

**AGENDA**  
**PLANNING COMMISSION PUBLIC HEARING/REGULAR MEETING**  
**CITY OF FARMINGTON HILLS**  
**APRIL 20, 2023 @ 7:30 P.M.**  
**FARMINGTON HILLS CITY HALL – CITY COUNCIL CHAMBERS**  
**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](http://www.fhgov.com)**  
**(248) 871-2540**

- 1. Call Meeting to Order**
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. Public Hearing**

**A. REZONING REQUEST 1-2-2023**

LOCATION: 29400 Orchard Lake Road  
PARCEL I.D.: 22-23-11-101-003  
PROPOSAL: Rezone parcel presently zoned B-4, Planned General Business District, to B-3, General Business District  
ACTION REQUESTED: Recommendation to City Council  
APPLICANT: Frank Jamil  
OWNER: Amira Plaza, LLC

**B. AMEND PLANNED UNIT DEVELOPMENT (PUD) 2, 2021, INCLUDING REVISED SITE PLAN 59-5-2022**

LOCATION: 27400 Twelve Mile Road  
PARCEL I.D.: 22-23-12-476-008  
PROPOSAL: Construction of assisted living facility and detached, single-family condominiums in RA-1B, One Family Residential District  
ACTION REQUESTED: Recommendation to City Council  
APPLICANT: Optalis Group  
OWNER: Evangelical Homes of Michigan

**C. SPECIAL APPROVAL PLAN 51-3-2023**

LOCATION: PARCEL 24300 Drake Road  
I.D.: PROPOSAL: 22-23-21-351-032  
Operation of temporary portable concrete batch plant in B-3, General Business District  
ACTION REQUESTED: Special Land Use and Site Plan Approval  
APPLICANT: Mark Anthony Contracting, Inc.  
OWNER: Dinesh Potluri

- 5. Regular Meeting**
- 6. Approval of Minutes** [March 16, 2023, Regular Meeting](#)
- 7. Public Comment**
- 8. Commissioner/Staff Comments**
- 9. Adjournment**

**Respectfully Submitted,**

**Marisa Varga, Planning Commission Secretary**

**Staff Contact**

**Erik Perdonik**

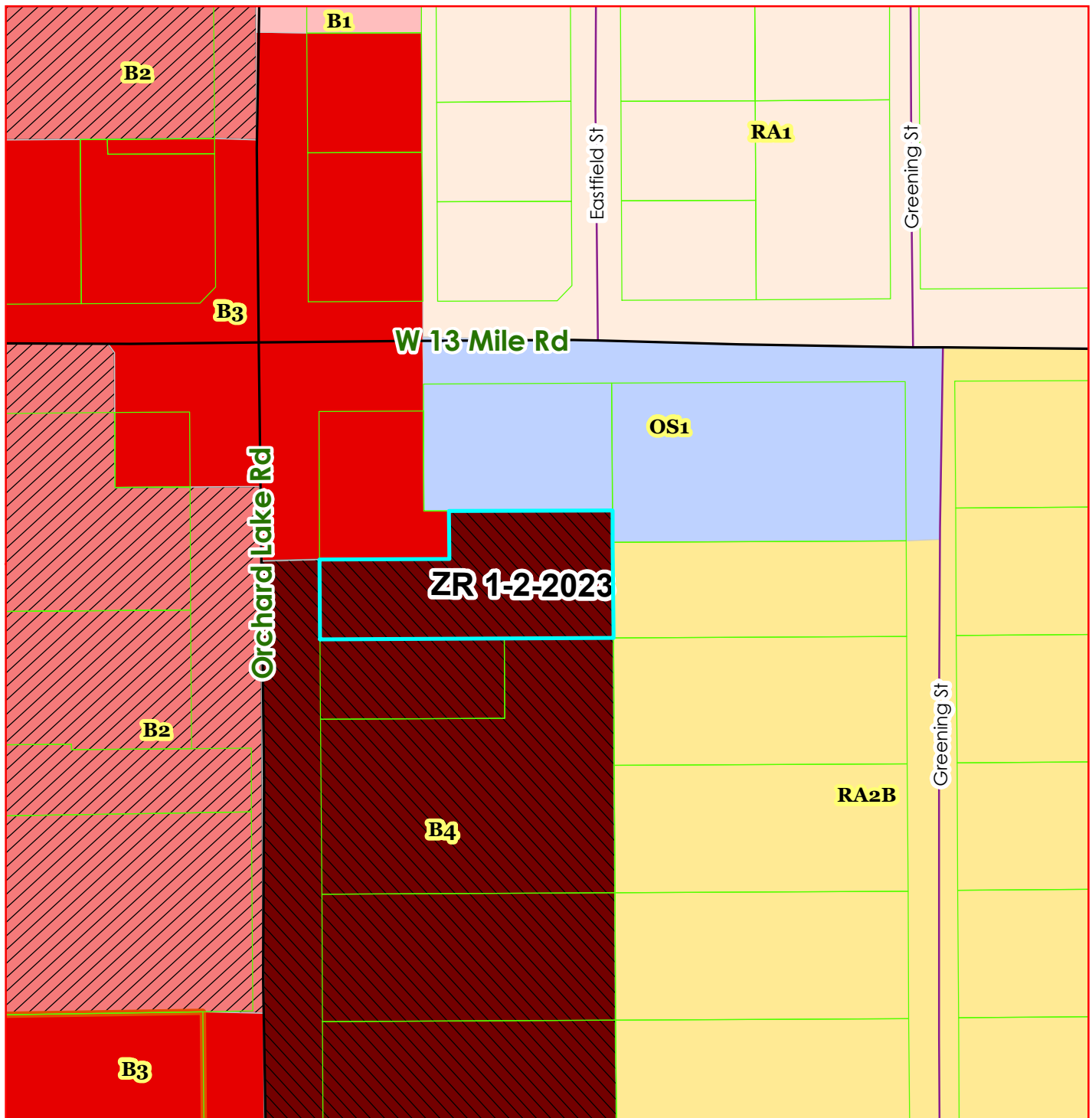
**City Planner, Planning and Community Development Department**

**(248) 871-2540**

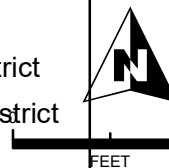
**[eperdonik@fhgov.com](mailto:eperdonik@fhgov.com)**

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.

**Rezoning 1-2-2023**  
**29400 Orchard Lake Rd., 11-101-003**  
**Rezone property from B-4 to B-3**



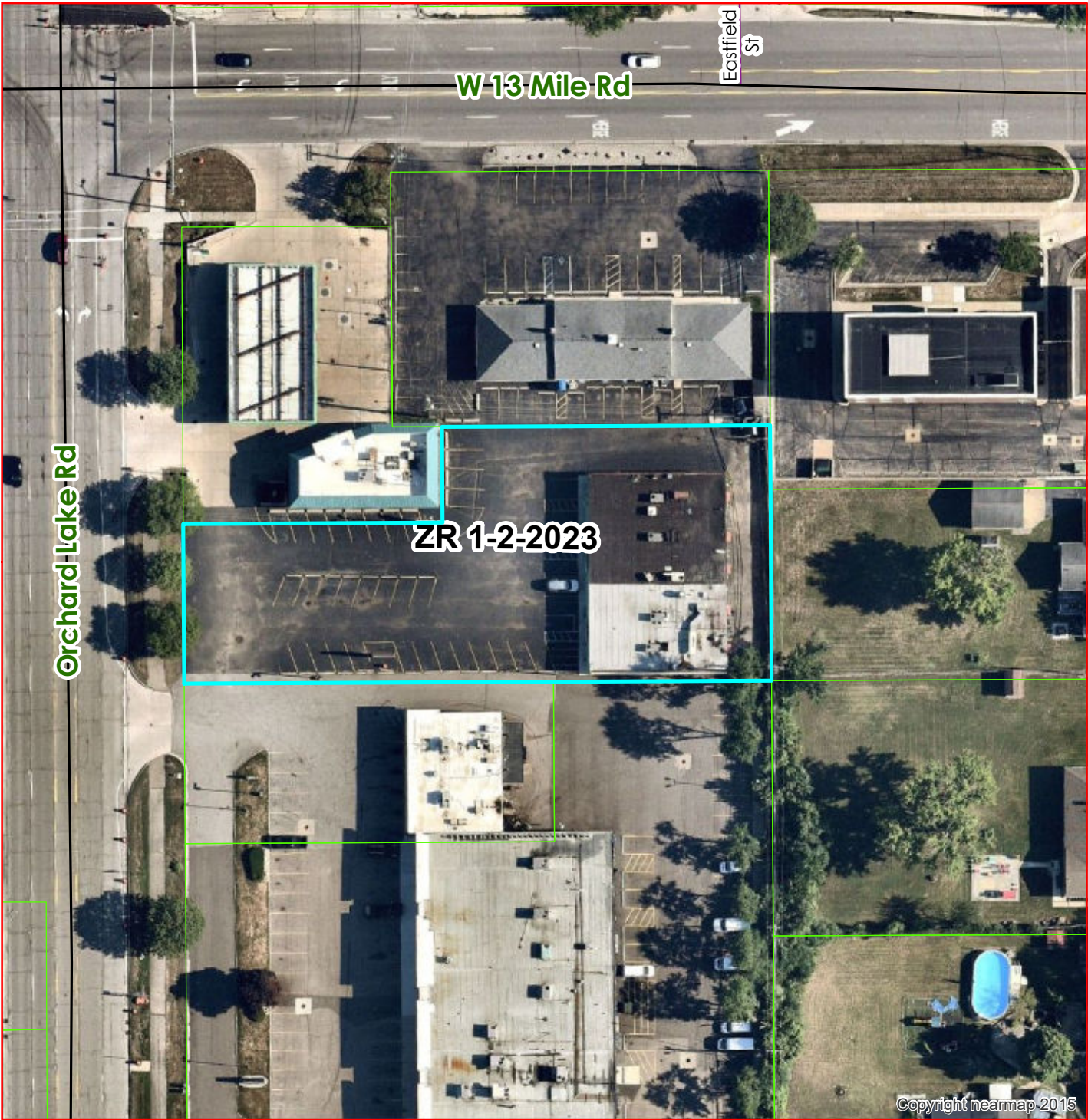
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|-----------------------------|---------------------------------------|
| Tax parcel                  | B-2 Community Business District       |
| Minor roads                 | B-3 General Business District         |
| Planned Unit Developments   | B-4 Planned General Business District |
| <b>Zoning Districts</b>     | OS-1 Office Service District          |
| <b>Zoning Districts</b>     | RA-1 One Family Residential District  |
| B-1 Local Business District | RA-2B One Family Residential District |



SOURCE: City of Farmington Hills, 2022  
 Oakland County GIS, 2022

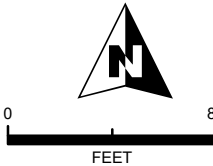
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Rezoning 1-2-2023  
29400 Orchard Lake Rd., 11-101-003  
Rezone property from B-4 to B-3



Planning Division

- Tax parcel
- Minor roads



SOURCE: City of Farmington Hills, 2022  
Oakland County GIS, 2022

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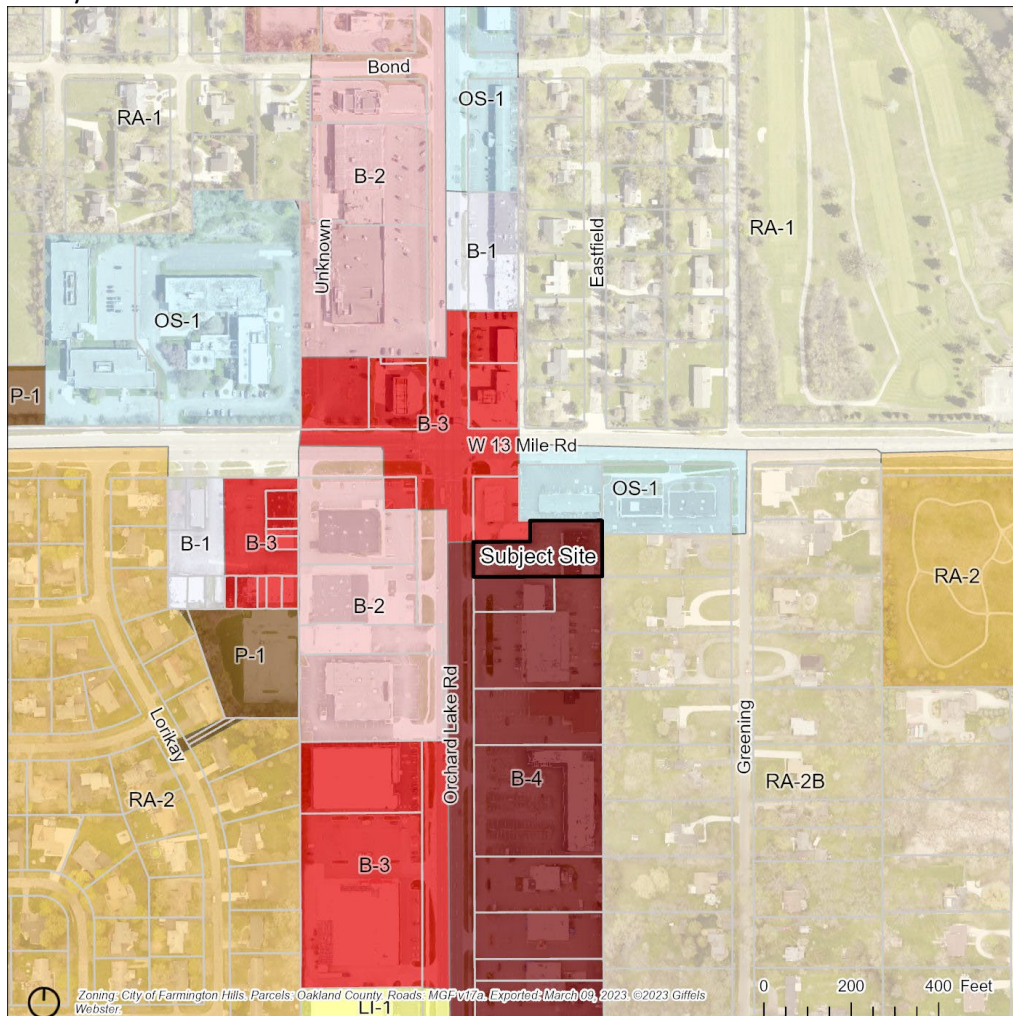
March 9, 2023

Planning Commission  
City of Farmington Hills  
31555 W 11 Mile Rd  
Farmington Hills, MI 48336

# Rezoning Review

Case: ZR 1-2-2023  
Site: 29400 Orchard Lake (Parcel ID 22-23-11-101-003)  
Applicant: Frank Jamil  
Plan Date: Received 2/10/2023  
Request: Rezone from B-4 to B-3

We have completed a review of the request for rezoning referenced above and a summary of our findings is below. Items in **bold** require specific action by the Applicant. Items in *italics* can be addressed administratively.



## SUMMARY OF FINDINGS

### Existing Conditions

1. **Zoning.** The subject property is 0.75 acres and currently zoned B-4 Planned General Business. It is located on the east side of Orchard Lake Road, just south of 13 Mile Road.
2. **Existing Development.** The site is developed with a small multi-tenant commercial building. It is accessed from Orchard Lake Road, but does not have its own direct driveway; access is across the parcels to the north and south. There is a row of parking spaces along the south side of the medical office building to the north, and these spaces back out into the parking lot of this site.
3. **Adjacent Properties.** Zoning and use of adjacent properties is as follows:

Direction	Zoning	Land Use	Future Land Use Category
North	OS-1/B-3	Medical/Gas Station	Industrial
East	RA-2B	Single-Family	Industrial
South	B-4	Strip Mall	Commercial/Mixed Use
West	B-3 and B-3	Gas Station/Commercial	Non-Center Type Business

4. **Master Plan.** This land is designated Shopping Center Type Business on the Future Land Use Map. The Future Land Use Map is intended to show a generalized plan for future development and is not precise in terms of the exact boundaries of each land use category. See item 1 below for discussion.
5. **Residential Densities Map.** The residential densities map does not include a designation for this site.
6. **Special Planning Areas.** The parcel is not part of any special planning areas.

### Proposed Zoning Versus Current Zoning

The applicant is proposing to rezone the property in question to B-3 for the stated purpose of conducting retail on the site. Note that retail is already permitted in the existing district.

Standard	B-4 District	B-3 District	Existing
Front Setback	120 ft	25 ft	Approx. 200 ft
Rear Setback	20 ft (20 from residential)	20 ft (20 from residential)	20 ft
Side Setback (north)	10 ft	10 ft	Approx 24 ft
Side Setback (south)	10 ft	10 ft	0 ft (nonconforming)
Max Height	50 ft/3 stories	50 ft/3 stories	? (clearly compliant)
Front Yard Open Space	10%	50%	Currently nonconforming

Front yard open space and the south side setback are currently nonconforming. The setback nonconformity will not be changed by the rezoning. However, the nonconforming front yard open spaces will be changed; the B-3 district has a much smaller front setback, but also requires more open space; new development is not proposed at present, and a concept plan was not provided.

### Items to Consider for Zoning Map Amendment

1. Is the proposed zoning consistent with the Master Plan?

*The Master Plan designates this site and its neighbors to the south as Shopping Center Type Business, with Non-Center Type Business and Small Office to the north. Current zoning is consistent with the Master Plan.*

2. What other impact would the requested zoning have on public services, utilities, and natural features?

*The site would transition from one commercial designation to another; the effect on services and roads is likely to be very minimal.*

3. Has the Applicant provided evidence that the property cannot be developed or used as zoned?

*The property is developed as zoned presently, apart from the noncompliant south side setback and front yard open space.*

4. Is the proposed zoning district (and potential land uses) compatible with surrounding uses?

*The site is bordered by both B-4 and B-3 parcels, as well as OS-1 Office Service, with residential to the rear. Commercial property across Orchard Lake is zoned B-2.*

5. Will the proposed zoning place a burden on nearby thoroughfares? If so, how would this burden compare with the existing zoning district?

*It is unlikely that the requested zoning will significantly change the burden on nearby thoroughfares.*

6. Is there other land currently available for this use?

*There is land zoned B-3, some of which is vacant (primarily in the Grand River and Northwestern Highway corridors).*

7. Will development of the site under proposed zoning be able to meet zoning district requirements?

*It appears that the site could be developed in accordance with the standards of the B-3 district.*

8. Is rezoning the best way to address the request or could the existing zoning district be amended to add the proposed use as a permitted or special land use?

*The application is not specific about the type of retail use the applicant is contemplating.*

9. Has there been a change in circumstances and conditions since adoption of the Master Plan that would support the proposed change?

*Development in the immediate area has not changed in a substantial way since the adoption of the last master plan.*

10. Would granting the request result in the creation of an unplanned spot zone? Spot zoning is the process of singling out a small parcel of land for a use classification totally different from that of the surrounding area, for the benefit of a single property owner and to the detriment of others (*Rogers v. Village of Tarrytown*, 96 N.E. 2d 731). Typically, to determine if a rezoning would constitute spot zoning a municipality would look to answer three questions.

- Is the rezoning request consistent with the Master Plan for the area?

*The Master Plan for the area designates this land Shopping Center Type Business, which generally contemplates commercial development such as strip malls and stand-alone retail or restaurants. On the FLU map, commercial designations follow Orchard Lake Road to the north and south. The Future Land Use Plan map includes this note: "This plan is intended to show generalized land use and is not intended to indicate precise size, shape, or dimension."*

- Is the proposed zoning district a logical extension of an existing zoning district in the area?

*This rezoning could be perceived as an extension of the B-3 district to the northeast.*

- Would approving the request grant a special benefit to a property owner or developer?

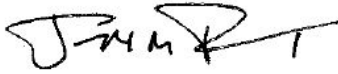
*It appears that little about the physical development of the property would change.*

For reference, we have included the lists of permitted and special land uses in both districts at the end of this letter.

We look forward to discussing our review at the next Planning Commission meeting.

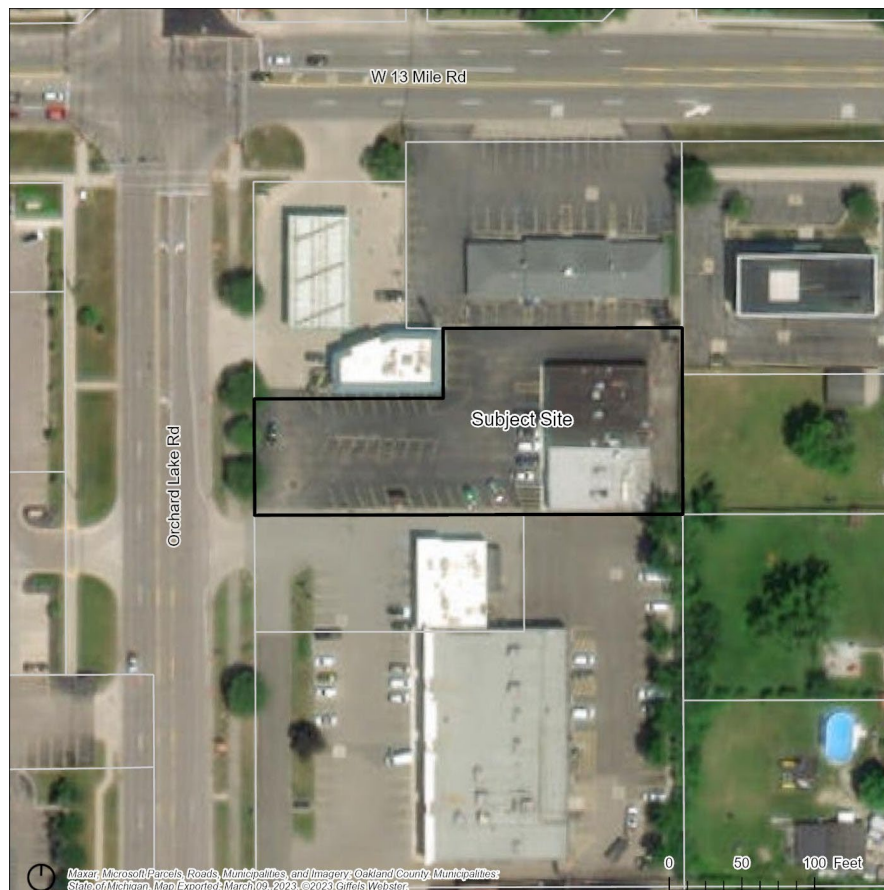
Sincerely,

Giffels Webster



Joe Tangari, AICP  
Principal Planner

cc: Gary Mekjian, City Manager  
Ed Gardiner, Director of Planning and Community Development  
Erik Perdonik, City Planner  
Almira Fulton, Fire Department  
James Cubera, Senior Engineer





## A. INTENT

The B-3 general business districts are designed to provide sites for more diversified business types which would often be incompatible with the pedestrian movement in the local business district or the community business district.

