

AGENDA
PLANNING COMMISSION PUBLIC HEARING
CITY OF FARMINGTON HILLS,
APRIL 21, 2022, 7:30 P.M.
FARMINGTON HILLS CITY HALL – CITY COUNCIL CHAMBERS
31555 W. ELEVEN MILE ROAD, FARMINGTON HILLS MI 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. [SPECIAL APPROVAL PLAN 56-3-2022](#)

LOCATION:	24300 Drake Rd.
PARCEL I.D.:	23-21-351-032
PROPOSAL:	Temporary concrete mixing batch plant in B-3, General Business District
ACTION REQUESTED:	Special land use and site plan approval
APPLICANT:	Bret Sheffer of Mark Anthony Contracting, Inc.
OWNER:	Boxoffice Theaters LLC

B. [SPECIAL APPROVAL PLAN 57-3-2022](#)

LOCATION:	32680 Northwestern Hwy.
PARCEL I.D.:	23-02-126-130
PROPOSAL:	Temporary concrete mixing batch plant in B-3, General Business District and B-2, Community Business District
ACTION REQUESTED:	Special land use and site plan approval
APPLICANT:	Steve Gregor of Florence Cement Company
OWNER:	NWH Holdings, LLC

- 5. Approval of minutes** **[March 24, 2022](#)**
- 6. Public Comment**
- 7. Commissioner's Comments**
- 8. Adjournment**

Respectfully Submitted,

Marisa Varga
Planning Commission Secretary

Staff Contact
Erik Perdonik
Interim City Planner, Planning and Community Development
248-871-2540
eperdoik@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.

SPECIAL USE APPROVAL 56-3-2022

Special Use Approvals are discretionary and therefore reasons need to be given for approvals as well as denial. Decisions should be based upon the facts presented.

Approval:

I move that Special Approval No. 56-3-2022 submitted by Bret Sheffer of Mark Anthony Contracting, Inc. be approved, subject to all applicable provisions of the Zoning Chapter, for the following reasons:

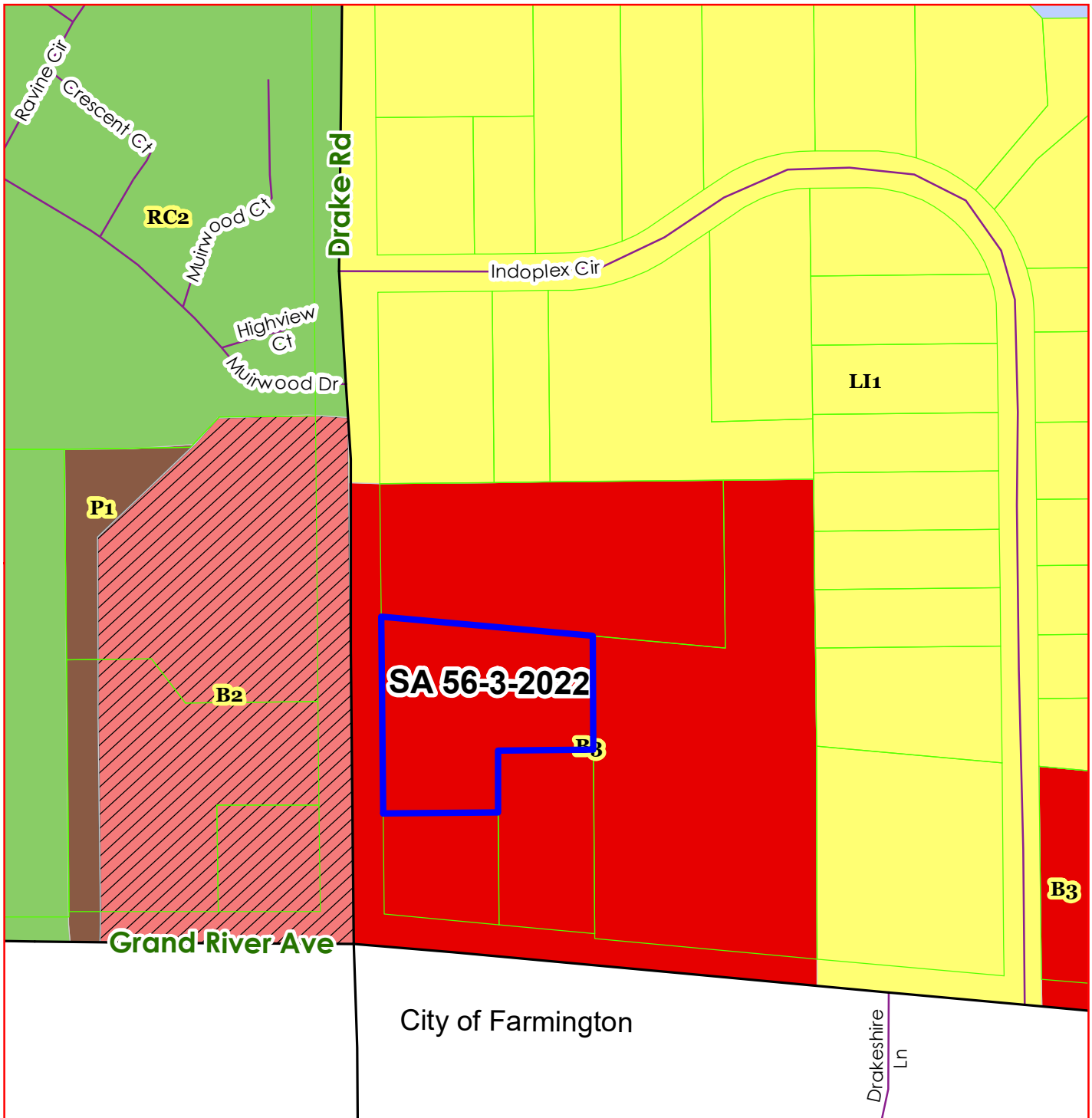
1. The use would not be injurious to the district and environs.
2. The effects of the use would not be contrary to the spirit and intent of the Zoning Chapter.
3. The use would be compatible with existing uses in the area.
4. The use will not interfere with orderly development of the area.
5. The use will not be detrimental to the safety or convenience of vehicular or pedestrian traffic.

Denial:

I move that Special Approval No. 56-3-2022, submitted by Bret Sheffer of Mark Anthony Contracting, Inc. be denied for the following reasons:

1. The use would interfere with orderly, future development of the area.
2. The use would not be compatible with the objectives, goals or policies of the Master Plan for Future Land Use.
3. The use would be incompatible with the existing or future uses in the area.
4. The use would have a negative impact on the district and/or environs.
5. The use would be contrary to the spirit and purpose of the Zoning Chapter.
6. The use would be detrimental to the safety or convenience of vehicular or pedestrian traffic.
7. The use would make it difficult for the City to implement the uses proposed by the Master Plan for Future Land Use.

SA 56-3-2022, B-3
24300 Drake Rd., 21-351-032
Temporary concrete mising batch plant



- | | |
|---------------------------------|----------------------------------|
| Tax parcel | B-3 General Business District |
| Minor roads | LI-1 Light Industrial District |
| Zoning Districts | OS-1 Office Service District |
| Zoning Districts | P-1 Vehicular Parking District |
| B-2 Community Business District | RC-2 Multiple Family Residential |



FEET



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

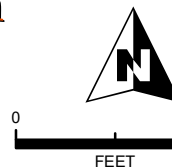
29
 DISCLAIMER: Although the information provided by this map is believed to be reliable, its accuracy is not warranted in any way. The City of Farmington Hills assumes no liability for any claims arising from the use of this map.

SA 56-3-2022, B-3
24300 Drake Rd., 21-351-032
Temporary concrete mixing batch plant



Planning Division

- Tax parcel
- Minor roads



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.

