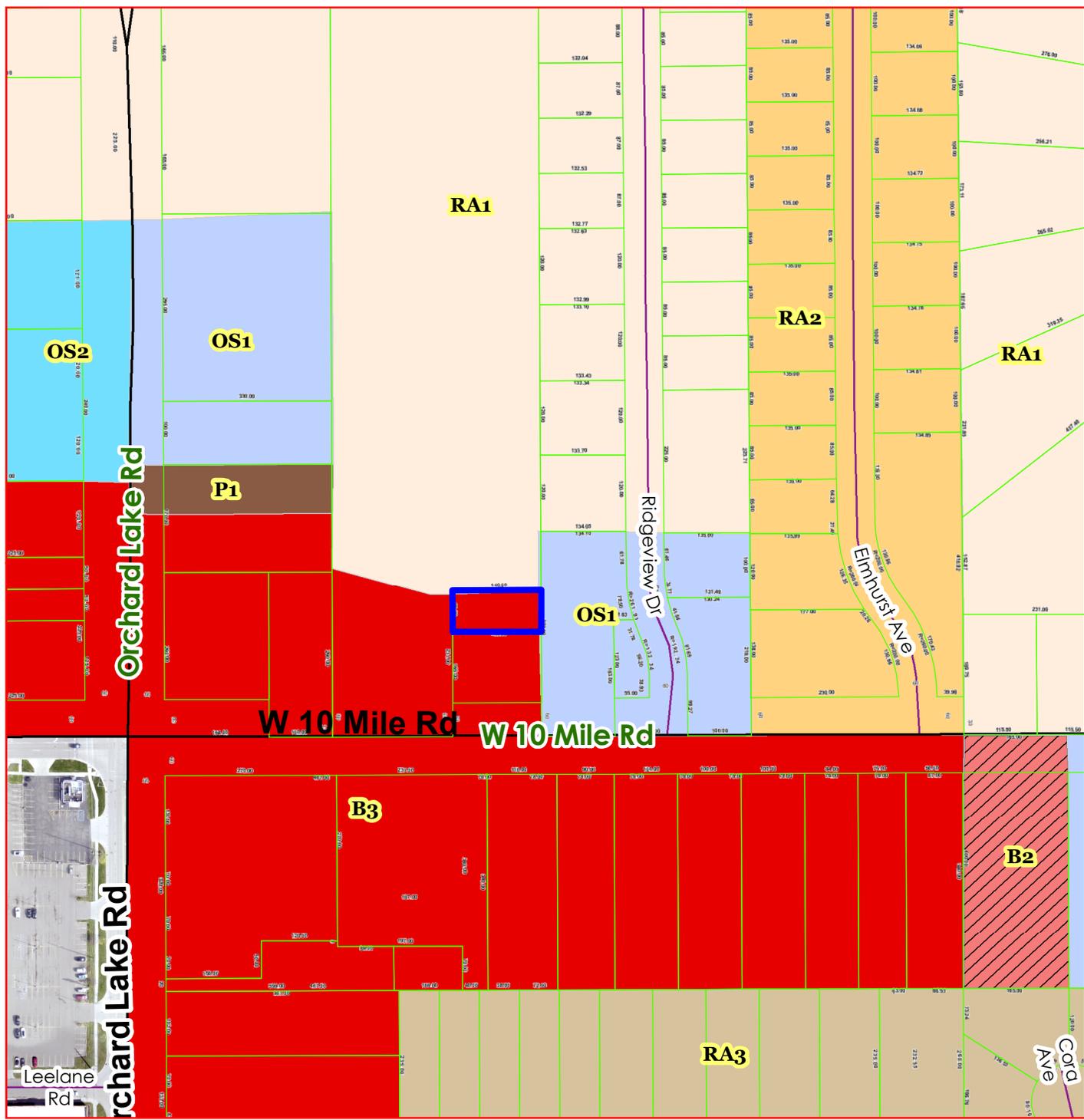
I move that Site Plan 67-12-2021, dated December 13, 2021, submitted by Nikolin Nokaj, be approved because it appears to meet all applicable requirements of the Zoning Chapter. Subject to the following conditions:

**Denial:**

I move that approval of Site Plan 67-12-2021, dated December 13, 2021, submitted by Nikolin Nikaj, be denied for the following reasons:

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SP 67-12-2021 B-3  
 23-23-351-036, 31140 Ten Mile Rd.  
 New building on vacant parcel for  
 a Building Supply Company



- Tax parcel
- Minor roads
- Zoning Districts**
- OS-1 Office Service District
- OS-2 Planned Office Service District
- P-1 Vehicular Parking District
- RA-1 One Family Residential District
- RA-2 One Family Residential District
- RA-3 One Family Residential District
- B-2 Community Business District
- B-3 General Business District



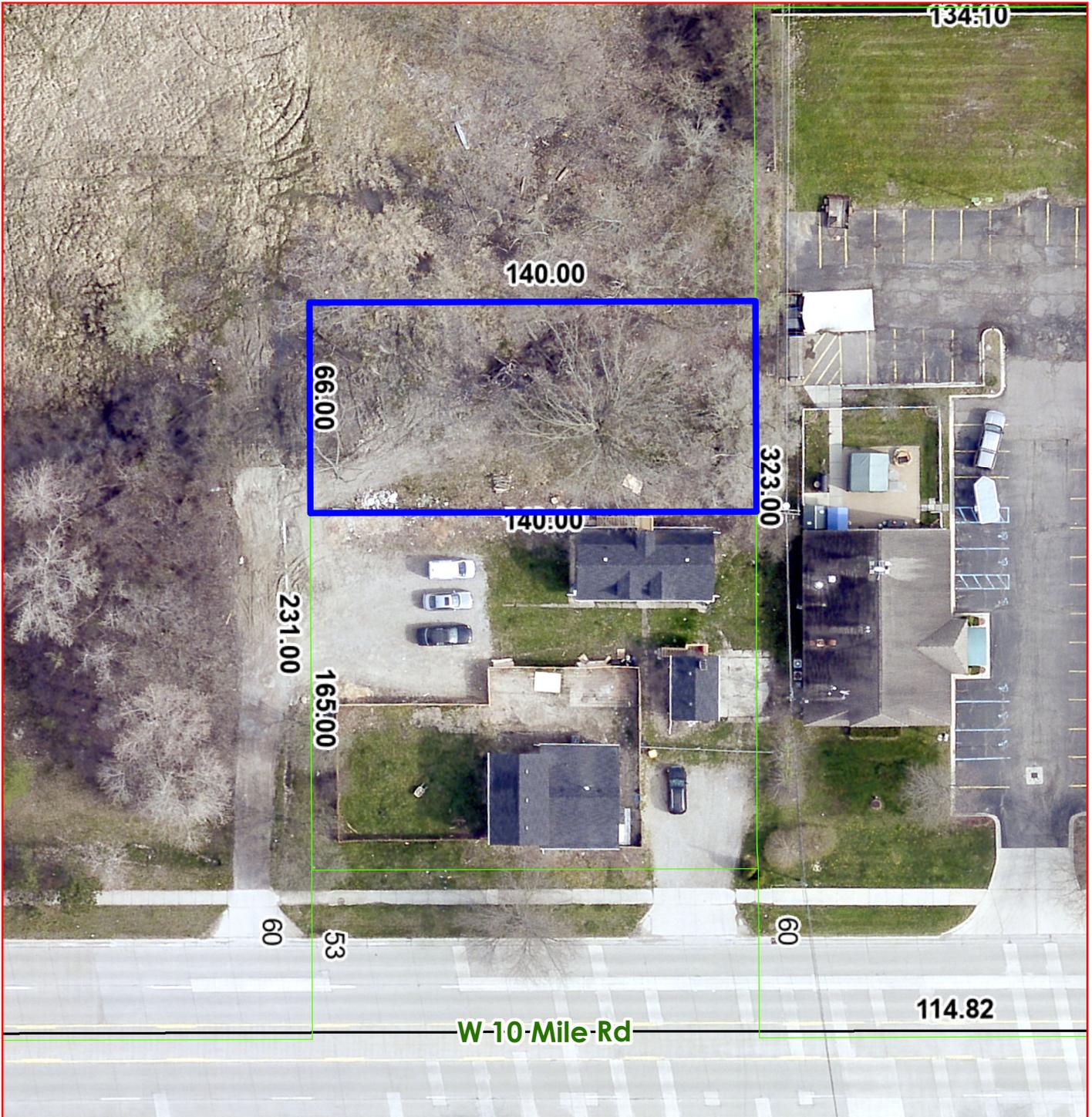
FEET



SOURCE: City of Farmington Hills, 2021  
 Oakland County GIS, 2021

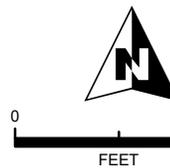
24  
 DISCLAIMER: Although the information provided by this map is believed to be reliable, its accuracy is not warranted in any way. The City of Farmington Hills assumes no liability for any claims arising from the use of this map.

SP 67-12-2021 B-3  
23-23-351-036, 31140 Ten Mile Rd.  
New building on vacant parcel for  
a Building Supply Company



## Planning Division

Tax parcel



SOURCE: City of Farmington Hills, 2021  
Oakland County GIS, 2021

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January 11, 2022

Farmington Hills Planning Commission  
31555 W 11 Mile Rd  
Farmington Hills, MI 48336

# Site Plan Review

Case: SP 67-12-2021  
Site: 31140 West 10 Mile; 0.21 acres  
Applicant: Nikolin Nokaj  
Plan Date: 12/13/2021  
Zoning: B-3, General Business District

We have completed a review of the application for site plan approval and a summary of our findings is below. Items in **bold** require specific action. Items in *italics* can be addressed administratively.



## SUMMARY OF FINDINGS

### Project Summary

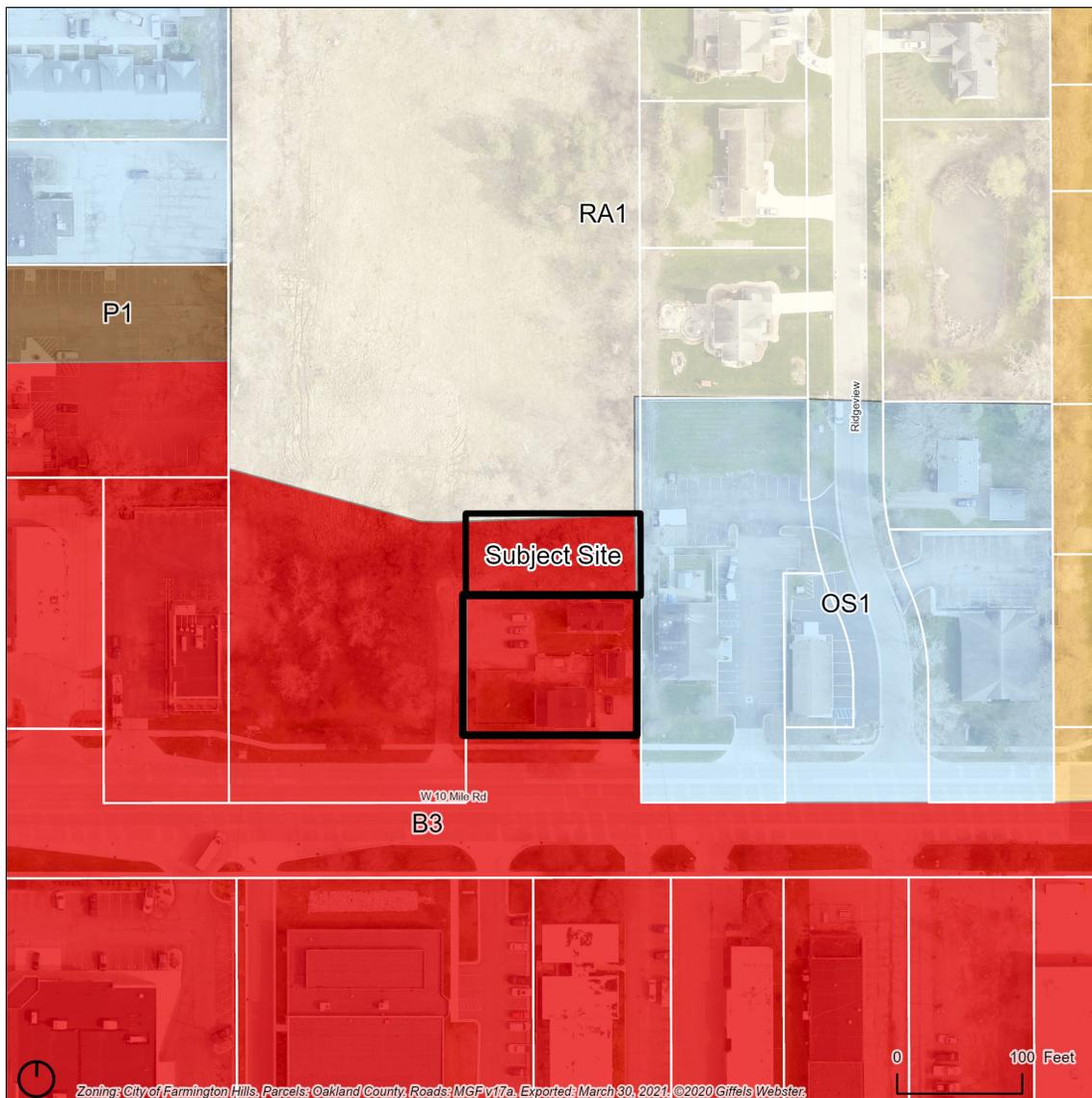
The applicant proposes to construct a building supply shop with a showroom (2,805 square feet) and construct a corresponding one-way driveway and parking lot.

### Summary of Outstanding Issues

The plan has numerous informational and compliance issues; see below for details.

### Existing Conditions

1. **Zoning.** The parcel is zoned B-3, General Business District.



2. **Existing site.** The site is approximately 0.21 acres, but per the plan, the applicant is proposing to use some of the property to the south as well. This property is under common ownership. The site where the new building is proposed is undeveloped at present, but there appears to be a portion of

unimproved driveway on it. The site to the south where the parking lot and driveway will encroach is occupied by multiple dwelling units in three buildings, which are a nonconforming use (**these are not shown in full on the survey**). The plans do not indicate any proposed changes to the dwellings, we do note that the driveway exits across what is now a driveway/parking area for the units. **The plans do not indicate how many units there are or how many vehicles can be parked on this site with the new driveway. This configuration should not be approved if it will create noncompliance with the residential parking requirements. Signage must also be posted to keep traffic from going the wrong way on the one-way drive. The plans also do not note any plans for the fence that currently crosses the area where the driveway is proposed.**

3. **Adjacent properties.** The property is landlocked north of 10 Mile Road, just east of Orchard Lake Rd.

Direction	Zoning	Land Use
North	RA1 w/ approved cluster	Future single family
East	OS1	Farmington Elks Lodge
South	B-3	Multi-Family
West	B-3 w/ approved cluster	Future road right-of-way

4. **Site configuration and access.** The existing approach is located on the parcel to the west and is covered by a 20-foot easement.