**i** **User Note:** For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

## B. PRINCIPAL PERMITTED USES

The following uses are permitted subject to the required conditions in **Section 34-3.11**

- i. **Retail businesses** § 34-4.29
- ii. Personal service establishments which perform services on the premises
- iii. **Laundry, drycleaning establishments, or pickup stations, dealing directly with the consumer** § 34-4.25
- iv. Office buildings for any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic, drafting, sales
- v. Medical office including clinics<sup>m</sup>
- vi. Banks, credit unions, savings and loan associations and similar uses with drive-in facilities as an accessory use only
- vii. Post office and similar governmental office buildings, serving persons living in the adjacent residential area
- viii. Nursery schools, day nurseries, and day care centers
- ix. Mortuary establishments
- x. Dance hall or catering hall when conducted within a completely enclosed building
- xi. Tire, battery and accessory sales
- xii. New or used car salesroom, showroom or office when the main use is carried on within a building with open air display of vehicles as accessory
- xiii. Retail sales of plant materials, lawn furniture, playground equipment and other house or garden supplies
- xiv. Lawn mower sales or service
- xv. Private clubs<sup>m</sup> or lodge halls
- xvi. Data processing, computer centers
- xvii. Restaurants<sup>m</sup>, including fast food or carryout restaurants
- xviii. Other uses similar to the above uses
- xix. Accessory structures and uses customarily incident to any of the above uses
- xx. **Theaters, assembly halls, concert halls or similar places of assembly** § 34-4.44
- xxi. Churches
- xxii. Business schools and colleges or private schools operated for profit
- xxiii. The following uses are subject to review and approval of the site plan by the planning commission:
  - a. **Motel**<sup>m</sup> § 34-4.34
  - b. **Drive-in restaurants**<sup>m</sup> § 34-4.35

## B. PRINCIPAL PERMITTED USES (cont.)

- c. **Outdoor space for sale or rental of new or used motor vehicles, trailers, mobile homes, boats, recreational vehicles and other similar products** § 34-4.36
- d. **Business in the character of a drive-in or open front store** § 34-4.37
- e. **Gasoline service stations**<sup>m</sup> § 34-4.28
- f. **Veterinary hospitals or commercial kennels** § 34-4.26
- g. **Bus passenger stations** § 34-4.38
- h. **Commercially used outdoor recreational space for children's amusement parks, carnivals, miniature golf courses, tennis courts** § 34-4.39
- i. **Automobile repair**<sup>m</sup> § 34-4.31
- j. **Vehicle Wash** § 34-4.40
- k. **Indoor Recreation Facilities** § 34-4.19
- l. Public buildings, public utility<sup>m</sup> buildings, telephone exchange buildings, electric transformer stations and substations without storage yards; gas regulator stations with service yards, but without storage yards; water and sewage pumping stations
- m. **Outdoor space for seating areas accessory to a restaurant** § 34-4.32
- n. **Cellular tower**<sup>m</sup> and cellular antennae<sup>m</sup> § 34-4.24
- o. **Indoor health and fitness studio and instructional dance studios** § 34-4.58.1

## C. SPECIAL APPROVAL USES

The following uses are permitted subject to the required conditions in **Section 34-3.11**

- i. **Coin-operated amusement device arcades**<sup>m</sup>, **billiard parlors or other similar indoor recreation uses** § 34-4.19.4
- ii. **Establishments with coin-operated amusement devices**<sup>m</sup> § 34-4.33

## D. ACCESSORY USES

- i. **Electric vehicle**<sup>m</sup> **infrastructure** § 34-4.55
- ii. **Fabrication, repair, and processing of goods** § 34-4.29



## A. INTENT

The B-4 planned general business districts are designed to provide for a variety of retail and service establishments in business areas abutting major thoroughfares and so located and planned as to provide convenient customer parking, store servicing and pedestrian traffic movement within the business district and with a minimum of conflict with traffic on abutting traffic arteries. To assure optimum site planning relationships and minimum internal and external traffic conflict, each use will be reviewed as it relates to its site and abutting sites and as it relates to the entire B-4 district and abutting districts



**User Note:** For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

## B. PRINCIPAL PERMITTED USES

The following uses are permitted subject to the required conditions in **Sections 34-3.10 and 34-3.22**

- i. **Retail businesses** § 34-4.29
- ii. Personal service establishments which perform services on the premises
- iii. **Laundry, drycleaning establishments, or pickup stations, dealing directly with the consumer** § 34-4.25
- iv. Office buildings for any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic, drafting, sales
- v. Medical office including clinics
- vi. Banks, credit unions, savings and loan associations and similar uses with drive-in facilities as an accessory use only
- vii. Post office and similar governmental office buildings, serving persons living in the adjacent residential area
- viii. Nursery schools, day nurseries, and day care centers
- ix. **Fabrication, repair, and processing of goods** § 34-4.29
- x. Sit down restaurant<sup>m</sup>
- xi. **Theaters, assembly halls, concert halls or similar places of assembly** § 34-4.44
- xii. Churches
- xiii. Business schools and colleges or private schools operated for profit
- xiv. Motels
- xv. Other uses similar to the above uses
- xvi. Accessory structures and uses<sup>m</sup> customarily incident to any of the above uses

## B. PRINCIPAL PERMITTED USES (cont.)

- xvii. Retail sales of plant materials not grown on site and sales of lawn furniture, playground equipment and other home garden supplies
- xviii. **Veterinary hospital or clinic** § 34-4.26
- xix. **Indoor Recreation Facilities** § 34-4.19
- xx. **Outdoor space for seating areas accessory to a restaurant** § 34-4.32
- xxi. **Private clubs<sup>m</sup> and lodge halls** § 34-4.18
- xxii. **Fast food or carryout restaurant<sup>m</sup>** § 34-4.27
- xxiii. **Cellular antennae<sup>m</sup>** § 34-4.24

## C. SPECIAL APPROVAL USES

The following uses are permitted subject to the required conditions in **Section 34-3.10 and 34-3.22**.

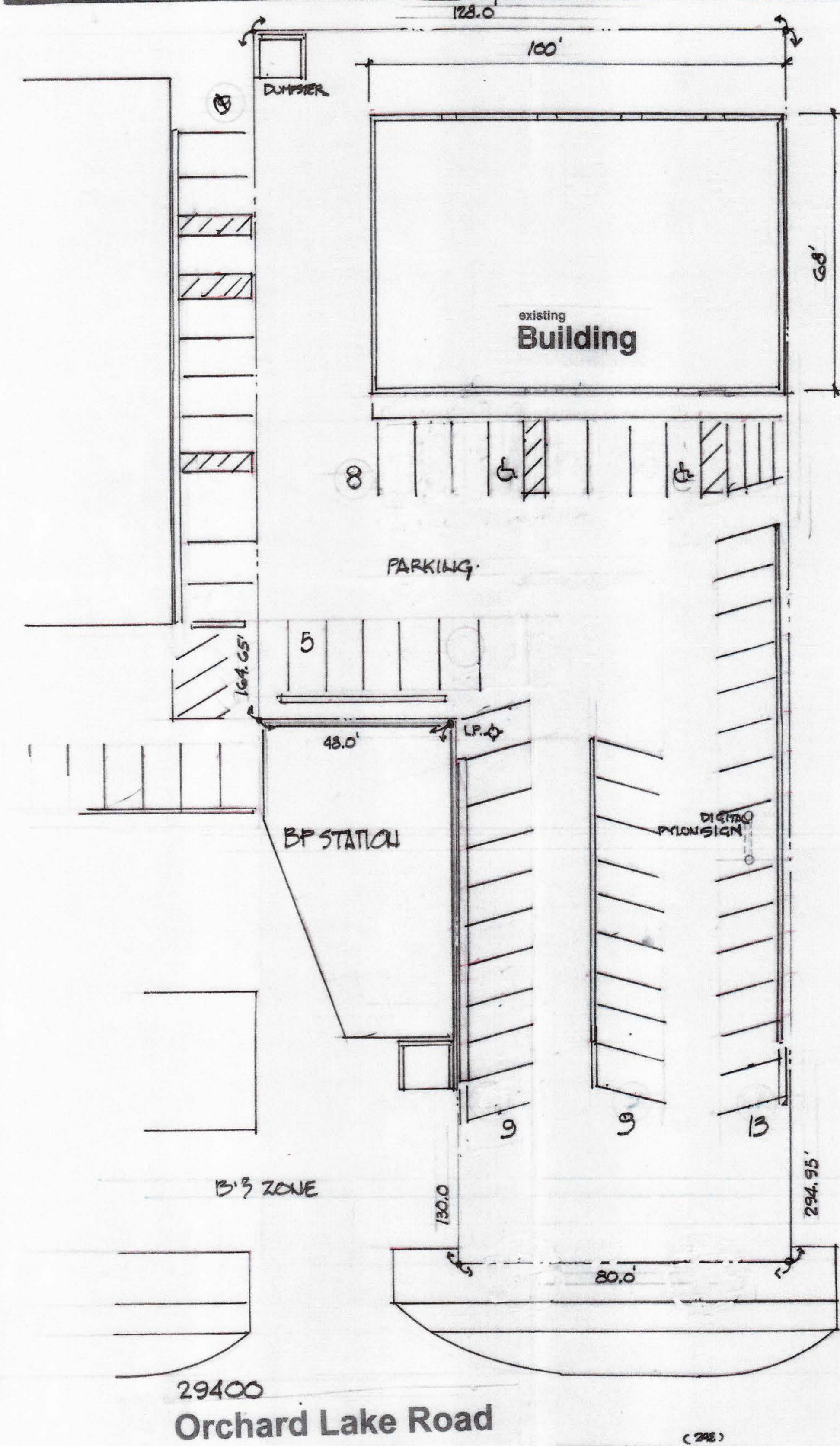
- i. **Coin-operated amusement device arcades,<sup>m</sup> billiard parlors or other similar indoor recreation uses** § 34-4.19.3
- ii. **Establishments with coin-operated amusement devices<sup>m</sup>** § 34-4.33
- iii. **Mortuary establishment** § 34-4.41

## D. ACCESSORY USES

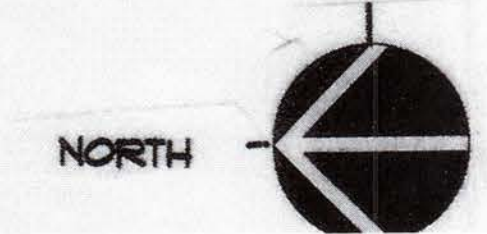
- i. **Electric vehicle<sup>m</sup> infrastructure** § 34-4.55







Orchard Lake Road



**SITE PLAN**  
SCALE: 1"=20'-0" 02-23

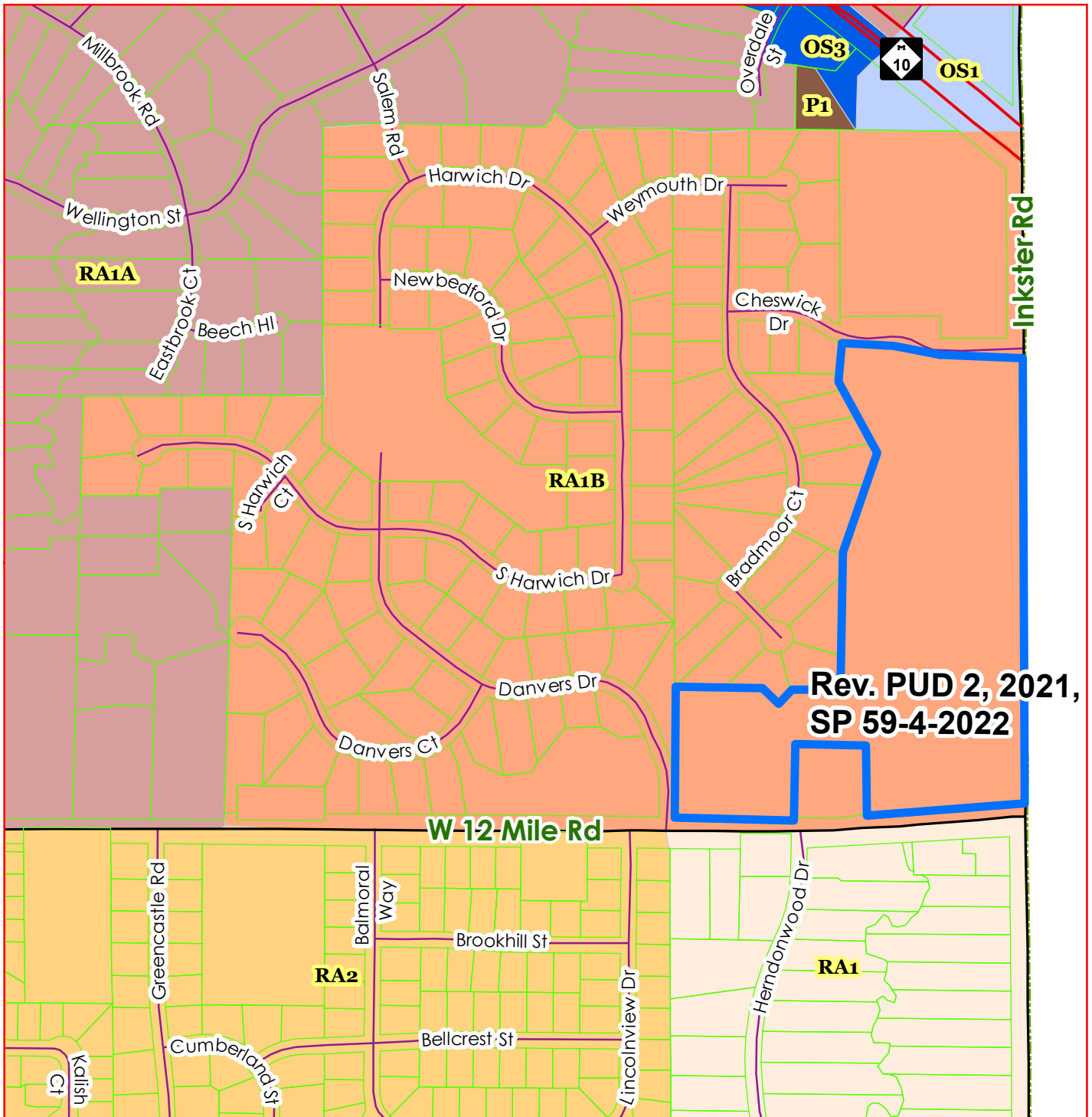
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CITY OF FARMINGTON HILLS  
PLANNING DEPT.



CHESTER STEMPIEN  
ASSOCIATES - AIA  
T: 248.557.2145  
stempienarchitects@yahoo.com



Rev. PUD 2, 2021, SP 59-5-2022  
 27400 Twelve Mile Rd., 12-476-008, RA-1B  
 Assisted Senior Living and detached, single-family condominiums



Rev. PUD 2, 2021,  
 SP 59-4-2022

- |   |  |
|---|--|
| <span style="border: 1px solid green; display: inline-block; width: 10px; height: 10px;"></span> Tax parcel                     | <span style="background-color: brown; display: inline-block; width: 10px; height: 10px;"></span> P-1 Vehicular Parking District          |
| <span style="border-bottom: 1px solid purple; display: inline-block; width: 20px;"></span> Minor roads                          | <span style="background-color: #f5e6d3; display: inline-block; width: 10px; height: 10px;"></span> RA-1 One Family Residential District  |
| <b>Zoning Districts</b>   | <span style="background-color: #d3b89c; display: inline-block; width: 10px; height: 10px;"></span> RA-1A One Family Residential District |
| <b>Zoning Districts</b>   | <span style="background-color: #f5a66b; display: inline-block; width: 10px; height: 10px;"></span> RA-1B One Family Residential District |
| <span style="background-color: #d3d3f5; display: inline-block; width: 10px; height: 10px;"></span> OS-1 Office Service District | <span style="background-color: #f5d39c; display: inline-block; width: 10px; height: 10px;"></span> RA-2 One Family Residential District  |
| <span style="background-color: #0070c0; display: inline-block; width: 10px; height: 10px;"></span> OS-3 Special Office District |  |



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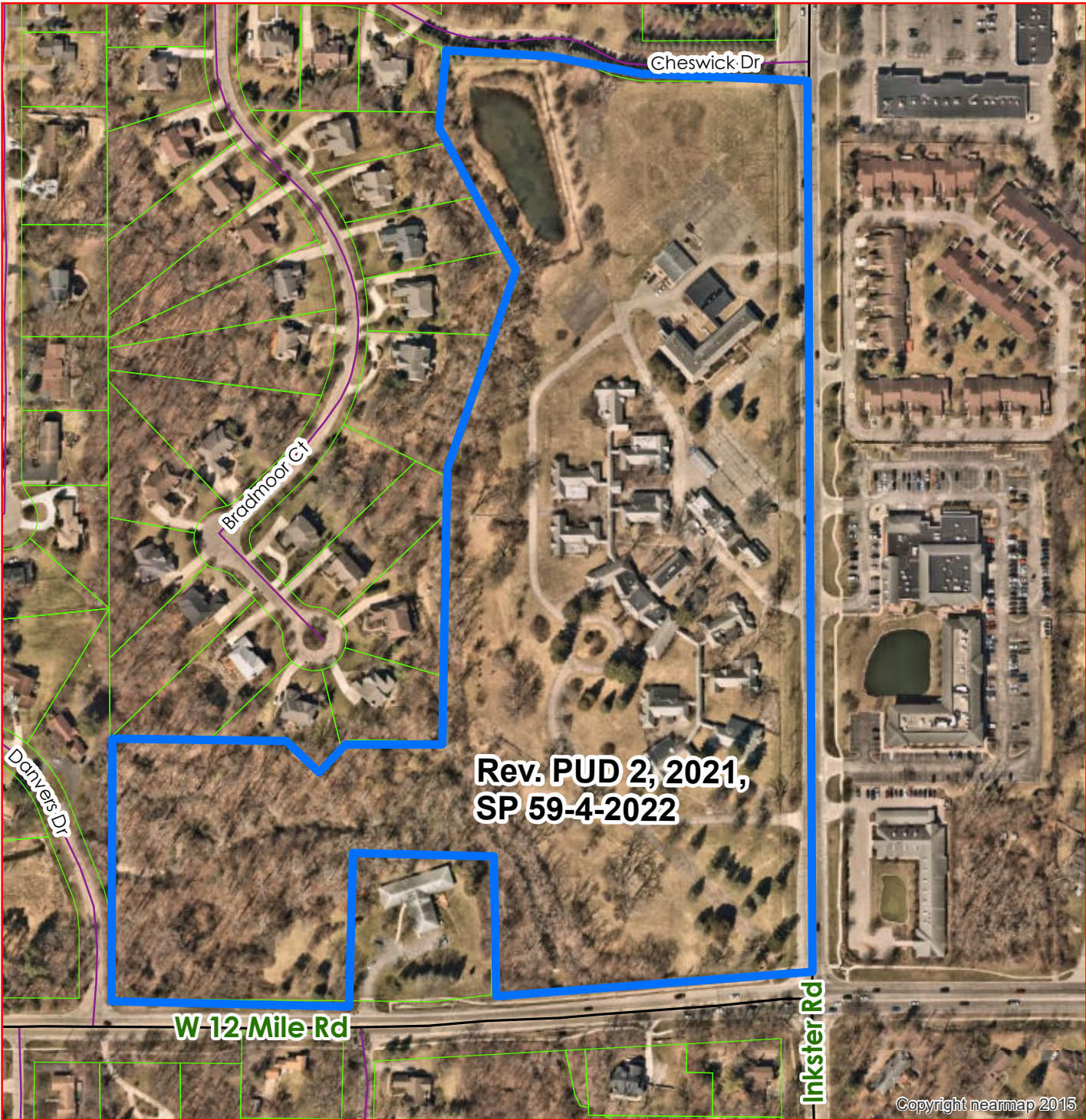


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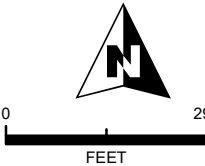


Rev. PUD 2, 2021, SP 59-5-2022  
27400 Twelve Mile Rd., 12-476-008, RA-1B  
Assisted Senior Living and detached, single-family condominiums



Planning Division

- Tax parcel
- Minor roads



SOURCE: City of Farmington Hills, 2022  
Oakland County GIS, 2022

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March 8, 2023

Farmington Hills Planning Commission  
31555 W 11 Mile Rd  
Farmington Hills, MI 48336

## PUD Major Amendment/Site Plan/Landscape Plan/Tree Removal

Case: PUD 2, 2021  
Site: 24700 12 Mile Rd (Parcel ID 22-23-12-476-008)  
Applicant: Optalis Healthcare/Robertson Brothers  
Application Date: Revised 2/21/2023  
Zoning: RA-1B One Family Residential District (26,000 square feet)

We have completed a review of the application for final PUD qualification referenced above and a summary of our findings is below. Items in **bold** require specific action by the Applicant.



## SUMMARY OF FINDINGS

### Existing Conditions

1. **Zoning.** The site is currently zoned RA-1B One Family Residential District (26,000 square feet).
2. **Existing site.** The site is 31.5 acres and is developed with an abandoned orphanage consisting of 15 buildings. Pebble Creek runs along the western edge of the property, and through the southern portion.
3. **Adjacent Properties.**

Direction	Zoning	Land Use
North	RA-1B	Residential access street
East (Southfield)	RT Attached Single Family/OS Office Service	Townhomes/medical office
South	RA-1	Single family homes
West	RA-1B	Single family homes

4. **Site configuration and access.** The site is currently accessible from Inkster Road via five driveways.

### PUD Qualification:

**The Planning Commission previously determined that the proposed amendment to the PUD is a major amendment to the approved PUD plan for this site. This amendment primarily affects the residential portion of the approved plan, and removes all attached units, though there are also small changes to the skilled nursing portion of the plan.**

As a reminder, the criteria for PUD qualification are presented below, with changes from the original plan noted as appropriate.

Criteria for qualifications. In order for a zoning lot to qualify for the Planned Unit Development option, the zoning lot shall either be located within an overlay district or other area designated in this chapter as qualifying for the PUD option, or it must be demonstrated that all of the following criteria will be met as to the zoning lot:

- A. The PUD option may be effectuated in any zoning district.
- B. The use of this option shall not be for the sole purpose of avoiding the applicable zoning requirements. Any permission given for any activity or building or use not normally permitted shall result in an improvement to the public health, safety and welfare in the area affected.  
*In addition to relief from ordinance standards, the applicant is proposing a mix of skilled nursing and detached residential uses; skilled nursing is not permitted in the RA-1B district.*
- C. The PUD shall not be utilized in situations where the same land use objectives can be accomplished by the application of conventional zoning provisions or standards. Problems or constraints presented by applicable zoning provisions shall be identified in the PUD application. Asserted financial problems shall be substantiated with appraisals of the property as currently regulated and as proposed to be regulated.  
*The use of the site has long since ceased, but orphanages are not a permitted use in the RA-1B district, and are instead permitted in the RC-1, RC-2, RC-3, and SP-1 districts, as governed by Section 34-4.17, and so would be a nonconforming use in the district. The plan proposes a use*

*that is permitted in the three RC districts listed above as well as 51 detached condominium units; the arrangement of the site shown on the site plan requires several deviations from the standards of the underlying district.*

- D. The Planned Unit Development option may be effectuated only when the proposed land use will not materially add service and facility loads beyond those contemplated in the Future Land Use Plan unless the proponent can demonstrate to the sole satisfaction of the city that such added loads will be accommodated or mitigated by the proponent as part of the Planned Unit Development.

*The number of dwelling units proposed on the site's northern half exceeds the number of single-family units that could be built on the residential portion of the site under current zoning.*

- E. The Planned Unit Development must meet, as a minimum, one of the following objectives of the city:
- i. **To permanently preserve open space or natural features because of their exceptional characteristics or because they can provide a permanent transition or buffer between land uses.**
  - ii. **To permanently establish land use patterns which are compatible or which will protect existing or planned uses.**
  - iii. **To accept dedication or set aside open space areas in perpetuity.**
  - iv. **To provide alternative uses for parcels which can provide transition buffers to residential areas.**
  - v. To guarantee the provision of a public improvement which could not otherwise be required that would further the public health, safety, or welfare, protect existing or future uses from the impact of a proposed use, or alleviate an existing or potential problem relating to public facilities.
  - vi. **To promote the goals and objectives of the Master Plan for Land Use.**
  - vii. **To foster the aesthetic appearance of the city through quality building design and site development, the provision of trees and landscaping beyond minimum requirements; the preservation of unique and/or historic sites or structures; and the provision of open space or other desirable features of a site beyond minimum requirements.**
  - viii. **To bring about redevelopment of sites where an orderly change of use is determined to be desirable.**

*The applicant is proceeding with the previous narrative for the PUD. Though only one objective must be met by the plan, the applicant's narrative directly addresses all eight objectives, except for objective v. **When this PUD was originally approved, the planning commission cited all objectives except for objective v.***

*Objectives i, ii, iii, and vii are all addressed primarily via the preservation of trees along Inkster Road, large wooded areas on the western edge of the site, and the topography and other natural conditions of Pebble Creek in the southern portion of the site. To further address item ii, the applicant notes that the use provides a transition from the medical and office uses across Inkster to the single family uses to the west. To further address objective vii, the applicant notes that the existing chapel will be preserved, while the adjoining skilled nursing facility will be designed to*



*complement it, with high-quality materials. The applicant similarly promises high-quality materials and design on the single-family units.*

*The applicant makes the case that objective iv. is met by stepping down residential uses from attached units to detached ranches with walkouts as the site gets closer to the adjacent single-family neighborhood, as well as preserving the existing natural vegetation. The plan no longer proposes attached units.*

*Regarding objective vi, the applicant asserts that goals of the 2009 Master Plan will be met by the plan, noting that the site will serve as a transitional property between more intensive uses east of Inkster and less intensive uses to the west, while preserving a historic building and improving access management. The goals of the Master Plan for Special Residential Planning Area No. 3, which covers this site, are addressed in detail later in this review.*

*Regarding objective viii, the applicant cites similar factors to the response to objective vi.*

- F. The PUD shall not be allowed solely as a means of increasing density or as a substitute for a variance request; such objectives should be pursued through the normal zoning process by requesting a zoning change or variance.