April 11, 2022

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: 3/17/22
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 late April, 2022, through November 11, 2022, with full removal by December 11th*. The proposed layout is very similar to a temporary plant approved for this site in 2020. Requested hours of operation are 7am to 7pm, Monday through Saturday. This is the fourth temporary batch plant to seek location on this site within the last seven years.

***The property owner's letter says 5/1/22-10/31/22—this discrepancy should be addressed.**

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 are not provided but appear to be met.**

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

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

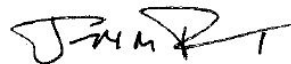
1. Conditions: In the B-3 district, cement batch plants are not specifically permitted; they are, however, permitted as a special land use under Section 4.20.4.C, subject to the following:
 - C. Temporary construction uses not accessory to existing uses. Temporary construction uses and structures not 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.

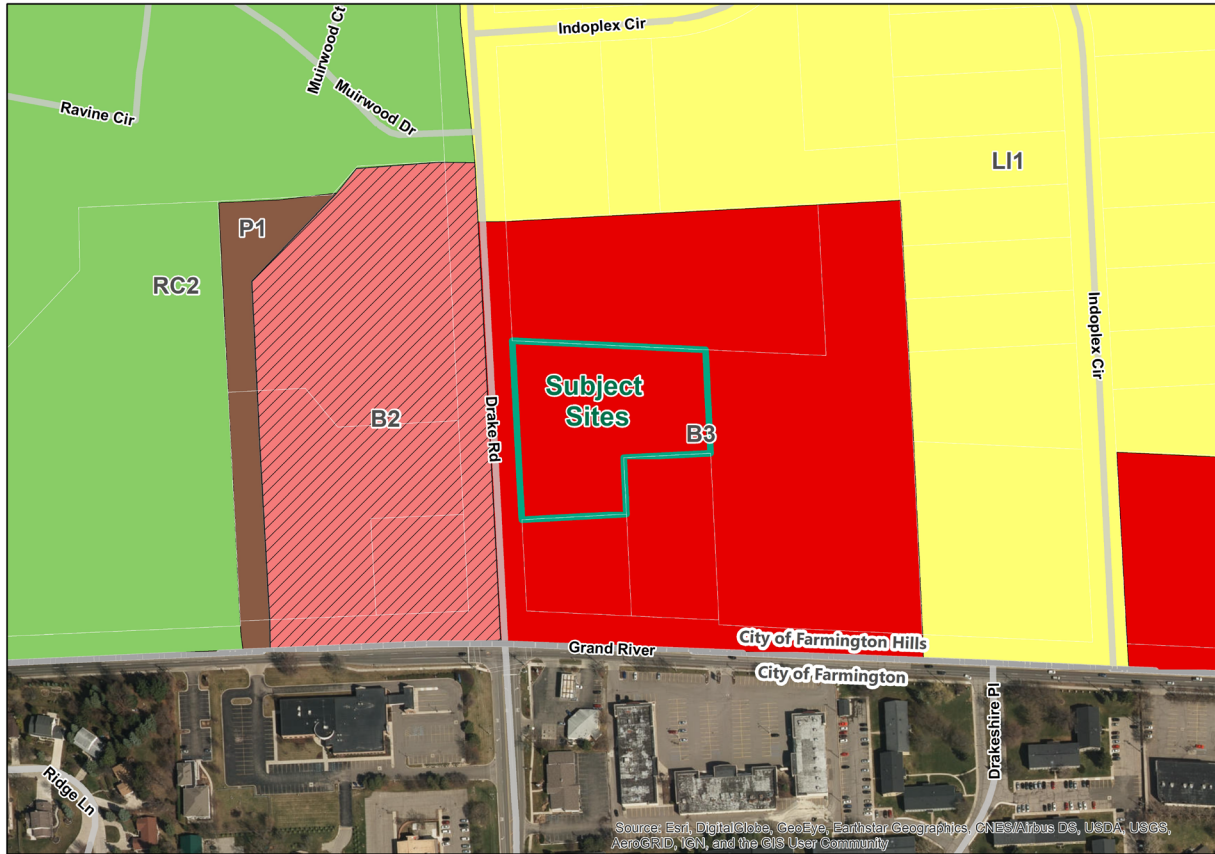
Respectfully,
Giffels Webster



Rod Arroyo, AICP
Partner



Joe Tangari, AICP
Senior Planner



0 200 400 Feet

giffels
webster
April 5, 2019




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

INTEROFFICE CORRESPONDENCE

DATE: March 25, 2022

TO: Planning Commission

FROM: James Cubera, Engineering 

SUBJECT: Concrete Batch Plan for Mark Anthony Contracting
24300 Drake Road
SP#: 56-3-2022 – PJ#: 21-22-57
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 17, 2022. Our comments are as follows:

1. We note that the proposed batch plant is to service the concrete road paving of Orchard Lake Road between 14 Mile Road and 13 Mile Road for the RCOC and for Commerce Drive which is a City of Farmington Hills project. Both to be completed in 2022.
2. We note that this approval is to be considered to allow the operation until December 11, 2022.
3. We therefore have no objection to this temporary use contingent on the following:
 - Concrete being manufactured will be exclusively for the Orchard Lake Road project between 14 Mile Road and 13 Mile Road for the RCOC and for the Commerce Drive project 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.

4. It should be noted that for Orchard Lake Road, the pavement is proposed as concrete pavement from Hunters Lane to 1300 ft northward to just to south of Rexwood. The remainder of the project is asphalt with concrete curb. For Commerce Drive, it is exclusively 100% concrete.



INTEROFFICE CORRESPONDENCE

DATE: March 30, 2022
TO: Planning Commission
FROM: Jason Baloga, Fire Marshal
SUBJECT: Special Approval 56-3-2022 (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/al



MARK ANTHONY
CONTRACTING, INC.

1.31.2021

Box Office, LLC grants permission for temporary use of the property located at 24300 Drake Road, Farmington Hills, MI for the purpose of a temporary concrete batch plant to Mark Anthony Contracting, Inc. The Time Frame will be from May 1, 2022 to Approximately October 31, 2022. Box Office, LLC. Will be held harmless of all activities during Mark Anthony Contracting's use of this property.

Respectfully,

Bill Hartsock

Acceptance:

Dinesh Potluri
Box Office, LLC Representative



THE MOST MOBILE CONCRETE PLANT AVAILABLE

Model 275 Batch Plant

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



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.



Typical Plant Specification

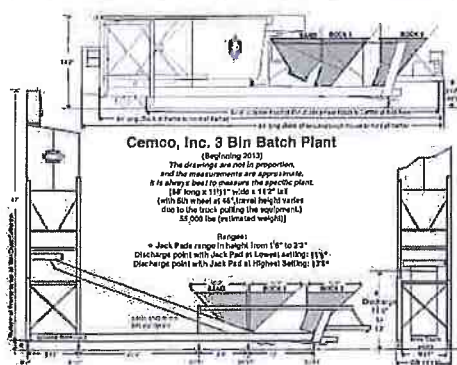
- Aggregate System
 - Decumulative Weighing
 - Sand: 10 yd3
 - Rock: 13 yd3
- Cement System
 - Silo Capacity: 58 Ton | 1300 ft3 | 325 bbl
 - Silo Butterfly Gate: 12"
 - Batcher Capacity: 14 yd3
 - Batcher Butterfly Gate: 10" inching
- Transfer Conveyor
 - 30" Belt Option
 - 36" Belt Option
- Water System
 - 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+ yd3 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 yd3 hourly.