**Site Plan & Use:**

1. **Proposed Use.** The applicant is proposing to construct a new building for “building supply;” the building includes a showroom. As this use does is not explicitly listed in the zoning ordinance, **the applicant should elaborate on the actual proposed use of the property so that the Planning Commission can make a determination that it is indeed a permitted use in the B-3 district, or similar to a permitted use.**
2. **Dimensional Standards (B-3 district).**

Item	Required	Proposed/Comments
Front Yard Setback (34-3.1.25.E.) (south yard)	25 ft min.	<b>10 ft.*</b>
Exterior Side Yard Setback (34-3.1.25.E.)	25 ft min.	n/a
Rear Yard Setback (34-3.1.25.E.) (north)	20 ft min.	23 ft.
Side Yard Setback (34-3.1.25.E.)	10 ft min.	29.83 ft (east) 25 ft (west)
Building Height (34-3.1.25.E.)	50 ft/3 stories max	20 ft (number on the plans seems to be for the residential buildings)
Open Space (34-3.1.25.E)	50% front yard open space min.	<b>If south yard is front, this standard is met, though the required setback is not.</b>
Yard landscaping (34-3.5.2.A)	For all uses except one-family detached residential units, landscaping of all yards abutting a street shall be provided	See landscaping comments below.

Item	Required	Proposed/Comments
Parking in the Front yard (34-3.5.2.J)	Minimum parking setback 10 ft; additional setback may be necessary to meet 50% front yard open space.	The lot does not abut a street; parking is located on both the subject parcel and the parcel to the south.
Setback from any residential district (34-3.5.2.L)	shall be not less than twenty (20) feet or ten (10) percent of the depth of the lot as measured from the residential district, whichever is the greater. Such setback, however, need not exceed fifty (50) feet.	Standard is met
Setback from any side street (34-3.5.2.M)	shall not be less than twenty-five (25) feet or ten (10) percent of the width of the lot as measured from the street, whichever is the greater	N/A
Loading space (34-3.5.2.N)	Within B districts, off-street loading shall be provided in the rear yard only and in the ratio of at least ten (10) square feet per front foot of building = 850 sq ft	850 square feet provided north of building.
Rooftop equipment (34-3.5.2.U.)	Rooftop equipment shall be screened in accordance with Section 34-5.17.	<b>It is not clear if rooftop equipment is proposed.</b>
Landscape area abutting street or freeway (34-3.5.2.V.)	A landscaped area not less than ten (10) feet deep	The lot/project does not abut a street.

\* **Given that access is to Ten Mile Road, and the larger property involved in this development fronts on 10 Mile Road, the front yard is to the south.**

3. **Dumpster (34-5.1.2.D).**

Item	Required	Proposed/Comments
Location	Rear yard or interior side yard	Compliant
Screening	Permanent building wall or earth mound not less than 6 feet or 1 foot above the enclosed dumpster whichever is greater	Compliant
Setback	20 feet from any residential property	Compliant

4. **Mechanical Equipment (34-5.1.4.D).** Mechanical equipment is not addressed on the plans, except that a note on the lighting plan say that it will not be placed in a front yard.

5. **Screening Wall (34-5.15).** The required 6-foot wall is indicated along the northern property line on Sheet LS-1, but **no details are provided**. Five deciduous trees are required on the non-residential side of the wall; **all trees are located in the corners, rather than along the wall**. The plans note that a variance will be requested for these trees.

6. **Minimum parking (34-5.2.11.C.viii).** The plan breaks down the space in the 2,850-square-foot building as 800 square feet of showroom and 2,000 square feet of warehouse. The parking table does not specifically address showrooms, but assuming a retail function for the showroom similar to a furniture store, one space per 800 square feet of usable floor area would be required, totaling one space, while the warehouse area would require three spaces, plus one for each 1,300 square feet, or five spaces, for a total of 6 required spaces. The plan notes a requirement of 6 spaces and provides 18, all but two of which are on the other property.
7. **Off-street parking dimensions (34-5.3.3.A & B.).** The plan proposes to restripe the existing parking lot for proposed outdoor storage. The spaces meet the minimum requirements for parking spaces.

Item	Required	Proposed/Comments
Maneuvering lane width	20 ft.	20 ft, except for the two spaces on the west side of the building
Parking space width	9 ft.	9 ft
Parking space length	20 ft. for minimum required (May include a maximum two-foot unobstructed vehicle overhang area at the front of the parking space.)	20 ft

\* The spaces on the east side of the parking lot are positioned in a way that, even with a 23-foot lane, accessing the spaces at the ends of the rows is likely to be awkward and difficult.

8. **Barrier Free Parking.** For 18 spaces, a minimum of one accessible space is required; one is marked on the plan.
9. **Other Parking Lot Design and Layout Standards.** Per Section 34-5.3.11, parking lots and maneuvering lanes shall be surfaced with asphalt or concrete. **The large parking lot is proposed to be gravel, as is the driveway in the access easement.** The parking lot is also a dead-end, and while it is only 8 spaces deep and therefore not in violation of Section 34-5.3.15, **the last two spaces at the eastern end of the lot may pose maneuvering problems, as they are flush with the edge of the lot. As they are excess spaces, we recommend that they be removed. The parking lot should also have bumper blocks to keep vehicles from hitting the fence to the south and the landscaping to the north.**
10. **Acceleration-Deceleration-Passing Lanes (34-5.6.2.)** Driveways providing ingress and egress to all three-lane paved major or secondary thoroughfares shall be provided with paved acceleration and deceleration lanes. If in the opinion of the director of public services no useful purpose would be served or if unusual difficulty would be encountered by reason of grade changes, intersections, bridges, or other land restrictions, the director may waive or modify the requirements of this section. **We defer to engineering to address this issue.**
11. **Corner Clearance (34-5.10).** Corner clearance standards are met.
12. **Landscape Development (34-5.14).** **The plan indicates three-foot shrubs and five maple trees along the southern property line near the closest residential building. The plan shows 17 total maple trees (the landscaping schedule says 18), and 4 evergreens west of the of the parking lot; the plans indicate that these are intended to screen the lot, but the two south of the driveway could create visibility issues with northbound traffic on the driveway; the northernmost of these should be replaced with a deciduous tree and a low hedge (max 30 inches). In general, the trees shown on the plan are spaced very close together, in a manner that may not be conducive to their long-term health.**

Item	Required			Proposed/Comments
Minimum distance from the property line (34-5.14.C.ii)	4 ft from the property line for trees and large shrubs			7 maples appear to be closer than 4 feet.
Minimum parking lot island area	Minimum of 180 square feet; 3 feet minimum radius at the trunk of the tree			One island provided; size not clear.
Cost estimate	Not required			N/A
Minimum size and spacing requirements (34-5.14.F)	<b>Size</b>	<b>Center to center distance (max)</b>		
	<b>(Height/width)</b>	<b>groupings</b>	<b>rows</b>	
• Evergreen Trees	8 ft. height	20 ft.	12 ft.	6-10 ft, must be min 8 ft
• Narrow Evergreen Trees	5 ft. height	10 ft.	5 ft.	N/A
• Large Shrubs	30 in. height	10 ft.	5 ft.	Standard is met
• Small Shrubs	24 in. width	4 ft.	4 ft.	N/A
• Large Deciduous	3 in. caliper	30 ft.	-	Standard is met
• Small deciduous trees	2 in. caliper	15 ft.	-	N/A
• Hedge shrubs	24 in. height	3 ft.	3 ft.	N/A
Canopy Trees	Shall be large deciduous. PC may permit large evergreens			Mix of large deciduous and evergreen
Minimum number of parking lot trees (34-5.14.4.C)	1 per every 2,800 square feet of paved surface area			Paved square footage not provided
Parking lot screening from public thoroughfare (34-5.14.5)	A planted hedge of small shrubs, or A masonry wall or berm of 2 feet high			Site does not abut a thoroughfare
Wall or Berm (34-5.15)	Required when abutting a residential district. (See 34-5.15)			See comments on wall above

13. **Tree Removal & Replacement.** The site appears to have several trees, but no tree inventory or survey is provided; it appears that all would be removed to accommodate this plan.

14. **Lighting (Section 34-5.16).**

a. **Illumination Levels.** The lighting plan indicates eleven wall packs and one pole-mounted fixture in the parking lot, all meeting the cut-off requirements of the ordinance.

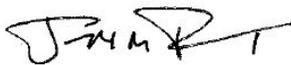
Item	Required	Proposed/Comments
Maximum height (34-5.16.3.A.)	30 feet maximum	12 ft (wall packs 20 feet)
Building Lighting (34-5.16.3.A. iii.)	Relevant building elevation drawings showing all fixtures	Yes

Item	Required	Proposed/Comments
	and the portions of the walls to be illuminated	
Average to minimum illumination ratio (34-5.16.3.C)	4:1	<b>25:1; standard is not met</b>
Maximum illumination at the property line	0.3 fc	<b>Values are distantly spaced, and it is not clear how the values get from their high points beneath the fixtures to 0.0fc so quickly.</b>
Illumination Levels- Hardscape areas (e.g., parking areas, sidewalks)	2.5 lumens per sq ft of hardscape area	<b>Compliance unclear</b>
Illumination Levels Building Entrances – within 20 ft of door	2,000 lumens per door	<b>Compliance unclear</b>

- a. **Additional lighting standards for sites abutting a residential district (Sec. 34-5.16.3.B.iii.)** No direct light source shall be visible at the property line (adjacent to residential) at ground level. This standard appears to be met.
  - b. Maximum illumination at the property line shall not exceed one-third (1/3) foot-candle. **This standard may be met. But the photometric plan does not show enough points to tell along the western property line.**
  - c. All fixtures mounted within 50 feet of a residential property line or public right-of-way boundary shall be fitted with a shielding reflector on the side facing the residential property line or public right-of-way. This standard is met.
15. **Pedestrian Connection (Sec. 34-5.19).** **No pedestrian connections to the public sidewalk are proposed at this time.**
16. **Signs.** A separate permit application is required for review and approval of signage.
17. **Survey.** The survey does not show the full extent of existing development on the multi-family site, making a comparison between proposed and existing conditions difficult.

We are available to answer questions.

Respectfully,  
**Giffels Webster**



Joe Tangari, AICP  
 Senior Planner



Rod Arroyo, AICP  
 Secretary | Partner

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INTEROFFICE CORRESPONDENCE

**DATE:** January 7, 2022  
**TO:** Planning Commission  
**FROM:** Jason Baloga, Fire Marshal  
**SUBJECT:** Revised Site Plan 58-3-2021 (31140 Ten Mile Road)

The site does not appear to meet the Fire Department site plan review and design standards outlined in Chapter 12, Section 12-11 of the City Code. Taking this into consideration, the Fire Department will not be able to provide adequate services to this site.

The Fire Department is **UNABLE** to recommend approval of this site plan as submitted:

1. Hydrant coverage is not shown according to 12-11 (2)
2. Site does not meet minimum drive width requirements 12-11 1 (a)
3. 12-11 1(a) Roadways shall be capable of supporting fire apparatus weighing up to twenty-five tons. 12-11 1 (d) Paved access shall be provided on at least 2 sides or 50% of the perimeter whichever is greater. Roads shall be designed and approved to the Engineering Department's specifications.
4. Building shall be maintained in accordance with minimum Fire Prevention Code requirements.
5. Fire lanes shall be posted and strictly enforced.

A handwritten signature in blue ink, appearing to read "Jason Baloga", is written over a horizontal line.

Jason Baloga, Fire Marshal

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DEPARTMENT OF PUBLIC SERVICES  
KAREN MONDORA, P.E., DIRECTOR

## INTEROFFICE CORRESPONDENCE

**DATE:** December 23, 2021

**TO:** Planning Commission

**FROM:** James Cubera, Engineering 

**SUBJECT:** Revised Building Supply Shop  
PJ #: 23-21-52 SP#: 67-12-2021 (Previously SP#: 58-3-2021)  
31140 W. 10 Mile Road  
22-23-23-351-036

---

This office has performed a preliminary review of the above referenced revised site plan submitted to the Planning Department on December 13, 2021. Our preliminary comments are as follows:

1. The 6-inch proposed sanitary lead through a downstream property is not acceptable for service for this development. We note that a 36-inch interceptor sanitary sewer exists on the north side of 10 Mile Road. After further discussion with the County, consideration of a public sewer extension from this Interceptor may be appropriate. The proponent needs to explore this with the WRC. Note that in order to facilitate and service this proposed building, a public sewer must be extended to the south property line of the building within a 20-foot easement.
2. Our office recognizes that the proponent has preliminarily shown a proposed 1-inch water service from the south side of 10 Mile Road. This is not acceptable as the public water main must be extended to the property line.

An 8-inch water main currently exists along the south side of 10 Mile Road and is available for service. The proponent will be obligated to extend public water main to the property line of this site. The plans need to identify how this will be facilitated. It appears that a public water main extension through offsite property will be warranted with the appropriate easements. This must be addressed.

3. This site utilizes an offsite easement for access. With development of this site, the proponent will be obligated to pave this entire driveway in accordance with the City of Farmington Hills Engineering standards. Typically pavement width for commercial drives are maintained at a minimum of 20 feet. The proponent must provide a design that accommodates and addresses this.

Additionally, the site plan implies that access from the east side of the neighboring site to the south will provide a ring road to 10 Mile Road. If acceptable, a private easement for it must be executed.

4. Our office notes that there is limited parking. We question whether this is appropriate. This needs to be confirmed by the Planning Department.
5. Storm water detention in the amount of 2 inches over the gross area of this site must be provided for. Discharge must be restricted to an agricultural rate. The proponent must provide a design that accommodates this requirement as we note that the plan does not identify storm water detention.
6. Storm water quality improvements are required for this site. We note that the proponent has identified three bio-retention areas. The details of these must be provided to confirm that they meet engineering standards.
7. A detailed topographic survey of the property including the area within 100 feet offsite must be provided. This should be included with the next submittal. Of particular concern is the modifications offsite that have occurred north and west as part of the Emerald Park development. These need to be as-built.
8. Our office notes that Emerald Park Estates Condominium Development/Subdivision is currently under construction immediately west and north of this site. The proponent will be obligated to make sure their plan is consistent and works with the proposed improvements of this new development, particularly as they relate to the common property line that they share. Similarly, the same must be addressed for the common property line with the Belaire Apartments.
9. It is suggested that the proponent and their engineer meet with the City Engineering Division via Zoom or another virtual format to discuss the details of this review.



DEPARTMENT OF PUBLIC SERVICES  
KAREN MONDORA, P.E., DIRECTOR

City of Farmington Hills  
Environmental Review

Project Name: Building Supply Shop

Address: 31140 W. 10 Mile Rd.

Project Job #: 23-21-52

Plan Dated: 12-13-21

Plan Received: 12-22-2021

Review #: 1

Review Date: 1-3-2022

As requested, I have conducted a plan review of the above reference engineering plans. I have the following comments:

1. Storm water quality and quantity management must be provided for the site in accordance with the City of Farmington Hills Engineering Design Standards.
2. Detention must be provided to store a volume equivalent to 2 inches of water over the developed area of the site.
3. Please provide infiltration test results, calculations, and details for the bioretention cells.
4. The bioretention cells must have an overflow and the site must have a storm sewer outlet, unless it can be shown that the infiltration rates at the bioretention cells can handle the entire site's stormwater quality and quantity management requirements.