*Given that one of the proposed uses is not permitted in the underlying district, and that the plan would require variances in the districts that do permit those uses, it appears that the PUD is not sought solely to avoid a variance. A PUD is recommended for the site in the 2009 Master Plan.*

**Request for final determination.** Per Section 34-3.20.5.B, the following must be submitted when seeking final determination of PUD qualification:

a. A boundary survey of the exact acreage being requested done by a registered land surveyor or civil engineer (scale not smaller than one inch equals one hundred (100) feet).	Y
b. A topographic map of the entire area at a contour interval of not more than two (2) feet. This map shall indicate all major stands of trees, bodies of water, wetlands and unbuildable areas (scale: not smaller than one inch equals one hundred (100) feet).	Y
c. A proposed land use plan indicating the following at a scale no smaller than one inch equals one hundred (100) feet (1" = 100'):	Y
(1) Land use areas represented by the zoning districts enumerated in Section 34-3.1.1 through Section 34-3.1.30 of this chapter.	Y
(2) Vehicular circulation including major drives and location of vehicular access. Preliminary proposals as to cross sections and as to public or private streets shall be made.	Y
(3) Transition treatment, including minimum building setbacks to land adjoining the PUD and between different land use areas within the PUD.	Y
(4) The general location of nonresidential buildings and parking areas, estimated floor areas, building coverage and number of stories or height.	Y

(5) The general location of residential unit types and densities and lot sizes by area.	Y
(6) A tree location survey as set forth in Section 34-5.18, Tree Protection, Removal and Replacement.	Y
(7) The location of all wetlands, water and watercourses and proposed water detention areas.	Y
(8) The boundaries of open space areas that are to be preserved and reserved and an indication of the proposed ownership thereof.	Y
(9) A schematic landscape treatment plan for open space areas, streets and border/transition areas to adjoining properties.	Y
d. A preliminary grading plan, indicating the extent of grading and delineating any areas which are not to be graded or disturbed.	Y
e. An indication of the contemplated water distribution, storm and sanitary sewer plan.	Y
f. A written statement explaining in detail the full intent of the applicant, indicating the type of dwelling units or uses contemplated and resultant population, floor area, parking and supporting documentation, including the intended schedule of development.	Y

*The applicant has submitted a package meeting the minimum requirements for final determination.*

#### **Site Plan & Use:**

1. **Summary of Proposed Use.** The plan still calls for two primary use areas on the site: a 100-bed skilled nursing facility on the southern portion of the site, and mixed residential on the north portion. The residential portion has been substantially altered, however. The approved version of the plan included 94 units, 64 of which were two-bedroom attached townhomes spread over 12 buildings, with 3-7 units each. The remaining 30 units were two-bedroom detached ranch-style units with walkout basements (this portion of the plan has been more or less preserved from the original approval). All buildings currently on the site will be removed, except for the existing historic chapel; the corner sign will also remain as a landmark.
2. **Land Use Plan.** The plan breaks down the land uses proposed for the property as follows (the areas dedicated to open space are no longer listed separately from the areas planned for development:
  - a. **Mixed Residential (called Phase 1B):** 14 acres net
  - b. **Skilled Nursing (called Phase 1A):** 14.1 acres net
  - c. **Natural Preservation:** 6.2 acres in the Phase 1A area, with 1.09 acres potentially to be split and sold for single-family development

About 19.6% of the site is assigned to open space uses and preservation of the existing landscape.
3. **Historic Designation.** The parcel is a designated historic site. The applicant proposes to demolish most of the buildings, preserving the existing chapel to be incorporated into the skilled nursing facility. The Historic District Commission has issued a notice to proceed, subject to the following:
  - a. Materials from demolished buildings will be stockpiled for future re-use.

- b. The proponent will not proceed with any demolition until all other associated approvals are received.
  - c. Any building approved for demolition but left standing will remain subject to Historic District Commission review.
4. **Master Plan.** The master plan designates the site single family residential. The residential density map identifies this parcel as low density, which is consistent with current zoning. The Master Plan also identifies this parcel as Special Residential Planning Area No. 3 and sets the following goals and policies for the parcel:
- Maintain the historic character of the site  
*The chapel and corner sign are proposed to remain, and the site's southwestern portion is proposed to remain in its natural state.*
  - Arrive at a plan for development that will be compatible with abutting residential uses, including a suitable transition area of single-family to existing residential use  
*The plan proposes two uses: skilled nursing and detached single-family residential in the area closest to the adjacent neighborhood.*
  - Pay special attention to traffic control because of intersection, topography of the roads and the proximity of the bridge on Twelve Mile Road  
*The site plan reduces the number of driveways to three and attempts to either align the new drives with driveways across Inkster or move them away from other driveways to avoid turning conflicts. Engineering has requested a study to determine whether the northernmost driveway is too close to Cheswick Rd.*
  - Consider the PUD Option as a means to accommodate the complexities of the site  
*The applicant is seeking approval of a major amendment to an approved PUD.*
  - Work with the developer on suitable plans that will achieve the goals  
*The PUD process is designed to give the planning commission input into the design of the site.*
  - Feature the historic buildings on the site  
*One historic building is preserved in the plan.*
  - Protect the environment and drainage pattern of Pebble Creek, which is part of the Green River Corridor  
*Development is kept away from Pebble Creek, and the narrative refers to a plan to dedicate seven acres around the creek for conservation.*
  - Carefully control the location of access for traffic management purposes  
*Per the comment above, the applicant appears to have considered access management issues in the conceptual design.*
  - Emphasize vehicular access from Inkster Road because of grade changes and high traffic volume on Twelve Mile Road  
*All access is shown from Inkster on the site plan.*
  - Require widening of Inkster Road if there is any non-residential development  
*The applicant proposes a skilled nursing facility and mixed residential development.*
  - Establish residential lots or other suitable transition abutting the existing lots to the west  
*The applicant suggests that smaller detached units and natural vegetative screening will serve as the transition to single family housing to the west.*

5. **Density.** The applicant is proposing two uses: skilled nursing and single-family residential. **Relief is sought to allow skilled nursing, which is not permitted in the underlying district.**
- a. **Skilled nursing.** Per Section 34-4.17, convalescent homes in the RC-1, RC-2, RC-3, and SP-1 districts require 1,000 square feet of open space for each bed in the home. 100,000 square feet of open space is required. 556,922 square feet is provided in the skilled nursing land use area (this, however, includes the Inkster Road right-of-way; nevertheless, this standard is met).
- b. **Residential.** The applicant proposes 51 detached single-family units in the 14.1-acre residential use area of the plan. The underlying RA-1B district requires minimum lot size of 26,000 square feet, or 1.675 units per acre. Proposed density is 3.6 units/acre. **This exceeds the underlying permitted density and requires relief from ordinance standards. Note that this is a reduction in density from the previously approved plan, which included a total of 94 units, some of which were attached.**

6. **Dimensional Standards of the RA-1B District.**

Standard	Required	Proposed
Lot Size 34-3.1.2.D	23,400 sq ft min/26,000 sq ft min average	N/A – no individual lots proposed
Lot width 34-3.1.2.D	140 ft min	1673 ft
Lot coverage 34-3.1.2.D	35% max	9% on skilled nursing portion, 18% on mixed residential
Front setback 34-3.1.2.D	50 ft	<b>30 ft – relief sought (40 ft for residential)</b>
Rear setback 34-3.1.2.D	35 ft	55 ft
Side setback 34-3.1.2.D	15 ft/total of 30 ft	30 ft from Cheswick Right-of-Way
Building height 34-3.1.2.D	Max. 30 ft*	Skilled nursing: 29.5 ft Detached Single-Family: 20 ft

7. **Rooftop Screening.** Screening of rooftop equipment on the skilled nursing facility is required. The applicant noted in an 8/4/2022 letter that all rooftop units will be screened per ordinance (there is a note on the architectural plans as well). Mechanical equipment on the ground shall be screened per Section 34-5.1.4.D.
8. **Dumpster Enclosure.** A dumpster enclosure is shown in the screened loading area for the skilled nursing facility. Waste management for the residential units is proposed to be handled individually by unit.
9. **Parking.** Parking requirements for all proposed uses are met. Each single-family unit has a garage, as well as a driveway space. The applicant noted in a letter during the original approval that the parking along the northern property line meets the 10-foot right-of-way setback; **this dimension should be shown on the plans.**

Use	Standard	Proposed
Skilled Nursing Facility	1space/4 beds = 25 spaces	122 spaces
Single-Family Homes	2 spaces per unit = 102 spaces	102 spaces (in garages)



The applicant explained in the response letter dated 8/4/22 that the nature of the skilled nursing facility requires a higher parking count than the standard in the ordinance.

**10. Off-street parking dimensions (34-5.3.3.A & B.).**

Item	Required	Proposed/Comments
Maneuvering lane width	20 ft for 90-degree parking	24 ft
Parking space width	9 ft.	9 ft
Parking space length	20 ft. for minimum required (May include a maximum two-foot unobstructed vehicle overhang area at the front of the parking space.)  17 ft. for additional parking (May include a maximum one-foot unobstructed vehicle overhang area at the front of the parking space)	Skilled nursing: 20 ft  Single-family spaces provided in garages

**11. Barrier Free Parking.** Eight ADA spaces are proposed for the skilled nursing facility.

**12. Landscaping (34-5.14).**

Item	Required			Proposed/Comments
Minimum distance from the property line (34-5.14.C.ii)	4 ft from the property line for trees and large shrubs			Compliant
Minimum parking lot island area	Minimum of 180 square feet; 3 feet minimum radius at the trunk of the tree			Standard is met by all in-lot landscape areas
Cost estimate	Not required			--
Minimum size and spacing requirements (34-5.14.F)	Size	Center to center distance (max)		
	(Height/width)	groupings	rows	
• Evergreen Trees	8 ft. height	20 ft.	12 ft.	--
• Narrow Evergreen Trees	5 ft. height	10 ft.	5 ft.	--
• Large Shrubs	30 in. height	10 ft.	5 ft.	--
• Small Shrubs	24 in. width	4 ft.	4 ft.	--
• Large Deciduous	3 in. caliper	30 ft.	-	Standard is met
• Small deciduous trees	2 in. caliper	15 ft.	-	--
• Hedge shrubs	24 in. height	3 ft.	3 ft.	Standard is met
Canopy Trees	Shall be large deciduous. PC may permit large evergreens			Standard is met

Item	Required	Proposed/Comments
Minimum number of parking lot trees (34-5.14.4.C)	1 per every 2,800 square feet of paved surface area: 127,061 sq ft of paved area = 45 required trees.	45 trees
Parking lot screening from public thoroughfare (34-5.14.5)	A planted hedge of small shrubs, or A masonry wall or berm 2 feet high	Hedge provided
Wall or Berm (34-5.15)	Required when abutting a residential district. (See 34-5.15)	None proposed; detached single-family use is closest to adjacent neighborhood.
Multi-Family to Single-Family Buffer (34-5.14.6)	i. Two (2) large deciduous trees; ii. Four (4) small deciduous trees; iii. Six (6) large shrubs; iv. Two (2) evergreen trees. Multiplied by 0.8 for 35-foot buffer yard 800 linear feet: 13 large deciduous 26 small deciduous 39 large shrubs 13 evergreens	13 large deciduous 26 small deciduous 39 large shrubs 13 evergreens
Tree replacement (34-5.18)	Per Section 34-5.18	See below

193 total deciduous, 108 total evergreens

13. **Tree Removal.** Two additional trees (one regulated and one landmark) are being removed in addition to those originally approved, resulting in a six-tree increase in the replacement requirement. **The notes on the tree replacement plan still refer to the old 174 replacement requirement, rather than the new 180-tree replacement requirement and should be updated.** The numbers, however, are correct on the landscaping plan, and 180 replacements are provided.

Removed	Required Replacements	Provided
Regulated Trees: 50	50	See total below
Landmark Trees: 56 with total dbh of 1,556 inches	$1,556 \times 0.25 = 389$ inches $389/3 = 130$ 3-inch caliper trees	See total below
Total:	180	180

14 trees are listed with a health score too low to require replacement.

14. **Traffic Study.** We defer to the city's traffic engineer for a review of the traffic study.

15. **Lighting.**

- c. **Operation hours (34-5.16.3.B.v.).** Standards related to operating hours are met.
- b. **Illumination Levels.** **It must be confirmed that all fixtures meet the full cut-off requirement of the ordinance. Fixtures W1 and W2 appear to be decorative in nature; light output and compliance with cutoff standards is not clear.**

Item	Required	Proposed/Comments
Maximum height (34-5.16.3.A.)	15 feet maximum in RA-1B	15 feet
Building Lighting (34-5.16.3.A. iii.)	Relevant building elevation drawings showing all fixtures and the portions of the walls to be illuminated	Wall fixtures are shown on elevations
Average to minimum illumination ratio (34-5.16.3.C)	4:1	12:1/9:1
Maximum illumination at the property line	0.3 fc	0.1 fc
Illumination Levels- Hardscape areas (e.g., parking areas, sidewalks)	Max. 2.5 lumens per sq ft of hardscape area	Unclear from plan
Illumination Levels Building Entrances – within 20 ft of door	Max. 2,000 lumens per door	Unclear from plan

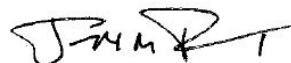
16. **Pedestrian Circulation.** The plan includes sidewalks throughout the development. Within the single-family portion, they are provided on one side of the access drive, at the curb.
17. **Access.** The residential portion of the plan is accessed by only one driveway, with a stub connection to Cheswick that has an emergency access gate and surface. Fire, Engineering, and Planning are in agreement that one access point is inadequate for this many units, and that the connection to Cheswick should be fully made if an alternative means of provided a second access point cannot be found.
18. **Relief Sought from Ordinance Standards:**
- d. Permit skilled nursing use.
  - e. Permit detached single-family at requested density of 3.6 units/acre.
  - f. Permit reduced front setback along Inkster Road (30 feet).

We are available to answer questions.

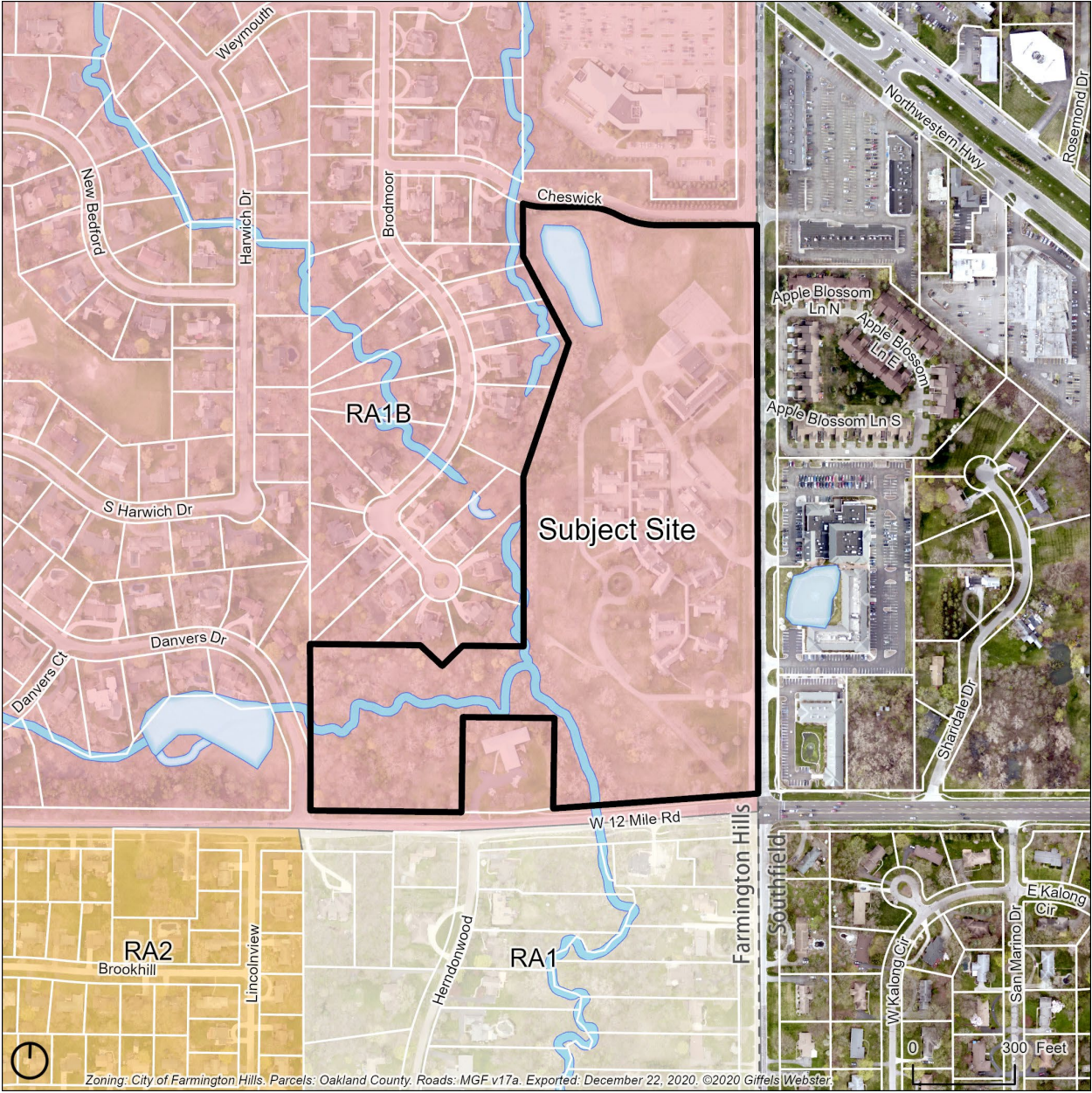
Respectfully,  
**Giffels Webster**



Rod Arroyo, AICP  
 Partner

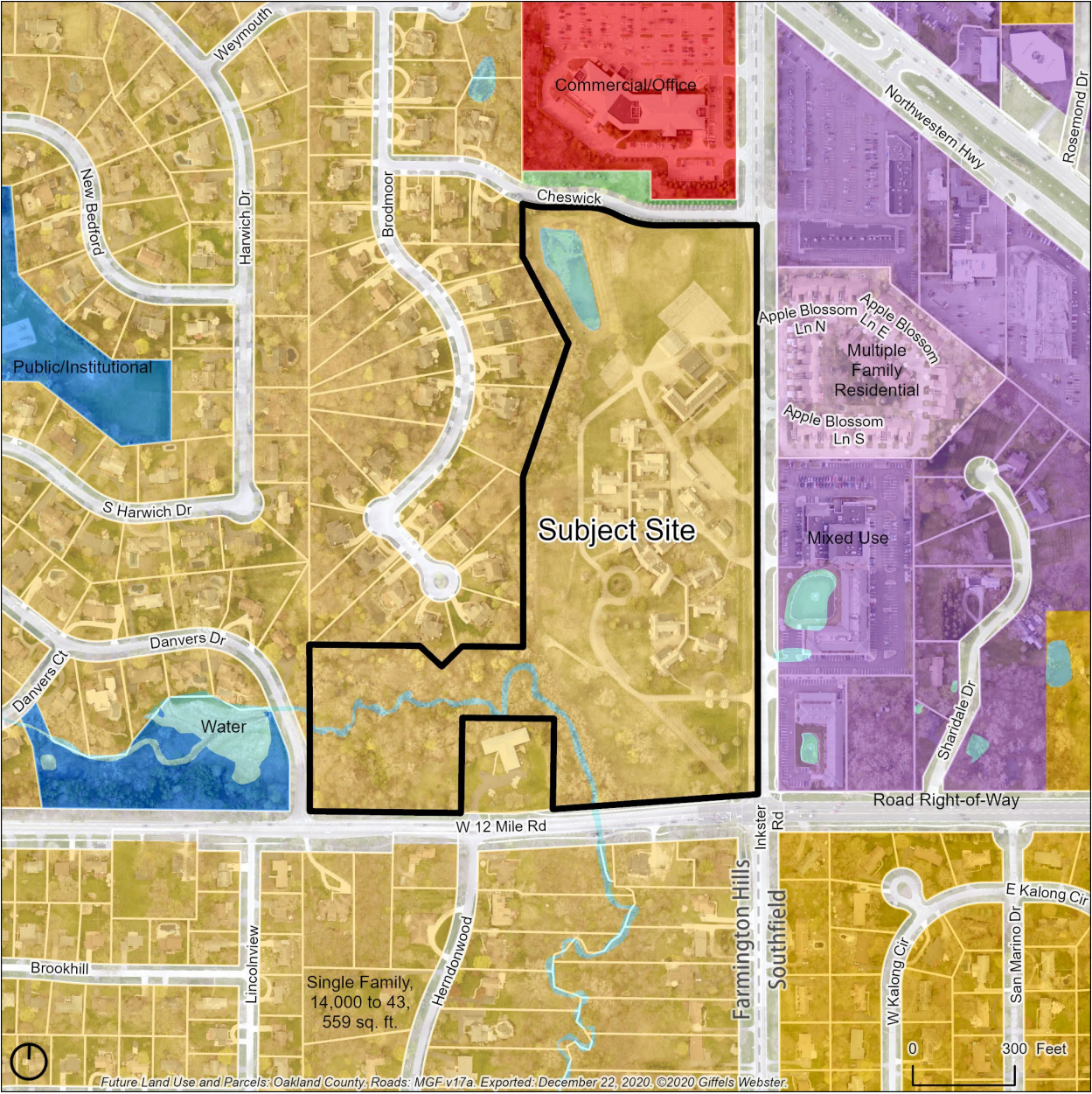


Joe Tangari, AICP  
 Senior Planner



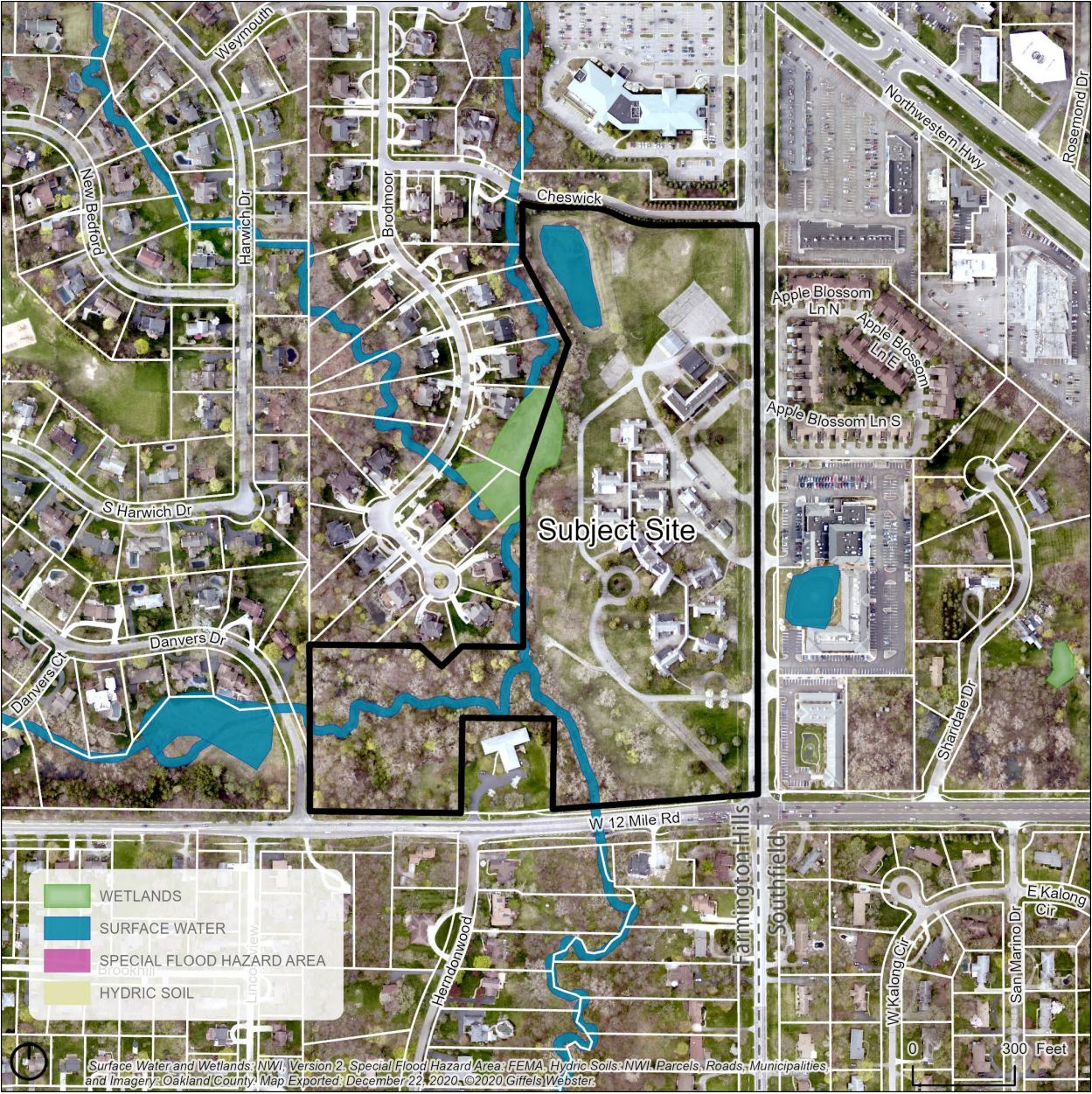
Current zoning





Master Plan designations for this area.