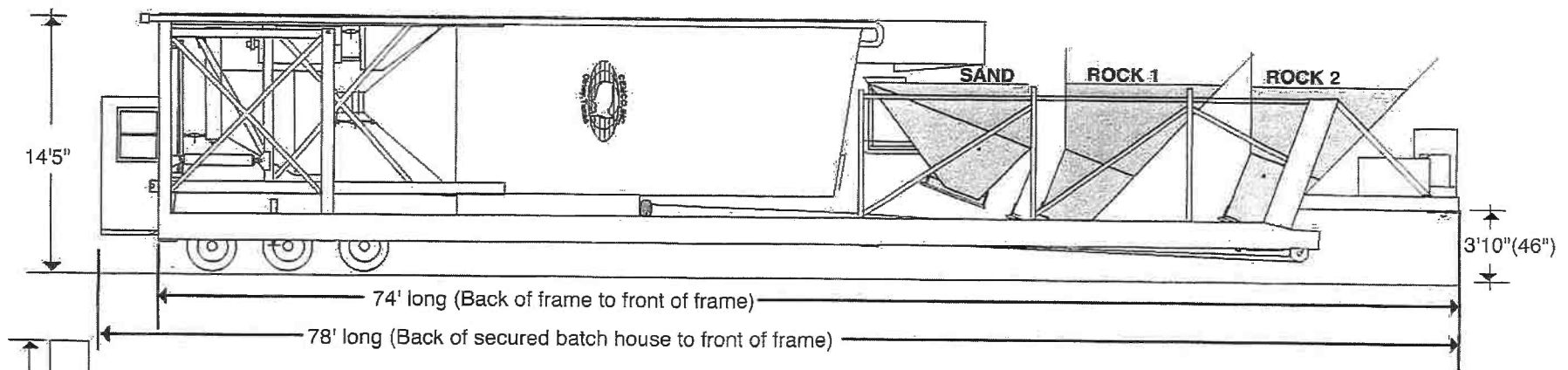
The Cemco Model 275 concrete batch plant is allowing construction contractors, ready mix producers, and pavers throughout the world to produce more concrete with lower costs. The Model 275 concrete batch plant is a patented design that greatly reduces transportation expenses and on-site set-up costs 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
855-564-5855**



Cemco, Inc. 3 Bin Split Silo Batch Plant

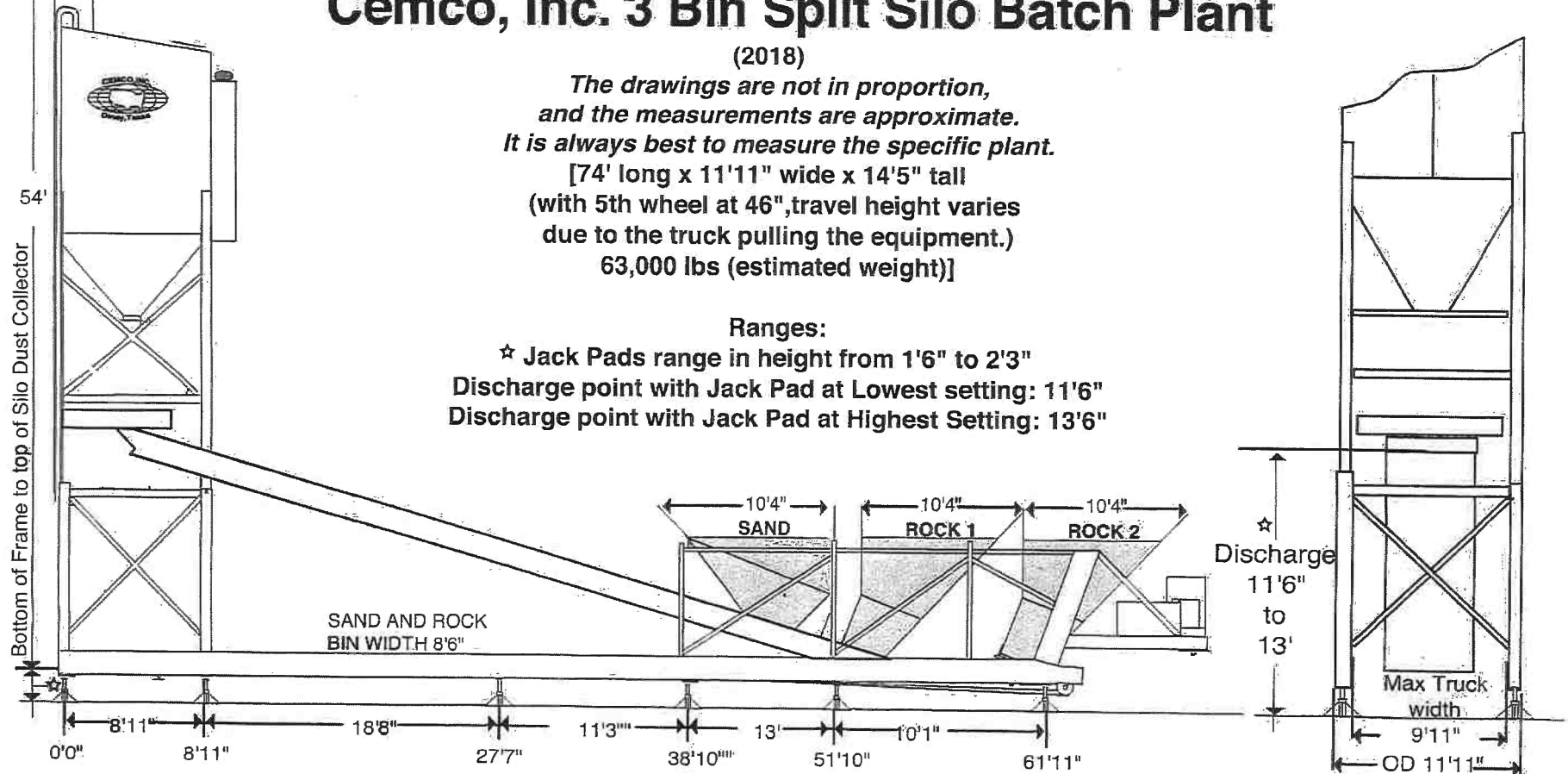
(2018)

*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:

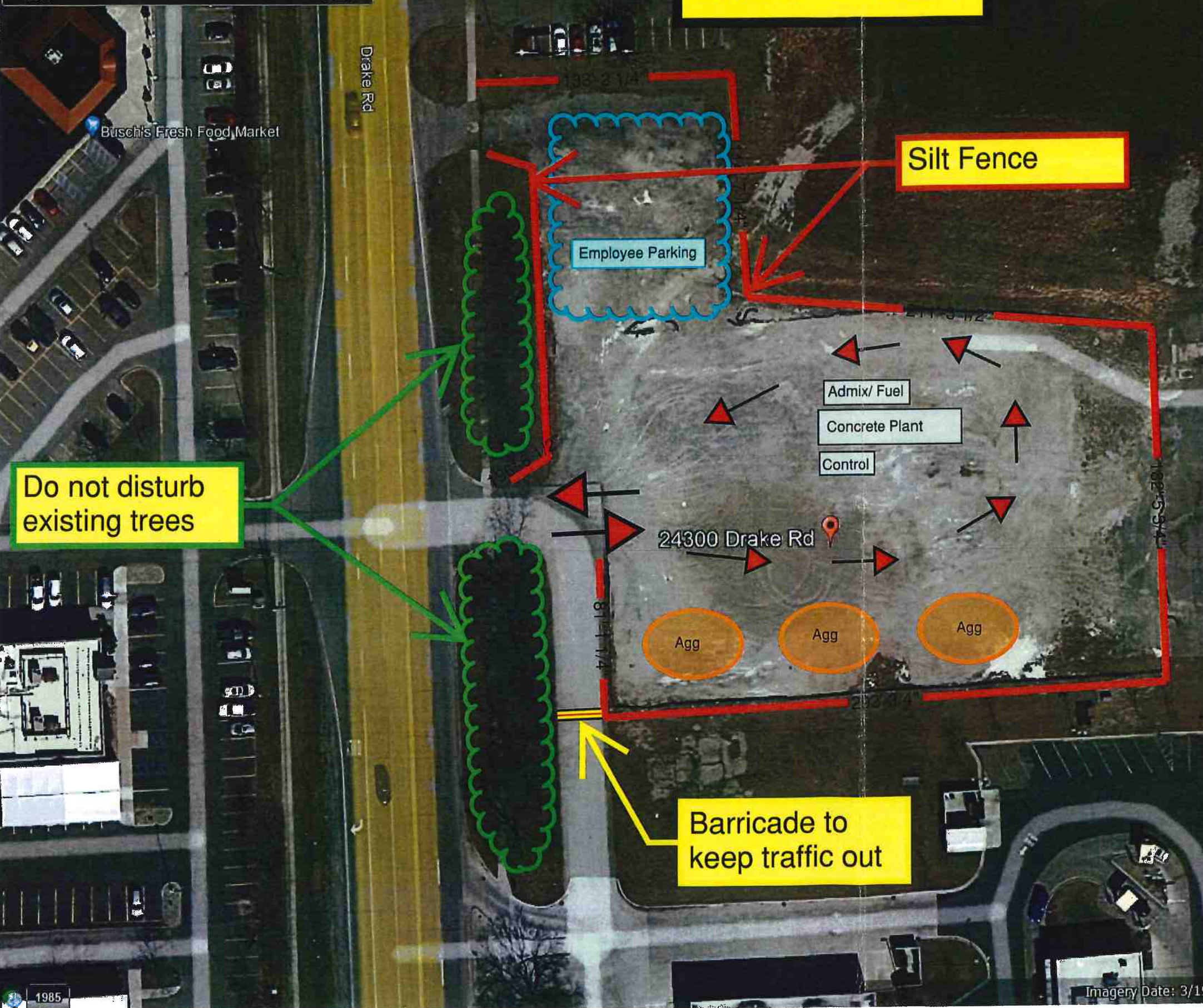
☆ Jack Pads range in height from 1'6" to 2'3"
Discharge point with Jack Pad at Lowest setting: 11'6"
Discharge point with Jack Pad at Highest Setting: 13'6"



