

AGENDA
PLANNING COMMISSION PUBLIC HEARING/REGULAR MEETING
CITY OF FARMINGTON HILLS
JULY 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
(248) 871-2540

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

A. AMEND PLANNED UNIT DEVELOPMENT (PUD) 5, 1993

LOCATION: 36455 and 36555 Corporate Drive
PARCEL I.D.: 22-23-17-127-001
PROPOSAL: Amend PUD to permit signage not presently permitted
ACTION REQUESTED: Recommendation to City Council
APPLICANT: Farmington Hills Corporate Investors, LLC
OWNER: Farmington Hills V Corporate Investors, LLC

B. 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: Recommendation to City Council
SECTIONS: 34-2.2 and 34-5.1.1

C. ZONING TEXT AMENDMENT 3, 2023

CHAPTER OF CODE: 34, Zoning Ordinance
PROPOSED AMENDMENT: Amend Zoning Ordinance to revise definition of “motel”
ACTION REQUESTED: Recommendation to City Council
SECTION: 34-2.2

5. Regular Meeting

A. PLANNED UNIT DEVELOPMENT (PUD) 1, 2023

LOCATION: 29915, 29905, and 29845 Thirteen Mile Road
PARCEL I.D.: 22-23-11-201-004, 005, and 006
PROPOSAL: Construction of multiple-family housing in RA-1, One Family Residential zoning district
ACTION REQUESTED: Set for public hearing
APPLICANT: Martin Manna
OWNER: Chaldean Community Foundation

A. LOT SPLIT 1, 2023 (Final)

LOCATION: 30749 Grand River Avenue
PARCEL I.D.: 22-23-35-105-027
PROPOSAL: Split one (1) parcel into two (2) parcels in B-3, General Business zoning district
ACTION REQUESTED: Lot Split approval (final)
APPLICANT: Ullrich J. Arnold, Trustee, Vantage Systems, Inc.
OWNER: Vantage Systems, Inc.

B. REVISED SITE PLAN 64-7-2018

LOCATION: 24281 Orchard Lake Road
PARCEL I.D.: 22-23-22-476-043
PROPOSAL: Revise site plan to provide fabric-wrapped, chain-link fence instead of approved masonry panel wall along west property line adjoining residential zoning/uses in B-3, General Business zoning district
ACTION REQUESTED: Site Plan approval
APPLICANT: Steven Hamade
OWNER: Orah Group, LLC

6. Approval of Minutes June 15, 2023, Special Meeting, and June 15, 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

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