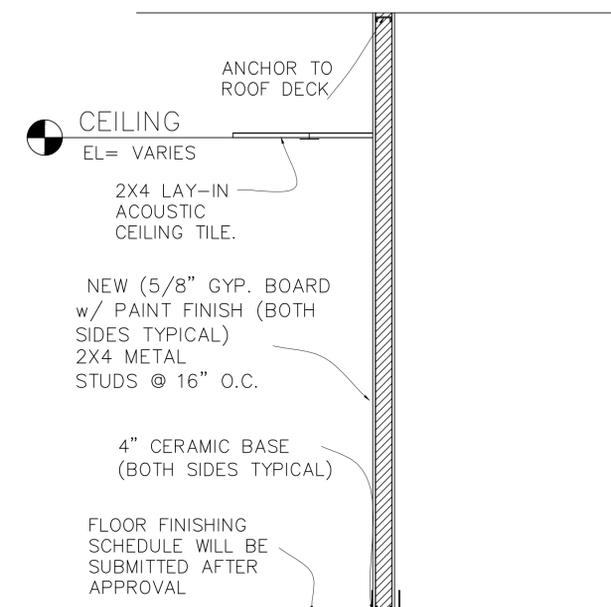
Respectfully submitted,

A handwritten signature in blue ink that reads 'Tyler Sonoga'.

Tyler Sonoga  
Civil/Environmental Engineer  
Department of Public Services

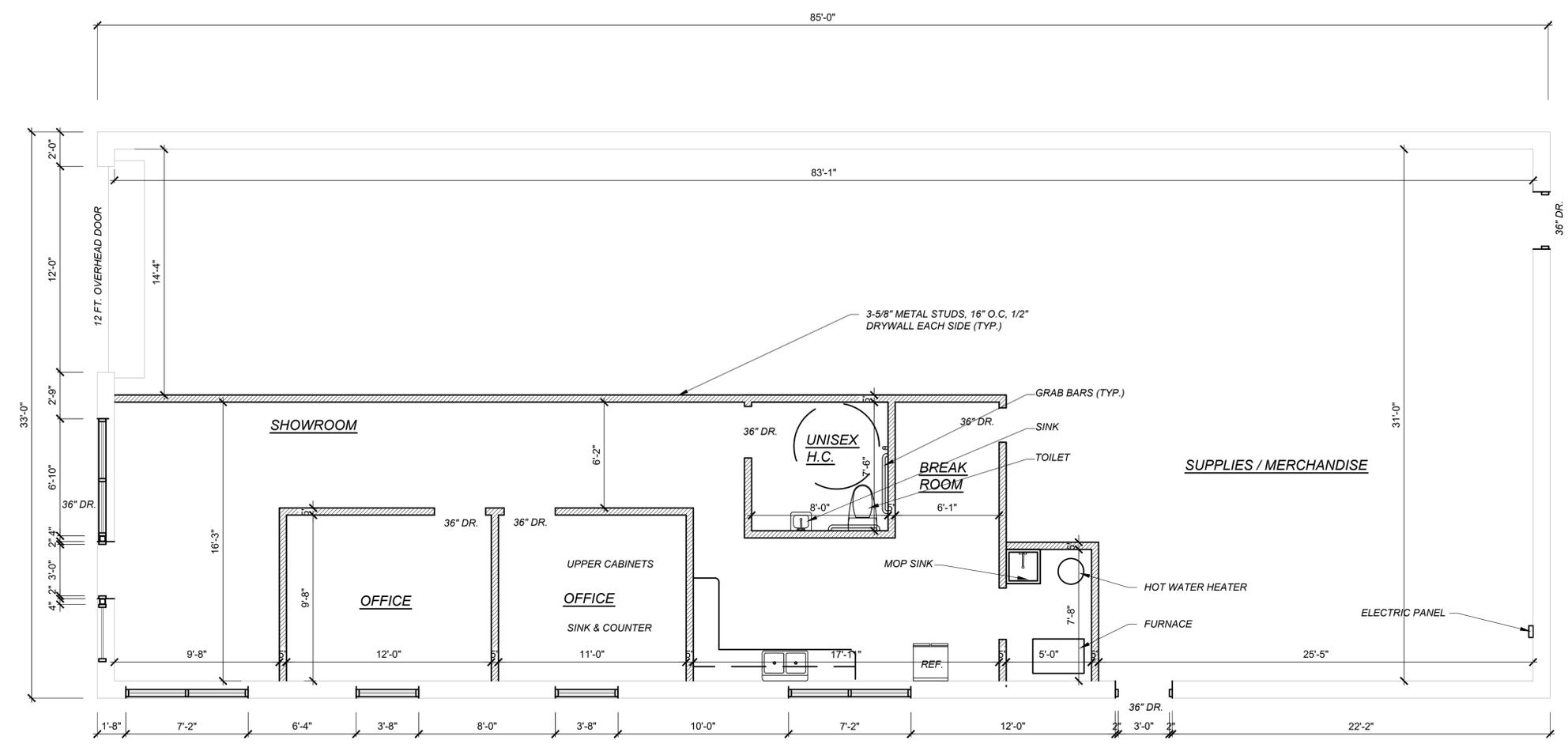
cc: City of Farmington Hills, J. Cubera

REFERENCE CODE  
 BUILDING: 2015 MBC  
 MECHANICAL: 2015 MMC  
 PLUMBING: 2015 MPC  
 2017 NATIONAL ELECTRICAL CODES, W/PART 8 RULES  
 INTERNATIONAL FIRE: 2015 IFC  
 ANSI 117.1-2009 (ACCESSIBILITY)  
 ASHRAE 90.1.2013 ENERGY CODE



PARTITION SECTION

NOT TO SCALE



FIRST FLOOR PLAN @  $\frac{1}{4}'' = 1'-0''$

**ENGINEERING SERVICES, INC.**  
 CONSULTING ENGINEERS  
 319 SCHOENLANS ROAD  
 LANSING, MICHIGAN 48206  
 (734) 525-7330  
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**CONSULTANTS**

3 WORKING DAYS  
**BEFORE YOU DIG CALL MISS DIG.**  
 1-800-482-7171  
 (TOLL FREE)

I hereby certify that this plan and specification was prepared by me or under my direct supervision and that I am a duly registered Architect or Engineer under the Laws of the State of Michigan by my hand and seal.

**BUILDING SUPPLY SHOP**  
 31140 TEN MILE ROAD, FARMINGTON HILLS, MI

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MARK	DATE	DESCRIPTION
	12/13/21	NEW REVISE
	10/16/20	OWNER REQUEST

PROJECT NO:  
 MODEL FILE:  
 DRAWN BY: HAIDER BAJARI  
 CHK'D BY: HAKIM SHAKIR  
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 DUPLICATION STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF ESI.

SHEET TITLE  
**PRO. FLOOR PLAN**

SCALE	SHEET No.
NOTED	A-01

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**BUILDING  
SUPPLY SHOP**  
31140 TEN MILE  
ROAD, FARMINGTON  
HILLS, MI

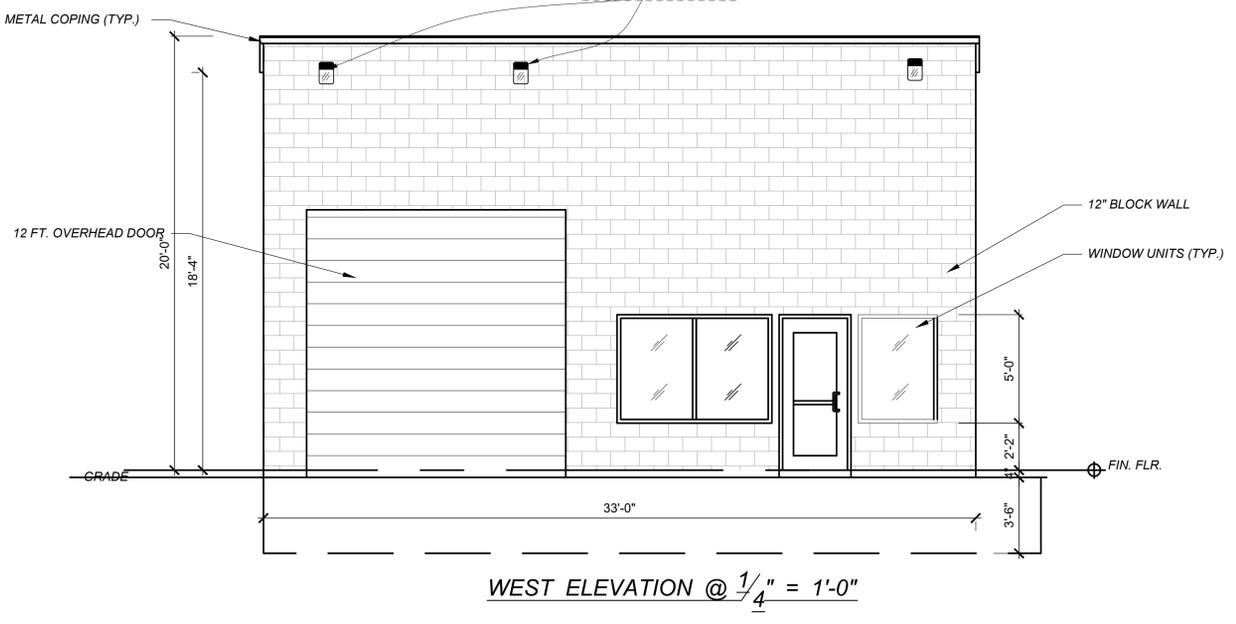
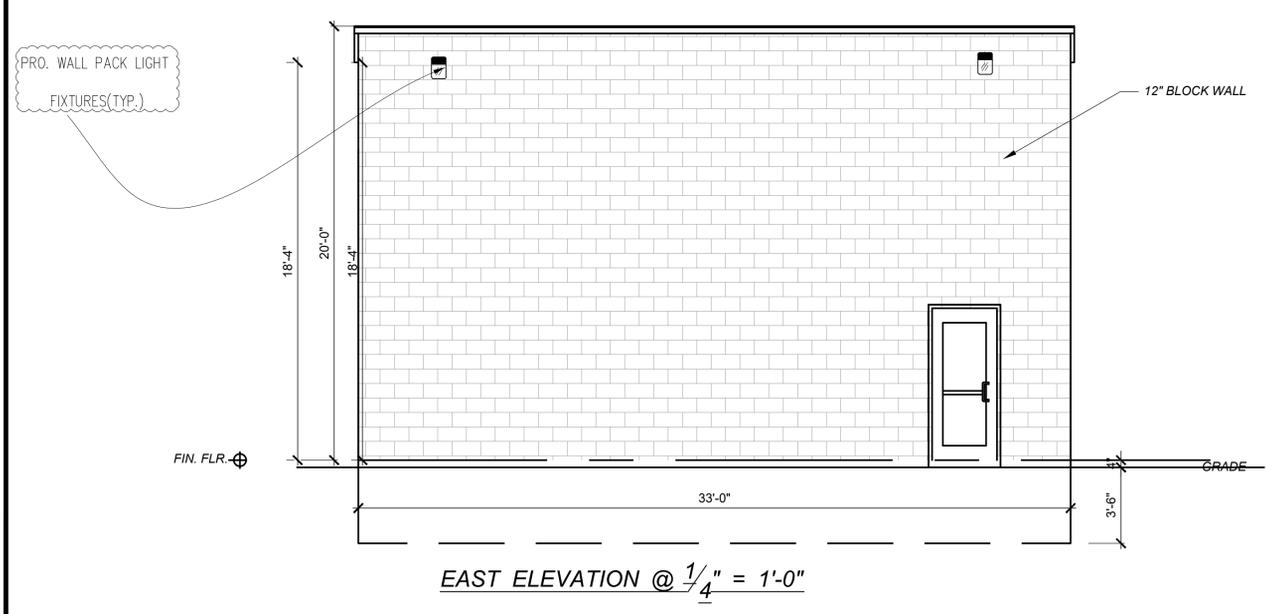
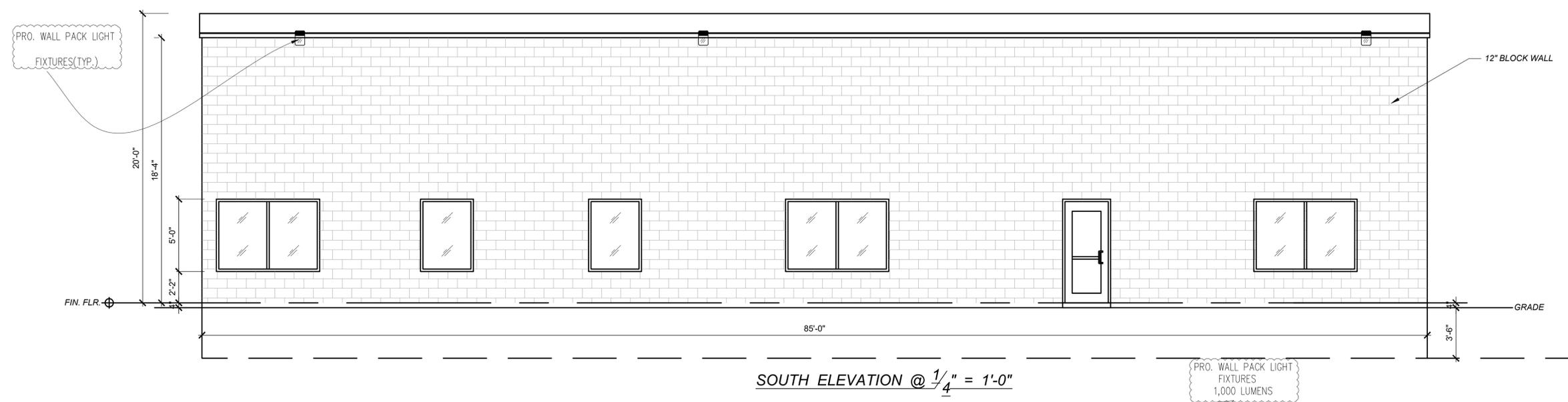
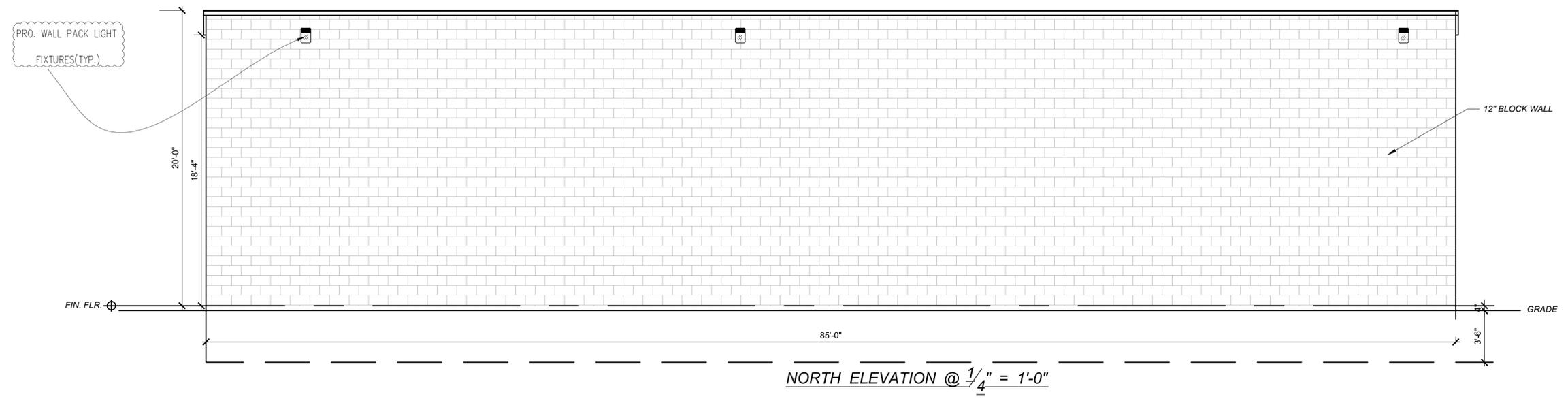
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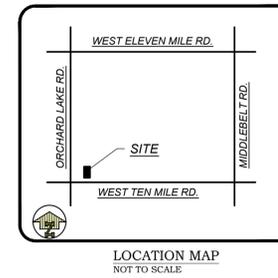
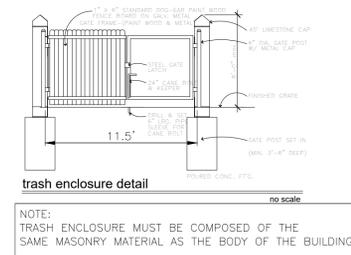
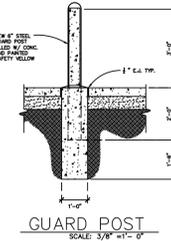
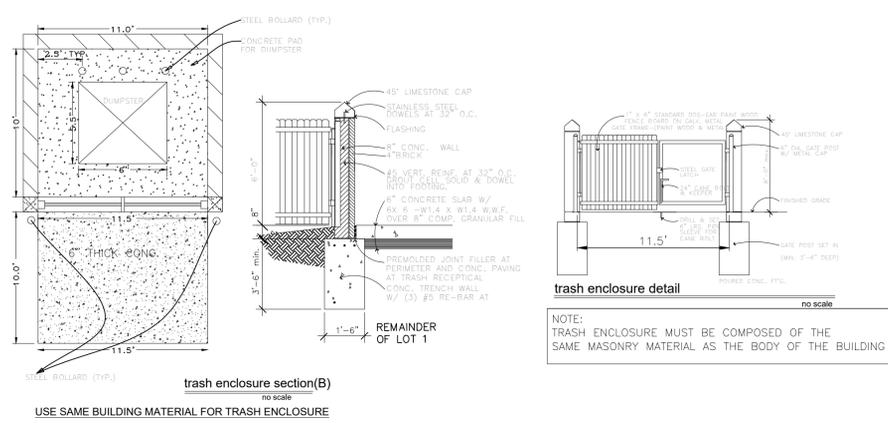
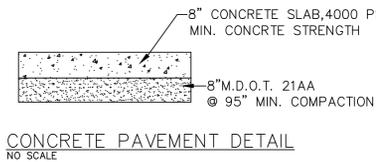
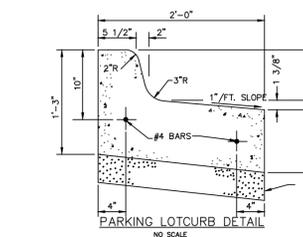
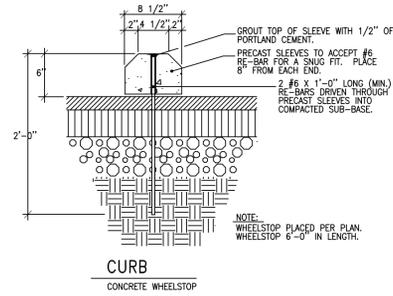
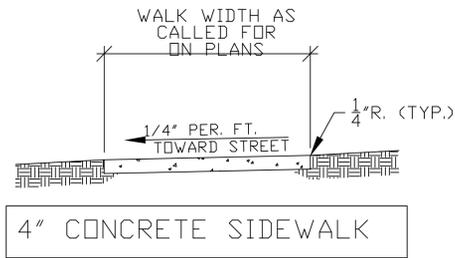
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SHEET TITLE  
**PRO. ELEVATION  
PLAN**