Wetlands & surface water





DEPARTMENT OF PUBLIC SERVICES  
KAREN MONDORA, P.E., DIRECTOR

### INTEROFFICE CORRESPONDENCE

**DATE:** March 8, 2023  
**TO:** Planning Commission  
**FROM:** James Cubera, Engineering   
**SUBJECT:** Sarah Fisher Home  
Amended PUD Plan 2, 2021  
27400 12 Mile Road  
PJ#: 12-21-70  
SP#: 59-05-2022  
22-23-12-276-008

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This office has performed a preliminary review of the above referenced amended PUD plan submitted to the Planning Department on February 22, 2023. Our preliminary comments are as follows:

1. A public sanitary sewer exists on site. It was utilized to service the previous development on the property and provide the upstream service area with a lateral connection to the pump station. The proponent has indicated that they plan on abandoning portions of this public sewer, relocating other sections, and extending public sewer to service to the new development. The proponent will be obligated to follow through with the appropriate abandonment procedures of the City, which include vacation of the existing easements as well as addressing proper abandonment procedures of the pipe system itself. This can be addressed during construction review. Formal easement abandonment must be completed before construction approval.

The proponent is planning on utilizing portions of the public sanitary outfall system that ties into an onsite public pump station that is maintained by Oakland County. It must be confirmed that adequate capacity is provided in the existing pump station as well as in the downstream system. Note that the proponent will be obligated to upgrade the public system including the pump station and the downstream system in order to accommodate the proposed flows as determined by the City and the WRC.



With this development, the proponent will be obligated to extend public sewer with gravity basement service from the existing pump station southward to the 12 Mile Road right-of-way in the vicinity of the intersection of 12 Mile Road and Herndonwood Drive as well as in the vicinity of 27435 12 Mile Road. Along with this, an 8-inch public gravity service stub must be provided to the southwest portion of this PUD just west of 27600 12 Mile Road to ultimately service the portion of the property that is identified as an excluded 1.09 parcel. This may be able to be the same line that will service Herndonwood if it is feasible.

Finally, all proposed sewer leads for the development must be identified on the preliminary plan for further review.

2. An 8-inch water main exists on site. It is apparent that a large portion of it will need to be abandoned. The existing water system is not identified on the plan. It will need to be identified and shown where it will be removed and where easement vacations are necessary. The proposed watermain includes two tie-ins, the one 12" watermain on Inkster Road and the tie-in to the existing watermain south of Units 16 and 17. This is appropriate. In addition, the water main at the north end should be looped into the existing 8" water main on Cheswick as part of this development.

Similar to the sanitary sewer, any water main abandonment must follow appropriate easement vacation procedures as well as pipe abandonment procedures of the City/County. All formal water main abandonments must occur before construction approval. This can be addressed during construction review.

3. The site plan identifies three curb cuts to Inkster Road. We note that a traffic impact study was provided on February 17, 2021, regarding a previous layout. This needs to be updated with respect to the overall traffic situation. This study should include an analysis of all the proposed curb cut locations and how they will operate given the location of existing Inkster Road curb cuts. This is of particular concern for the proposed northern curb cut as it is only +/- 290' south of Cheswick Drive and this may present issues. Note that the appropriate acceleration and deceleration tapers will be required on Inkster Road for all three curb cuts. In addition, with the internal private road systems, verification of a 50' turning radii to allow for proper large vehicles and emergency access must be confirmed at all corners.

At the north end of the site a stub road is identified with a grass paver access for fire vehicles to Cheswick. This is not acceptable. A full operational approach to Cheswick must be provided. This Cheswick connection removes the need for a 50' turning radius and a cul de sac in the area and provides secondary access for the entire 51 units in this

residential section of development. One non emergency access for this many units is not acceptable.

4. Public sidewalk installation will be required along the entire Inkster Road frontage. This walk shall be placed such that the west walk line shall be one foot east of the ultimate 60-foot right-of-way.

For that portion of the 12 Mile Road frontage that does not have sidewalk (between Danvers Dr. and 27600 12 Mile Road.) it shall also be placed one foot south of the ultimate 60-foot right-of-way including across the frontage of what is identified as being an excluded parcel of 1.09 acres and it shall tie into the driveway for 2700 12 Mile Road.

5. With reference to this excluded 1.09 acres, we note that it cannot be orphaned from this PUD. A curb cut access to 12 Mile Road needs to be identified at this time. It is recommended that this excluded parcel enter into an agreement with the property to the east to allow for a future shared access. This can be triggered when any future development at 27600 12 Mile Road occurs.
6. Storm water detention is required in accordance with City of Farmington Hills Engineering Standards. The plans identify a pond with a forebay at the southwest portion of the site. Detailed calculations must be provided supporting the design. These will be reviewed during Engineering construction review.

Also, we note that for the northern section of the proposed development a portion of the site is proposed to drain into an existing detention system. The appropriate calculations must be provided substantiating adequate volume and discharge is available. Storm water quality for this section must be addressed. In addition, proper legal rights and easements to utilize this system will be necessary. The entire basin must be as-built, cleaned out and the volume discharge confirmed to be adequate.

7. The edge of this site at the west end and south end is within the 100-year floodplain. Any involvement with the 100-year floodplain will require a permit from EGLE.
8. The ultimate right-of-way on Inkster Road is 120 feet. This includes 60 feet from the center of the section line both east and west of it. It is suggested that the proponent dedicate the ultimate 60-foot right-of-way on Inkster Road for that portion west of the section line.

For 12 Mile Road, it is unclear whether the 60-foot right-of-way on 12 Mile Road exists. Again, this would be 60 feet from the section line northward.

This needs to be confirmed, otherwise the City suggests that this also be dedicated to the City at this time.

9. We recommend that all engineering items be specifically addressed in the City PUD agreement before it is considered by City Council.
10. Proper financial guarantees must be provided to assure that if this PUD is phased the remaining deferred or unbuilt section will not be abandoned or orphaned.
11. It is suggested that the proponent and their engineer set up a virtual meeting such as zoom or teams be set up to discuss this site in further detail.





INTEROFFICE CORRESPONDENCE

**DATE:** March 6, 2023  
**TO:** Planning Commission  
**FROM:** Jason Baloga, Fire Marshal  
**SUBJECT:** Amended PUD 2-2021/Site Plan 59-5-2022 (Sarah Fisher Mixed Use Campus)

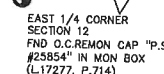
The Fire Department has no objection to the qualification of this proposed project; however, the Planning Department should consider the impact of senior living facilities as they relate to Fire Department operations. A recent study of senior care facilities in Farmington Hills has found an average of one (1) medical incident per year, per bed; therefore, by using this average, this project will increase the Fire Department's run volume by the number of beds proposed in this facility.

1. Multiple street obstructions have been proposed. The Fire Department and Engineering will not accept break-away bollards.
2. In this version of the plan, secondary access has been reduced to only one (1) access point for the residential portion of this project. Chapter 12-11 (1) [c] of the City Code does not appear to be met. The Fire Department and Engineering do not consider brick pavers as an adequate road for access; Chapter 12-11 (1) [a]. With this consideration, the Fire Department would not be able to adequately provide service during an emergency at this location.
3. Specific gate detail shall be provided to the Fire Department and Engineering for review and approval for all gates proposed.
4. The City of Farmington Hills and the Fire Department shall not be responsible for any damage which occurs to the gate.
5. Hydrants shall be installed according to Chapter 12 Section 12-11 (2) of the City Code, as noted on the proposed plans.
  - a. Watermain shall be looped according to Engineering specifications to ensure adequate water supply.
6. Site shall be designed to accommodate fire apparatus with a 50' turning radius. Plans appear to be close and will be verified during Engineering review/field inspections.
7. The building suppression and alarm system shall be installed in accordance with State and Local Codes where applicable.
8. Site shall meet flow test requirements as stated in the Fire Prevention Ordinance.

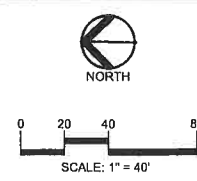
9. If a fire pump is required, a diesel pump or on-site generator shall be provided; DTE is not considered a reliable power source.
10. The Fire Department Connection (FDC) shall be a 5" Storz connection with a 30° downturn. FDC shall be located within 150' of a hydrant. Landscaping/parking shall not block FDC; the FDC location shall be approved by the Fire Department.
11. Emergency Responder Radio Coverage shall be required if determined that signal strength is not adequate.
12. The minimum clearance between the finished roadway surface and any overhead obstruction shall be 13'6".
13. In multiple story buildings, provide floor control valves with water-flow and tamper switches for each floor that are accessed without a ladder.
14. Egress from courtyards shall be maintained according to International Fire Code and Michigan Building Code requirements.
15. Solar Array Shall meet International Fire Code and National Electric Code requirements.
16. No parking fire lane signs shall be posted and strictly enforced.
17. The building shall be properly maintained and in accordance with Fire Prevention Code requirements.
18. Proponent may find it beneficial to provide residential sprinklers in residential homes to increase safety and increase public benefit.



Jason Baloga, Fire Marshal



MATCHLINE — SEE SHEET 42

[illegible]

**CAUTION!!!**  
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS BEFORE ANY EXCAVATION BEGINS.

AMEND POD 2, 2021  
REV. SP 59.5. 2022

RECEIVED

MAR 01 2023

CITY OF FARMINGTON HILLS  
PLANNING DEPT.

CLIENT  
**OPTALIS GROUP**  
25500 MEADOWBROOK ROAD  
SUITE 230  
NOVI, MI 48375

PROJECT TITLE  
**SARAH FISHER**  
PART OF THE SE 1/4 OF SECTION 12, T.01N., R.08E.  
CITY OF FARMINGTON HILLS  
OAKLAND COUNTY, MICHIGAN

## REVISIONS

ORIGINAL ISSUE DATE:  
FEBRUARY 21, 2023

DRAWING TITLE  
**GRADING PLAN**

PEA JOB NO. 2015-2

P.M. \_\_\_\_\_ J  
DN. \_\_\_\_\_ KI

DRAWING NUMBER:

NOT FOR CONSTRUCTION C-4.1





0 20 40 80  
SCALE: 1" = 40'



CAUTION!!  
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THIS DRAWING FOR INFORMATION ONLY. APPROXIMATE. NO GUARANTEE AS TO THE ACCURACY OR DEPTH OF ANY UTILITIES SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT  
**OPTALIS GROUP**  
2550 MEADOWBROOK ROAD  
SUITE 230  
NOVI, MI 48375

PROJECT TITLE  
**SARAH FISHER**  
PART OF THE SE 1/4 OF SECTION 12, T.9N., R.9E.  
CITY OF FARMINGTON HILLS  
OAKLAND COUNTY, MICHIGAN

REVISIONS	

ORIGINAL ISSUE DATE:  
FEBRUARY 21, 2023

DRAWING TITLE  
**UTILITY PLAN - NORTH**

PEA JOB NO. 2015-204

P.M. JBT

DN. KMB

DES. DK

DRAWING NUMBER:

## LEGEND

- |                |                |                   |
|----------------|----------------|-------------------|
| IRON FOUND     | BRASS PLUG SET | SEC. CORNER FOUND |
| IRON SET       | MONUMENT FOUND | R RECORDED        |
| NAIL FOUND     | MONUMENT SET   | M MEASURED        |
| NAIL & CAP SET |                | C CALCULATED      |

- | EXISTING   | PROPOSED   |
|--|--|
| -OH-ELEC-W-O-                                      | ELEC. PHONE OR CABLE TV OH LINE, POLE & GUY WIRE |
| -UG-CATV-C-  | UNDERGROUND CABLE TV OH/UNDERSTRA                |
| -UG-PHONE-C-                                       | TELEPHONE U.G. CABLE, PEDestal, & MANHOLE        |
| -UG-ELEC-C-  | ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE   |
| -GAS-MAN-V-  | GAS MAN. VALVE & GAS LINE MARKER                 |
| -WATERMAN-HYD-GATE VALVE, TAPPING ELEVATOR & VALVE |  |
| -SANITARY SEWER, CLEANOUT & MANHOLE                |  |
| -STORM SEWER, CLEANOUT & MANHOLE                   |  |
| -COMBINED SEWER & MANHOLE                          |  |
| -SQUARE, ROUND & BEE-HIVE CATCH BASIN, YARD DRAIN  |  |
| -POST INDICATOR VALVE                              |  |
| -WATER VALVE, BODYPHANT VALVE BOX, SERVICE SHUTOFF |  |
| -MANSION, TRANSFORMER, REGULATOR CONTROL VALVE     |  |
| -UNIDENTIFIED STRUCTURE                            |  |

- |                |        |
|----------------|--------|
| SPOT ELEVATION | 756.31 |
| CONTOUR LINE   |        |
| FENCE          |        |
| GUARD RAIL     |        |
| STREET LIGHT   |        |
| SIGN           |        |

- |         |                 |
|---------|-----------------|
| CONC.   | CONCRETE        |
| ASPH.   | ASPHALT         |
| GRAVEL  | GRAVEL SHOULDER |
| WETLAND | WETLAND         |

## SANITARY SEWER BASIS OF DESIGN:

(Unit Factors Based on Oakland County Unit Assignment Factors)  
Sarah Fisher

ULTIMATE DESIGN	
Single Family	51.0
Number of Lots	51.0
REU (1.0 Per Dwelling)	51.0
Assisted Living	
Number of Beds	100.0
REU (1.0 Per Dwelling)	39.0
Total REU's	90.0
Population (P)	3.5
People / REU	315 People
Average Flow (100 GPCPD)	31,500 G.P.D.
	0.049 C.F.S.
P (1000s)	0.315
Peaking Factor (PF)	4.07
PF = (18+sqrt(P))/(4+sqrt(P))	
Peak Flow (G.D.P.)	128,184 G.P.D.
Peak Flow (C.F.S.)	0.198 C.F.S.
8" Pipe Capacity Provided	0.906 C.F.S.

## WATER MAIN BASIS OF DESIGN:

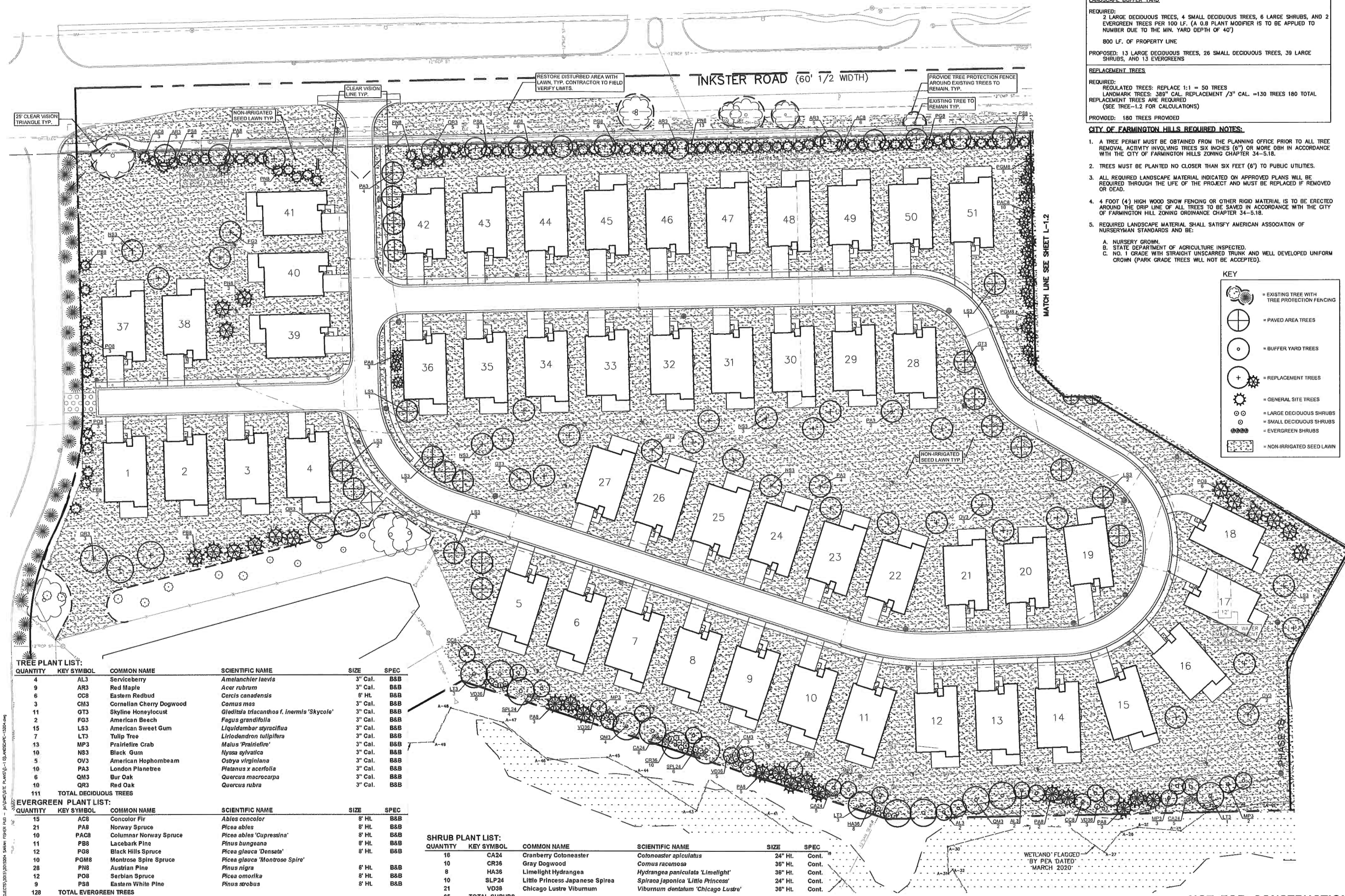
(Unit Factors Based on Oakland County Unit Assignment Factors)  
Sarah Fisher

ULTIMATE DESIGN	
Single Family	51.0
Number of Lots	51.0
REU (1.0 Per Dwelling)	51.0
Assisted Living	
Number of Beds	100.0
REU (1.0 Per Dwelling)	39.0
Total REU's	90.0
Population (P)	3.5
People / REU	315 People
Average Flow (150 GPCPD)	47,250 G.P.D.
	0.073 C.F.S.
	0.047 M.G.D.
Design Max. Flow = (2*avg)	94,500 G.P.D.
	0.146 C.F.S.
	0.095 M.G.D.

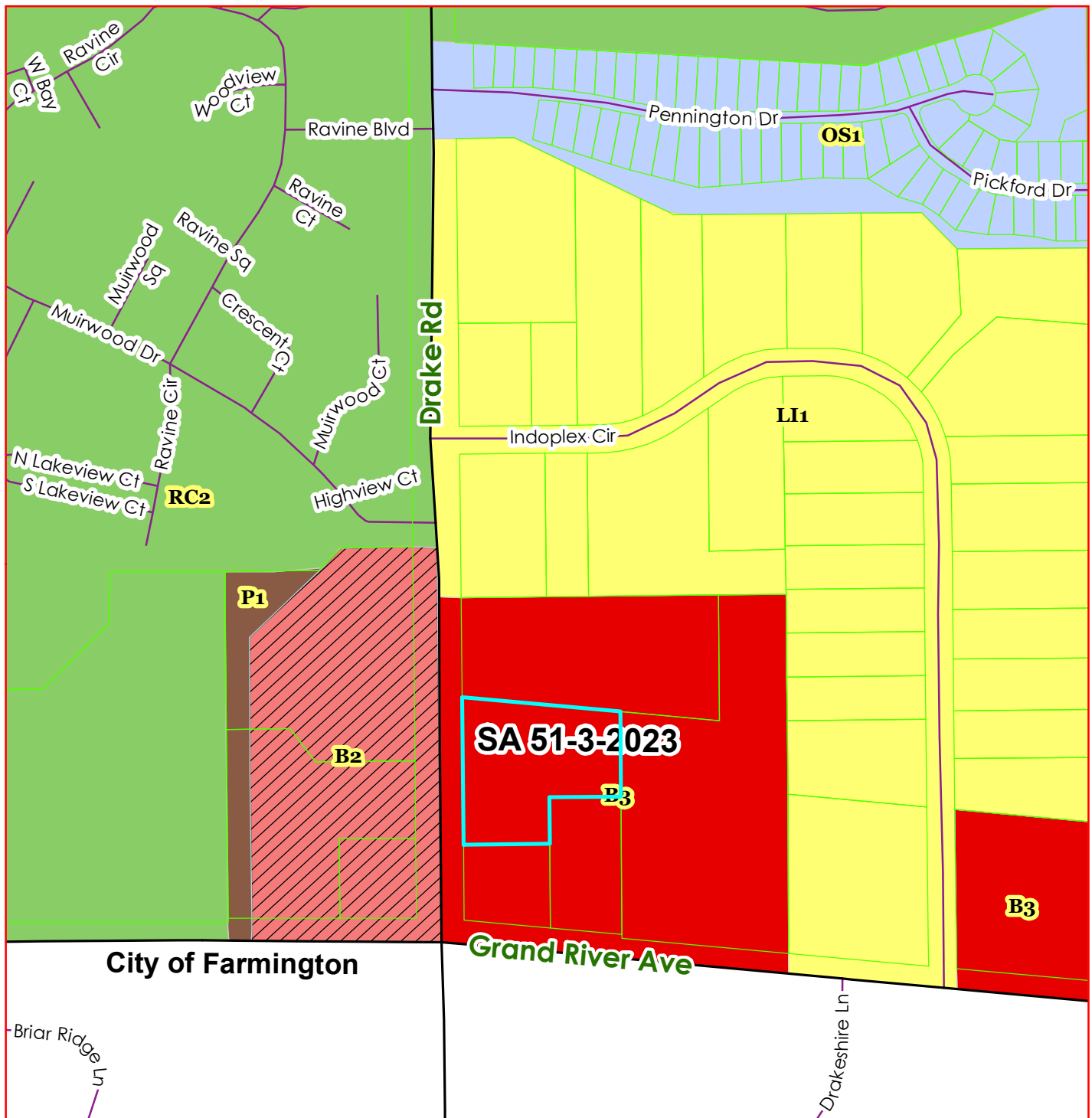
MATCHLINE -  
SEE SHEET 5.2

NOT FOR CONSTRUCTION

C-5.1



**Special Approval 51-3-2023, B-3**  
**24300 Drake Rd.**  
**Temporary portable concrete batch plant**



- |   |   |
|---|---|
| <span style="border: 1px solid green; display: inline-block; width: 15px; height: 10px;"></span> Tax parcel   | <span style="background-color: red; display: inline-block; width: 15px; height: 10px;"></span> B-3 General Business District      |
| <span style="border-bottom: 1px solid purple; display: inline-block; width: 20px;"></span> Minor roads  | <span style="background-color: yellow; display: inline-block; width: 15px; height: 10px;"></span> LI-1 Light Industrial District  |
| <b>Zoning Districts</b>   | <span style="background-color: lightblue; display: inline-block; width: 15px; height: 10px;"></span> OS-1 Office Service District |
| <b>Zoning Districts</b>   | <span style="background-color: brown; display: inline-block; width: 15px; height: 10px;"></span> P-1 Vehicular Parking District   |
| <span style="background-color: red; border: 1px solid red; display: inline-block; width: 15px; height: 10px;"></span> B-2 Community Business District | <span style="background-color: green; display: inline-block; width: 15px; height: 10px;"></span> RC-2 Multiple Family Residential |



FEET

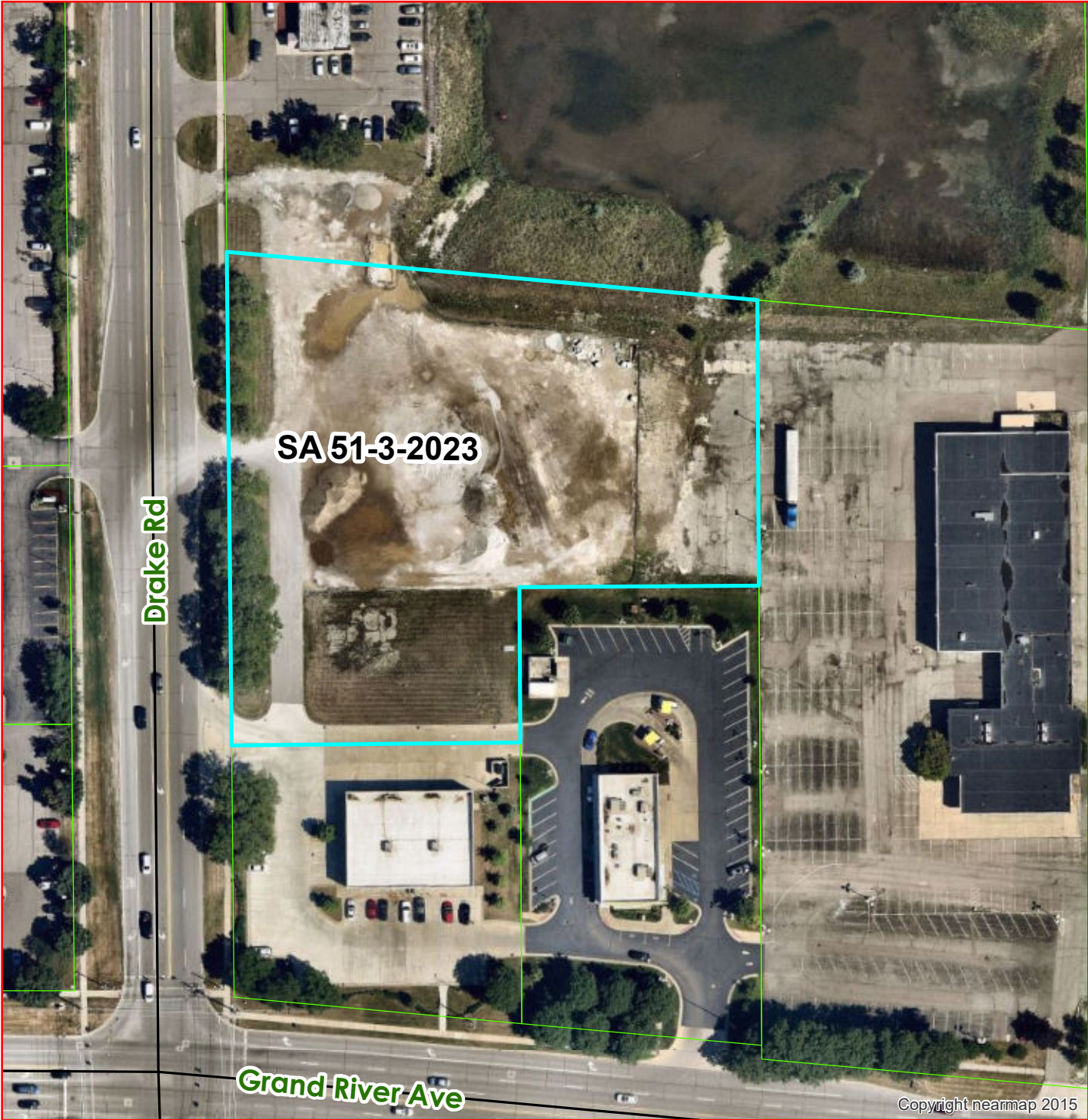


SOURCE: City of Farmington Hills, 2022  
 Oakland County GIS, 2022

DISCLAIMER: Although the information provided by this map is believed to be reliable, its accuracy is not warranted in any way. The City of Farmington Hills assumes no liability for any claims arising from the use of this map.



