

**MINUTES
CITY OF FARMINGTON HILLS
PLANNING COMMISSION MEETING
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
MAY 16, 2024, 7:30 P.M.**

CALL MEETING TO ORDER

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

ROLL CALL

Commissioners present: Aspinall, Countegan, Grant, Trafelet, Stimson, Varga, Ware
Commissioners Absent: Brickner, Mantey
Others Present: Staff Planner Canty, City Attorney Schultz, Planning Consultants
 Tangari and Upfal

APPROVAL OF THE AGENDA

MOTION by Grant, support by Aspinall, to amend and approve the agenda as follows:

- **Postpone Item 4.B. REZONING REQUEST ZR 4-3-2024 until the June, 2024 meeting.**

Motion passed unanimously by voice vote.

PUBLIC HEARING

A. REZONING REQUEST ZR 3-3-2024

LOCATION: West side of Middlebelt Road, just north of Astor Avenue
PARCEL I.D.: 22-23-26-480-046
PROPOSAL: Rezone one (1) parcel from P-1, Vehicular Parking to RA-4, One
 Family Residential zoning district
ACTION REQUESTED: Recommendation to City Council
APPLICANT: Rane Jappaya
OWNER: 22595 Middlebelt, LLC

Applicant presentation

Rane Jappaya, 22595 Middlebelt, LLC, was present on behalf of this request to rezone one parcel from P-1 Vehicular Parking to RA-4, One Family Residential zoning district on the west side of Middlebelt Road, just north of Astor Avenue.

Planners Review

Referencing the April 10, 2024 Giffels Webster memorandum, Planning Consultant Upfal gave the background and review for this request.

- The property in question is a little over a quarter acre. The majority of the property is zoned P-1 Vehicular Parking with a small portion zoned RA-4, One Family Residential. The property is located on the west side of Middlebelt Road, across from a mobile home park, surrounded by residential to the north and west, and with a convenience store to the south. The lot was currently unused.

- Duplexes are allowed in the RA-4 district, if the developer is using the major frontage option offered in the zoning ordinance.
- The Master Plan designated the site as a shopping center type business. The property to the south was a shopping center type business, and the properties to the north and west were designated as single family, which is consistent with RA-4 zoning, and the subject parcel is designated on the residential map as medium density.
- Portions of the site where only vehicular parking uses were permitted would accommodate single family and two-family residential uses; this would not have a considerable impact on public services or utilities.
- The wetlands map indicated there may be hydric soils on the site which should be reviewed prior to issuing of any permits.
- The applicant did not provide evidence that the site could not be developed as zoned, however the demand for vehicular parking lots with no principal use should be considered.
- The site is compatible with the neighboring RA-4 uses, and would be compatible with the B-1 parcel to the south if rezoned, as the ordinance stated that the intent of the B-1 district was to meet the day-to-day convenience shopping needs of the surrounding residential properties.
- As an undeveloped corner lot, there is the potential for a new curb cut.
- There is limited land along this thoroughfare where there is an option to construct a duplex in RA-4 zoning on a major thoroughfare.
- An amendment to current zoning would not accommodate single-family or duplex uses.
- Development in the immediate area had not changed substantially since the adoption of the Master Plan.
- Rezoning would not result in a spot zone.

In response to questions, Mr. Jappaya gave the following information:

- Mr. Jappaya believed the property was originally zoned P-1 by the previous owner to save money on taxes. Mr. Jappaya owned the residential property to the north, and Andy's Market to the south.
- Three single family homes or duplex structures could be constructed on the site if the rezoning is approved.
- The intent of the rezoning is to construct rental properties.

Chair Trafelet opened the public hearing.

As no public indicated they wished to speak on this matter, Chair Trafelet closed the public hearing and brought the matter back to the Commission.

