

AGENDA
PLANNING COMMISSION REGULAR MEETING
CITY OF FARMINGTON HILLS
NOVEMBER 16, 2023 @ 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. 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: Redevelopment of shopping center in B-2, Community Business zoning district
ACTION REQUESTED: Recommendation to City Council
APPLICANT: Timothy Collier
OWNER: RPT Realty, L.P.

5. **Regular Meeting**

B. REVISED SITE PLAN 52-1-2021

LOCATION: 27745 Orchard Lake Road
PARCEL I.D.: 22-23-15-201-015
PROPOSAL: Construction of addition to rear of existing gas station convenience store building in ES, Expressway Service zoning district
ACTION REQUESTED: Site Plan Approval
APPLICANT: Three Orchards Real Estate, LLC
OWNER: Three Orchards Real Estate, LLC

C. ONE-FAMILY CLUSTER OPTION QUALIFICATION 1, 2023

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, 029, 030, 031, 032, 033, 034, 035, and 036
PROPOSAL: Qualification of eighteen (18) parcels for construction of single-family homes in RA-3, One Family Residential zoning district via One-Family Cluster Option
ACTION REQUESTED: Qualification for One-Family Cluster Option
APPLICANT: Forest at Riverwalk Development, LLC
OWNER: Forest at Riverwalk Development, LLC

D. REZONING REQUEST ZR 2-10-2023

LOCATION: South side of Nine Mile Road, just west of Farmington Road
PARCEL I.D.: 22-23-33-227-001, 002, and 003
PROPOSAL: Rezone three (3) parcels from B-1, Local Business to RA-4,
One Family Residential zoning district
ACTION REQUESTED: Set for Public Hearing
APPLICANT: Fortesa Homes LLC/Robert Donovic
OWNER: Tom Dedvukaj

E. AMEND PLANNED UNIT DEVELOPMENT 1, 2020, INCLUDING REVISED SITE PLAN 56-6-2020

LOCATION: 28800 Eleven Mile Road
PARCEL I.D.: 22-23-13-351-008
PROPOSAL: Demolition of small chapel structure for open space in SP-5,
Special Purpose zoning district
ACTION REQUESTED: Set for Public Hearing
APPLICANT: Edward Rose & Sons – Mark Perkoski, Dir. Of Acquisitions
OWNER: Farmington Hills Senior Living, L.L.C.

6. Approval of Minutes October 26, 2023, Special Meeting (master plan study), and
October 26, 2023, Regular Meeting

7. Public Comment

8. Commissioner/Staff Comments

9. Adjournment

Respectfully Submitted,

Marisa Varga, Planning Commission Secretary

Staff Contact

Erik Perdonik

City Planner, Planning and Community Development Department

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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.