Special Approval 51-3-2023, B-3  
24300 Drake Rd.  
Temorary portable concrete batch plant

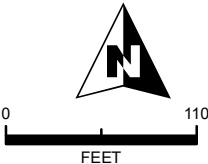


Planning Division



SOURCE: City of Farmington Hills, 2022  
Oakland County GIS, 2022

DISCLAIMER: Although the information provided by this map is believed to be reliable, its accuracy is not warranted in any way. The City of Farmington Hills assumes no liability for any claims arising from the use of this map.



□ Tax parcel





# MARK ANTHONY CONTRACTING, INC.

March 7, 2023

RE: Temporary Property Use Agreement: 24300 Drake Road, Farmington Hills, MI 48335

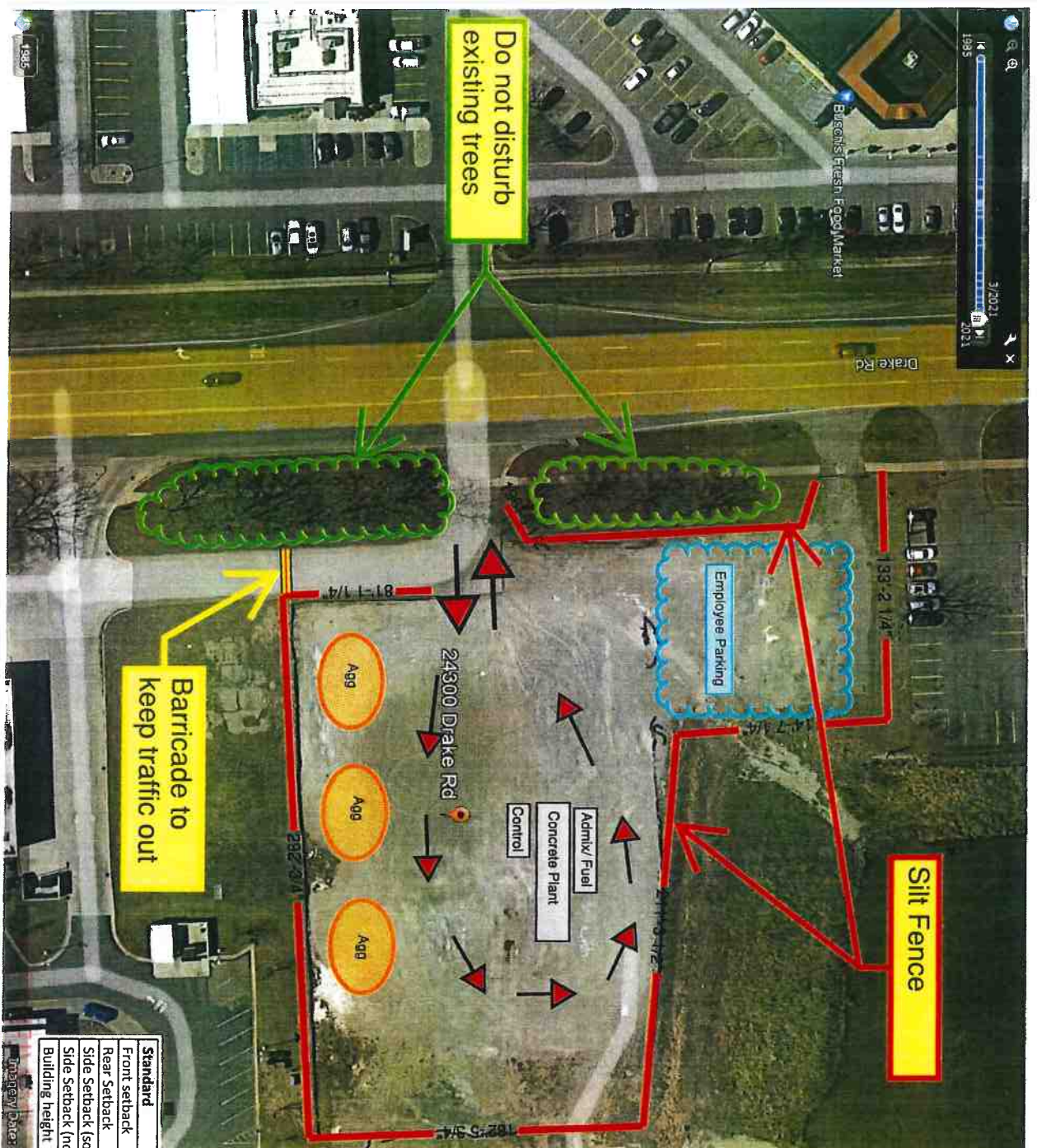
Box Office, LLC grants permission for temporary use of the property located at 24300 Drake Road, Farmington Hills, Michigan 48335 for the purpose of a temporary concrete batch plant to Mark Anthony Contracting, Inc. The time frame will be from approximately April 17, 2023, to October 28, 2023. Box Office, LLC will be held harmless of all activities during Mark Anthony Contracting Inc, use of this property.

Respectfully,

Gary Evangelista  
Mark Anthony Contracting Inc.

Acceptance,

Dinesh Potluri  
Box Office, LLC Representative



### Site Plan Notes

1. Site access shall be maintained
2. Drake Road shall be maintained
3. Site address shall be posted near the main entrance.
4. Provide fire extinguisher near fuel storage containers.
5. Hours of operation: 7am-7pm, Monday through Saturday.
6. This plant will produce concrete for Heritage & Wedgwood Commons Subdivision Rehabilitation Program Phase III.
7. Proposed duration is April 17, 2023 to October 28, 2023.
8. Site will be demolished within the duration proposed, unless an extension is warranted and agreed to, by all parties.
9. Light plants will be provided as needed.
10. Tallest point of portable batch plant is approx. 55'.
11. Approximate setbacks listed below.
12. Site will be watered as needed to mitigate dust.
13. All concrete trucks to follow approved routes.
14. Trash receptacles and port-a-johns will be supplied and maintained.
15. Utilize existing water tap for batching operations. Meter will be obtained from Oakland County.
16. Site will be restored to existing conditions or better upon demobilization of all equipment, materials, and debris.

Standard	Required	Proposed
Front setback	25 ft	Approx. 150 ft
Rear Setback	20 ft	Approx. 60 ft
Side Setback (south)	10 ft	Approx. 87 ft
Side Setback (north)	10 ft	Approx. 60 ft
Building height	50 ft	54 ft to top of exhaust

Imagery Date: 3/19/2021 42°28'13.53" N 83°23'43.29" W elev: 812 ft eye alt: 1590 ft





#### Typical Plant Specification

- Aggregate System
  - Decumulative Weighing
  - Sand: 10 yd<sup>3</sup>
  - Rock: 13 yd<sup>3</sup>
- Cement System
  - Silo Capacity: 58 Ton | 1300 ft<sup>3</sup> | 325 bbl
  - Silo Butterfly Gate: 12"
  - Batcher Capacity: 14 yd<sup>3</sup>
  - Batcher Butterfly Gate: 10" inching
- Transfer Conveyor
  - 30" Belt Option
  - 36" Belt Option
- Water System
  - Weighed Water
  - Batcher Size: 400 gal
  - Overhead Storage: 660 gal
  - Butterfly gate: 6"
- Air System
  - 50 CFM Air Compressor
- Power Generation System
  - 173 HP John Deere Diesel Engine
  - 120 amp alternator

All functions are 12V DC aside from silo level indicators and dust collector pulse jets.

# Model 75 Auxiliary Silo Aggregate Feeders



Our Cemco Model 275 Batch Plant is equipped with either 2, 3 or 4 aggregate bins. Sold standard, this plant includes: automatic control system, on board power, setup and self leveling features. The standard plant without options is capable of batching into a mixer truck at a rate of 220+ yd<sup>3</sup> per hour. Up to two self erecting auxiliary silo's can be added to the plant for the addition of more cements or extra storage capacity. If additional hourly production is necessary, feed conveyors can be added to the plant allowing production to surpass 220 yd<sup>3</sup> hourly.





## **THE MOST MOBILE CONCRETE PLANT AVAILABLE**

### **Portable & Self Erecting**

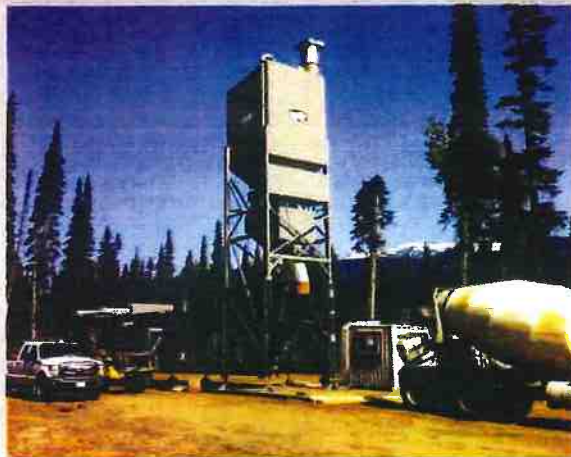
The Cemco Model 275 is a high production plant which can be setup by one person without any additional equipment in under one hour. It is well suited for remote locations and jobs where investing in the infrastructure needed for a traditional concrete plant doesn't make sense. The powerful 173 HP John Deere Diesel Engine powers the hydraulic setup process that lets a single man transform the plant from travel position to operating position in minutes without the need for cranes or other heavy equipment.

#### **Benefits of On Site Concrete Production Savings + More Earnings = More Profit**

- Minimize trucking expenses
- Eliminate travel hazards
- Eliminate travel delays
- Reduce rejected loads
- Secure large projects with flexible solutions



# Model 275 Batch Plant

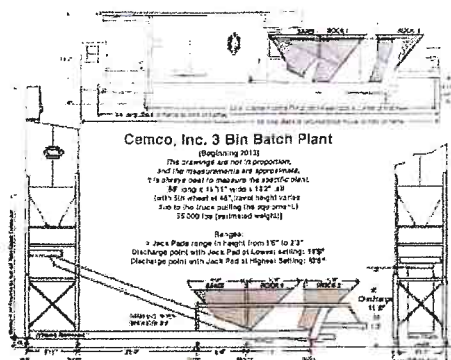


Extended split silo



Cemco, Inc. revolutionized the concrete industry with a line of mobile batching and mixing equipment that continually finds a way to reinvent the standards of speed, accuracy and efficiency.





**The Cemco Model 275 concrete batch plant** is allowing construction contractors, ready mix producers, and pavers throughout the world to produce more concrete with lower costs. The Model 275 concrete batch plant is a patented design that greatly reduces transportation expenses and on-site set-up costs while still yielding the high production rates needed in today's environment.

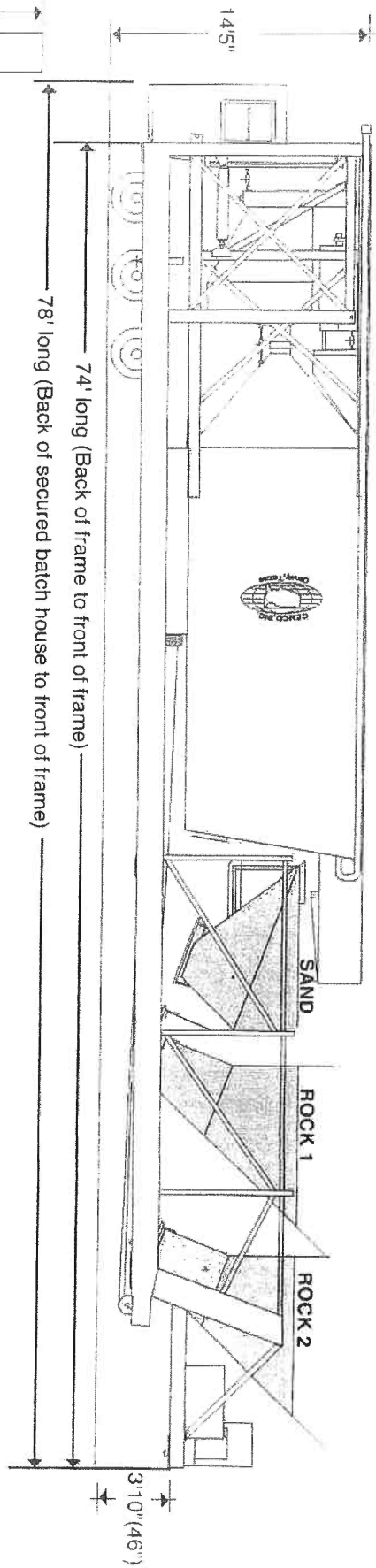


**The Cemco Model 240 Central Mix** is a unique piece of concrete construction equipment. Incorporating a patented design, it is a 10 cubic yard output mixer that is completely self-contained. Like the batch plant it needs NO outside equipment for setup and takes under 2 hours to completely setup.



782 HWY 251  
Olney, TX 76374  
[www.cemcoinc.com](http://www.cemcoinc.com)  
855-564-5855





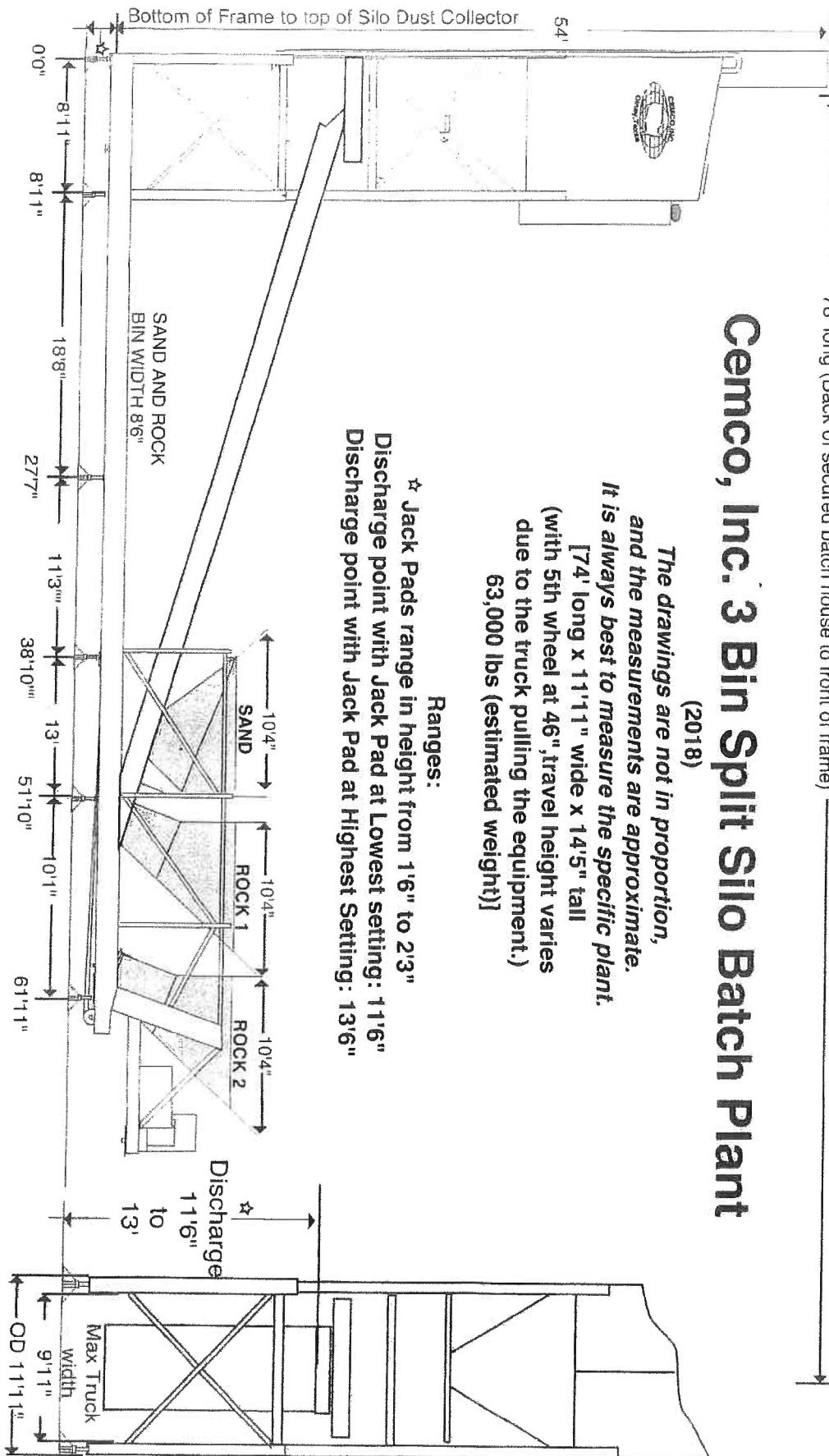
## Cemco, Inc. 3 Bin Split Silo Batch Plant

(2018)

*The drawings are not in proportion,  
and the measurements are approximate.  
It is always best to measure the specific plant.  
[74' long x 11'11" wide x 14'5" tall  
(with 5th wheel at 46", travel height varies  
due to the truck pulling the equipment.)  
63,000 lbs (estimated weight)]*

### Ranges:

- ☆ Jack Pads range in height from 1'6" to 2'3"
- Discharge point with Jack Pad at Lowest setting: 1'16"
- Discharge point with Jack Pad at Highest Setting: 1'3'6"



## SPECIFICATION DATA SHEET | MODEL : FCP1000



The FuelCube FCP1000 is a compact, economic, double-walled fuel tank. Quickly and easily supply fuel where you need it, when you need it.

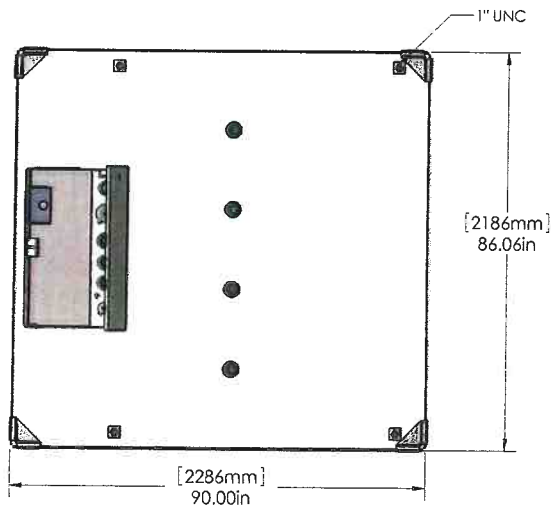
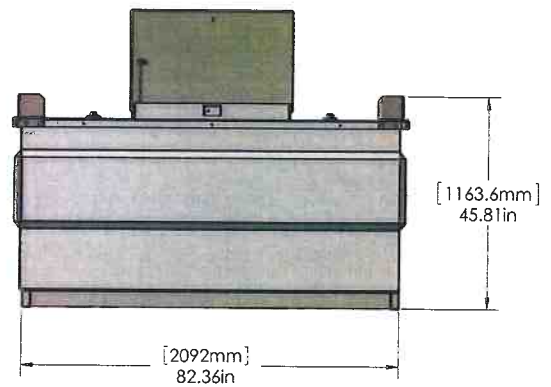
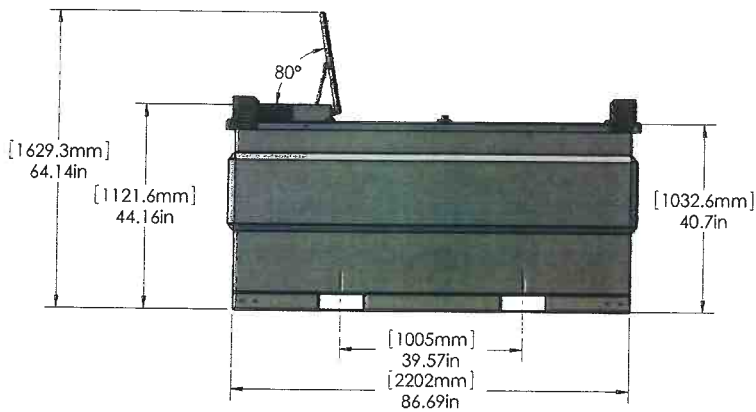
- **Mobile.** Forklift pockets allow easy forklift handling when empty.
- **Stackable.** Easily stackable (2)-high empty to reduce storage space requirements.
- **Secure.** Pumps, and Equipment enclosed in lockable area – no need for additional pump “Lock-Box”.
- **Environmentally Safe.** Double-walled, 110% containment eliminates the need for additional spill pans, UL 142 approved.

### SPECIFICATIONS

STANDARD FITTINGS: 1" Pump Feed, Lockable Pump/Equipment Cabinet, Heavy Duty Skid Base with Forklift Pockets, Vent, Fill Cap, UL Plate, Durable Marine Grade Paint Specification, Stacking Brackets.  
OPTIONAL FITTINGS: Direct Reading Float Gauge, 12v, 24v or 110 volt pump kits, Lifting slings, Hoses, Quick Couplers, Filters.