SCALE: **NOTED** SHEET No. **A-02**



Property data		BUILDING SUPPLY
USE		B3
ZOING EX./PR.		ONE FLOOR
NO. OF FLOORS		2,805 S.F.
PROPOSED BUILDING AREA		3,420 S.F.
TOTAL SITE AREA		25 FT./10.0 FT
REQ. FRONT SETBACK REQ/PRO.		20 FT./23 FT.
REQ. REAR SETBACK REQ/PRO.		10 FT./29.83 FT./25 FT
REQ. SIDE SETBACK REQ/PRO.		50 FT/3 STORIES/20 FT
BUILDING HEIGHT REQ/PRO.		REQ.=10X FRONT BUILDING LENGTH =10X85
LOADING SPACE REQ/PRO.		850 S.F./850 S.F. PRO.
CONSTRUCTION TYPE		II-B
BUILDING HEIGHT REQ/PRO.		30'0" /23'00" ABOVE FINISH GRADE TO MIDPOINT OF GABLE
PARKING CALCULATIONS		WHERHOSE =3SPACES+1 SPACES/1300 S.F =3+2000/1300 =5 SPACES SHOW ROOM =1 SPACES/800 S.F =800/800 =1 SPACES TOTAL REQ.=6 SPACES
TOTAL PROVIDED PARKING SPACES:		6 SPACES PRO.



**ENGINEERING SERVICES, INC.**  
CONSULTING ENGINEERS  
3190 SCHOOLCRAFT ROAD,  
LIVONIA, MICHIGAN 48150  
(734) 525-7330  
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ESI\_CORP@YAHOO.COM

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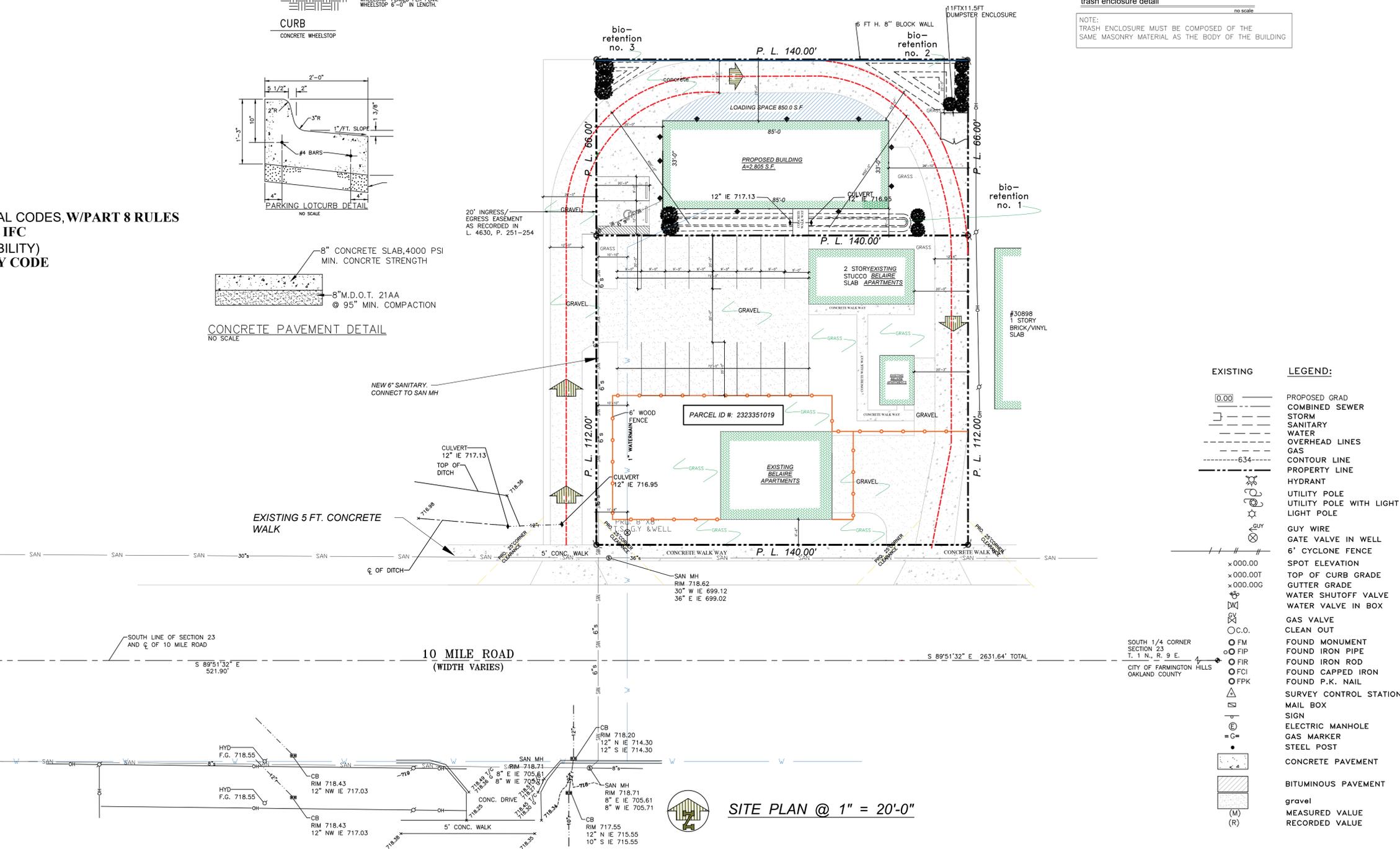
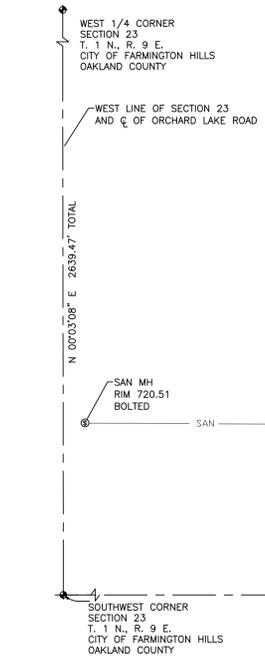
**BUILDING SUPPLY SHOP**  
31140 TEN MILE ROAD, FARMINGTON HILLS, MI

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**NOTE:**  
1- NO EXISTING TREE IN THE SITE

**NOTE:**  
1- NO MECHANICAL EQUIPMENT ON THE ROOF

**REFERENCE CODE**  
BUILDING: 2015 MBC  
MECHANICAL: 2015 MMC  
PLUMBING: 2015 MPC  
2017 NATIONAL ELECTRICAL CODES, W/PART 8 RULES  
INTERNATIONAL FIRE: 2015 IFC  
ANSI 117.1-2009 (ACCESSIBILITY)  
ASHRAE 90.1.2013 ENERGY CODE



EXISTING	LEGEND:
0.00	PROPOSED GRAD
---	COMBINED SEWER
---	STORM
---	SANITARY
---	WATER
---	OVERHEAD LINES
---	GAS
---	CONTOUR LINE
---	PROPERTY LINE
---	HYDRANT
---	UTILITY POLE
---	UTILITY POLE WITH LIGHT
---	LIGHT POLE
---	GUY WIRE
---	GATE VALVE IN WELL
---	6" CYCLONE FENCE
---	SPOT ELEVATION
×	TOP OF CURB GRADE
×	GUTTER GRADE
×	WATER SHUTOFF VALVE
×	WATER VALVE IN BOX
×	GAS VALVE
×	CLEAN OUT
×	FOUND MONUMENT
×	FOUND IRON PIPE
×	FOUND IRON ROD
×	FOUND CAPPED IRON
×	FOUND P.K. NAIL
×	SURVEY CONTROL STATION
×	MAIL BOX
×	SIGN
×	ELECTRIC MANHOLE
×	GAS MARKER
×	STEEL POST
---	CONCRETE PAVEMENT
---	BITUMINOUS PAVEMENT
---	gravel
(M)	MEASURED VALUE
(R)	RECORDED VALUE

MARK	DATE	DESCRIPTION
	12/13/21	NEW REVISE
	10/16/20	OWNER REQUEST

PROJECT NO:  
MODEL FILE:  
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CHK'D BY: HAKIM SHAKIR  
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SHEET TITLE  
**PROPOSED SITE PLAN**

SCALE	SHEET No.
NOTED	C-01

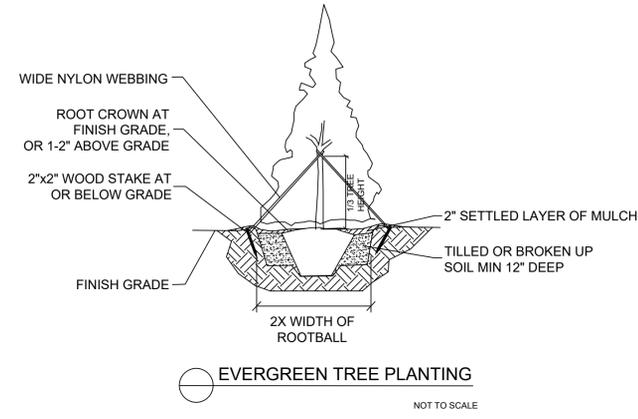
**SITE PLAN @ 1" = 20'-0"**

QUANTITY	SIZE	SPACING	COMMON NAME	REQUIREMENT	SYMBOL
18	36 IN TALL	5' OC	VIBURNUM CARLESII	BUFFER YARD	
18	3' CALIPER	VARIES	ACER X FREEMANII GARMSTRONG MAPLE	SITE LANDSCAPE	
4	6-10 FEET TALL	10' DC	EVERGREEN	PARKING LOT SCREENING	