Site Plan

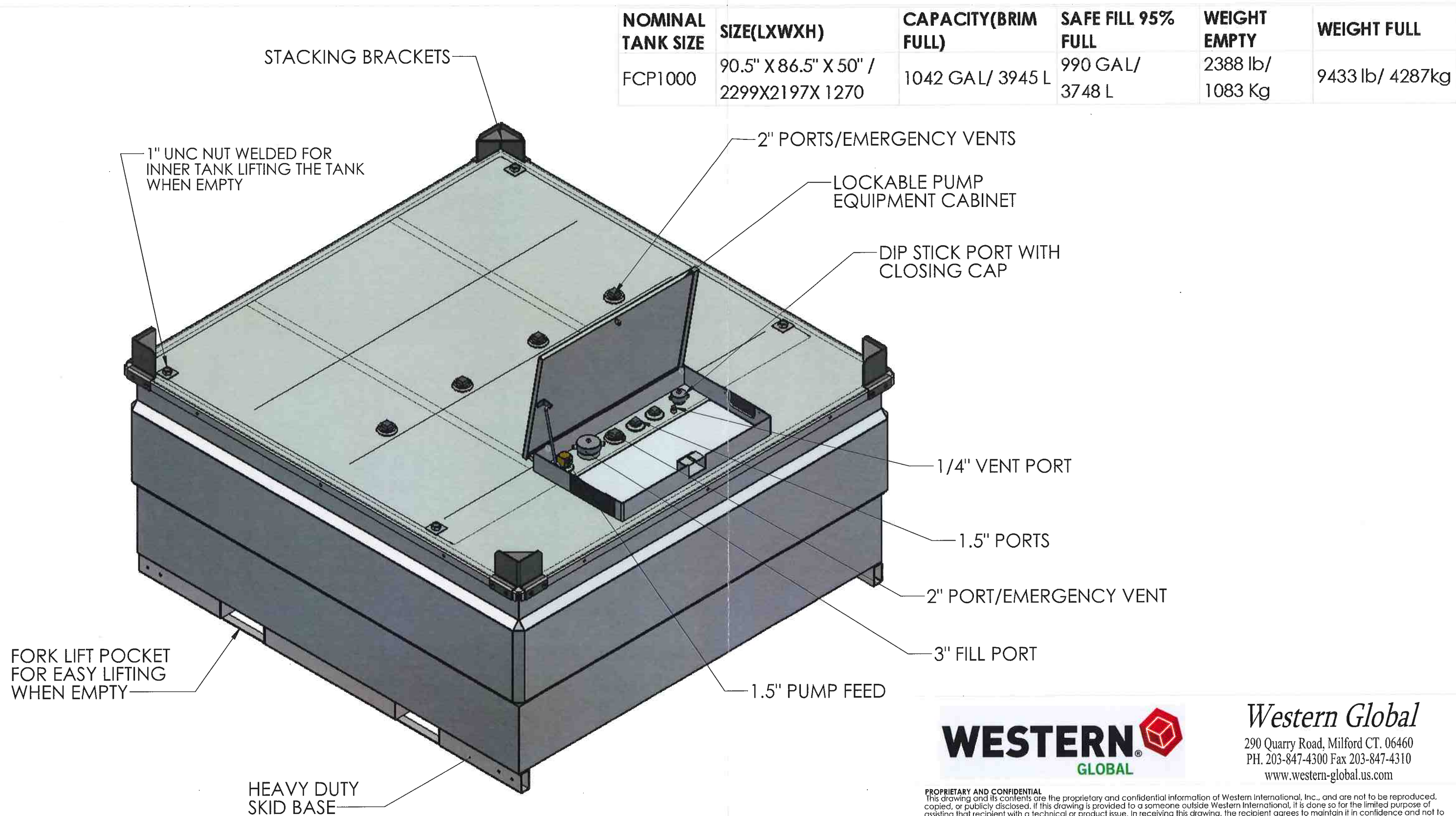
Site Plan Notes

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 two Farmington Hills projects; Orchard Lake Rd and Commerce Dr.
7. Proposed dates follow the Orchard Lake Project and will run from Late April to November 11th.
8. Site will be demobilized within one month after Substantial Completion, by December 11th.
9. Light plants will be provided as needed.
10. Tallest point of portable batch plant is approx. 55'
11. Required setbacks are met on all sides.
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. Existing water tap to be repaired and used for batching operations. Valve housing is cracked and leaking.
16. Site will be restored to existing conditions or better upon demobilization of all equipment, materials, and debris.



Google Earth

Imagery Date: 3/19/2021 42°28'13.53" N 83°23'43.28" W elev 812 ft eye alt 1590 ft



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



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

PROPRIETARY AND CONFIDENTIAL
This drawing and its contents are the proprietary and confidential information of Western International, Inc., and are not to be reproduced, copied, or publicly disclosed. If this drawing is provided to a someone outside Western International, it is done so for the limited purpose of assisting that recipient with a technical or product issue. In receiving this drawing, the recipient agrees to maintain it in confidence and not to use it beyond the purpose previously stated. Recipient agrees not to reproduce, copy, or publicly disclose this drawing and its contents.