MOTION by Stimson, support by Aspinall, to recommend to City Council that Rezoning Request ZR 3-3-2024, dated March 18, 2024, submitted by Rane Jappaya, to rezone property located at Parcel Identification Number 22-23-26-480-046 from P-1, Vehicular Parking District, to RA-4, One Family Residential Zoning District BE APPROVED.

Motion passed unanimously by voice vote.

B. REZONING REQUEST ZR 4-3-2024

LOCATION: 27815 Middlebelt Road; two (2) parcels on west side of Middlebelt Road, between Orion Court and Twelve Mile Road

PARCEL I.D.: 22-23-11-477-014, and 109

PROPOSAL: Rezone two (2) parcels from RC-2, Multiple Family Residential to B-3, General Business zoning district
ACTION REQUESTED: Recommendation to City Council
APPLICANT: SkilkenGold Real Estate Development
OWNER: HRA Farmington Hills, LLC

Postponed to June meeting.

C. AMEND PUD 1, 2021, INCLUDING REVISED SITE PLAN 54-2-2021

LOCATION: 31525 Twelve Mile Road
PARCEL I.D.: 22-23-15-201-270
PROPOSAL: Conversion of hotel building into independent living facility in ES, Expressway Service zoning district
ACTION REQUESTED: Recommendation to City Council
APPLICANT: Farmington Hills Real Estate, LLC
OWNER: Farmington Hills Real Estate, LLC

Applicant presentation

Douglas Boehm, Comfort Care Senior Living, was present on behalf of this request to amend PUD 1, 2021, including Revised Site Plan 54-2-2021, for conversion of a hotel building into an independent living facility. Mr. Boehm made the following points:

- City Council approved the Final Site Plan in November, 2021.
- Renovation started in 2022.
- The words “memory care” and “assisted living” need to be replaced with “independent living” in all PUD documents. Only independent living units will be on the site.

In response to questions, Mr. Boehm provided the following additional information:

- The units will be marketed to individuals 55 and older, but would also be open to others in order to meet Fair Housing requirements.
- The site would contain 131 units.

Planners Review

Referencing the May 9, 2024 Giffels Webster memorandum, Planning Consultant Tangari gave the background and review for this request for a PUD amendment.

- The request was to modify an approved PUD for a five-acre site near Twelve Mile and Orchard Lake Roads.
- The applicant proposes to amend the PUD to make units independent living, whereas the approved PUD contains a mix of 21 studio memory care units, 51 assisted living units, and 56 independent living units.
- The amendment would result in 131 independent living units, split into 47 studios and 84 one-bedroom units.
- The parking requirement for the approved PUD was 81 spaces. Based on the standard of 0.75 spaces per unit for independent living with no kitchen facilities, the amended parking requirement would be 98 spaces. This requirement differed from a statement of 81 spaces in the revised site plan.
- The applicant was proposing 85 parking spaces on site which would require relief from the parking requirement as part of the revised PUD agreement.

In response to questions, Mr. Boehm provided the following additional information:

- The proper building use term for the site is “boarding house.”
- Units would have a small kitchenette without a stove or oven. Stove top units could be added by residents.
- 24-hour dining services would be available, but there would be no medical or custodial care provided by the facility.

Chair Trafelet opened the public hearing.

As no public indicated they wished to speak on this matter, Chair Trafelet closed the public hearing and brought the matter back to the Commission.

Chair Trafelet pointed out that there was long grass and an unscreened retention pond currently on site. Mr. Boehm indicated that both issues would be resolved.

In response to further questions, Mr. Boehm provided the following:

- Construction would resume after the amendment was approved.
- Building elevators would accommodate a gurney.
- Units would not be subsidized.
- Units would meet ADA building codes.
- Requirements of the previous PUD agreement were met.