**GENERAL NOTES**

- ALL CONSTRUCTION AND PLANT MATERIAL LOCATIONS TO BE ADJUSTED ON SITE IF NECESSARY.
- ANY SUBSTITUTION OF PLANT MATERIAL OR ALTERATION IN PLANT SIZES OR SPECIFICATIONS TO BE CONFIRMED BY THE LANDSCAPE ARCHITECT.
- ALL LARGE TREES AND EVERGREENS TO BE STAKED, GUYED AND WRAPPED, AS DETAILED ON PLAN.
- PLANT BEDS TO BE MULCHED AND DRESSED WITH 4" OF SHREDDED HARDWOOD BARK.
- EVERGREEN GROUPINGS TO VARY UN HEIGHT AS SPECIFIED IN THE PLANT MATERIAL LIST.
- DIG SHRUB PITS 1' LARGER THAN SHRUB ROOT BALLS AND TREE PITS 2' LARGER THAN ROOT BALLS. BACKFILL WITH ONE PART TOP SOIL AND ONE PART SOIL EXCAVATED FROM PLANTING HOLE.
- REMOVE ALL TWINE, WIRE AND BURLAP FROM TREE AND SHRUB EARTH BALLS AND FROM TREE TRUNKS (IN DETAIL).
- LAWN TREES TO BE MULCHED WITH A 4" WIDE MINIMUM OF 6" DEEP SHREDDED BARK RING OR APPROVED ALTERNATE DESIGN FOR TRUNK PROTECTION.
- PROVIDE SOD AND 1 YEAR MAINTENANCE FOR ALL NEW LAWN AREAS, IF NECESSARY NEXT SPRING.
- INSTALLATION OF ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERMEN LANDSCAPE STANDARDS. ALL PLANT MATERIALS SHALL BE NURSERY GRADE NO. 1
- PLANT MATERIALS, ESPECIALLY EVERGREENS, TO BE PLANTED HIGHER THAN NORMAL WHEN HEAVY SOIL CONDITION (CLAY, ETC.) PREVAIL.
- PLANT TREES AND SHRUBS GENERALLY NO CLOSER THAN THE FOLLOWING DISTANCE FROM SIDEWALKS, CURBS AND PARKING STALLS:  
A. SHADE / CANOPY TREES 5 FT.  
B. ORNAMENTAL / FLOWERING TREES 10 FT.  
C. EVERGREEN TREES 10 FT.  
D. EVERGREEN / FLOWERING SHRUBS 4 FT.
- NO TREES OR LARGE EVERGREENS TO BE PLANTED OVER ANY PROPOSED OR EXISTING UTILITY LINES AS SHOWN ON THE OVERALL LANDSCAPE PLAN. SEE ENGINEERING PLANS AND DETAILS.
- ALL LAWN AREA AND LANDSCAPE AREA TO BE FULLY IRRIGATED WITH AUTOMATIC UNDERGROUND SYSTEM.
- LAWN TREES ARE TO BE MULCHED WITH A MINIMUM OF 4" WIDE BY 6" DEEP SHREDDED BARK RINGS OR APPROVED DESIGN FOR TRUNK PROTECTION. ONLY NATURAL COLORED SHREDDED HARDWOOD BARK MULCH.
- SOD IS TO BE PROVIDED FOR ALL NEW LAWN AREAS, ESPECIALLY IN RIGHTS-OF-WAY AND HIGH
- BACKFILL DIRECTLY BEHIND ALL CURBS AND ALONG SIDEWALKS AND COMPACT TO THE TOP OF CURB OR WALK TO SUPPORT VEHICLE AND PEDESTRIAN WEIGHT WITHOUT SETTLING.
- ALL LANDSCAPE AREA, ESPECIALLY PARKING LOT ISLANDS AND LANDSCAPE BEDS NEXT TO BUILDINGS SHALL BE EXCAVATED OF ALL BUILDING MATERIALS AND POOR SOILS TO A DEPTH OF 12-18" AND BACKFILLED WITH GOOD, MEDIUM TEXTURED PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY). ADD 4-6" OF TOPSOIL OVER FILL MATERIAL AND CROWN A MINIMUM OF 6" ABOVE TOP OF CURBS AND/OR WALKS AFTER EARTH SETTLING UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN.
- CONVERSION OF ALL ASPHALT AND GRAVEL AREAS TO LANDSCAPE SHALL BE DONE IN THE FOLLOWING MANNER:  
A. REMOVE ALL ASPHALT, GRAVEL AND COMPACTED EARTH TO A DEPTH OF 6-18" DEPENDING ON THE DEPTH OF THE SUB BASE AND DISPOSE OF SITE.  
B. CALL FOR AN INSPECTION PRIOR TO BACKFILLING.  
C. REPLACE EXCAVATED MATERIAL WITH THE FOLLOWING: GOOD, MEDIUM TEXTURED PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY). ADD 4-6" OF TOPSOIL OVER FILL MATERIAL AND CROWN A MINIMUM OF 6" ABOVE TOP OF CURBS AND/OR WALKS AFTER EARTH SETTLING UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN.  
D. IF CONVERSION TO LANDSCAPE OCCURS IN AN EXISTING (OR BETWEEN) LANDSCAPE AREA(S) REPLACE EXCAVATED MATERIAL WITH THE FOLLOWING: GOOD, MEDIUM TEXTURED PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY). ADD 4-6" OF TOPSOIL OVER FILL MATERIAL AND CROWN A MINIMUM OF 6" ABOVE TOP OF CURBS AND/OR WALKS AFTER EARTH SETTLING UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN.
- ALL EXISTING TREES ON SITE AND IN THE RIGHTS-OF-WAY SHALL BE PRUNED AS DIRECTED BY THE CITY TO REMOVE DEAD, DYING AND HAZARDOUS LIMBS OR TO REMOVE LIMBS WHICH IMPED CONSTRUCTION, DRIVEWAYS AND SIDEWALKS. PRUNING AND DEEP-ROOT FERTILIZING IS TO BE DONE ONLY BY A QUALIFIED TREE SERVICE LICENSED COMPANY.
- CONTRACTOR SHALL SEED ALL BARE SPOTS IN EXISTING TURF ON SITE, INCLUDING EXISTING RIGHTS OF WAY AND ETC. TO PROVIDE A CONTINUOUS DENSE LAWN.

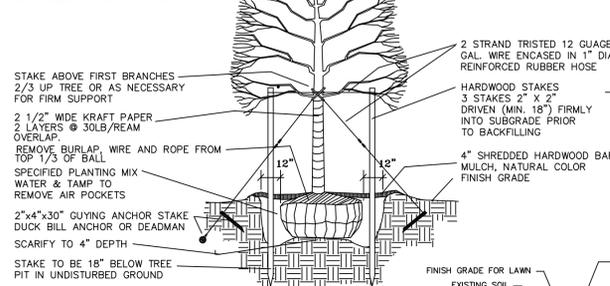
- LANDSCAPED AREAS AND ALL AREAS NOT OCCUPIED BY BUILDING, PAVEMENT OR STORAGE SHALL BE COVERED BY GRASS OR OTHER LIVING GROUND COVER.
- ALL LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY, NEAT AND ORDERLY STATE FREE FROM REFUSE AND DEBRIS. ANY DEAD OR DISEASED PLANTS SHALL BE REMOVED AND REPLACED WITHIN ONE YEAR FROM THE TIME THAT THEY PLANT DIES.
- ALL TREES MUST BE MAINTAINED SO LONG AS IT REMAINS HEALTHY AND SHALL NOT BE REMOVED UNLESS APPROVED BY THE PLANNING COMMISSION AS A SITE PLAN AMENDMENT.
- STONES SHALL NOT BE USED A GROUND COVER UNLESS PART OF A DRAINAGE EROSION CONTROL.
- IN GROUND AUTOMATIC IRRIGATION SHALL BE PROVIDED FOR ALL LANDSCAPED AREA.



- GENERAL TREE PROTECTION NOTES**
- APPROVED TREE PROTECTION SHALL BE ERECTED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES, AND SHALL REMAIN IN PLACE UNTIL THE IN PLACE UNTIL CONSTRUCTION IS COMPLETE.
  - ALL UNDER STORY VEGETATION WITHIN THE LIMITS OF PROTECTIVE FENCING SHALL BE PRESERVED.
  - NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE DRIP LINE OF ANY TREE DESIGNATED TO REMAIN, INCLUDING BUT NOT LIMITED TO PLACING SOLVENTS, BUILDING MATERIALS, CONSTRUCTION EQUIPMENT, OR SOIL DEPOSIT WITHIN THE DRIP LINE.
  - WHERE GROUPINGS OF TREES ARE TO REMAIN, TREE FENCING SHALL BE PLACED AT THE LIMITS OF GRADING LINE.
  - DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY DEVICE OR WIRE TO ANY TREE, SCHEDULED TO REMAIN.
  - ALL UTILITY SERVICE REQUESTS MUST INCLUDE NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE OF THE PROTECTIVE FENCING.
  - SWALES SHALL BE ROUTED TO AVOID THE AREA WITHIN THE DRIP LINES OF PROTECTED TREES.
  - TREES LOCATED ON ADJACENT PROPERTIES THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES MUST BE PROTECTED.
  - ROOT ZONES OF PROTECTED TREES SHOULD BE SURROUNDED WITH RIGIDLY STAKED FENCING.
  - THE PARKING OF IDLE AND RUNNING EQUIPMENT SHALL BE PROHIBITED UNDER THE DRIP LINE OF PROTECTED TREES.
  - THE STRIPPING OF TOPSOIL FROM AROUND PROTECTED TREES SHALL PROHIBITED.
  - ALL TREES TO BE REMOVED SHALL BE CUT AWAY FROM TREES TO REMAIN.
  - THE GRUBBING OF UNDER STORY VEGETATION WITHIN CONSTRUCTION AREAS SHOULD BE CLEARED BY CUTTING VEGETATION AT THE GROUND WITH A CHAIN SAW OR MINIMALLY WITH A HYDRO-AXE.
  - THE CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT PER ORDINANCE GUIDELINES, FOR THE DAMAGE OR REMOVAL OF ANY TREE DESIGNATED TO REMAIN.
  - TREES TO BE REMOVED SHALL BE FIELD VERIFIED, EVALUATED FLAGGED FOR REMOVAL, BY THE LANDSCAPE ARCHITECT OR FORESTER, ONLY AS DIRECTED BY THE OWNER OR OWNERS REPRESENTATIVE.

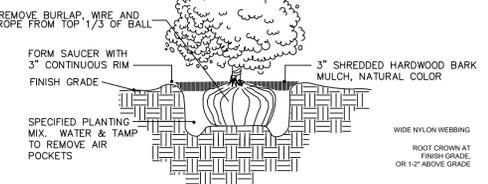
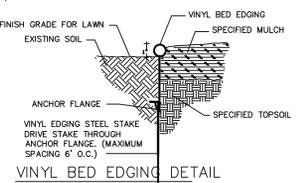
DISPOSE OF ALL NON-BIODEGRADABLE MATERIAL

NEVER CUT LEADER  
NOTE:  
STAKE TREES UNDER 3" CAL.  
GUY TREES 3" CAL. AND OVER

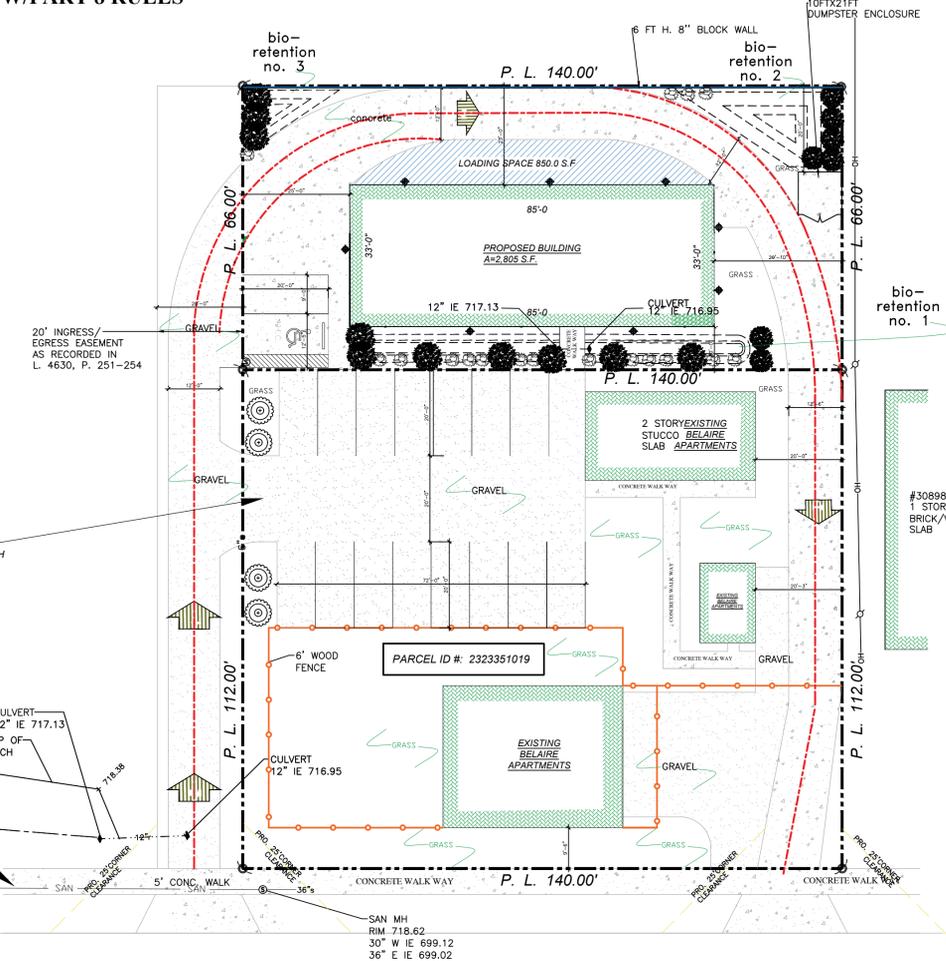


**DECIDUOUS TREE PLANTING**

SCALE: NOT TO SCALE



**REFERENCE CODE**  
**BUILDING: 2015 MBC**  
**MECHANICAL: 2015 MMC**  
**PLUMBING: 2015 MPC**  
**2017 NATIONAL ELECTRICAL CODES, W/PART 8 RULES**  
**INTERNATIONAL FIRE: 2015 IFC**  
**ANSI 117.1-2009 (ACCESSIBILITY)**  
**ASHRAE 90.1.2013 ENERGY CODE**



EXISTING	LEGEND:
	PROPOSED GRAD
	COMBINED SEWER
	STORM SEWER
	SANITARY SEWER
	OVERHEAD LINES
	GAS
	CONTOUR LINE
	PROPERTY LINE
	HYDRANT
	UTILITY POLE
	UTILITY POLE WITH LIGHT
	LIGHT POLE
	GUY WIRE
	GATE VALVE IN WELL
	6' CYCLONE FENCE
	SPOT ELEVATION
	TOP OF CURB GRADE
	GUTTER GRADE
	WATER SHUTOFF VALVE
	WATER VALVE IN BOX
	GAS VALVE
	CLEAN OUT
	FOUND MONUMENT
	FOUND IRON PIPE
	FOUND IRON ROD
	FOUND CAPPED IRON
	FOUND P.K. NAIL
	SURVEY CONTROL STATION
	MAIL BOX
	SIGN
	ELECTRIC MANHOLE
	GAS MARKER
	STEEL POST
	CONCRETE PAVEMENT
	BITUMINOUS PAVEMENT
	gravel
	MEASURED VALUE
	RECORDED VALUE

**ENGINEERING SERVICES, INC.**  
CONSULTING ENGINEERS  
32190 SCHOOLCRAFT ROAD,  
LIVONIA, MICHIGAN 48150  
(734) 525-7330  
ARCHITECTURAL, CIVIL,  
ENVIRONMENTAL COMPLIANCE,  
AUDIT, & SURVEYING.  
ESI\_CORP@YAHOO.COM

**NOTE:**  
ENGINEERING SERVICES INC., ITS OWNER, DESIGNERS, ENGINEERS AND STAFF ARE NOT LIABLE OR RESPONSIBLE FOR THE FAILURE OF CONTRACTORS AND THE OWNER TO PERFORM AND EXECUTE THE PROPOSED PROJECT IN ACCORD WITH THE PLANS AND THE LATEST CODES AND STANDARD SPECIFICATIONS.

**CONSULTANTS**

3 WORKING DAYS  
**BEFORE YOU DIG  
CALL MISS DIG.**  
1-800-482-7171  
(TOLL FREE)

I hereby certify that this plan and specification was prepared by me or under my direct supervision and that I am a duly registered Architect or Engineer under the Laws of the State of Michigan by my hand and seal.