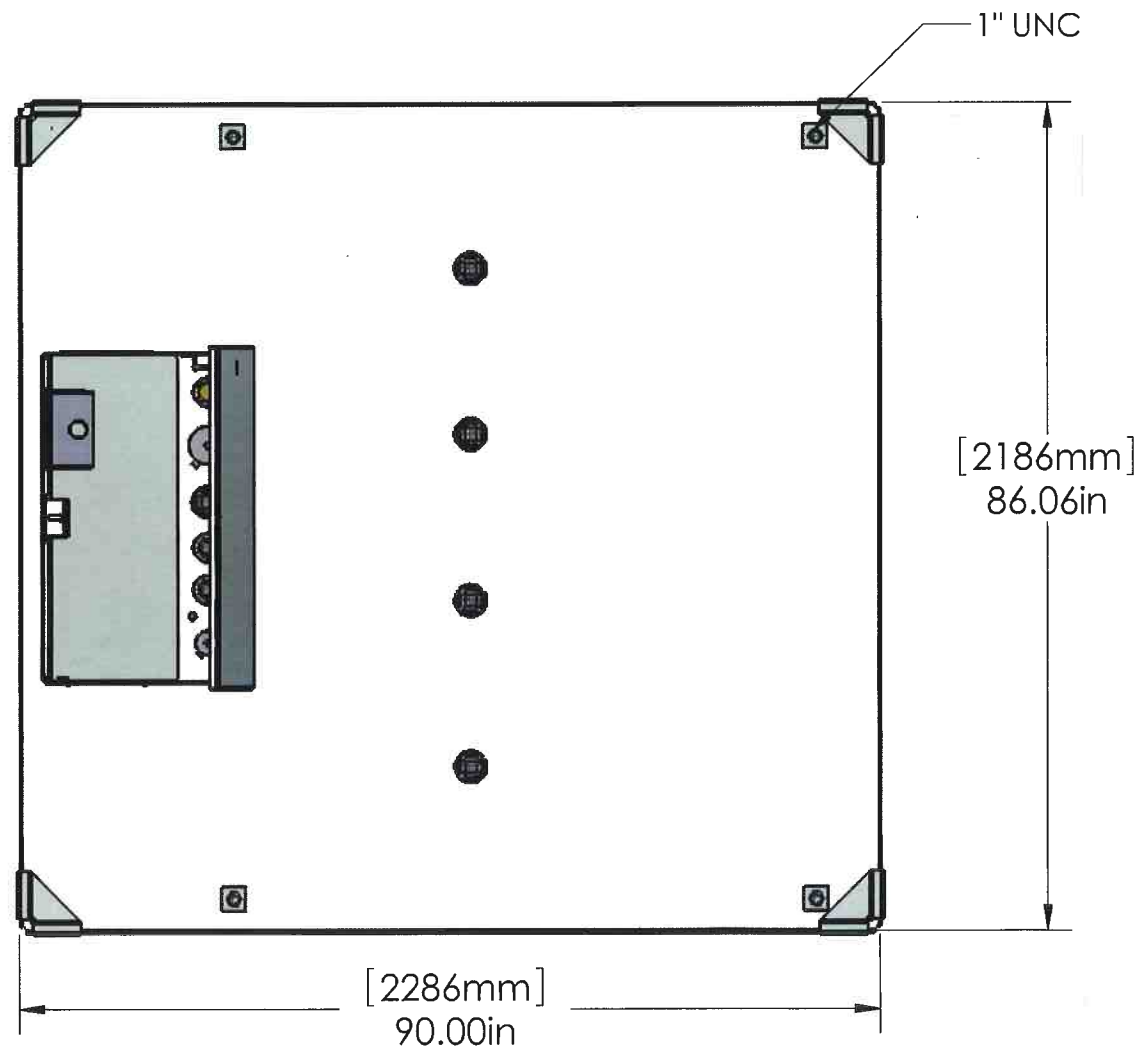
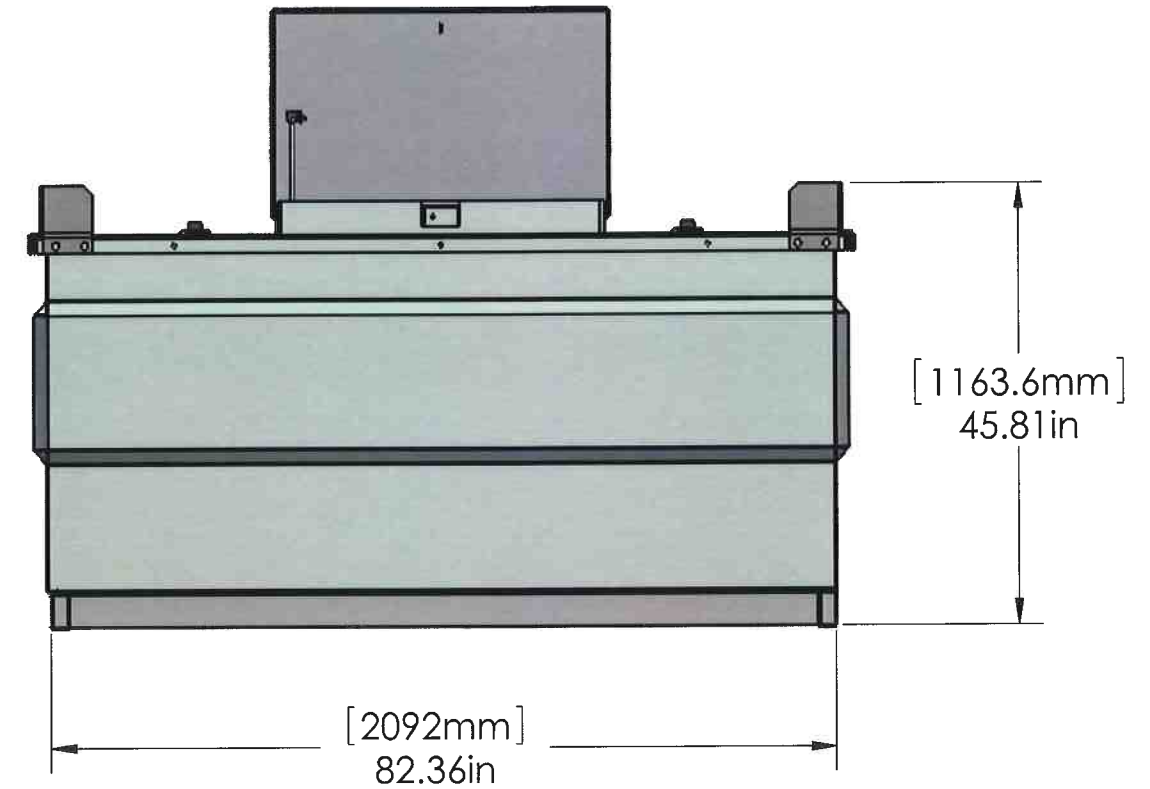
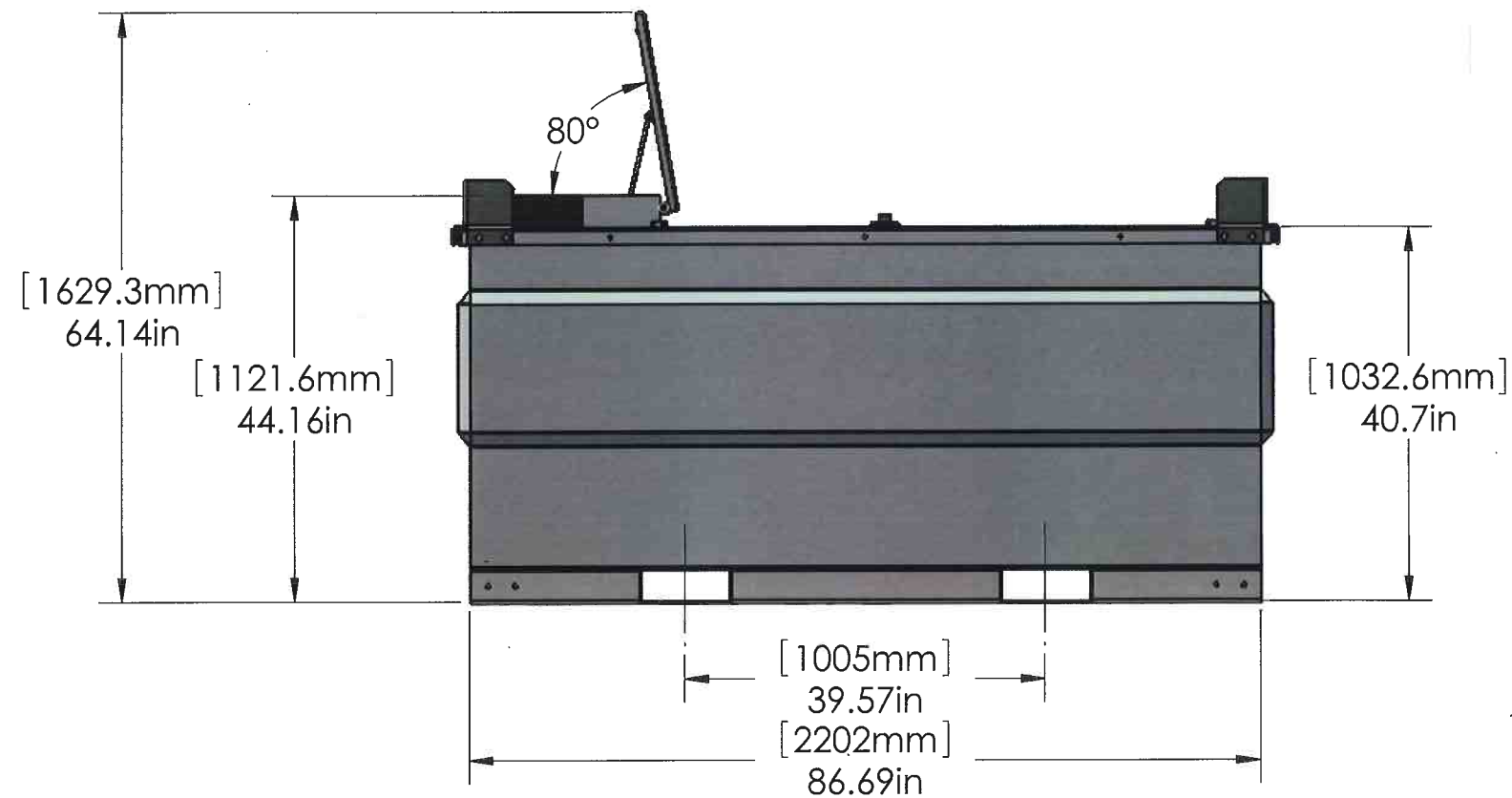
UNLESS OTHERWISE SPECIFIED: TITLE:
DO NOT APPLY TO BASIC DIMS.
TOLERANCES (INCHES):
ONE DECIMAL ±.1"
TWO PLACE DECIMAL ±.06"
THREE PLACE DECIMAL ±.030"