MOTION by Stimson, support by Varga, to recommend to City Council that the application to amend PUD 1, 2021, including Revised Site Plan 54-2-2021, dated March 25, 2024 submitted by Farmington Hills Real Estate, LLC, be APPROVED, because the plans are consistent with the goals, objectives, and policies of the Master Plan and applicable provisions of the Planned Unit Development Option in Section 34-3.20 of the Zoning Ordinance,

Subject to:

- **Modifications of Zoning Ordinance requirements as indicated on the proposed plan.**

And with the following additional recommendation:

- **The Planning Commission recommends granting relief from the parking requirement to provide 13 fewer spaces than required.**

Motion passed unanimously by voice vote.

REGULAR MEETING

A. LOT SPLIT 2, 2024 (FINAL)

LOCATION: 21308 Waldron Street
PARCEL I.D.: 22-23-36-329-030
PROPOSAL: Split one (1) parcel into two (2) parcels in RA-4, One Family Residential zoning district
ACTION REQUESTED: Lot Split approval (final)
APPLICANT: Mansoor Habib
OWNER: Mansoor Habib

Applicant presentation

Mansoor Habib was present on behalf of this request for lot split approval at 21308 Waldron Street. Mr. Habib made the following points:

- The lot was originally three parcels that had been combined into one.
- When Mr. Habib purchased the property, a fire-damaged home was still there; the City informed Mr. Habib that the home had to be demolished (not repaired). Mr. Habib did demolish the building, and the lot is currently vacant.
- The request was to split the lot into two lots, in order to build two single family homes.

Referencing the May 7, 2024 Giffels Webster memorandum, Planning Consultant Tangari gave the background and review for this request for lot split approval.

- The parcel is zoned RA-4 and contains 0.38 acres. The minimal lot size in RA-4 is 8,500 square feet.
- There was one place on the plans where the parcel ID was given incorrectly, that should be updated.
- Surrounding properties were all RA-4 One Family, except a portion of property across the street which was Olde Town Park.
- Parcel A and Parcel B were both proposed to have 75 feet of frontage on Waldron Street and were proposed to be 8,362 square feet (0.19 acres).
- The minimum lot width is 60 feet and the minimum lot size is 8,500 square feet. As noted, the proposed lots would not meet the minimum lot size requirement and will require a variance prior to Planning Commission action.
- Other parcels on the block had a standard lot size of about 50 feet by 111 feet. The proposed lots would be larger than most of the other lots on the block.
- Lots on surrounding blocks vary in size more than the lots on this block, including many with a width similar to the proposed lots.
- The proposed lots have rear to rear and side to side relationships with adjacent lots, which is typical for the area.
- The proposed division would result in a compatible relationship with surrounding parcels.
- The split would create two lots on which buildings would be oriented toward Waldron Street, as is the case with other lots on the west side of the block.

MOTION by Aspinall, support by Varga, that (Final) Lot Split 2, 2024, dated April 3, 2024, submitted by Mansoor Habib, BE DENIED, because it appears that the applicable provision of Chapter 34 “Zoning” and/or Chapter 27 “Subdivision of Land,” of the City Code are not met, because the proposal would not meet the required dimensional standards.

Motion passed unanimously by voice vote.

Commissioner Stimson explained process going forward; the applicant would need to obtain a variance from the ZBA before the Planning Commission could act on this request.

Commissioner Stimson pointed out the need to review the zoning in the Olde Town neighborhood, with an eye to bringing the zoning ordinance into conformance with what has existed in Olde Town for many decades.

MOTION by Grant, support by Aspinall, to approve the April 18, 2024 Special Meeting minutes, and April 18, 2024 Regular Meeting minutes as submitted.

Motion carried unanimously by voice vote.

PUBLIC COMMENT

Duke Orr noted that for 20 years Commissioner Mantey supported wetlands regulations and sidewalks, and progress had been made in those areas.

COMMISSIONER/STAFF COMMENTS

Commissioner Grant wished all mothers a belated Happy Mother's Day.

ADJOURNMENT

Motion by Grant, support by Ware, to adjourn the meeting.

Motion carried unanimously by voice vote.

The meeting was adjourned at 8:10pm.

Respectfully Submitted,
Kristen Aspinall
Planning Commission Secretary

/cem