**BUILDING SUPPLY SHOP**  
31140 TEN MILE ROAD, FARMINGTON HILLS, MI

**NOTE:**  
OWNER AND THE CONTRACTORS ARE THE SOLELY RESPONSIBLE FOR THE PERFORMANCE AND THE EXECUTION OF THE PROJECT AND IT IS THEIR RESPONSIBILITY FOR THE SAFETY OF THE BUILDING STRUCTURE AND THE MATERIALS USED TO RENOVATE AND CONSTRUCT THE PROPOSED FACILITY SHOWN ON THE PLANS

MARK	DATE	DESCRIPTION
	12/13/21	NEW REVISE
	10/16/20	OWNER REQUEST

PROJECT NO:  
MODEL FILE:  
DRAWN BY: HAIDER BAJARI  
CHK'D BY: HAKIM SHAKIR  
COPYRIGHT  
DUPLICATION STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF ESI.

**LANDSCAPE PLAN**

SCALE	SHEET No.
<b>NOTED</b>	<b>LS-01</b>

**LANDSCAPE PLAN**  
SCALE: 1" = 20'-0"



**GENERAL NOTE**

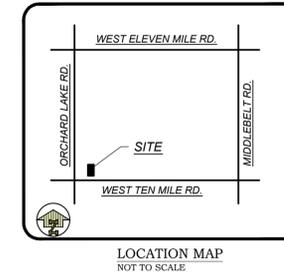
1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: GRADE

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

**LUMINAIRE SCHEDULE**

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	1	KSF2 400M R4SC (PROBE)	Specification Area Luminaire, 400W Metal Halide, R4SC Sharp Cutoff Reflector, Full Cutoff MEETS THE "NIGHTTIME FRIENDLY" CRITERIA	ONE 400-WATT CLEAR ED-28 METAL HALIDE, HORIZONTAL POSITION.	KSF2_400M_R 4SC_(PROBE).ies	32000	0.81	462
	B	11	TWH 100M FS	GENERAL PURPOSE BUILDING MOUNTED LUMINAIRE, 100W MH, CLEAR LAMP, W/ FULL SHIELD.	ONE 100-WATT CLEAR ED-17 METAL HALIDE, HORIZONTAL POSITION.	TWH_100M_F S.ies	8500	0.81	140



**ENGINEERING SERVICES, INC.**  
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 ESI\_CORP@YAHOO.COM

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**CONSULTANTS**

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I hereby certify that this plan and specification was prepared by me or under my direct supervision and that I am a duly registered Architect or Engineer under the Laws of the State of Michigan by my hand and seal.



**BUILDING SUPPLY SHOP**  
 31140 TEN MILE ROAD, FARMINGTON HILLS, MI

**NOTE:**  
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MARK	DATE	DESCRIPTION
	12/13/21	NEW REVISE
	10/16/20	OWNER REQUEST

**PROJECT NO:**  
**MODEL FILE:**  
**DRAWN BY:** HAIDER BAJARI  
**CHK'D BY:** HAKIM SHAKIR  
**COPYRIGHT**  
 DUPLICATION STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF ESI.

**SHEET TITLE**  
**LIGHTING AND PHOTOMETRIC PLAN**

**SCALE**  
**NOTED**

**SHEET No.**  
**PH-01**

**NOTES:**  
 1- SOLAR CONTROLLED LIGHT FIXTURES WILL BE BUILDING MOUNTED AT EACH DOOR

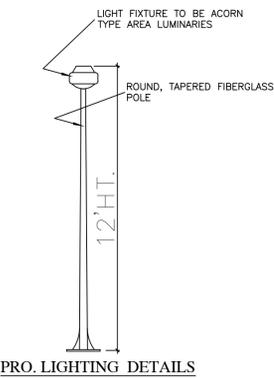
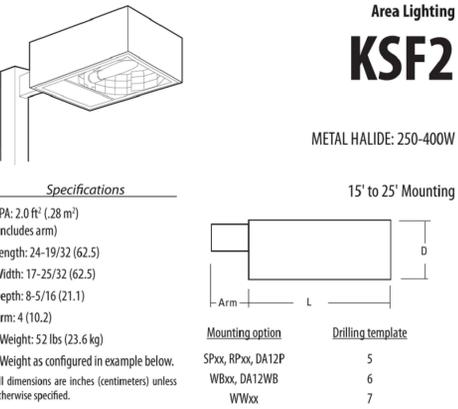
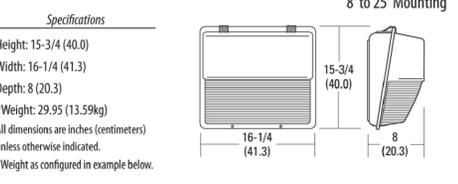
**STATISTICS**

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.25 fc	0.3 fc	0.1 fc	4.0:1	2.5:0.1
Residential Zone	+	0.0 fc	0.0 fc	0.0 fc	N / A	N / A

**OPERATION HOURS NOTES:**

- I. EXTERIOR LIGHTING SHALL NOT OPERATE DURING DAYLIGHT HOURS.
- II. BUILDING FAÇADE AND LANDSCAPE LIGHTING SHALL BE TURNED OFF BETWEEN MIDNIGHT OR ONE HOUR AFTER CLOSE OF BUSINESS, WHICHEVER IS LATER, AND 6:00AM OR OPENING, WHICHEVER IS EARLIER.
- III. ALL OTHER EXTERIOR LIGHTING SHALL BE REDUCED TO NO GREATER THAN 70% OF MAXIMUM FROM MIDNIGHT OR ONE HOUR AFTER CLOSE OF BUSINESS, WHICHEVER IS LATER, AND 6:00AM OR OPENING, WHICHEVER IS EARLIER.
- IV. USE OF OCCUPANCY SENSORS TO TURN OFF OR REDUCE LIGHTING WITHIN 15 MINUTES OF ZERO OCCUPANCY IS RECOMMENDED.

**NOTE (B) TYPICAL**  
 All fixtures mounted within 50 feet of a residential property line or public right-of-way boundary shall be fitted with a shielding reflector on the side facing the residential property line or public right-of-way.



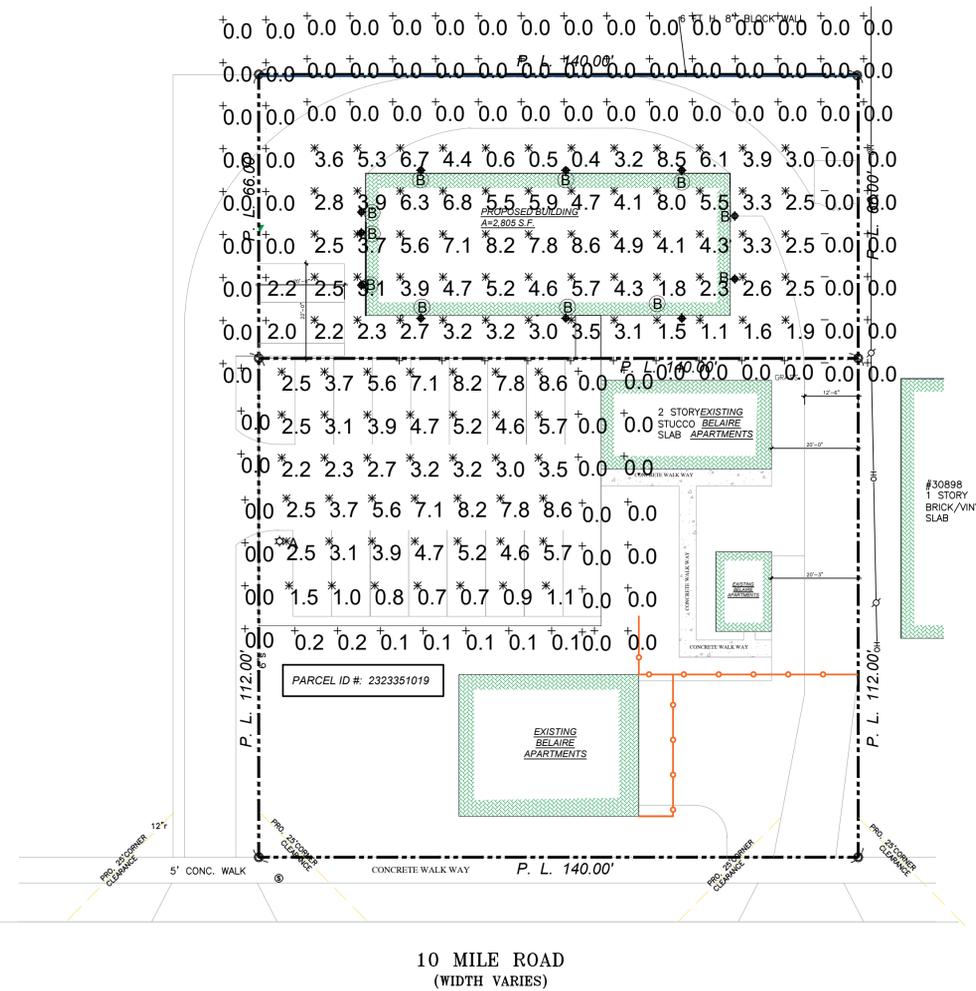
**NOTE:**  
 HARDSCAPE AREAS REQ.=2.5X440 S.F.=1100 LUMENS PRO.2000 LUMENS

**NOTE:**  
 ONE ABOVE EACH ENTRY DOOR; NO CUT SHEETS PROVIDED.

**NOTES:**

- 1- SOLAR CONTROLLED LIGHT FIXTURES WILL BE BUILDING MOUNTED AT EACH UNIT DOOR
- 2-TOW HOUR FIRE SEPARATION WALL WILL BE PROVIDE BETWEEN ALL UNITE
- 3- GROUND-MOUNTED MECHANICAL EQUIPMENT MAY BE NOT BE LOCATED IN FRONT YARD.

**REFERENCE CODE**  
 BUILDING: 2015 MBC  
 MECHANICAL: 2015 MMC  
 PLUMBING: 2015 MPC  
 2017 NATIONAL ELECTRICAL CODES, W/PART 8 RULES  
 INTERNATIONAL FIRE: 2015 IFC  
 ANSI 117.1-2009 (ACCESSIBILITY)  
 ASHRAE 90.1.2013 ENERGY CODE



**LIGHTING & PHOTOMETRIC PLAN**  
 SCALE: 1"=20'

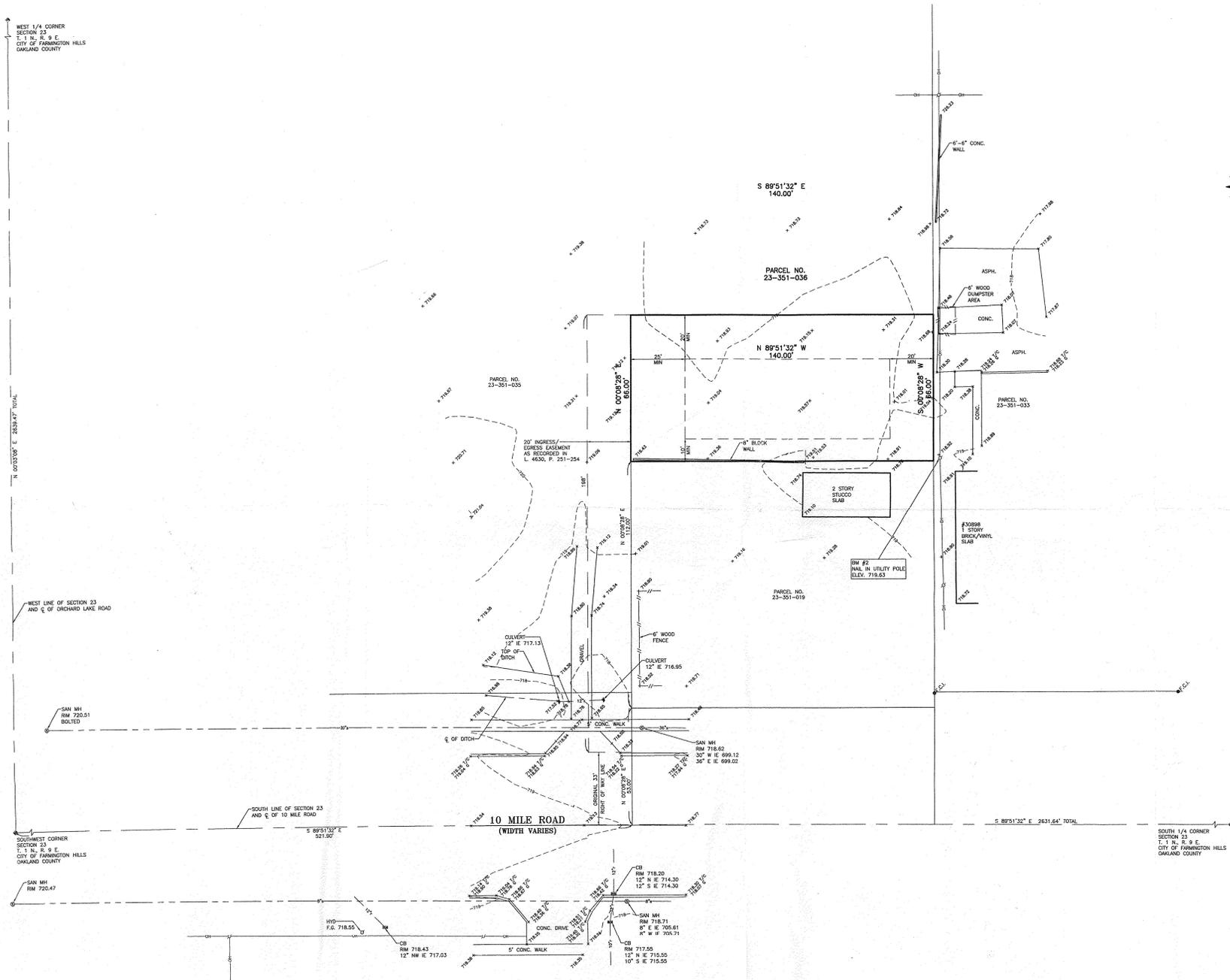
WEST 1/4 CORNER  
SECTION 23  
T. 1 N., R. 9 E.  
CITY OF FARMINGTON HILLS  
OAKLAND COUNTY

N. 0°02'00" E. 2834.47' TOTAL

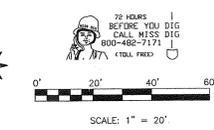
WEST LINE OF SECTION 23  
AND E. OF ORCHARD LAKE ROAD

SOUTHWEST CORNER  
SECTION 23  
T. 1 N., R. 9 E.  
CITY OF FARMINGTON HILLS  
OAKLAND COUNTY

SAN MH  
RM 725.47



LOCATION MAP  
NO. SCALE.



**LEGAL DESCRIPTION**

PART OF SOUTHWEST 1/4 OF SECTION 23, T. 1 N., R. 9 E.,  
CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN,  
DESCRIBED AS:  
NORTH 66.00 FEET OF SOUTH 231.00 FEET OF EAST 140.00  
FEET OF EAST 20 ACRES OF WEST 40 ACRES.