TOLERANCES (METRIC):
ONE DECIMAL ±.5
TWO PLACE DECIMAL ±.05
ANGULAR: BEND ±1°
DO NOT SCALE DRAWING

MATERIAL
SEE INDIVIDUAL PARTS
DRAWN BY: JIGNESH

FCP 1000 - SALES DRAWING

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



Standards For Safety : Close Top Diked(contained)

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



Western Global

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

PROPRIETARY AND CONFIDENTIAL
This drawing and its contents are the proprietary and confidential information of Western International, Inc., and are not to be reproduced, copied, or publicly disclosed. If this drawing is provided to a someone outside Western International, it is done so for the limited purpose of assisting that recipient with a technical or product issue. In receiving this drawing, the recipient agrees to maintain it in confidence and not to use it beyond the purpose previously stated. Recipient agrees not to reproduce, copy, or publicly disclose this drawing and its contents.

UNLESS OTHERWISE SPECIFIED: TITLE:
DO NOT APPLY TO BASIC DIMS.
TOLERANCES (INCHES):
ONE DECIMAL ±.1"
TWO PLACE DECIMAL ±.06"
THREE PLACE DECIMAL ±.030"

FCP 1000 - SALES DRAWING

TOLERANCES (METRIC):
ONE DECIMAL ±.5
TWO PLACE DECIMAL ±.05

MATERIAL
SEE INDIVIDUAL PARTS

ANGULAR: BEND ±1°

DO NOT SCALE DRAWING

DRAWN BY: JIGNESH

SIZE DWG. NO.
B FCP-1000

DATE: 1/1/2013

SCALE: 1:24

REV
1

SHEET 1 OF 3

FCP1000 DIPPING CHART					
FILL HEIGHT			FILL HEIGHT		
VOLUME			VOLUME		
(CM)	(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



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

PROPRIETARY AND CONFIDENTIAL
This drawing and its contents are the proprietary and confidential information of Western International, Inc., and are not to be reproduced, copied, or publicly disclosed. If this drawing is provided to a someone outside Western International, it is done so for the limited purpose of assisting that recipient with a technical or product issue. In receiving this drawing, the recipient agrees to maintain it in confidence and not to use it beyond the purpose previously stated. Recipient agrees not to reproduce, copy, or publicly disclose this drawing and its contents.

UNLESS OTHERWISE SPECIFIED: TITLE:
DO NOT APPLY TO BASIC DIMS.
TOLERANCES (INCHES):
ONE DECIMAL ±.1"
TWO PLACE DECIMAL ±.06"
THREE PLACE DECIMAL ±.030"

TOLERANCES (METRIC):
ONE DECIMAL ±.5
TWO PLACE DECIMAL ±.05

ANGULAR: BEND ±1°

DO NOT SCALE DRAWING

MATERIAL
SEE INDIVIDUAL PARTS

DRAWN BY: JIGNESH

FCP 1000 - SALES DRAWING

SIZE DWG. NO. REV
B **FCP-1000** **1**

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

SPECIAL USE APPROVAL 57-3-2022

Special Use Approvals are discretionary and therefore reasons need to be given for approvals as well as denial. Decisions should be based upon the facts presented.

Approval:

I move that Special Approval No. 57-3-2022 submitted by Steve Gregor of Florence Cement Co., be approved, subject to all applicable provisions of the Zoning Chapter, for the following reasons:

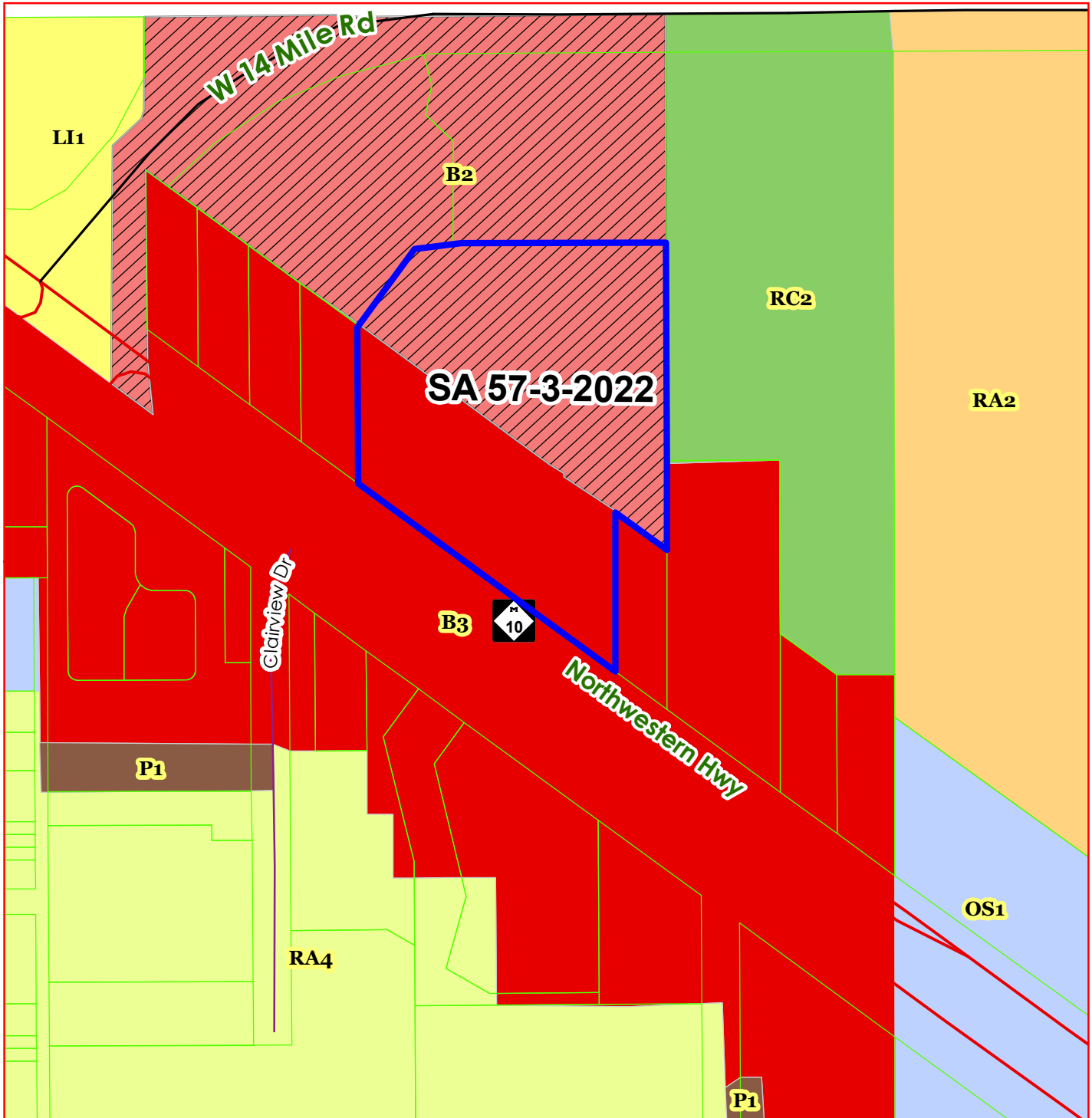
1. The use would not be injurious to the district and environs.
2. The effects of the use would not be contrary to the spirit and intent of the Zoning Chapter.
3. The use would be compatible with existing uses in the area.
4. The use will not interfere with orderly development of the area.
5. The use will not be detrimental to the safety or convenience of vehicular or pedestrian traffic.

Denial:

I move that Special Approval No. 57-3-2022, submitted by Steve Gregor of Florence Cement Co, be denied for the following reasons:

1. The use would interfere with orderly, future development of the area.
2. The use would not be compatible with the objectives, goals or policies of the Master Plan for Future Land Use.
3. The use would be incompatible with the existing or future uses in the area.
4. The use would have a negative impact on the district and/or environs.
5. The use would be contrary to the spirit and purpose of the Zoning Chapter.
6. The use would be detrimental to the safety or convenience of vehicular or pedestrian traffic.
7. The use would make it difficult for the City to implement the uses proposed by the Master Plan for Future Land Use.

SA 57-3-2022, B-3
 32680 Northwestern Hwy., 02-126-130., 21-351-032
 Temporary concrete mixing batch plant



- | | |
|---------------------------------|--------------------------------------|
| Tax parcel | LI-1 Light Industrial District |
| Minor roads | OS-1 Office Service District |
| Zoning Districts | P-1 Vehicular Parking District |
| Zoning Districts | RA-2 One Family Residential District |
| B-2 Community Business District | RA-4 One Family Residential District |
| B-3 General Business District | RC-2 Multiple Family Residential |



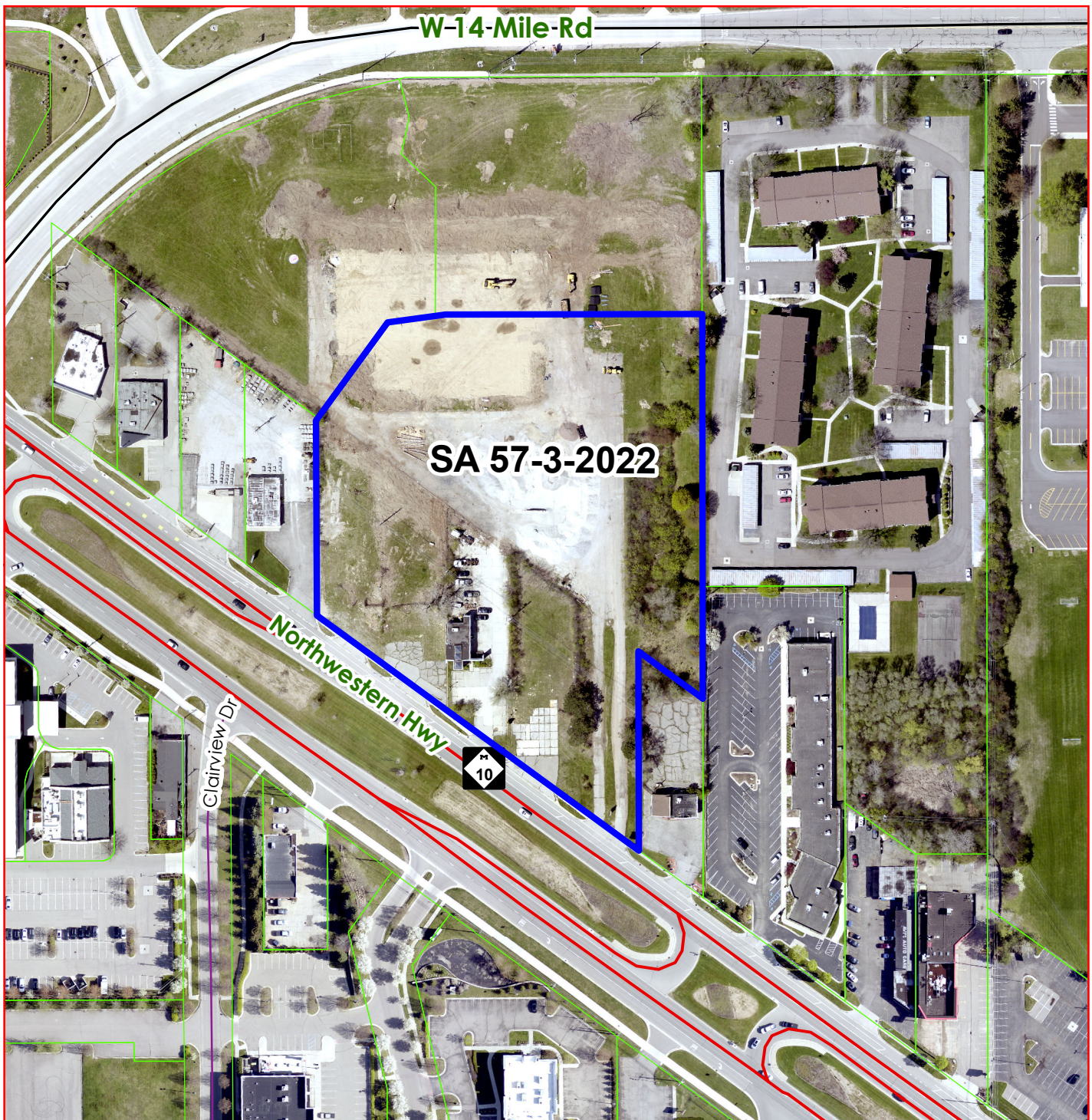
0 240
 FEET



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

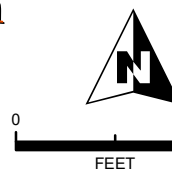
240
 DISCLAIMER: Although the information provided by this map is believed to be reliable, its accuracy is not warranted in any way. The City of Farmington Hills assumes no liability for any claims arising from the use of this map.

SA 57-3-2022, B-3
32680 Northwestern Hwy., 02-126-130., 21-351-032
Temporary concrete mixing batch plant



Planning Division

- Tax parcel
- Minor roads




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.

