

**CITY OF FARMINGTON HILLS
PLANNING COMMISSION MEETING
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
AUGUST 15, 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, Brickner, Grant, Mantey, Trafelet, Varga, Ware

Commissioners Absent: Countegan, Stimson

Others Present: Staff Planner Canty, Planning Consultant Upfal (Giffels Webster), Staff Engineers ShonQuase Dawkins and Dayton Emerson, City Attorney Schultz

APPROVAL OF THE AGENDA

MOTION by Grant, support by Ware, to approve the agenda as published.

Motion passed unanimously by voice vote.

PUBLIC HEARING

A. LOT SPLIT 3, 2024 (FINAL)

LOCATION: 24000 Research Drive
PARCEL I.D.: 22-23-30-127-033
PROPOSAL: Split one (1) parcel into two (2) parcels within LI-1, Light Industrial zoning district
ACTION REQUESTED: Lot split approval (final)
APPLICANT: Mark Bolitho
OWNER: 24000 Research Drive LLC

Applicant presentation

Jake Root, Detroit Architectural Group, Farmington Hills, and applicant Mark Bolitho, Sterling Millwork, Farmington Hills, were present on behalf of this application for lot split approval at 24000 Research Drive.

Mr. Root explained that they were requesting to split one parcel into two parcels within the LI-1 Light Industrial zoning district, with the intention of keeping the 56,375sf existing building on the original lot, and developing the second northerly site with a 20,000sf building. Those plans are in development and ready to be submitted pending the lot split approval.

The applicants have met with City staff about the viability of the project, received positive feedback, and were now moving forward with their plans.

The new building would be a spec building. There was no user yet. They would most likely be seeking a manufacturing or warehouse tenant.

Planner review

Referencing the August 5, 2024 Giffels Webster memorandum, Planning Consultant Upfal gave the background and review for this lot split request.

- The total site is 4.62 acres and zoned LI-1, occupied by an industrial building and associated parking and drives, and is surrounded by LI-1 uses.
- The proposed split will result in two parcels. Parcel A will be 2.768 acres with 240' on Research Drive. Parcel B will be 1.85 acres with 496.28' on Research Drive.
- All dimensional standards will be met, and both parcels have points for ingress/egress on Research Drive.
- The proposed split will result in compatibility with existing parcels, under the criteria listed in Section 27-110(2)(e), Subdivision of Land Ordinance, Compatibility with Existing Parcels.

Commission questions, discussion, and action

- The new parcel is currently vacant, with the detention pond for the parent parcel located on the northly portion of the site. The lot split includes an easement agreement.
- In response to a question referencing the Fire Marshal's comments in the July 31, 2024 Fire Department memorandum, Mr. Bolitho said they would obtain a Certificate of Occupancy for their current building, and the new building will have a C of O before being occupied, as required.

MOTION by Brickner, support by Aspinall, that Lot Split 3, 2024 (Final) dated July 11, 2024, submitted by Mark Bolitho, BE APPROVED, because it appears to meet the applicable provisions of Chapter 34, "Zoning," and Chapter 27, "Subdivision of Land," of the City Code and will result in land parcels generally compatible with surrounding parcels in the vicinity; and that the City Assessor be so notified, and that any easement or cross-easements be included as a part of the lot split and be filed appropriately.

Motion passed unanimously by voice vote.

APPROVAL OF MINUTES July 25, 2024, Special Meeting, and July 25, 2024, Regular Meeting

MOTION by Grant, support by Aspinall, to approve the July 25, 2024, Special Meeting, and July 25, 2024, Regular Meeting as submitted.

Motion passed unanimously by voice vote.

PUBLIC COMMENT

None

COMMISSIONER/STAFF COMMENTS

Commissioner Brickner said he had attended the August 12, 2024 City Council meeting where the Master Plan was unanimously approved. Commissioner Brickner thanked everyone who had worked on this 2-year project.

It came out in discussion that the Sheetz PUD plan is scheduled to be before the Planning Commission at the September meeting.

ADJOURNMENT

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

Motion carried unanimously by voice vote.

The meeting was adjourned at 7:40pm.

Respectfully submitted,
Kristen Aspinall
Planning Commission Secretary

/cem