

AGENDA
PLANNING COMMISSION PUBLIC HEARING/REGULAR MEETING
CITY OF FARMINGTON HILLS
SEPTEMBER 18, 2025 @ 7:30 P.M.
FARMINGTON HILLS CITY HALL – CITY COUNCIL CHAMBER
31555 W. ELEVEN MILE ROAD, FARMINGTON HILLS, MICHIGAN 48336
Cable TV: Spectrum – Channel 203; AT&T – Channel 99
YouTube Channel: <https://www.youtube.com/user/FHChannel8>
www.fhgov.com (248) 871-2540

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

4. Public Hearing

A. AMEND PLANNED UNIT DEVELOPMENT 2, 2023,
INCLUDING SITE PLAN 67-9-2023

LOCATION: 30825 and 31361 Orchard Lake Road
PARCEL I.D.: 22-23-03-226-027 and 028
PROPOSAL: Redevelop shopping center in B-2,
Community Business Zoning District
ACTION REQUESTED: Recommend to City Council
APPLICANT: Frank Jarbou (formerly Timothy Collier)
OWNER: Hunter's Square Development, LLC

B. AMEND PLANNED UNIT DEVELOPMENT 4, 2000

LOCATION: 32555 Northwestern Hwy
PARCEL I.D.: 22-23-02-176-068
PROPOSAL: Use existing building as a catering kitchen, storage, and private
event space with new addition and changes to landscape
features in B-3, General Business District and RA-4, One-Family
Residential District.
ACTION REQUESTED: Recommend to City Council
APPLICANT: Zack Sklar
OWNER: CEC Farmington, LLC

C. CLUSTER SITE PLAN 54-4-2025

LOCATION: South side of Folsom Road, between Parker Avenue
and Lundy Drive,
PARCEL I.D.: 22-23-34-252-019, 020, 021, 022, 023, 024, 025, 026, 027, 028,
030, 031, 032, 033, 034, and 043
PROPOSAL: Construct thirty-three (33) single-family detached units within
RA-3, One Family Residential District
ACTION REQUESTED: Recommend to City Council
APPLICANT: Forest at Riverwalk Development, LLC
OWNER: Forest at Riverwalk Development, LLC

D. ZONING TEXT AMENDMENT 1, 2025

CHAPTER OF CODE: 34, Zoning Ordinance
PROPOSED AMENDMENT: Amend Zoning Ordinance to add new definitions and Public Art
requirements

ACTION REQUESTED:
SECTION:

Recommend to City Council
Amend section 34-2.2 and add Section 34.5.20

5. Regular Meeting

A. CLUSTER SITE PLAN 57-4-2025

LOCATION:	28000 West Nine Mile Rd.
PARCEL I.D.:	22-23-25-401-001
PROPOSAL:	Construct fifty-two (52) single-family attached units (four per building) within RA-1, One Family Residential District
ACTION REQUESTED:	Set for Public Hearing
APPLICANT:	Eureka Development Group
OWNER:	Lutheran Child and Family Services of Michigan Inc.

6. Approval of Minutes

August 21, 2025, Regular Meeting

7. Public Comment

8. Commissioner/Staff Comments

9. Adjournment

Respectfully Submitted,

Kristen Aspinall, Planning Commission Secretary

Staff Contact:

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NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at (248) 871-2410 at least two (2) business days prior to the meeting, wherein arrangements/accommodations will be made. Thank you.