Capacity (Brim-Fill) Litres: 3785	Outer Tank Material Thickness (mm/in): 1/8"
Capacity (Brim-Fill) Imperial Gallons: 833	Inner Tank Material Thickness (mm/in): 1/8"
Capacity (Brim-Fill) US Gallons: 1000	Weight Empty (lbs/kg): 2381 lbs (1080kg)
Dimension Length (mm/in): 2286 mm/90"	Weight Full (lbs/kg): 10802 lbs (4900kg)
Dimension Width (mm/in): 2185 mm/86"	Approvals: UL142, ULC S-601-07, NFPA
Dimension Height (mm/in): 1169 mm/46"	
Dimension Cabinet Opening (mm/in): 836.6 mm x 533.4 mm/34" x 21"	





Standards For Safety : Close Top Diked(contained)

1. UL 142 : Steel Above Ground Tanks for Flammable and Combustible Liquids
2. CAN/ULC-S601 : Shop Fabricated Steel Above Ground Tanks for Flammable and combustible Liquids

**WESTERN.**  
GLOBAL

**Western Global**  
290 Quarry Road, Milford CT, 06460  
PH. 203-847-4300 Fax 203-847-4310  
www.western-global.us.com

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DO NOT APPLY TO BASIC DIMS  
TOLERANCES (INCHES)  
ONE DECIMAL ±.1"  
TWO PLACES DECIMAL ±.03"  
THREE PLACES DECIMAL ±.005"

TITLE:

**FCP 1000 - SALES DRAWING**

TOLERANCES (METRIC)  
ONE DECIMAL ±.3  
TWO PLACES DECIMAL ±.03  
ANGULAR: 30° ±.1°

UNUSUAL  
SEE INDIVIDUAL PARTS

SIZE DWG. NO.  
**B FCP-1000**

REV  
**1**

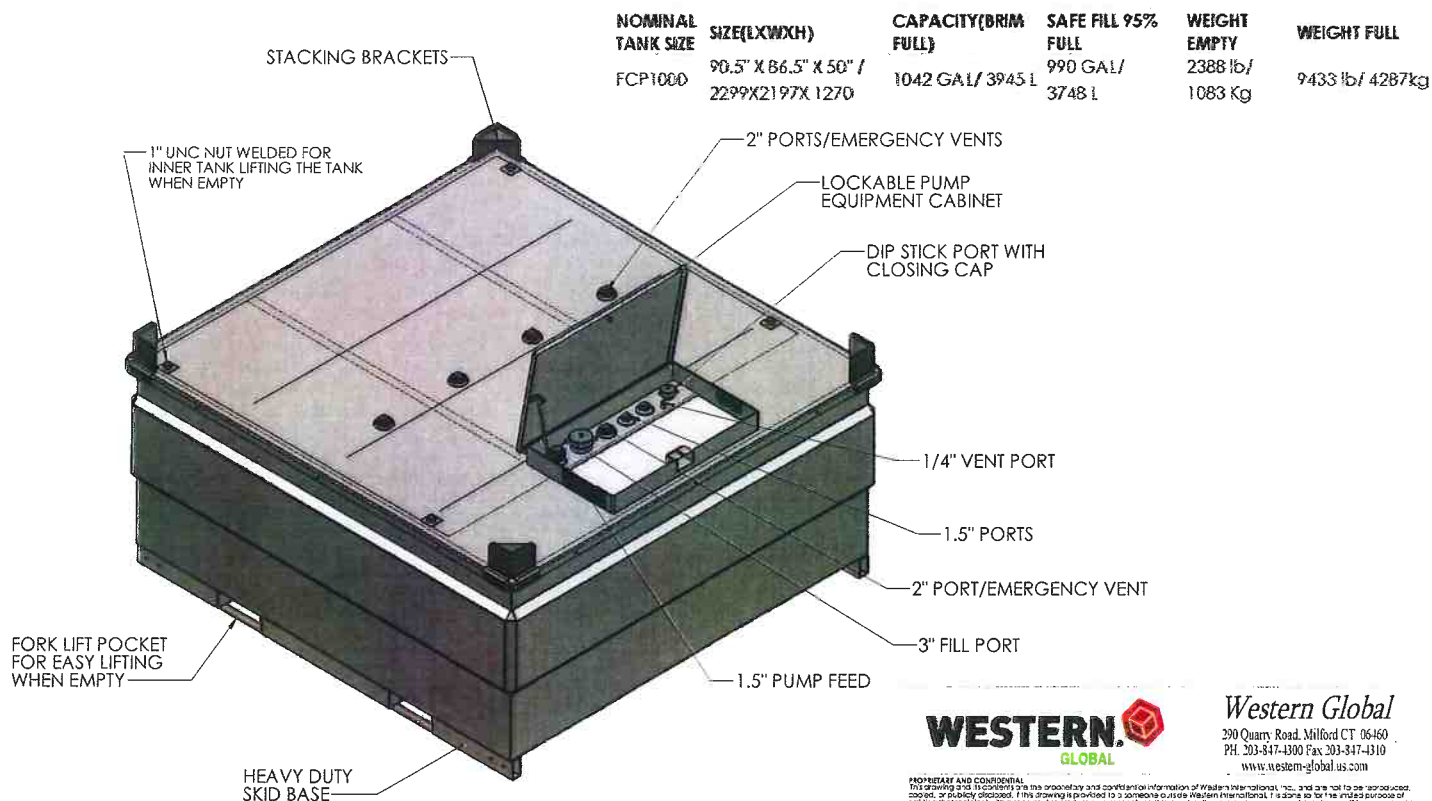
DO NOT SCALE DRAWING

DRAWN BY: JIGNESH

DATE: 1/1/2013

SCALE: 1:24

SHEET 1 OF 3



NOMINAL TANK SIZE	SIZE(LXWXH)	CAPACITY(BRIM FULL)	SAFE FILL 95% FULL	WEIGHT EMPTY	WEIGHT FULL
FCP1000	90.5" X 86.5" X 50" / 2299X2197X 1270	1042 GAL/ 3945 L	990 GAL/ 3748 L	2388 lb/ 1083 Kg	9433 lb/ 4287kg

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UNLESS OTHERWISE SPECIFIED:  
DO NOT APPLY TO BASE DIMS.  
TOLERANCES (INCHES):  
DIMENSIONS: ±.01"  
TWO PLACE DECIMAL: ±.03"  
THREE PLACE DECIMAL: ±.003"

TITLE:

**FCP 1000 - SALES DRAWING**

TOLERANCES (METRIC):  
DIMENSIONS: ±.3  
TWO PLACE DECIMAL: ±.35  
ANGULAR: ±2°0' ±1°

WATERMARK  
SEE INDIVIDUAL PARTS  
DRAWN BY: JIGNESH

SIZE DWG. NO. REV  
**B** **FCP-1000** **1**  
DATE: 1/11/2013 SCALE: 1:25 SHEET 2 OF 3



## FCP1000 DIPPING CHART

FILL HEIGHT			VOLUME			FILL HEIGHT			VOLUME		
(CM)	(LITRES)	(GALLONS)	(CM)	(LITRES)	(GALLONS)	(INCHES)	(LITRES)	(GALLONS)	(INCHES)	(LITRES)	(GALLONS)
5	210.5	55.6	2	210.5	55.6						
10	421.1	111.2	4	421.1	111.2						
15	631.6	166.8	6	631.6	166.8						
20	842.1	222.5	8	842.1	222.5						
25	1052.3	278.0	10	1052.3	278.0						
30	1263.2	333.7	12	1263.2	333.7						
35	1473.7	389.3	14	1473.7	389.3						
40	1684.2	444.9	16	1684.2	444.9						
45	1894.8	500.6	18	1894.8	500.6						
50	2105.3	556.2	20	2105.3	556.2						
55	2315.5	611.7	22	2315.5	611.7						
60	2523.3	666.6	24	2523.3	666.6						
65	2727.4	720.5	26	2727.4	720.5						
70	2928.4	773.6	28	2928.4	773.6						
75	3125.8	825.8	30	3125.8	825.8						
80	3319.8	877.0	32	3319.8	877.0						
85	3510.6	927.4	34	3510.6	927.4						
Full	3768.4	995.5	Full	3768.4	995.5						

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DIMENSIONS ARE TO FACE UNLESS  
OTHERWISE SPECIFIED  
TOLERANCES (INCHES):  
ONE DECIMAL ±.01"  
TWO PLACE DECIMAL ±.005"  
THREE PLACE DECIMAL ±.0005"

TOLERANCES (METRIC):  
ONE DECIMAL ±.3  
TWO PLACE DECIMAL ±.03

ANGLE: 20° ±1°

DO NOT SCALE DRAWING

MAU/BAL  
SEE INDIVIDUAL PARTS

SIZE DWG. NO.  
**B** FCP-1000

REV  
**1**

### FCP 1000 - SALES DRAWING

DATE: 1/1/2013 SCALE: 1:25 SHEET 3 OF 3

DRAWN BY: JIGNESH

April 11, 2023

Farmington Hills Planning Commission  
31555 W 11 Mile Rd  
Farmington Hills, MI 48336

# Site Plan Review

Case: 56-3-2022  
Site: 24300 Drake (Parcel 22-23-21-351-032) 2 acres  
Applicant: Mark Anthony Contracting  
Plan Date: 3/14/23  
Zoning: B-3 General Business

Dear Planning Commissioners:

We have completed a review of the application for site plan and special land use approval above and a summary of our findings is below. Items in **bold** require specific action by the Applicant. Items in *italics* can be addressed administratively.



0 200 400 Feet



## SUMMARY OF FINDINGS

### Project Summary

The applicant is proposing a temporary concrete plant. The application specifies that the time frame for the batch plant will be April 17, 2023, through October 28, 2023, with full removal in that same period. The proposed layout is very similar to a temporary plant approved for this site in 2020, and another in 2022. Requested hours of operation are 7am to 7pm, Monday through Saturday. This is the fifth temporary batch plant to seek location on this site within the last eight years.

### Summary of Issues

1. **Verification of timeframe, and property owner's approval of same.**
2. **Provide setback distances.**

### Existing Conditions

1. **Zoning.** The parcel is zoned B-3 General Business.
2. **Existing site.** The site is 2 acres and vacant. The site plan for a movie theater that was approved several years ago for this site has expired.
3. **Adjacent properties.**

Direction	Zoning	Land Use
North	B-3	Commercial Development
East	B-3	Commercial Development
South	B-3	Commercial Development
West	B-2	Commercial Development

4. **Site configuration and access.** The site is accessible from Drake Road.

### Site Plan & Use:

1. **Dimensional Standards (B-3 district).** **Setbacks provided on the plan appear to be from our 2022 review letter and don't necessarily reflect actual positions of equipment on site.**

Standard	Required	Proposed
Front setback	25 ft	Approx. 150 ft
Rear Setback	20 ft	Approx. 60 ft
Side Setback (south)	10 ft	Approx. 87 ft
Side Setback (north)	10 ft	Approx. 30 ft
Building height	50 ft	54 ft to top of exhaust

2. **Parking.** The application notes that the site will have two to ten employees, and the northern notch of the site is identified as a parking area.
3. **Overall Circulation.** Circulation through the site is counter-clockwise; the cross-access drive to the south will be closed with a barricade.
4. **Lighting (Section 34-5.16).** No lighting is proposed.

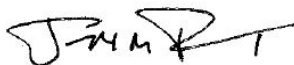
5. **Landscaping and trees.** The trees on site are not proposed to be affected by the project. No landscaping is being proposed.
6. **Nature of equipment.** The applicant has included diagrams and images of the proposed equipment.

**Special Approval**

1. Conditions: In the B-3 district, cement batch plants are not specifically permitted; they are, however, permitted as a special land use under Section 4.20.4.C, subject to the following:
  - C. Temporary construction uses not accessory to existing uses. Temporary construction uses and structures not directly accessory to any existing use of the zoning lot, but necessary for the use or improvement of some other property or properties within the City for a permitted purpose.
    - i. The planning commission shall examine the proposed use and determine that the petitioner has adequately explored alternative locations and that the location proposed is the most reasonable.
    - ii. The planning commission shall examine the location of structures on the site and determine that they are the most appropriate, may require reasonable temporary screening of the activity proposed, may suggest the location of vehicular access to the site and make other recommendations which will assist in the protection of nearby uses during the time the construction use is in operation.
    - iii. All setbacks, land coverage, off-street parking, lighting and other requirements for protecting the public health, safety, peace, morals, comfort, convenience and general welfare of the inhabitants of the city shall be determined by the planning commission as being appropriate to the site and surrounding area.
    - iv. The act of granting approval of a use not otherwise permitted in a district shall in no way be construed as a change in the basic uses permitted in the district nor on the property wherein the use is permitted.
    - v. The granting of permission for the use shall be made in writing stipulating all conditions as to length of time, nature of developed permitted and arrangements for removing the use at the termination of the period of time granted.

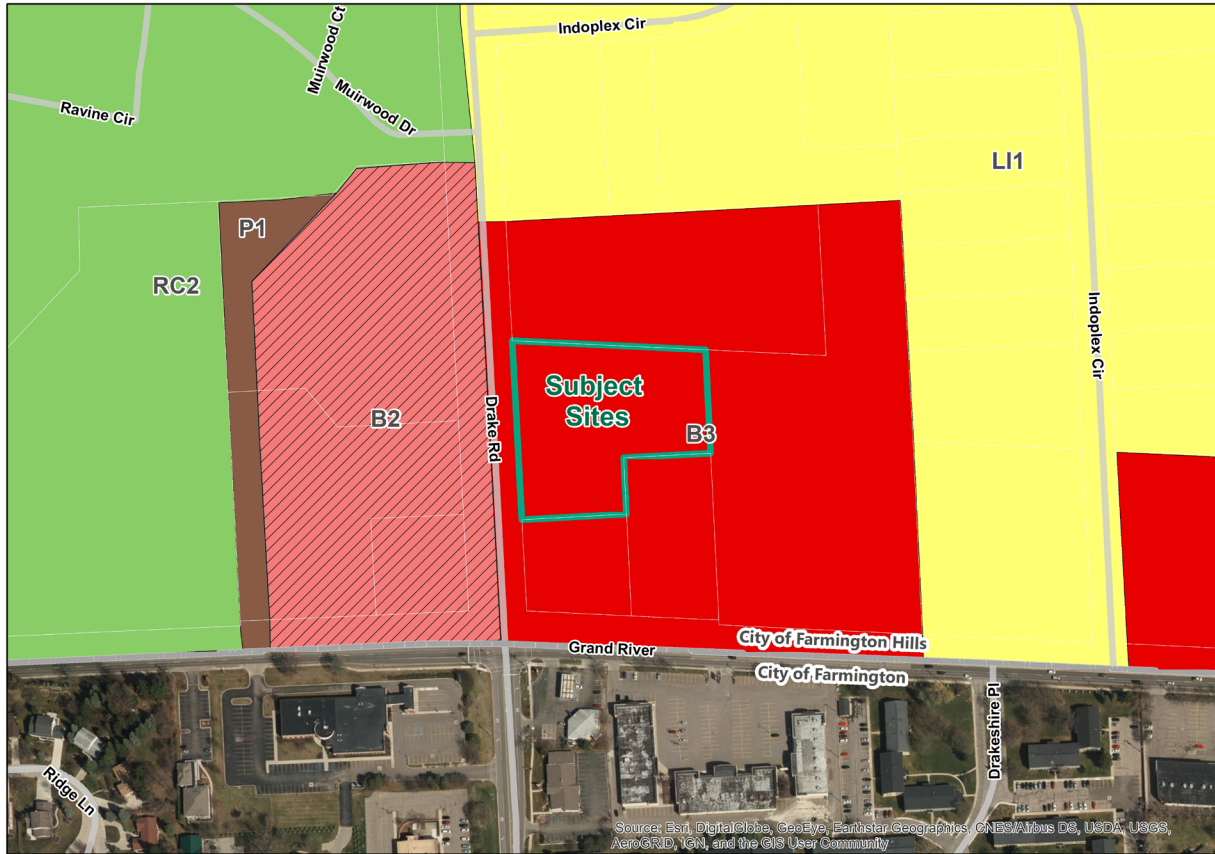
We are available to answer questions.

Respectfully,  
**Giffels Webster**



Joe Tangari, AICP  
Principal Planner





0 200 400 Feet

giffels  
webster  
April 5, 2019



DEPARTMENT OF PUBLIC SERVICES  
KAREN MONDORA, P.E., DIRECTOR

### INTEROFFICE CORRESPONDENCE

**DATE:** March 24, 2023  
**TO:** Planning Commission  
**FROM:** James Cubera, Engineering *JC*  
**SUBJECT:** Concrete Batch Plan for Mark Anthony Contracting  
24300 Drake Road  
SA#: 51-3-2023 – PJ#: 21-23-59  
22-23-21-351-032

---

This office has performed a preliminary review of the above referenced site plan submitted to the Planning Department on March 22, 2023. Our comments are as follows:

1. We note that the proposed batch plant is to service the concrete road paving of Heritage Hills/Wedgwood Commons Subdivision – Phase III to be completed in 2023.
2. We note that this approval is to be considered to allow the operation until October 28, 2023.
3. We therefore have no objection to this temporary use contingent on the following:
  - Concrete being manufactured will be exclusively for the Heritage Hills/Wedgwood Commons Subdivision - Phase III Rehabilitation Program for the City.
  - The proponent shall not service outside users or other projects from this location.
  - Prior to concrete manufacturing, an acceptable ingress and egress plan must be provided to and approved by the City engineering staff. It must not allow construction vehicles to exit north onto Drake Road or to enter from the north off of Drake Road.  
In addition, an acceptable route for construction traffic to leave the batch plant as well as in traveling to the construction site and returning from the construction site must be provided.





INTEROFFICE CORRESPONDENCE

**DATE:** April 4, 2023  
**TO:** Planning Commission  
**FROM:** Jason Baloga, Fire Marshal  
**SUBJECT:** Special Approval 51-3-2023 (24300 Drake)

The Fire Department has no objection to recommending approval of the plan as submitted contingent upon compliance with the following requirements:

1. During construction and operation, site access shall be maintained; roadways capable of supporting fire apparatus up to Twenty-five (25) tons shall be provided.
2. An address shall be posted at the main entrance in accordance with Chapter 12 of the City Code Sec. 12-12 (3).
3. Above Storage Tank (AST) shall be installed according to the International Fire Code 2015 (IFC) and National Fire Protection Association (NFPA) requirements.
4. Protection from vehicle damage shall be provided for the AST. Jersey barriers or guard posts are acceptable. AST shall be placarded to indicate the product it contains.
5. A fire extinguisher no smaller than 2-A:20-B:C shall be provided near the fueling area.



Jason Baloga, Fire Marshal

JB

**MORNINGTON ASSOCIATES LLC**  
31731 Northwestern Hwy.  
Suite 250W  
Farmington Hills, Michigan 48334

April 6, 2023

**VIA FRIST CLASS MAIL AND E-MAIL(EPERDONIK@FHGOV.COM)**

Erik Perdonik  
City Planner  
City of Farmington Hills  
31555 W. Eleven Mile  
Farmington Hills, Michigan 48336

***Re: Special Approval 51-3-2023 – Temporary Portable Batch Plant at 23400 Drake Road***

Dear Mr. Perdonik,

I am an attorney for Mornington Associates LLC, the owner of Muirwood Apartments, which shares common ownership with Citation Club Apartments, Fairmont Park Apartments, Kensington Manor Apartments, Farmington Oaks Apartments, and the office building located at 31731 Northwestern Highway. The families that own these complexes have been conducting business in Farmington Hills for almost 60 years. Not to mention the nearly \$4,000,000 paid by them to the City of Farmington Hills in real estate taxes last year alone.

Mornington Associates, on behalf of itself and its residents, objects to the request by Mark Anthony Contracting, Inc., to obtain special land use and site plan approval to operate a temporary portable concrete batch plant. Setting aside the inconvenience related to the noise, increased traffic, damage to local roads, damage to personal property from the dust, and other effects the concrete batch plant will cause, the main objection to the request is the risk to the health and safety of the residents who live in very close proximity to the proposed batch plant.

It is undisputed that concrete batch plants emit dust during the production of concrete. These dust air contaminants, also known as crystalline silica, are a recognized health hazard. According to a study published by the International Journal of Environmental Research and Public Health published on September 27, 2021, and posted by the National Library of Medicine, National Center for Biotechnology Information, cement dust inhalation can significantly lower pulmonary functions, cause disorders to the nervous system, and can lead to such health risks as hypertension, emphysema, and certain cancers.

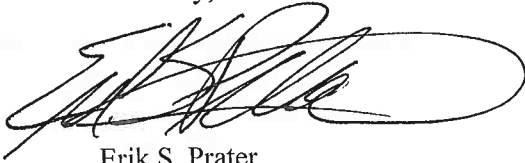
Because of the health risks related to the exposure to crystalline silica, the United States Department of Labor, Occupational Safety and Health Administration (OSHA) has adopted strict regulations to limit exposure to crystalline silica. Recognizing these significant health risks, the State of Michigan, Michigan Occupational Safety and Health Administration (MIOSHA) adopted the OSHA regulations to limit exposure to crystalline silica.

While these regulations may only apply to workplace safety, the same consideration should be given to protect the health and safety of the citizens of the City of Farmington Hills. Muirwood Apartments is located within very close proximity to the proposed batch plant. Various studies have shown that cement dust can travel nearly a half mile. As a matter of fact, a study published by Environmental Working

Group on September 25, 2014, indicates that silica dust from sand mines travelled up to 1,500 meters (almost one mile). These findings are supported by the study published by the International Journal of Environmental Research and Public Health cited above in which the study indicated that "cement particles not only affect cement workers but also residents living near a cement factory or other sources of cement dust from manufacturing operations."

For the health and safety of the nearly 2,500 residents at Muirwood Apartments, and the other citizens of the City of Farmington Hills located within close proximity to the proposed batch plant, Mornington Associates, hereby requests the City of Farmington Hills to deny the special land use requested by Mark Anthony Contracting, Inc.

Sincerely,

A handwritten signature in black ink, appearing to read 'Erik S. Prater', with a large, stylized loop at the end.

Erik S. Prater  
General Counsel  
eprater@beztak.com

cc: Samuel M. Beznos



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## BOARD OF COMMISSIONERS

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**1200 N. Telegraph Road**  
**Pontiac, MI 48341-0475**  
Phone: (248) 858-0100  
Fax: (248) 858-1572

April 12, 2023

Barb McBeth  
City of Novi  
45175 Ten Mile Road  
Novi, MI 48375

Dear Ms. McBeth:

On Wednesday, April 12, 2023, the Oakland County Coordinating Zoning Committee (CZC) held a meeting and considered the following Master Plan Amendment:

**The City of Novi Master Plan Amendment  
(County Code MP# 23-01)**

The Oakland County Coordinating Zoning Committee, by a 2-0 vote (with one non-voting member), endorses the Oakland County Department of Economic Development (OCED), Planning & Local Business Development (PLBD) Division's staff review and recommendations of the amendments to the Master Plan. The staff review finds the proposed Master Plan Amendments to be **not inconsistent** with the Master Plans or existing land uses of any of the adjacent communities that received notification of the proposed update. A copy of the staff review is enclosed.

A copy of the proposed draft amendments for the City of Novi Master Plan can be accessed at the following web link: [www.cityofnovi.org/amendments](http://www.cityofnovi.org/amendments). Adjacent communities and other reviewing jurisdictions are asked to contact the City of Novi regarding the final adoption process for the proposed Master Plan Amendments.

If further documentation is necessary regarding the CZC meeting, the official minutes of the April 12, 2023, meeting will be available following the next CZC meeting in May of 2023. If you have any questions regarding the review, please do not hesitate to contact me at (248)858-0389 or email me at [krees@oakgov.com](mailto:krees@oakgov.com).

Sincerely,

Scott E. Kree | Senior Planner  
Oakland County Department of Economic Development  
Planning & Local Business Development Division

*(CC'd recipients are listed on the next page)*

cc: Gwen Markham, Oakland County Commissioner – CZC Chair, District 15  
Yolanda Smith-Charles, Oakland County Commissioner – CZC Vice Chair, District 17  
Phil Weipert, Oakland County Commissioner – CZC Member, District 13  
Ajay Raman, Oakland County Commissioner, District 14  
Marcia Gershenson, Oakland County Commissioner, District 11  
John Juntunen, Novi Township Supervisor  
Katherine Des Rochers, Lyon Township Planning Coordinator  
Drew Benson, City of Wixom Assistant City Manager & Economic Development Director  
David Campbell, Commerce Township Planning Director  
Jennifer Stuart, City of Walled Lake Clerk  
Gordon Bowdell, West Bloomfield Township Planning & Zoning Manager  
Charmaine Kettler-Schmult, City of Farmington Hills Director of Planning & Community Dev.  
Dianne Massa, City of Northville Clerk  
Brad Knight, RCOC Director of Planning & Environment  
Dan Butkus, WRC Engineering Technician, Plan Review & Permitting Unit  
Lori Swanson, Oakland TSC-MDOT Manager  
Adelaide Pascaris, ITC Area Manager  
Jennifer Whitteaker, DTE Regional Manager  
Brandon Hofmeister, Consumers Energy Senior VP of Government



March 30, 2023

Commissioner Gwen Markham, Chairperson  
Oakland County Coordinating Zoning Committee  
1200 North Telegraph Road  
Pontiac, MI 48341

SUBJECT: County Code No. MP 23-01, Oakland County Economic Development Department, Planning & Local Business staff review of the draft City of Novi Master Plan Amendment.