**BENCHMARKS**

BM #1  
AS SUPPLIED BY CITY OF FARMINGTON HILLS, RM-7, PUNCH  
MARK ON TOP OF NORTH EAST ON HYDRANT, LOCATED  
APPROXIMATELY 30.00 FEET EAST OF CENTERLINE OF RAHWALK  
STREET AND APPROXIMATELY 20.00 FEET NORTH OF  
CENTERLINE OF TEN MILE ROAD.  
ELEVATION: 725.23

BM #2  
SET IRON NAIL IN WEST FACE OF UTILITY POLE, LOCATED AT  
SOUTHEAST CORNER OF SUBJECT PROPERTY.  
ELEVATION: 719.63

**ZONING & SETBACKS**

ZONED: B3 GENERAL BUSINESS

SETBACK REQUIREMENTS:  
FRONT: 25' MINIMUM  
REAR: 20' MINIMUM  
SIDES: 10' MINIMUM, FROM RESIDENTIAL DISTRICT 20'  
MINIMUM

**FLOODPLAIN**

SUBJECT PROPERTY LIES IN FLOOD ZONE X WHICH IS AN  
AREA DETERMINED TO BE UNDESIRABLE FOR DEVELOPMENT  
AND IS SHOWN ON THE FLOODPLAIN AND FLOOD INSURANCE RATE MAP FOR CITY OF  
FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN.  
MAP NUMBER: 28125C0451F  
EFFECTIVE DATE: SEPTEMBER 26, 2006

**UTILITY NOTE**

UNDERGROUND UTILITY LINES AND STRUCTURES SHOWN ARE  
FOR RECORDS MADE AVAILABLE BY UTILITY OR MUNICIPALITY,  
AND BY FIELD OBSERVATION WHERE POSSIBLE. ALL  
MUNICIPALITIES AND UTILITY COMPANIES SHOULD BE NOTIFIED  
BY CONTRACTOR FOR FIELD LOCATION OF ALL UTILITIES PRIOR  
TO CONSTRUCTION.

**EASEMENT NOTE**

THE 20 FOOT INGRESS/EGRESS EASEMENT AS RECORDED IN  
LIBER 4620 OF RECORDS, PAGES 2511 THROUGH 2544 OAKLAND  
COUNTY RECORDS IS DESCRIBED AS COMING FROM THE  
INTERSECTION OF THE WEST LINE OF THE EAST 140 FEET AS  
DESCRIBED WITH THE NORTH LINE OF 10 MILE ROAD. IT IS  
PLOTTED ON THIS DRAWING USING THE NORTH LINE OF 10  
MILE ROAD BEING THE 33 FOOT LINE AS IS PERSPECTIVE IN  
ALL SECTIONS.

**LEGEND**

BENCHMARK	BM	STORM CATCH BASIN
FIELD MEASURE	FM	SHEDDING MANHOLE
SPAWT ELEVATION	LE	FIRE HYDRANT
STORM SINKER	SS	UTILITY POLE
RAILROAD CROSSING	RC	SECTION CORNER
OVERHEAD WIRES	OW	CUCKET
WOOD FENCE	WF	
EX. SPOT ELEVATION	SE	
FOUND CONC. MON.	F.C.M.	
FOUND CURBED BOX	F.C.B.	
TOP OF CURB	T/C	
NOTHING	Ø	

FILE NO.: 1196-0002

DWC. NO.: 1196-002 TOPO

DRAWN BY: G.L.B.

CHECKED BY: G.L.A.

SCALE: 1" = 20"

SHEET No.

1-1

CLIENT	01/05/17
REVISE	07/24/18

CLIENT:  
NIKOLIN NOKAJ  
33594 HARLOWSHIRE ST.  
FARMINGTON HILLS, MI

BASE N. TERRESTRIAL RD.  
PLYMOUTH, MI 48170  
PHONE: (734) 416-9650  
FAX: (734) 416-9657  
www.gla-engineers.com

**GLA**  
SURVEYORS &  
ENGINEERS

**LOT/TOPOGRAPHIC SURVEY**  
22-23-23-351-036  
311.40 TEN MILE ROAD  
PART OF SOUTHWEST 1/4 OF SEC 23, T.1N., R.9E.  
CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MI

STATE OF MICHIGAN  
GREG L. ASH  
PROFESSIONAL SURVEYOR  
No. 2500

**Grand River Corridor Plan update**

**No documents**

**MINUTES  
CITY OF FARMINGTON HILLS  
PLANNING COMMISSION PUBLIC HEARING  
31555 W ELEVEN MILE ROAD  
FARMINGTON HILLS, MICHIGAN  
DECEMBER 16, 2021, 7:30 P.M.**

**CALL MEETING TO ORDER**

The Planning Commission Regular Meeting was called to order by Chair Stimson at 7:30 p.m.

**ROLL CALL**

Commissioners Present: Brickner, Countegan, Schwartz, Stimson, Trafelet, Turner

Commissioners Absent: Trafelet, Varga  
(one vacancy)

Others Present: Staff Planner Perdonik, City Attorney Schultz, Planning Consultant Arroyo, Staff Engineer Sonck

**APPROVAL OF AGENDA**

**MOTION by Brickner, support by Turner, to approve the agenda as published.**

**MOTION carried unanimously by voice vote.**

**PUBLIC HEARING**

**A. SITE PLAN 64-10-2021**

LOCATION:	West side of Middlebelt Rd., south of Linden Avenue
PARCEL I.D.:	23-26-277-014
PROPOSAL:	Utilize the Major road frontage option, to build one two-unit Duplex in an RA-3, One Family Residential District
ACTION REQUESTED:	Site Plan approval by Planning Commission
APPLICANT:	Ramiz Naman
OWNER:	R.R. Naman Construction

Ramiz Naman was present on behalf of this application for site plan approval for a two-unit duplex. He had received approval from Oakland County for the two in and out approaches. The development would improve the area.

Referencing his November 9, 2021 report, Planning Consultant Arroyo gave the background and review for this application to construct a duplex in the RA-3 District. Duplexes were permitted on a major road in the RA-3 District after a public hearing, in accordance with the standards of Section 34-3.18.3.C. The duplex was designed with two garages, each with its own driveway.

All dimensional requirements were met.

Per the ordinance (34-3.18.3.C & C.18.4), the Planning Commission must make a finding regarding 3 standards:

- i. The objective of site plan review shall be to discourage rows of two-family dwellings along the major thoroughfares. To accomplish this end, the planning commission may require variety in dwelling unit orientation or access as they relate to existing and potential future uses of adjoining property and to the major thoroughfare. Site plans which require backing vehicles onto the major thoroughfare shall be permitted only if there is no alternative. Combining of driveways and easements to permit such combination may be required.

*There is a duplex immediately to the south. It is designed in a different architectural style, with a similar layout, albeit with only one-car garages.*

- ii. On a corner lot, no more than one dwelling entrance and/or garage shall face an existing one-family detached dwelling unit located across a separating minor residential street. *N/A.*
- iii. Notice of a public hearing shall be given in accordance with Section 34- 6.

Chair Stimson opened the public hearing. Seeing that no public indicated they wanted to speak Chair Stimson closed the public hearing and brought the matter back to the Commission.

Commissioner Schwartz noted that there was a large apartment complex directly across the street, and another more intense multi-family development on Middlebelt just a little bit to the north. The subject site was the only empty lot in an area where there were houses of worship or residential uses; none looked like they needed to be or were old enough to be torn down. Regardless of what happened on the subject site he did not believe there was any likelihood of spillover or a resulting ripple effect of rows of duplexes.

**MOTION by Brickner, support by Countegan,** that Site Plan 64-10-2021 to construct a two-family dwelling under the Major Road Frontage Option in an RA-3 Single-Family Residential District, dated October 6, 2021, submitted by Ramiz Naman of R.R. Naman Construction Inc., be approved because the plans adhere to duplex standards in the applicable provisions of the Zoning Ordinance.

**Motion carried unanimously by voice vote.**

**B. AMENDMENT TO PUD PLAN 5, 1993 INCLUDING SITE PLAN 65-10-2021**

LOCATION:	South side of Twelve Mile, west of Drake Rd.
PARCEL I.D.:	23-17-201-014
PROPOSAL:	Amend PUD Plan to permit retail & restaurant, in an OS-4 Office Research District
ACTION REQUESTED:	Recommendation to City Council
APPLICANT:	Michael Lawrence
OWNER:	Farmington Hills Corp. Inv., L.L.C.

Tony Antone, Kojaian Company, was present on behalf of this application to amend PUD Plan 5, 1993 to permit retail and restaurant use. Kojaian was the developer of the 134-acre Farmington Hills Corporate Campus. They were seeking a change in use for the 2.59-acre piece at 12 Mile Road and Investment Drive, in order to bring amenities into the Corporate Campus so the users of the campus would have more options at lunch hour, such as coffee, food, and services that might be sought during someone's free time. They were not seeking to add this use anywhere else in the PUD. This would be the first amendment to the PUD in the almost 20 years that they were the PUD developers, and they were almost "to the finish

line” in terms of final development, having only this piece and one headquarter-type parcel to the east of this piece left to develop, and they had a prospective tenant for the parcel to the east.

In response to questions from Commissioner Brickner, Mr. Antone said that no tenants were yet signed for the requested change in use.

Referencing his November 11, 2021 written comments, Planning Consultant Arroyo gave the background and review for this request for PUD amendment to permit retail and restaurant uses. Two buildings were proposed, with Building A including a 2,201 square foot drive-through restaurant and a 2,544 square foot retail space, and Building B being 5,088 square-foot retail space. There would be an outdoor dining area between the two buildings.

Outstanding issues included:

- Building height was not provided; maximum height permitted was 50 feet.
- No information was provided regarding rooftop equipment; any rooftop equipment needed to be screened.
- The location of the ordering station was unclear from the plans; 10 stacking spaces are required and 10 are provided.
- Tree replacement calculations needed to be corrected to show a total of 79 replacement trees per the PUD agreement (this is a correction from the total in the review letter). The applicant proposed to pay into the tree fund for all replacement trees.
- The hedgerow to screen vehicle lights should extend along the north side of the drive-through stacking area visible from 12 Mile road.
- Lighting information needed to be provided as outlined on pages 5-6 of the review letter; this could be approved administratively.

The Planning Commission should discuss the specific uses allowed, as the applicant had identified a category of uses only (B-2 uses).

Commission discussion:

- This request was being processed as a major change, as determined at the November 18 2021 Planning Commission meeting. The requested action was a recommendation to City Council.
- Per Fire Department review, there needed to be an adjustment in the turning radius; this could be approved administratively.
- In response to questions from Commissioner Schwartz, Mr. Antone gave the following information:
  - The rest of the PUD was office use. The 25-acre parcel to the east of the subject was still vacant; Mr. Antone thought they would be bringing plans to the Commission in February for office use of that site.
  - Given the current market for office space, having the 2.9 acres available for retail, restaurant and service uses will help keep the development more viable in terms of keeping tenants in the space.

Chair Stimson opened the meeting for public hearing. Seeing that no public indicated they wished to speak, Chair Stimson brought the matter back to the Commission for discussion and/or a motion.

**MOTION by Countegan, support by Schwartz**, that the Planning Commission recommend to City Council that the Amendment to PUD 5, 1993, concurrent with Site Plan 65-10-2021, both dated October

15, 2021, submitted by Michael Lawrence of Yamasaki Inc., be approved because the plans are in accordance with the objectives, goals, and policies of the Master Plan for Future Land Use, and the applicable provisions of the Zoning Ordinance, with the following conditions:

- 79 replacement trees be provided, or funds paid into the tree fund.
- Resolution of all outstanding issues identified in the November 11, 2021 Giffels Webster review letter.
- Resolution of all outstanding issues identified in the November 1, 2021 Fire Marshal memorandum, specifically including the correction of the turning radius as noted.

And with the determination that:

- This amendment includes all B-2 uses as listed in the Zoning Ordinance.

#### Discussion

Planning Consultant Arroyo read the list of all B-2 uses.

#### **Motion carried unanimously by voice vote.**

#### **C. PUD PLAN 4, 2021**

LOCATION:	South side of Northwestern Hw. Between Greening Street and Highview Avenue
PARCEL I.D.'s:	23-02-106-001, 002, 003, 005, 006, 007, 012, 013, 015, 016; 23-02-104-001, 004, 005; 23-02-102-002, 003, 004, 005, 013
PROPOSAL:	One 4-story, 250-unit apartment building and one 3-story 66-unit walk-up multiple family building in a B-3 General Business, in an RA-4 One Family Residential, OS-1 Office Service, and P-1 Vehicular Parking zoning districts
ACTION REQUESTED:	Recommendation to City Council
APPLICANT:	Farmington Hills Lofts, LLC, Matt Shiffman
OWNERS:	Ruch C. Langan, Trust and Ten Kids LLC

#### Applicant presentation

John Ackerman, Atwell, Southfield MI, was present on behalf of this request for positive recommendation to City Council for PUD Plan 4, 2021. Architect Jennifer Fritz, Humphreys & Associates, 121 W. Wacker, Chicago, was also present, as well as Matt Shiffman and other members of the development team, and members of the Langan family.

Mr. Ackerman gave the following information:

- The approximately 7-acre site on the south side of Northwestern is in a gateway location for the City, that provides a good transition between commercial uses, and from the highway to the north and existing development to the south. The project would also provide circulation through the property to the existing southern residential neighborhoods.
- The site contained 4 different zoning districts. None of the underlying zoning districts allowed for multi-family use. However, about 2/3 of the site is allocated on the Map for Future Land Use as multi-family, with the northern portion being non-center type business.
- The development included 250 1-3 bedroom units in a 4-story wrap style loft building to the north, with amenities that included courtyards, pool, and a fitness center. The proposed 3-story building to the south included 66 1-3 bedroom townhome/flats, with covered garages and surface parking. The buildings offered high quality architectural features. The southern building tenants

would have use of all the loft building amenities. There would be a dog park on the southwest corner of the Greening Street area.

- Regarding parking, 645 spaces were required; they were providing 533 spaces. 416 spaces would be garage parking, and 23 spaces would be tuck-under parking. The remaining 71 spaces would be surface parking, including 23 parallel parking spaces along Greening Street. The parallel parking spaces would not impede the Greening Street traffic.
- There were 506 bedrooms on the property, or more than one car per unit. Overall they were at 1.7 spaces per unit. In today's market, 2 parking spaces per unit was excessive. Other developments in the area had similar parking spaces per unit. For instance, Town Court in West Bloomfield had 1.67 spaces per unit, and was highly successful with no parking issues. The Bond development in Novi was approved to have 1.7 spaces per unit; this development was not yet constructed.
- Development benefits of this urban infill development included a high quality building on a gateway site. The project did a good job of unifying the various zoning districts, and the resulting residential density will benefit all the nearby commercial services. The Northwestern Highway curb cut had been eliminated. 20 feet of their property on Greening Street was being dedicated to the City so that Greening would have a full traffic corridor, with urban streetscape amenities included – pedestrian benches, dog bark, bike racks, etc. Road improvements and utility extension will help other commercial and residential uses in the area. The targeted demographic will be young professionals, adding to the diversity of population as well as spending in the City.
- The proposed building height was 52 feet, compatible with the nearby Holiday Inn Express and Hampton Inn, both of which were also 4 stories.

Ms. Fritz overviewed the buildings as follows:

- The northern loft building was a wrap style building, with 3 courtyards. Pitched roofs and a variety of materials increased the residential feel. The parking garage was minimally visible on two sides, and care was taken for the garage to reflect the same character as the building.
- High quality materials were used throughout the buildings, including several types of masonry, cementitious panels, and wood tone look products. A materials palette was part of tonight's submission.
- The 3-story U-shaped southern walk-up building with tuck-under garages provided a good transition to the neighboring residential neighborhood. Elevations showed a similar character and materials palette as the loft building.
- High quality amenities were provided both inside and outside the buildings.
- An inviting pedestrian plaza will spill out into the upgraded streetscape on Greening Street. The main amenities were located off of Greening Street.

