

**AGENDA**  
**PLANNING COMMISSION REGULAR MEETING**  
**CITY OF FARMINGTON HILLS**  
**NOVEMBER 18, 2021, 7:30 P.M.**  
**FARMINGTON HILLS CITY HALL – CITY COUNCIL CHAMBERS**  
**31555 W. ELEVEN MILE ROAD, FARMINGTON HILLS MI 48336**  
[www.fhgov.com](http://www.fhgov.com) (248) 871-2540  
YouTube Channel: <https://www.youtube.com/user/FHChannel8>

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

4. Regular Meeting

**A. REVISED SITE PLAN 62-5-2019**

LOCATION: Northwest corner of 12 Mile and Middlebelt Roads  
PARCEL I.D.'s: 23-11-477-109, 014 & 013  
PROPOSAL: Assisted living facility in an RC-2, Multiple-Family District  
ACTION REQUESTED: Approval of site and landscape plans  
APPLICANT: Harbor Retirement Development, LLC  
OWNER: CS-HRA Farmington Hills JV

**B. SITE PLAN 65-10-2021 (PUD 5, 1993)**

LOCATION: South side of Twelve Mile, west of Drake Rd.  
PARCEL I.D.: 23-17-201-014  
PROPOSAL: Retail & Restaurant, Office in an OS-4, Office Research District  
ACTION REQUESTED: Approval of site and landscape plans  
APPLICANT: Michael Lawrence  
OWNER: Farmington Hills Corp. Inv., L.L.C.

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

LOCATION: West side of Middlebelt Rd., south of Linden Ave.  
PARCEL I.D.: 23-26-277-014  
PROPOSAL: Utilize the Duplex Option, to build one two-unit duplex on the site in an RA-3, One Family Residential District  
ACTION REQUESTED: Set for Public Hearing  
APPLICANT: Ramiz Naman  
OWNER: R. R. Naman Construction

**D. PUD PLAN 4, 2021**

LOCATION: South side of Northwestern Hwy. 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

ACTION REQUESTED:  
APPLICANT:  
OWNERS:

Business, in an RA-4 One Family Residential, OS-1 Office Service, and P-1 Vehicular Parking zoning districts  
Set for Planning Commission Public Hearing  
Farmington Hills Lofts, LLC, Matt Shiffman  
Ruth C. Langan, Trust and Ten Kids LLC

5. **Approval of minutes** **October 21, 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.