Dear Chairperson Markham and Committee Members:

On March 13, 2023, Oakland County received a mailed letter, dated March 6, 2023, informing our office of the proposed **City of Novi Draft Master Plan Amendment, (County Code Master Plan No. 23-01)**. Under the Michigan Planning Enabling Act, Oakland County, adjacent municipalities, and other jurisdictional authorities have 42 days to review the draft document and submit comments on the proposed Master Plan Amendments directly to the City of Novi. The following web link was provided by the City of Novi to access the proposed Master Plan Amendment: [www.cityofnovi.org/amendments](http://www.cityofnovi.org/amendments)

This review of the draft Master Plan Amendment will go before the Oakland County Coordinating Zoning Committee (CZC) on April 12, 2023. This date falls within the community's specified comment period.

It is assumed that the adjacent Oakland County Communities of Commerce Township, City of Farmington Hills, Lyon Township, Novi Township, City of Northville, City of Walled Lake, West Bloomfield Township, City of Wixom, were notified about the proposed draft Master Plan Amendment and review period by the City of Novi.

#### **Staff Recommendation**

Based on the review of the surrounding communities' Master Plans, the City of Novi's Draft Master Plan proposed amendment is **not inconsistent** with the plan of any city, village, or township that received notice of the draft plan. Oakland County has not prepared a countywide development plan, therefore, there is no countywide plan with which to compare the draft amendment.

#### **Summary Analysis of Content**

The focus of this report is to present a clear understanding of the proposed amendment and describe changes in border land use through an analysis of the proposed and existing plan. Since the changes to Novi's Master Plan are considered an "amendment", the existing City of Novi Master Plan will be referenced as needed. Recommendations that may help make the document stronger are offered as a result of the analysis. The following is a summary of the City of Novi Draft Master Plan Amendment in its entirety. Our records show that the City of Novi last updated their Master Plan in 2016.

The proposed draft Master Plan Amendment consists of changes to the existing *Future Land Use (FLU)* map and *Residential Density Map*. These changes will amend pages 47 and 48 in the existing 2016 Master Plan.

#### **Future Land Use Changes**

On the FLU map, a few specific properties have been reclassified.

Per the City of Novi's explanation of the amendment, the reasoning for the change in classifications is due to the potential consideration of property exchanges between the City of Novi and Novi Community Schools.

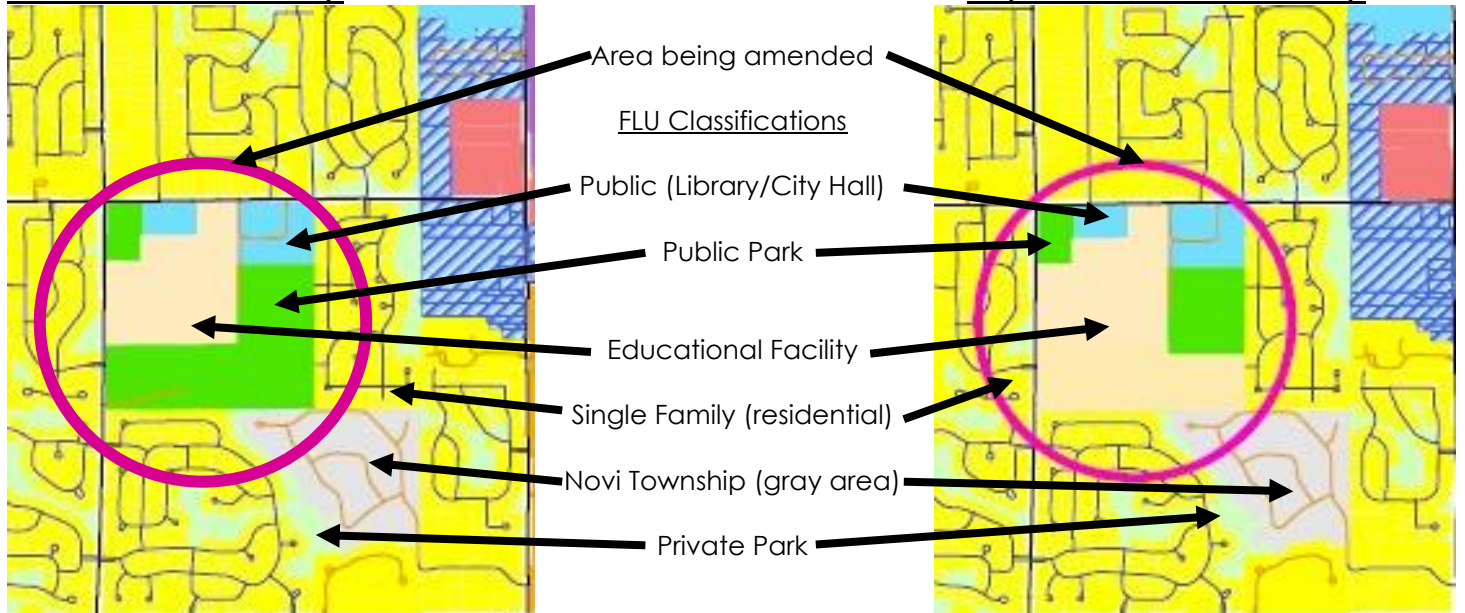
Therefore, there is only a change between two (2) land types of FLU classification on the properties. The descriptions of the FLU designations that are involved in the Master Plan amendment are defined as follows:

1. **Educational Facility:** *This land use is designated for private and public educational facilities. If the area ceases to be considered for educational facility uses, residential uses are appropriate if the area is assigned a density on the Master Plan's Residential Density Map.*
2. **Public Park:** *This land use is designated for public and private parks and open space. If the area ceases to be considered for public and private park or open space uses, residential uses are appropriate if the area is assigned a density on the Master Plan's Residential Density Map.*

There are three (3) areas in the City of Novi with proposed changes to FLU designations. All areas being amended involve a change in designation between two (2) FLU classification types: *Public Park* and *Educational Facility*. This review will focus on only one (1) of the areas because it is the only one to share a municipal border. The area includes a portion of Novi City Hall property which is under the *Public Park* classification which is adjacent to Novi Township and the Novi High School property designated as *Educational Facility*. The current FLU classification along the border of the City of Novi and Novi Township and a map of surrounding designations have been listed below showing the proposed and existing FLU maps for this area.

**2016 Future Land Use Map**

**Proposed Future Land Use Map**



All FLU classifications surrounding the proposed change from *Public Park* to *Educational Facility* remain to be adjacent to *Public Park*, *Private Park*, *Educational Facility*, and *Single Family* [residential] FLU types. Novi Township continues to have single family residential uses throughout the entirety of the Township's area and along its borders. Oakland County's 2020 aerial data (at left) shows the existing development patterns with the southern portion of the City of Novi property (shown in orange) being reclassified along the township border (shown in blue).

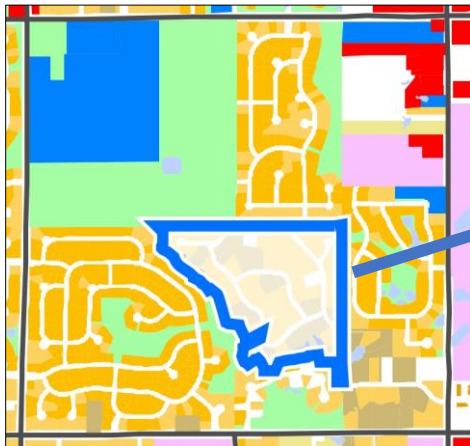


Per the information provided above and noted on the submitted FLU map amendment, indicate that the proposed FLU classifications would continue to allow for single family development which would be one of the most intense uses of the property. It is assumed that the property will continue to be utilized as it is currently but if a rezoning of the property were to happen in the future, all other intensities permitted under the FLU would remain compatible if not, identical to surrounding existing development. The City of Novi has provided a statement in the "Notes" section of the submitted amended maps stating, "[#6] If future conversion of public and private recreation areas to a non-public or

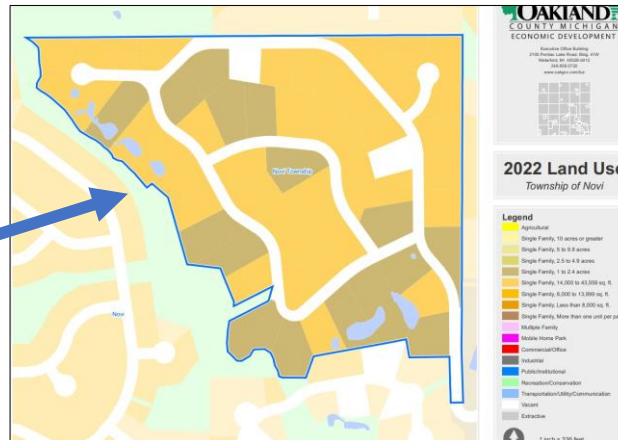


non-recreation area occurs, the intended use is residential at the density identified on the Residential Density Map.” Our analysis finds that **this remains a compatible border.**

#### City of Novi – OC ELU Data

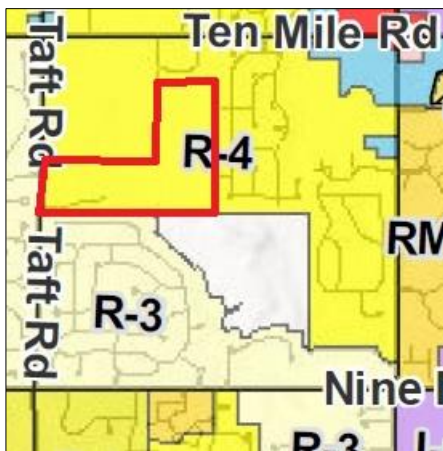


#### Novi Township – OC ELU Data

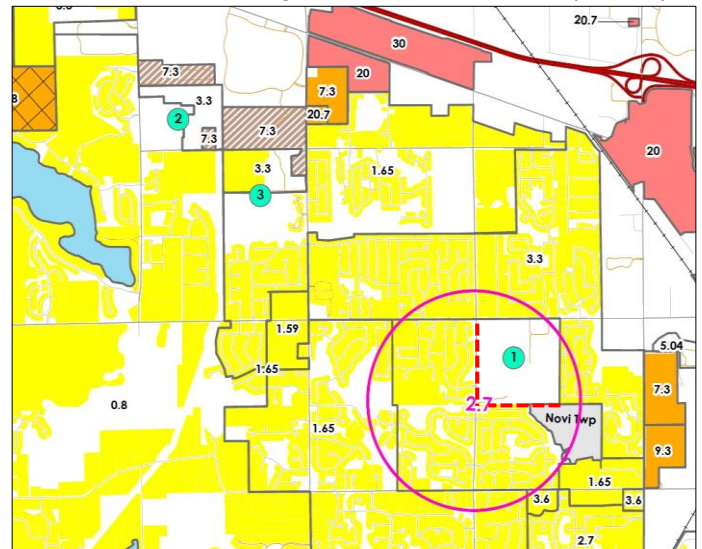


Oakland County's data for Existing Land Uses (ELU) in this area is shown on the left. Data collected through 2022 shows the City of Novi and Novi Township continue to have a majority of “Single Family” residential uses in the area of the subject amendment with other uses (Public/Institutional and

Recreational/Conservation) that replicate the classifications of the FLU map. The surrounding areas of the subject amendment remain consistent with the existing City of Novi Zoning Ordinance. However, the zoning ordinance does not decipher between school property, city property, or recreation/park areas. In this case, the current City of Novi Zoning Map (at left) identifies the subject area to be in the R-4 district. Uses such as schools or parks are permitted within this residential zoning district. This practice is not uncommon in other municipalities within Oakland County and wouldn't necessarily trigger a direct change to the City's zoning map or change on the property.



A second part of the proposed amendment is to update the Master Plan's Residential Density Map. The proposed change to the density map (below) is to include the subject area within the “dwelling units per acre” calculation by removing the boundary around the Novi High School and City of Novi properties. The number of dwellings remain unchanged at 2.7 and given that all areas in the 2016 residential density map included other school properties within the city (which could be associated with the existing zoning and/or existing land uses), this change is viewed as a correction. The map at the right shows the area changed. The red dashed line represents the removal of the calculation border. Novi Township is not included in the City of Novi's density calculations.



#### Recommendations

A recommendation has been made in an attempt to strengthen the plan as a usable tool for the community. The following is a staff recommendation for the Master Plan Amendment:

1. Subdivide or administer property line adjustments on properties that have more than one (1) FLU classification. The existing FLU classification pertaining to portions of properties and the proposed changes to the FLU map have the potential to promote the split-zoning of properties. It is recommended that properties be classified in their entirety under one (1) zoning classification. This would protect against a property using arbitrary lines between future zoning classifications. It would further prevent the location of boundaries being left open for interpretation where a zoning designation change is or should be if/when future rezoning cases that aim to follow the FLU map are proposed or required.



### **Oakland County Technical Assistance**

A summary of programs offered by the Oakland County Economic Development Department (OCED) within the Planning & Local Business Development (PLBD) Division that are relevant to City of Novi have been included following the end of this review.

### **Oakland County Technical Resources**

Oakland County compiles existing and future land use statistics for the county as a whole and for each community using generalized land use definitions. These documents have been used within our review and link has been included as reference (below). This information provides a snapshot of the City's existing land use and development patterns.

<https://www.oakgov.com/advantageoakland/planning/services/Pages/%E2%80%8B%E2%80%8BExisting-and-Future-Land-Use-Maps.aspx>

### **Conclusion Summary**

The City of Novi Master Plan Amendment is based on a need to change the future land use classifications for portions of specific properties. Our analysis has found these changes to be acceptable in keeping the existing 2016 Master Plan document relevant and updated. The amendment proposes minimal changes and should have a little to no effect on the adjacent properties and surrounded community of Novi Township as compared to the original FLU classification along that shared border.

While our review has suggested a recommendation that we feel will strengthen the proposed amendment and help to implement the future land use plan, at no point are our recommendations required. Oakland County does not have a Planning Commission or County Master Plan to do a full comparison and contrast of the information submitted to review by the City of Novi. **Our staff review of the proposed Master Plan Amendments and a cursory review of adjacent communities' existing land uses has found that the City of Novi Master Plan Amendment is not inconsistent with any of the adjacent communities.**

The City of Novi has received a copy of this review. There will be a motion made on the recommendations of this review by the CZC on April 12, 2023, after which a copy of this review will be made available to the adjacent communities and any other surrounding jurisdictions that were sent the notification of the proposed plan by Novi. If there are any questions or comments about this review and analysis, please do hesitate to contact me at (248)858-0389 or email me at [krees@oakgov.com](mailto:krees@oakgov.com).

Respectfully,



Scott E. Kree  
Senior Planner

CC: Barbra McBeth, Planning & Zoning Director at City of Novi  
John Juntunen, Novi Township Supervisor  
Ajay Raman, Oakland County Commissioner, District 14  
Yolanda Smith Charles, Oakland County Commissioner, CZC Vice-Chair  
Phil Weipert, Oakland County Commissioner, CZC Member

## Oakland County Planning Resources

The Oakland County Department of Economic Development (OCED), Division of Planning & Local Business Development (PLBD) offers a variety of programs to support Oakland County communities with innovative services and assistance to create attractive destinations in which to live, work and raise a family. The chart below details those programs. Current participation in these programs and opportunities for future involvement are noted on the right of the chart. Additional information on all OCED programs can be found at [www.oakgov.com/advantageoakland](http://www.oakgov.com/advantageoakland).

Program	Mission	Novi Opportunities and Current Participation
Environmental Stewardship	Provide information, plans and options to promote conservation of the natural environment while supporting sustainable economic growth, development and redevelopment.	Novi can support development that is cognizant of natural resource protection and management. County staff members are able to act in a supporting capacity with grant application identification, open space protection, and sustainable development practices.
Historic Preservation Assistance	Support local efforts to maintain and enhance architectural and heritage resources through sustainable practices to enrich the quality of life for all.	County staff is able to assist with potential design concepts for adaptive reuse of historic structures within the community.
Land Use & Zoning Services	Prepare and provide land use, zoning and Master Plan reviews for communities to enhance coordination of land use decision-making.	Novi continues to send Master Plan Updates and Amendments to the County for review fulfilling the legislative requirements. Other coordination services are available upon request.
Main Street Oakland County (MSOC)	Help local governments develop their downtowns as vibrant, successful districts that serve as the heart of their community.	Novi is not currently a member of MSOC but is eligible to participate in training and receive technical assistance.
Trail, Water & Land Alliance (TWLA)	Become an informed, coordinated, collaborative body that supports initiatives related to the County's Green Infrastructure Network	The County fully supports the expansion of non-motorized facilities and can aid the community in non-motorized planning efforts through education and the identification of potential funding sources.
Brownfield Redevelopment Authority (OCBRA)	Provide assistance in the County's Brownfield initiative to clean-up and redevelop contaminated properties	The OCBRA can assist and coordinate with the State of Michigan Department of Environment, Great Lakes and Energy (EGLE) along with the Michigan Economic Development Corporation (MEDC), as needed, in an effort to prepare designated brownfields for redevelopment with the County's BRA.

**MINUTES  
CITY OF FARMINGTON HILLS  
PLANNING COMMISSION MEETING  
31555 W ELEVEN MILE ROAD  
FARMINGTON HILLS, MICHIGAN  
MARCH 16, 2023, 7:30 P.M.**

**CALL MEETING TO ORDER**

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

**ROLL CALL**

Commissioners present:           Aspinall, Brickner, Countegan, Grant, Stimson, Trafelet, Varga, Ware

Commissioners Absent:           Mantey

Others Present:                   Staff Planner Canty, City Attorney Schultz, Planning Consultant  
Tangari

**APPROVAL OF THE AGENDA**

**MOTION by Brickner, support by Trafelet, to approve the agenda as submitted.**

**MOTION passed by voice vote.**

**PUBLIC HEARING**

**A.     AMEND PLANNED UNIT DEVELOPMENT (PUD) 6, 1993**

LOCATION:	27604 Middlebelt Road
PARCEL I.D.:	22-23-13-101-003
PROPOSAL:	Amend PUD to permit drive-in restaurant use at one (1) existing southwesterly building
ACTION REQUIRED:	Recommendation to City Council
APPLICANT:	Masroor Ahmed
OWNER:	Merchants Marketplace, LLC

Masroor Ahmed was present on behalf of this application to amend Planned Unit Development (PUD) 6, 1993, in order to permit a drive-in restaurant use at the existing southwesterly building on the site. Mr. Ahmed made the following points:

- The PUD site had three parts: OS-1, B-2, and RA-2 zoning. The application related to a building in the OS-1 portion.
- A submitted site plan showed the location of the drive-thru as well as multiple accesses to the shopping plaza. All 3 accesses would be used to access the drive-thru restaurant: an entrance on 12 Mile Road, and two entrances on Middlebelt Road.
- The proposed use would be a BIGGBY Coffee drive-thru restaurant. The restaurant would sell about 350 cups of coffee per day, and would provide about 30 employment opportunities.

Referencing his March 8, 2023 memorandum, Planning Consultant Tangari gave the background and review for this request for PUD amendment:

- The portion of the overall PUD being considered for amendment was 7.53 acres and was developed with a shopping center.



- The site was accessed from 12 Mile and Middlebelt Roads. The proposed amendment to the PUD would permit drive-thru uses, and would by necessity lead to changes to the site's internal circulation.
- The PC has determined that this is a major amendment to the PUD, and will make a recommendation to Council following the public hearing.
- At this time, no site plan has been submitted, so site plan approval would follow amendment of the PUD agreement. A concept plan showing that the drive-thru would be in the southernmost of the two buildings closest to Middlebelt Road was included in the request. A parking calculation was also provided showing that ordinance standards for parking will still be met on the site with the new drive-thru.
- When considering drive-thru uses, the Planning Commission should note that while drive-thrus are permitted in the B-3 district, they are not permitted on properties abutting residential districts. There was single family use as part of the PUD to the east and south of this location, and some single family use (along with commercial and office) to the north across 12 Mile Road. Commercial/office uses were to the west.
- The closest residential area – to the south – was separated from this use by a detention pond.
- Questions for discussion included:
  1. One of the requirements of final PUD approval is a use plan showing where certain uses corresponding to different zoning districts are planned within the PUD. The applicant's letter explaining the request does not specify which use area from the original PUD exhibit is being modified to permit a drive-thru. However, the applicant specified at the February meeting that this request would affect Area A, which is consistent with what is shown on the conceptual plan.
  2. Item 3.(a)(i) of the PUD agreement lists prohibited uses. One of the prohibited uses is an "assembly hall... or similar place of assembly," but a review of the site indicates that there appears to be an assembly use (the event studio) occupying the northernmost space in the primary shopping center building; this amendment may present an opportunity to look at whether other modifications to the list of prohibited uses are warranted at this time.
  3. This is a request to amend an approved Planned Unit Development. If inclined to recommend approval of the change, the Planning Commission should consider whether any additional public benefit should be sought in exchange for expanding the scope of the PUD, such as enhancements to the corner feature at Middlebelt and 12 Mile, or an enhanced outdoor patio area in front of the new use.

In response to questions from the Commission, Planning Consultant Tangari gave the following further information:

- The building and drive-thru use would meet the setback from residential use requirement, as it would be more than 30' away from residential use.
- The other required separation was that a restaurant drive-thru use was not permitted adjacent to residential use.
- It was appropriate during a major modification of the PUD to consider modifying a PUD to correspond to current use, in this case a limited assembly use (event studio).

In response to comments, City Attorney Schultz said the recommended approval could be tailored to the specific building, and not necessarily include all of PUD Area A.

Commissioner Ware asked if the proposal made sense relative to the ongoing work on the Master Plan update.

In response to other questions from the Commission, Mr. Ahmed provided the following:

- A dental office would remain in the building. There had never been a bank in this building.

- While this site was adjacent to residential use, because of the location of the detention pond the residential use was a significant distance away.

Chair Countegan opened the meeting to public comment.

Dr. Thomas Jusino said his dental office had occupied 27600 Middlebelt Road for 16 years; he was the only other tenant in the subject building. Dr. Jusino said the parking lot was extremely busy on certain days. Planet Fitness had increased the volume of parking over the previous grocery store, and Kumon Learning Center was very busy during certain afternoons and nights of the week, so that during those times the parking lot was completely full. Parents were parking right up to the building where the drive-thru would be to wait for their children to come out of the Kumon Center. Additionally, Dr. Jusino had thousands of patients using his office – 85% of which were children, and since COVID his patients came in the front of the building and exited through the rear; this would be maintained going forward. Based on concerns relative to the already intense traffic circulation and parking, as well as the safety of children crossing the parking lot, Dr. Jusino opposed the drive-thru option for this restaurant. He did support the restaurant use without the drive-thru.

Seeing that no other public indicated they wished to speak, Chair Countegan closed the public hearing and asked Mr. Ahmed to respond to Dr. Jusino's comments.

Mr. Ahmed said the drive-thru and restaurant would not take any parking from the back of the building. He explained the planned layout of the drive-thru circulation, which he said would not impact the dentist's office or the ability of drivers to pick up their children. The loading zone would be physically separated from the drive-thru, and a sidewalk would be provided.

Chair Countegan explained that while the Commission was not reviewing a site plan this evening, it was appropriate to discuss Dr. Jusino's concerns.

In response to questions, Planning Consultant Tangari said that volume was the practical difference between a drive-thru bank use and a drive-thru restaurant use. However, while a bank drive-thru was permitted in this development, there was not a bank drive-thru use on site. The bank drive-thru use was approved in 1993, and the difference in volume between the 2 uses might be narrower now than when the use was approved.

Chair Countegan said the questions raised during public comment required site plan analysis. Since no site plan had been submitted, he did not feel the Commission had enough information to deny a request for PUD modification based on site plan concerns. Site plan concerns could be dealt with during site plan review.