Mr. Ackerman again addressed density on the site. The proposal was for a high end high-quality building, with significant amenities and improvements included, and the density was needed to provide economic viability for this project.

Referencing his November 11, 2021 review letter, Planning Consultant Arroyo gave the background and review for this request for recommendation of Final PUD Qualification to City Council for PUD 4, 2021. As the applicant had mentioned, there were a variety of zoning districts on the 6.2 acre site, with the addition of roughly 1.1 acres of right-of-way.

At its June 17, 2021 meeting the Planning Commission granted preliminary PUD qualification to the proposal, citing its adherence to the qualification criteria, and objectives iv, v and vii of Section 34-3.20.2.E. Planning Commissioners voting no at the time generally cited density and the scale of the

northern building as their biggest concerns. There were also calls to consider incorporating sustainability elements (electric car charging, and bicycle-friendly amenities among them). The applicant had addressed some of those issues.

Planning Consultant Arroyo summarized the PUD approval process. City Council would ultimately make the decision to approve the PUD. If approved by Council, a site plan would be submitted for review by the Planning Commission. Criteria for PUD approval were listed on pages 2-3 of the review letter; those had been discussed in detail at the June 17 meeting.

The qualification criteria cited by the applicant under Section 34-3.20.2.E. were:

- iv. To provide alternative uses for parcels which can provide transition buffers to residential areas.  
*The applicant notes that this use provides a transition from the Northwestern Highway corridor to uses to the south.*
- v. To guarantee the provision of a public improvement which could not otherwise be required that would further the public health, safety, or welfare, protect existing or future uses from the impact of a proposed use, or alleviate an existing or potential problem relating to public facilities.  
*The applicant's narrative cites improvements to Greening Street, including the dedication of additional right-of-way as a public improvement. As noted above, Highview Avenue is not addressed in discussion of the qualification criteria.*
- vii. To foster the aesthetic appearance of the city through quality building design and site development, the provision of trees and landscaping beyond minimum requirements; the preservation of unique and/or historic sites or structures; and the provision of open space or other desirable features of a site beyond minimum requirements.  
*The applicant cites high-quality architecture as meeting this criterion; examples of the type of materials and design are not provided.*

Regarding density, per ordinance standards, there were 316 units, with a total of 819 rooms. The applicant supplied an incorrect total of 503 rooms; this was the number of actual bedrooms, which was different from the ordinance's density standard. The greatest density allowed under the ordinance in any zoning district – RC-3 – would be 300 rooms.

When a PUD was brought forward that departed from the underlying zoning, it was important to look to the Master Plan. In this instance, the Master Plan called the area out as a Special Planning Area, with the following specific goals and policies:

- A. Take into account the approved PUD Plan for this area. *This has been provided by the applicant.*
- B. Encourage redevelopment of the entire Farmington Heights Subdivision as a mixed-use development that could be similar to a central business district. Include the major road business frontages in the redevelopment as much as possible.
- C. Provide significant transition/buffer adjacent to existing condominiums to the south and group care facility if they remain.
- D. Encourage non-motorized access alternatives with connections to the east.
- E. Promote mixed-use development, including increased height limit, for the entire area under a unified plan, provided that:
  - Changes would be permitted only if most properties are involved and that no isolated one-family residential uses remain. Include the two existing multiple-family developments if possible.

- Intensity of uses allowed by increasing heights is in proportion to the amount of land included in the development.
- Bike paths and/or sidewalks are installed to provide non-motorized access throughout the area.
- Pedestrian friendly environments are created including landscaping, walks, trees, shrubs and street furniture .

Planning Consultant Arroyo said that the proposal provided elements of the Master Plan vision, consistent with what the Special Planning Area described.

Regarding parking, this type of development typically generated a little less parking demand. Not every one of the one-bedroom units will need two parking spaces, for example. The 1.7 parking spaces per unit was not especially troubling. If the Master Plan vision was for this type of urban development, sometimes parking needed to be reduced so that there was not a sea of parking that was never used. The PUD agreement could state that if a parking problem became apparent the applicant would need to provide appropriate remedies, such as off-site parking, but Consultant Arroyo's experience was this would probably not be an issue. If this type of development were going to happen anywhere in the City, based on the Master Plan this location and pattern might make sense. Also, businesses and restaurants in this corridor would benefit by more residential rooftops.

The plan proposed the following exceptions to Zoning Standards:

1. Use. Multi-family housing is not permitted in the underlying districts.
2. Density. The maximum density in the RC-3 district on a parcel this size would be 300 rooms. The applicant is requesting 819 rooms.
3. Height. The 52-foot height of the northern building exceeds the height limit of all underlying districts, and is closest to that of the underlying B-3 district, which is 50 feet.
4. Street side setbacks. In the underlying non-RA districts, the required street side setback is 25 feet; 13 feet and 20 feet are proposed.
5. Rear setback. In the underlying RA-4 district, the required rear setback is 35 feet, and 25 feet is proposed in one area.
6. Parking. 645 parking spaces are required, the applicant proposes 533 spaces.

#### Commission discussion and questions

Commissioner Brickner noted that a PUD could not be used to avoid zoning compliance.

Planning Consultant Arroyo said that since some areas planned for commercial were being incorporated into less intense residential use, justification could be made to allow greater residential density. It was not uncommon for greater densities to be requested in a PUD development, especially when tied to a Mater Plan vision.

City Attorney Schultz advised that while an applicant can't use a PUD to "go around" the required density, the Planning Commission could determine that given the constraints and multi-use districts of the site, the application was not being used to avoid zoning standards. In any event, City Council would make the final determination.

Commissioner Schwartz said that in his opinion this was the least walkable portion of the City. If the development was constructed and it became apparent there was a significant shortage of parking spaces, how would the applicants remedy this situation other than using nearby commercial property for parking?

Commissioner Mantey suggested that people who needed 2 parking spaces and couldn't obtain them would not rent at this development. The developers had proposed a large number of on-bedroom units, of which many would not require more than one parking space.

Commissioner Mantey said that he looked forward to the Master Planning Update process in terms of potentially looking at reducing parking requirements.

Planning Consultant Arroyo agreed that the availability of parking would impact who would choose to rent at the proposed development. Perhaps the applicants could relate their experience in building this type of density with this type of reduced parking. Have they ever had to provide additional parking, and if so, what options did they use?

Chair Stimson opened the public hearing.

John Clarahan, 31918 Highview, said he lived about 90 yards from the southeast corner of the proposed development. Their neighborhood acted as a small community and he was concerned that the proposed development would severely damage that. He described the state of the nearby commercial development including Home Depot and the closed Sam's Club, and also described cut through traffic that avoided the 14 Mile intersection by speeding through his neighborhood, and noise that often came from the nearby hookah lounge. Specifically, his concerns included: 1) Cut through traffic on their dirt road as already noted. 2) Elimination of the cut-through of Mulfordton Street, making Highview more attractive as a cut-through route. 3) Stagnant water breeding mosquitoes in the proposed detention pond. 4) Potential crime. 5) Noise. 6) Litter along Ludden Street being exacerbated.

Seeing that no other public indicated they wished to speak, Chair Stimson closed the public hearing and asked the applicant to address questions and concerns raised by the Commission and by Mr. Clarahan.

Regarding parking, Mr. Ackerman said they were very confident there would be no parking issues. They had never experienced an under parked project. More often, they had the opposite problem with parking fields not used. Based on current ITE (Institute of Traffic Engineers) studies and through discussion with other developers they were comfortable with 1.7 spaces per unit.

Regarding other concerns, the detention basin will not hold stagnant water; it was designed as a dry basin. Regarding cut-through and noise issues, the hope was if Rexford and Mulfordton were expanded out to Orchard Lake Road as paved corridors, drivers would choose those streets over Highview. There had been discussion regarding paving Highview, but the applicants were reluctant to do that because Highview was the primary access for the residential to the south, and the applicants were trying to direct the majority of the vehicular traffic to Northwestern or on one of the improved roads to Orchard Lake Road.

Commissioner Countegan felt the two examples provided regarding similar developments with similar parking spaces represented due diligence on behalf of the developer. If the developer was going to make the investment to construct this project, they would make sure they had enough parking, and it did not appear the developer felt compelled to provide more spaces than the 1.7 spaces per unit.

Mr. Ackerman reiterated that they were comfortable with the number of parking spaces provided. Additionally, Humphreys Architects had significant experience nation-wide with this type and size of development, with similar parking space numbers.

Commissioner Countegan emphasized that the developer, who was making this investment and had performed due diligence research, believed there was adequate parking.

Commissioner Countegan said he liked what was proposed. The Master Plan contemplated this area as a Special Planning Area; the proposed project was somewhat unique in terms of the look, the offer of parallel parking, and its density. He was not concerned with the height: 2 feet would not be discernable. Regarding density, there was a tradeoff between commercial and residential use in terms of parking and what kind of impact there would be on the infrastructure and the road system. Additionally, the parking issue had been addressed with due diligence and research, looking at similar types of developments. Other issues regarding setbacks, etc., could be addressed through a PUD amendment and plan. He liked the off-site improvements that were proposed, and the aesthetics of the overall development. The density would provide synergy and support businesses in the area. Regarding Mr. Carahan's concerns, the City needed to make sure traffic would not worsen on his street, and nuisance issues such as noise, dust and litter be handled through enforcement. The developer, traffic engineer, police department and City should work together to ensure that current residents were not harmed. Stagnant water was not allowed in retention ponds. He hoped the project did not bring additional crime to the neighborhoods; if that did occur there were resources in place to deal with it.

Chair Stimson said that 2 examples had been given of similar developments, but one of them had not been built, so there was no experience with the proposed parking. How long had the Town Court been open? Were there other examples? He'd prefer to have more than one data point.

Mr. Ackerman said the project in Novi had not been constructed; they were going to break ground shortly. They had proposed another similar development in Northville Township at Beck and 5 Mile that would be under 2 spaces per unit as well; hopefully that would be constructed in 2022. The Town Court had been operating less than a year. Another example might be The Griffin, located across from the zoo in Royal Oak, which was about a year old as well.

Chair Stimson said The Griffin offered other alternatives for parking, including street parking, and he did not think the Griffin had full occupancy yet. He was looking for something that could tell him the 1.7 spaces per unit parking worked.

Ms. Fritz said that when they planned wrap type units they always tried for 1.7 spaces per unit, and sometimes ended up with 1.6. They had developments in Ohio, Florida and Texas.

Chair Stimson said he was looking for comparable examples in this area.

Planning Consultant Arroyo said that in the event more parking was needed for this project, more parallel spaces could be added to the west side of Greening. Subject to permitting, stormwater detention could be put underground and surface parking constructed there. He tended to agree that 1.7 spaces per unit represented the actual demand.

Commissioner Mantey objected to imposing any parking minimums.

Commissioner Brickner said the detention area would help the neighbors by keeping the water on site. His concern had been with the high density, but based on the City Attorney's comments he felt the Commission could move forward with this proposal, and eventually Council would make the final decision regarding density. This property had been sitting vacant for decades; this project appeared to be a

good use for the site. However, there was no transportation in this area other than people having their own cars. There was no mass transit system on Northwestern Highway. The bike lanes on Northwestern Highway were not used. Still, if there were not enough parking spaces, that was the developer's problem.

**MOTION by Countegan, support by Mantey**, that the Planning Commission recommend to City Council that PUD 4, 2021, dated October 18, 2021, submitted by Matt Shiffman of Farmington Hills Lofts, LLC, be approved because the plans are in accordance with the objectives, goals, and policies of the Master Plan for Future Land Use, and the applicable provision of the Zoning Ordinance,

With the following findings:

- The proposed PUD is consistent with the Special Planning Area of the Master Plan, which envisions a unique development. The applicant has demonstrated through their latest calculations and due diligence that they have sufficient parking for a higher-density, new type of development in this area. The applicant's research may be more current than that which informed the City's older existing standards.
- The consolidation of multiple zoning districts in the area into multi-family is consistent with the Master Plan for the entire area.
- With this development, commercial is removed from this portion of Northwestern Highway.
- The multi-family use is not contrary to the Master Plan.
- The height is not an issue in the context of the whole area and surrounding properties. There are other nearby buildings that are four stories high, and the 52 foot height is insignificant in comparison to the allowed height of 50 feet in the B-3 District.
- The setback issues can be addressed within the PUD process and agreement.
- Given the on-street parking to the west, if the developers found they did not have sufficient parking after the substantial investment made to bring people into these units, a solution could be found that might include parallel parking on the east side of Greening and/or using underground retention in order to provide more surface parking.
- The applicants had met the provisions of objectives iv, v and vii of Section 34-3.20.2.E. of the zoning ordinance:
  - iv. To provide alternative uses for parcels which can provide transition buffers to residential areas.
  - v. To guarantee the provision of a public improvement which could not otherwise be required that would further the public health, safety, or welfare, protect existing or future uses from the impact of a proposed use, or alleviate an existing or potential problem relating to public facilities.
  - vii. To foster the aesthetic appearance of the city through quality building design and site development, the provision of trees and landscaping beyond minimum requirements; the preservation of unique and/or historic sites or structures; and the provision of open space or other desirable features of a site beyond minimum requirements.
- The proposed development will provide economic investment in the community, supporting city services and schools.

Motion discussion:

Commissioner Schwartz said he thought the density was too high, and the parking was still a problem, although Planning Consultant Arroyo had given solutions if parking became an issue. He did not see The Griffin in Royal Oak being comparable to this development. All the comparables were either under construction or less than a year old. He recognized that if ultimately a less dense development were

constructed, perhaps some of the amenities would not be included. He felt the proposal was too dense, there was already a traffic issue in this area, partly due to a roundabout that did not work well. He would not be voting for this motion, though as a concept the development made sense. It was just squeezing too many units in too small a space.

Commissioner Mantey said that the mass transit in this area was the worst in the world. He understood why some on the Commission might hesitate to support this development, but he believed that couples would not rent one-bedroom apartments, especially with the need for a home office. The internet, with its accompanying home offices, was not available when the parking minimums were originally approved.

Commissioner Brickner said he supported moving this PUD request to City Council. He felt that the proposed development would be better than having nothing on this site, and he supported residential development in terms of an apartment building in this area.

Chair Stimson said he still believed the density was too high, and he remained concerned about the lack of experience with 1.7 parking spaces per unit. This was a tough call.

**Motion carried 4-2** (Schwartz, Turner opposed).

**APPROVAL OF MINUTES** November 18, 2021

**MOTION by Brickner, support by Turner**, to approve the November 18, 2021 Planning Commission meeting minutes as presented.

**Motion carried unanimously by voice vote.**

**PUBLIC COMMENT**

None.

**COMMISSIONERS' COMMENTS**

None.

January meetings will be January 20 (regular meeting) and January 27 (CIP)

**ADJOURNMENT**

**MOTION by Brickner, support by Countegan**, to adjourn the meeting at 9:04 p.m.

**MOTION carried unanimously by voice vote.**

Respectfully Submitted,  
John Trafelet  
Planning Commission Secretary

/cem