

**AGENDA**  
**PLANNING COMMISSION REGULAR MEETING**  
**CITY OF FARMINGTON HILLS**  
**SEPTEMBER 19, 2024 @ 7:30 P.M.**  
**FARMINGTON HILLS CITY HALL – CITY COUNCIL CHAMBER**  
**31555 W. ELEVEN MILE ROAD, FARMINGTON HILLS, MICHIGAN 48336**  
Cable TV: Spectrum – Channel 203; AT&T – Channel 99  
YouTube Channel: <https://www.youtube.com/user/FHChannel8>  
[www.fhgov.com](http://www.fhgov.com) (248) 871-2540

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

4. Regular Meeting

A. **ZONING TEXT AMENDMENT 2, 2024**

CHAPTER OF CODE: 34, Zoning Ordinance

PROPOSED AMENDMENT: Amend Zoning Ordinance to reclassify various principal permitted and special approval uses within the B-3, General Business District, and LI-1, Light Industrial District, and to add and remove various use standards

ACTION REQUESTED: Set for public hearing

SECTIONS: 34-3.1.25, 34-3.1.29, 34-4.28, 34-4.31, 34-4.35, 34-4.36, and 34-4.40

B. **PLANNED UNIT DEVELOPMENT 1, 2024, INCLUDING SITE PLAN 54-7-2024**

LOCATION: 27815 and 28025 Middlebelt Road

PARCEL I.D.: 22-23-11-477-013, -014, and -109

PROPOSAL: Construction of gasoline service station with drive-through restaurant within RC-2, Multiple-Family Residential District

ACTION REQUESTED: Set for public hearing

APPLICANT: Skilken Gold Real Estate Development

OWNER: HRA Farmington Hills, LLC

5. Approval of Minutes August 15, 2024, Special Meeting, and August 15, 2024, Regular Meeting

6. Public Comment

7. Commissioner/Staff Comments

8. Adjournment

Respectfully Submitted,

**Kristen Aspinall, Planning Commission Secretary**

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