**MOTION by Brickner, support by Stimpson, to recommend to City Council that the application to amend PUD 6, 1993, dated January 17, 2023, submitted by Masroor Ahmed, be approved, because the proposed amendment is 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:**

- 1. Modifications of Zoning Ordinance requirements as indicated on the proposed plan.**
- 2. Drive-thru use be allowed only in the southerly outbuilding.**
- 3. PUD Agreement indicate that a revised site plan will be brought back to the Planning Commission for approval, with the revised site plan to show a marked pedestrian crosswalk**

**at the back of the building. Planning Commission will review site plan changes for pedestrian safety and noise nuisance, as well as changes to parking and traffic circulation for this use.**

- 4. PUD Agreement be modified to be consistent with the uses that are currently on site, including the existing assembly use.**

**Motion passed by voice vote.**

**B. ZONING TEXT AMENDMENT 1, 2023**

CHAPTER OF CODE: 34, Zoning Ordinance

PROPOSED AMENDMENT: Amend permitted use within the RA-2 zoning district to permit economic development activities at municipal facilities

ACTION REQUESTED: Recommendation to City Council

SECTION: 34-3.1.5.B.v.f

Staff Planner Canty explained that this proposed zoning text amendment would apply to the HAWK, City Hall, and the City Golf Club. The amendment was limited to municipal facilities in the RA-2 zoning district.

Chair Countegan opened the public hearing for public comment.

Economic Development Corporation Chair T R Carr and Assistant City Manager Joe Valentine made comments in support of this proposed Zoning Text Amendment as follows:

- This project had been under development by the Economic Development Corporation for several years.
- A \$750K grant had been received from the state of Michigan for some of the renovation on the third floor of the Hawk. The use (Innovation Center) would include the former chemistry and biology rooms from the former Harrison High School, encompassing about 14,000sf. The balance of the 100,000sf space on the 3<sup>rd</sup> floor is still under review.
- The goal for the Innovation Center is to incubate innovative companies for periods from a few months to 2-3 years. If the companies are successful, they will be encouraged to relocate within the City.
- There would be a phased build-out of the incubator space.
- The research and feasibility study that was done for the project showed a large demand for incubator space in this area. Several potential tenants had already shown interest.

In response to questions, Mr. Carr and Mr. Valentine provided the following information:

- Police and Fire Department could still have use of 3<sup>rd</sup> floor rooms for training.
- There were other innovation centers in the area including Ann Arbor SPARK, TechTown Detroit, an innovation center in Plymouth, and others. The EDC had done site visits and spoken with individuals at other start-up facilities.
- Eight labs were included in this project; they averaged about 1500sf each. Shared office use would be available.
- A lease in the innovation center would probably be 12–18 months.
- Relative to the HAWK's budget, the \$750K grant from the State will expedite the City's ability to get this use into the black. Partnerships with corporate and educational partners will encourage revenue growth. Authorization from City Council to the EDC was for a progressive approach: build space out, fill it, move to the next space, built that out, and so on. Partnering with a large corporate partner would advance that timetable, and again, advance the revenue received from the space.
- The current mechanical systems, electrical systems, plumbing and HVAC systems appeared to be working correctly. An issue with the gas line needed to be remedied.



- The Building and Planning Department will work with occupancy standards.
- The EDC and the City was seeking to clarify language in the zoning ordinance relative to allowing the use as described.

Seeing that no other public indicated they wished to speak, Chair Countegan closed the public hearing and brought the matter back to the Commission for discussion and/or a motion.

**MOTION by Brickner, support by Trafelet, to recommend that City Council adopt Zoning Text Amendment 1, 2023, which proposes to amend The Farmington Hills Code of Ordinances, Chapter 34, "Zoning," Article 3, "Zoning Districts," Section 34-3.1.5, "RA-2 One Family Residential," Subsection 34-3.1.5.B, "Principal Permitted Uses," in order to amend Subsection 34-3.1.5.B.v.f to allow municipal facilities that provide economic development educational and temporary operational services as principal permitted uses in the RA-2 Zoning District.**

**Motion passed by voice vote.**

**C. CAPITAL IMPROVEMENTS PLAN 2023/2024 THROUGH 2028/2029**

Chair Countegan explained that the Planning Commission had worked on the 5 year Capital Improvement Plan (CIP) for the last 3 months. The Commission reviewed the CIP annually. The CIP was not a budget, but served as a tool to help City Council relative to planned capital expenditures during their budget process.

Chair Countegan opened the meeting for public comment. Seeing that no public indicated they wished to speak, Chair Countegan brought the matter back to the Commission.

**MOTION by Stimson, support by Trafelet, to adopt the City of Farmington Hills Capital Improvements Plan for 2023/2024 – 2028/2029 as presented, and that the plan be forwarded to City Council.**

**Motion passed by voice vote.**

**REGULAR MEETING**

**A. REZONING REQUEST 1-2-2023**

LOCATION:	29400 Orchard Lake Road
PARCEL I.D.:	22-23-11-101-003
PROPOSAL:	Rezone parcel presently zoned B-4, Planned General Business District, to B-3, General Business District
ACTION REQUIRED:	Set for public hearing
APPLICANT:	Frank Jamil
OWNER:	Amira Plaza, LLC

Referencing his March 9, 2023 memorandum, Planning Consultant Tangari gave the background and review for this request to rezone a .75 acre parcel presently zoned B-4, Planned General Business District, to B-3, General Business District. The property was located on the east side of Orchard Lake Road, just south of 13 Mile Road. The site was currently developed with a small multi-tenant commercial building. It was accessed from Orchard Lake Road, but did not have its own direct driveway; access is across the parcels to the north and south.

Planning Consultant Tangari reviewed the proposed rezoning against items to consider for zoning map amendment, as outlined in his March 9 memorandum. The application was not specific about the type of retail use the applicant was contemplating. Both B-3 and B-4 permitted uses were provided in the review materials. There was B-3 zoning adjacent to this parcel.

In response to questions, Planning Consultant Tangari said the non-conforming setback to the south would remain, if the building remained. If the building were demolished, the setbacks would need to meet current standards.

Chair Countegan invited the applicant to make his presentation.

Applicant Frank Jamil said he had been introduced to this site by the City's Economic Development Director when he attended a forum for professional real estate developers. The concern brought forward at that meeting was that the property at this location had been marketed, and yet had been vacant for years. No one had been willing to put forth the money, time and effort to make something of this site.

Mr. Jamil had purchased the property, had worked with the Planning Department, and tonight was asking to rezone the property to B-3, which request was reasonable as it abutted another B-3 site. The zoning was not contrary to the Master Plan and was not spot zoning.

In response to questions from the Commission, Mr. Jamil gave the following further information:

- Mr. Jamil had purchased the property in January 2023. He was planning on marketing, but not selling, the property. The City's Economic Developer Director was also marketing the property on a platform used for that purpose.
- In the time since he had filled out the application for this meeting, Mr. Jamil had received a Letter of Intent (LOI) from someone who has an auto buying/leasing/sales company. This use required B-3 zoning. The company wanted to utilize this property after improving it, including updating the façade, which had not been updated in over 50 years. In any event, B-3 zoning allowed a greater number of uses, allowing more ideas to be considered for this vacant space.
- There was currently one tenant in the building, a restaurant use.

In response to further questions, Planning Consultant Tangari provided the following:

- If the property was rezoned, the rezoning would most likely be to the centerline of Orchard Lake Road.

### Discussion

Commissioner Ware wondered how this use fit with the current Master Plan Update, and the desire to create a walkable community by bringing pedestrian uses such as restaurants to the area. How will the described use draw people to the area?

Chair Countegan said any time an applicant comes before the Commission, it provided an opportunity for the City and the applicant to discuss what was going to happen to the property. It was always important to keep the Master Plan in mind, and communicate with an interested developer the City's vision for the area. While rezonings did not offer the same opportunities as a PUD, the discussion did open the door for a new property owner to understand the future of the site as envisioned by the Master Plan, and to plan to update the site with appropriate landscaping, sidewalks, and so on.

**MOTION by Grant, support by Trafelet, that Rezoning Request 1-2-2023, dated February 10, 2023, submitted by Amira Plaza, LLC, to rezone property located at 29400 Orchard Lake Road; Parcel Identification Number: 22-23-11-101-003, Oakland County, Michigan, from B-4, Planned General Business District to B-3, General Business District, be set for public hearing for the Planning Commission's next available regular meeting agenda.**

**Motion passed by voice vote.**

**B. AMEND PLANNED UNIT DEVELOPMENT (PUD) 2, 2021, INCLUDING REVISED SITE PLAN 59-5-2022**

LOCATION:	27400 Twelve Mile Road
PARCEL I.D.:	22-23-12-476-008
PROPOSAL:	Construction of assisted living facility and detached, single-family condominiums in RA-1B, One Family Residential District
ACTION REQUIRED:	Set for public hearing
APPLICANT:	Optalis Group
OWNER:	Evangelical Homes of Michigan

Referencing his March 8, 2023 memorandum, Planning Consultant Tangari gave the background and review for this request to amend Planned Unit Development (PUD) 2, 2021, including Revised Site Plan 59-5-202. The action requested this evening was to set this request for public hearing.

Planning Consultant Tangari explained that this was a recently approved PUD at the corner of Inkster and 12 Mile Road, the old Sarah Fisher site. The underlying zoning was RA-1B single family residential.

- The Planning Commission previously determined that the proposed amendment to the PUD is a major amendment to the approved PUD plan for this site. This amendment primarily affects the residential portion of the approved plan, and removes all attached units, though there are also small changes to the skilled nursing portion of the plan that mostly relate to how that portion of the site interfaces or does not interface with the residential portion.
- The plan still called for two primary use areas on the site: a 100-bed skilled nursing facility on the southern portion, and mixed residential on the north portion. The residential portion has been substantially altered, however. The approved version of the plan included 94 units, 64 of which were two-bedroom attached townhomes spread over 12 buildings, with 3-7 units each. The remaining 30 units were two-bedroom detached ranch-style units with walkout basements (this portion of the plan has been more or less preserved from the original approval). All buildings currently on the site will be removed, except for the existing historic chapel; the corner sign will also remain as a landmark.
- Regarding the residential use, the applicant now proposes 51 detached single-family units in the 14.1-acre residential use area of the plan. The underlying RA-1B district requires minimum lot size of 26,000 square feet, or 1.675 units per acre. Proposed density is 3.6 units/acre. This exceeds the underlying permitted density and requires relief from ordinance standards. However this is a reduction in density from the previously approved plan, which included a total of 94 units, some of which were attached.
- Regarding skilled nursing, per Section 34-4.17, convalescent homes in the RC-1, RC-2, RC-3, and SP-1 districts require 1,000 square feet of open space for each bed in the home. 100,000 square feet of open space is required. 556,922 square feet is provided in the skilled nursing land use area (this, however, includes the Inkster Road right-of-way; nevertheless, this standard is met).



- The use areas had not changed, and nothing regarding the historic designation of the site had changed, although the applicant will again need to go through the Historic District Commission for approval for this change.
- Relief sought from ordinance standards included:
  - Permit skilled nursing use.
  - Permit detached single-family at requested density of 3.6 units/acre.
  - Permit reduced front setback along Inkster Road (30 feet).
- Regarding the single family units, each unit would have a garage.
- Outstanding issues included:
  - Regarding access, the residential portion of the plan is accessed by only one driveway, with a stub connection to Cheswick that has an emergency access gate and surface. Fire, Engineering, and Planning are in agreement that one access point is inadequate for this many units, and that the connection to Cheswick should be fully made if an alternative means of providing a second access point cannot be found.
  - The applicant noted in a letter during the original approval that the parking along the northern property line meets the 10-foot right-of-way setback; this dimension should be shown on the plans.
  - Regarding tree replacement, the notes on the tree replacement plan still refer to the old 174 replacement requirement rather than the new 180-tree replacement requirement and should be updated.
  - Regarding illumination levels, it must be confirmed that all fixtures meet the full cut-off requirement of the ordinance. Fixtures W1 and W2 appear to be decorative in nature; light output and compliance with cutoff standards is not clear.
- When the PUD was originally approved, the Planning Commission cited all objectives i. – viii. in PUD Ordinance 34-3.20.E as being met, except for objective v. The ordinance required that only one objective be met.

Commission discussion:

- The reduction in density between this plan and the original plan was significant.
- Cheswick is a public road, and the City has authority as to where and how connections are made.

Tim Loughrn, Robertson Homes, was present on behalf of this application for PUD amendment. He explained that the original plan had three-story townhomes along Inkster. At the time Robertson Brothers felt townhomes would buffer the site from Inkster. However, the changes in the housing market had really impacted entry-level buyers who might be interested in townhomes, and who were most sensitive to interest rate hike and construction cost increases. Townhomes continued to be successful in walkable urban areas, but this site was not that type of environment, and Robertson Homes did not want to begin a project that would not be successful. Instead they had taken a step back, and the result was the project before the Commission this evening.

Regarding the connection to Cheswick, Robertson Brothers did want to be sensitive to neighbor concerns. The stub street would provide emergency vehicle access. The PUD was previously approved with 94 homes and single access.

In response to questions, Mr. Loughrn provided the following:

- They had spoken with their northern neighbors several times, and the neighbors knew about the current concept, although Robertson Homes had not gone through the plans in detail with the neighbors.
- Their engineer had been working with the City of Southfield regarding Inkster Road access.

- They had not yet opened the project for sales.
- Brownfield funds were being sought for portions of the site, and the draft PUD agreement was being worked on.
- Prices for the new homes would likely be low to mid-\$500s.

Chair Countegan spoke to the importance of having two access points to the residential development. If for any reason Inkster Road was closed, it was critical to be able to provide another access. He believed the northern neighbors would be pleased with the reduction in density.

Commissioner Trafelet agreed. A single tree down during a storm could block the Inkster Road access. He suggested that a mountable curb at Cheswick could effectively direct traffic from this development out to Inkster, rather than having them turn into the neighboring subdivision.

**MOTION by Stimson, support by Trafelet, that the application to amend PUD Plan 2, 2021, including Revised Site Plan 59-5-2022, dated February 22, 2023, submitted by Optalis Group, be set for public hearing for the Planning Commission's next available regular meeting agenda.**

**Motion passed by voice vote.**

**C. LOT SPLIT 5, 2022 (FINAL)**

LOCATION:	29555 Orchard Lake Road
PARCEL I.D.:	22-23-03-477-058
PROPOSAL:	Split parent parcel into two (2) parcels in B-2, Community Business, and B-3 General Business Districts
ACTION REQUIRED:	Lot split approval (final)
APPLICANT:	Steve Kolber
OWNER:	Amit Patel

Referencing his January 10, 2023 memorandum, Planning Consultant Tangari gave the background and review for this application to split a parent parcel at 229555 Orchard Lake Road into two parcels in the B-2 Community Business and B-3 General Business Districts.

- The split would result in Parcel 1: .77 acres with 156' frontage on 13 Mile Road, and Parcel 2: 1.89 acres with 301.6' frontage on Orchard Lake Road.
- The total site is 2.66 acres and zoned a mix of B-2 Community Business and B-3 General Business. The portion to be split is zoned primarily B-3, with a small strip of B-2 land at the north.
- At present, the site is accessed from Orchard Lake Road by a single driveway, and a second driveway off 13 Mile Road. The site can also be entered from the north, both via the parking lot along Orchard Lake and the alley on the west side of the building. After the split, Parcel 1 would be accessed directly from 13 Mile, and Parcel 2 would be accessed directly from Orchard Lake. The new property line would pass through the existing paved area south of GFS marketplace.
- Dimensional standards appear to be met for both parcels, although the applicant should provide the actual precise setback from the existing building to the proposed property line to verify that this setback is met.
- Given that the new property line runs through a paved maneuvering lane, and that vehicles using certain spaces on Parcel 2 will likely need to travel on portions of Parcel 1 and vice versa, ensuring blanket cross-access over the two sites via easement agreements is important to the continued safe operation of both sites.
- Regarding parking, the portion of this property proposed to be split off as Parcel 1 is partially striped for parking at present. The applicant has provided gross and usable floor area figures for the existing

building on Parcel 2. The split will cause Parcel 2 to drop below the requirement for spaces. The applicant proposes to address this with a shared parking agreement and has provided peak hour information in a narrative response to earlier reviews. The Planning Commission should review this information and consider whether the shared parking arrangement satisfies the intent of the ordinance with regard to parking on both sites.

- Reviewing this request against Subdivision of Land Ordinance 27-110(2)(3) Compatibility with existing parcels, the only issue appeared to apply to parking standards, which was discussed above and would require a Planning Commission determination that the shared parking arrangement satisfied the intent of the ordinance.

Steve Kolber, Evanston IL, the architect for the project, was present on behalf of this application for a lot split. Mr. Kolber made the following points:

- The applicant would address any issues regarding underground storage tanks.
- The proposed use was a Dunkin' coffee/drive-thru restaurant. There were 31 parking spots shown on the site plan. Currently 80% of Dunkin' restaurant use was via drive-thru service; the parking spots would likely never be fully used.
- Dunkin' restaurant busy time is 5am to 10am. Mr. Kolber had conversations with GFS, the Nail Salon and AutoZone, whose busiest times are 10am to 7pm, with peak hours in the afternoon. The shared parking and shared access agreements had been signed, although the Commission did not have copies of the executed agreements.

**MOTION by Varga, support by Trafelet, that Lot Split 5, 2022 (Final), dated February 22, 2023, submitted by Steve Kolber, be approved, subject to final planning department and engineering review, including the approval of a shared parking agreement to address the deficiencies with regard to required parking under the Zoning Ordinance, for both the parent and resulting parcels, by the City Planner and City Attorney, 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.**

**Motion passed by voice vote.**

**D. SITE PLAN 62-12-2022**

LOCATION:	29555 Orchard Lake Road
PARCEL I.D.:	22-23-03-477-058
PROPOSAL:	Construction of drive-in restaurant in B-2, Community Business, and B-3, General Business Districts
ACTION REQUIRED:	Site Plan Approval
APPLICANT:	Steve Kolber
OWNER:	Amit Patel

Referencing his March 8, 2023 memorandum, Planning Consultant Tangari gave the background and review for this application for site plan approval in order to construct a drive-in Dunkin' restaurant at 29555 Orchard Lake Road, in B-2 Community Business and B-3, General Business Districts. This plan was in conjunction with the lot split just acted upon at this address.

The site plan was informationally deficient and must be updated to provide:

- Front yard open space calculation
- Topography



- Preliminary grading
- Preliminary utilities
- Corner clearance triangles
- Required photometric plan notes
- Lighting cut sheets
- Revised photometric plan with avg/min ratio for lighted areas
- Zoning of this and surrounding sites is not labeled
- Percentages are incorrectly presented on Sheet T1.0 (i.e. pavement is 73% of the site, not 0.73%)

Review comments included:

- The plans show the drive-thru queue wrapping around the building to the east, then north, and then back down onto the west side.
- Drive-thru restaurants are principally permitted in the B-3 district subject to Planning Commission approval and the standards of section 4.35. The dimensional standards appear to be met for the district although some measurements need to be provided. Engineering requirements will need to be met for the access drives.
- With the lot split, the parcel will not abut a residential property.
- Signage and pavement markings relative to drive-thru circulation will be important.
- Regarding the landscape plan, the Planning Commission was being asked to agree that the 12 existing trees on the western property line meet the parking lot tree requirement.

Commissioners were concerned that the traffic circulation for the site was already very tight. While this use would at least offer some definition for the circulation, good engineering design was critical.

Commissioner Stimson expressed reservations about approving the site plan without first having the deficient information as called out in Consultant Tangari's review letter.

Steve Kolber, Evanston IL, the architect for the project, was present on behalf of this application for site plan approval. Mr. Kolber made the following points:

- They would work with engineering regarding modifications to the existing 13 Mile access drive.
- The plan provided maneuvering space for GFS delivery trucks.
- A schematic showed fire truck maneuverability.
- The applicants would work with staff to resolve all deficiencies, and would meet the requirements of the Fire and Engineering Departments.
- If approved, this project would start right away.
- The west end of the 13 Mile curb cut would change somewhat, in order to mitigate impacts on the 13 Mile and Orchard Lake Road intersection.
- The Dunkin' building would be ~1780sf.

After discussion and amendment the following motion was offered:

**MOTION by Brickner, support by Traftlet, that Site Plan 62-12-2022, dated February 22, 2023, submitted by Steve Kolber, be approved, subject to the approval of a shared parking agreement which resolves any deficiencies with regard to required parking under the Zoning Ordinance, for both the parent and resulting parcels associated with Lot Split 5, 2022, by the City Planner and City Attorney, because it appears to meet all applicable requirements of the Zoning Chapter, subject to the following further conditions:**

- **Outstanding issues listed in the January 10, 2023 Giffels Webster review letter, p. 7, Par. 16, be resolved.**
- **Any landscaping issues listed in the January 10, 2023 Giffels Webster review letter be resolved.**

**And with the finding that the 12 existing trees on the western property line meet the parking lot tree requirement.**

Commissioner Stimson felt there were too many outstanding items to warrant approval this evening.

**Motion passed by voice vote 7-1 (Stimson opposed).**

**E. ZONING TEXT AMENDMENT 2, 2023**

CHAPTER OF CODE: 34, Zoning Ordinance

PROPOSED AMENDMENT: Amend Zoning Ordinance to include definition of “shipping container,” amend existing definition of “building,” and to include new subsection addressing use of off-site-built enclosures as accessory buildings or uses

ACTION REQUESTED: Set for public hearing

SECTIONS: 34-2.2 and 34-5.1.1

As outlined in City Planner Perdonik’s March 8, 2023 memorandum, the purpose of ZTA 2, 2023 was to amend the Zoning Ordinance to include a definition of “shipping container,” amend the existing definition of “building,” and to include a new subsection addressing use of off-site-built enclosures, such as shipping containers, as permanent accessory structures or uses.

A recent trend has emerged in that communities in Southeast Michigan are observing industrial grade metal enclosures, such as large shipping containers, being placed within residential yards on a permanent basis for storage, as an alternative to a more traditional shed or storage building. Additionally, the Planning Office receives a high volume of inquiries regarding placing shipping containers on commercial and office properties on a permanent basis.

Under the Zoning Ordinance as presently written, staff is obligated to permit these structures permanently if they meet the height and other dimensional requirements applicable to any accessory structure.

ZTA 2, 2023 was drafted by the Planning Office with the assistance of the City Attorney’s Office, at the City Manager’s request. In the interest of the character of the community, City Council is taking the position that such enclosures should generally be prohibited. ZTA 2, 2023 would prohibit the use shipping containers and other nontraditional off-site-built enclosures as accessory structures or uses, with three (3) exceptions:

1. Use of one (1) such structure within the LI-1, Light Industrial zoning district with the approval of an administrative site plan;
2. Structures permitted on a temporary basis by the Zoning Board of Appeals; and
3. Structures placed on residential lots for a period of time not to exceed thirty (30) days per year with the approval of the Zoning Division Supervisor.

Discussion:

- People using storage containers such as PODS when renovating their homes often needed the containers longer than 30 days. However, the draft language did allow the 30 days to be extended. The intent was to prevent storage containers being treated as permanent structures.
- Some people used storage containers as permanent housing, and in some communities storage containers were stacked and used for apartments.
- Other uses of storage containers included RV storage, lawn equipment storage, etc.
- The comment was made that the 30-day limit seemed punitive, especially as people needed to use storage containers while renovating their homes. 30 days did not seem reasonable. On the other hand, the ordinance would serve those residents who had a POD or other storage container stored next to them for long periods of time, without recourse.
- Some Commissioners wondered if this ordinance was necessary. Had the City received many complaints regarding storage containers?

After further discussion, Chair Countegan suggested that before taking action, the Planning Commission study this Zoning Text Amendment further during a future study session, and closed discussion on this item.

#### **F. ELECTION OF OFFICERS**

**MOTION by Stimson, support by Brickner, to re-elect the same slate of officers as now serving:**

**Chair: Dale Countegan**  
**Vice Chair: John Trafelet**  
**Secretary: Marisa Varga**

**Motion passed by voice vote.**

#### **APPROVAL OF MINUTES February 16, 2023, Regular Meeting**

**MOTION by Aspinall, support by Ware, to correct and approve the minutes of the February 16, 2023 Regular Meeting as follows:**

- **Correct the address for Planned Unit Development (PUD) 6, 1993 from 27614 to 27604 Middlebelt Road where that error occurs.**

**Motion passed by voice vote.**

#### **PUBLIC COMMENT**

None.

#### **COMMISSIONER/STAFF COMMENTS**

April meeting(s) will be April 20. A joint meeting with City Council relative to the Master Plan is being scheduled prior to the regular meeting. More to follow.

#### **ADJOURNMENT**

**MOTION by Trafelet, support by Grant, to adjourn the meeting at 10:14pm.**

**MOTION passed by voice vote.**



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DRAFT

Respectfully Submitted,  
Marisa Varga  
Planning Commission Secretary

/cem

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