City of Farmington Hills GIS



4/8/2022, 12:52:05 PM

 Tax parcels

1:2,257

0 0.01 0.03 0.05 mi
0 0.02 0.04 0.09 km

Copyright nearmap 2015, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS,
© OpenStreetMap contributors, and the GIS User Community

April 11, 2022

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

Site Plan Review

Case: 57-3-2022
Site: 32680 Northwestern Highway (Parcel 22-23-21-351-032) 3 acres
Applicant: Florence Cement Company/Steve Gregor
Plan Date: 3/17/22
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.



SUMMARY OF FINDINGS

Project Summary

The applicant is proposing a temporary concrete plant with up to 11 employees. The application specifies that the time frame for the batch plant will be 127 days or through October 10, 2022, whichever is sooner. The plant is being erected to support two subdivision projects, and there will be an estimated total of 24 paving days during its term of operation. Turf restoration will occur in Spring, 2023. Requested hours of operation are 7am to 7pm, Monday through Saturday, with no work on holidays. This applicant operated a plant at 23400 Drake over the past two years.

Summary of Issues

1. **Verification of height.**
2. **Provide setback distances. Identify parking area.**

Existing Conditions

1. **Zoning.** The parcel is zoned B-3 General Business.
2. **Existing site.** The site is 3 acres and vacant.
3. **Adjacent properties.**

Direction	Zoning	Land Use
North	B-2/w/PUD	Senior Housing Complex
East	RC-2	Multi-Family Housing
South	B-3	Commercial Development
West	B-2	Commercial Development

4. **Site configuration and access.** The site is accessible from Northwestern Highway.

Site Plan & Use:

1. **Dimensional Standards (B-3 district).** **Setbacks are not provided but appear to be met.**

Standard	Required	Proposed
Front setback	25 ft	Approx. 200 ft
Rear Setback	20 ft	Approx. 120 ft
Side Setback (east)	10 ft	Approx. 230 ft
Side Setback (west)	10 ft	Approx. 220 ft
Building height	50 ft	27.25 ft?

2. **Parking.** **A parking area is not identified on the plans.**
3. **Overall Circulation.** Circulation through the site is counter-clockwise.
4. **Lighting (Section 34-5.16).** No lighting is proposed.
5. **Landscaping and trees.** The trees on site are proposed to be protected during operations. No landscaping is being proposed.

6. **Nature of equipment.** The applicant has included diagrams and images of the proposed equipment.

Special Approval

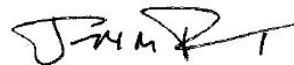
1. Conditions: In the B-3 district, cement batch plants are not specifically permitted; they are, however, permitted as a special land use under Section 4.20.4.C, subject to the following:
 - C. Temporary construction uses not accessory to existing uses. Temporary construction uses and structures not 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.

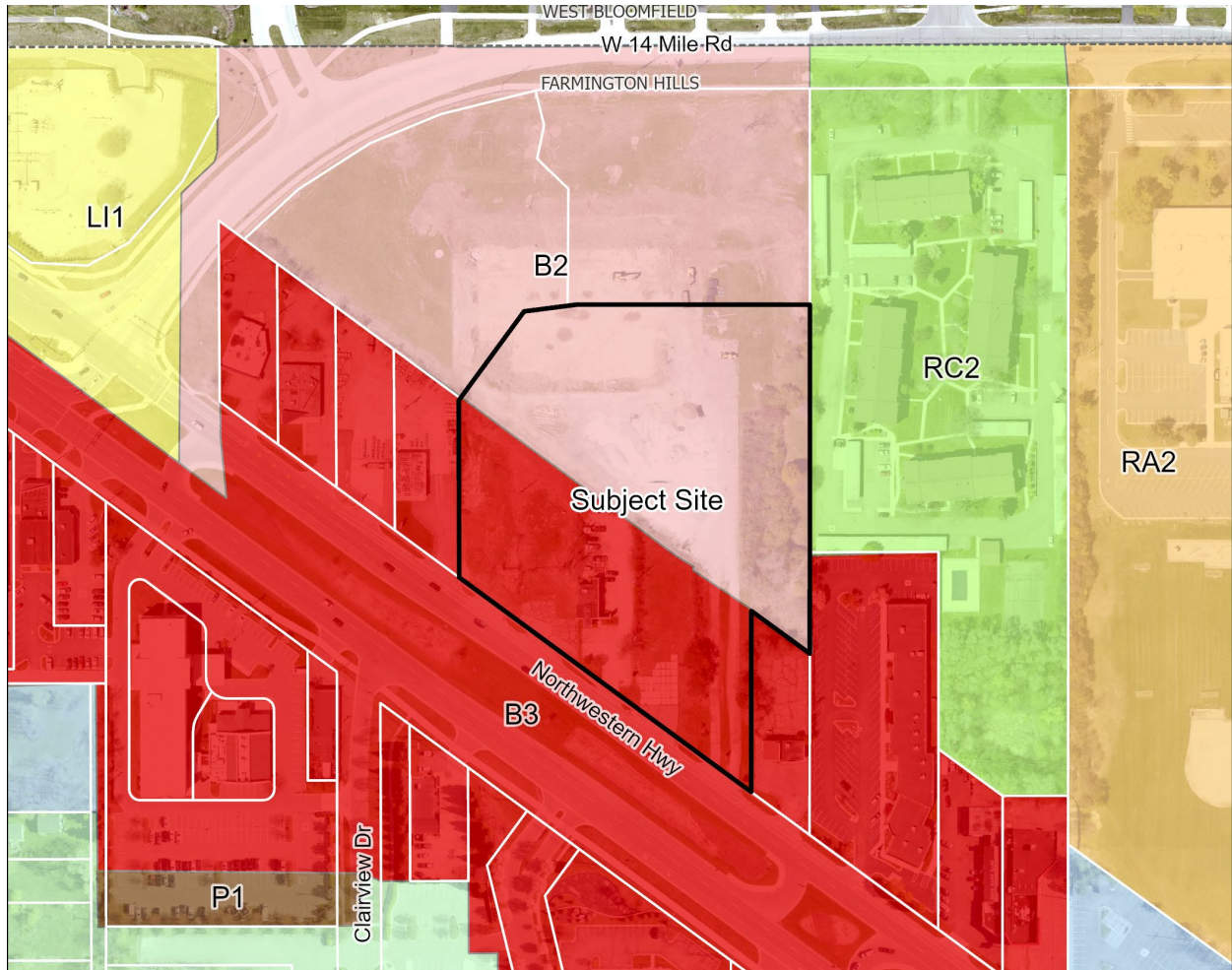
Respectfully,
Giffels Webster



Rod Arroyo, AICP
Partner



Joe Tangari, AICP
Senior Planner





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

INTEROFFICE CORRESPONDENCE

DATE: March 25, 2022
TO: Planning Commission
FROM: James Cubera, Engineering *JC*
SUBJECT: Concrete Batch Plan for Florence Cement
32680 Northwestern
SP#: 57-3-2022 – PJ#: 2-22-68
22-23-02-126-0130

This office has performed a preliminary review of the above referenced site plan submitted to the Planning Department on March 17, 2022. Our comments are as follows:

1. We note that the proposed batch plant is to service the the concrete road paving of Heritage Hills and Wedgewood Commons Phase II being reconstructed by the City this year.
2. We note that this request identifies 12 days of use to be complete by October 10, 2022. We suggest that this approval be allowed until October 31, 2022 to address any inclement weather conditions that may occur.
3. We have no objection to this temporary use contingent on the following:
 - Concrete being manufactured will be exclusively for the City's Heritage Hills and Wedgewood Commons Phase II project.
 - 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 identify an acceptable route along public roads for construction traffic coming to and leaving the batch plant as well as traveling to the construction site (of Heritage Hills and Wedgewood Commons Phase II) and returning from the construction site.



INTEROFFICE CORRESPONDENCE

DATE: March 30, 2022
TO: Planning Commission
FROM: Jason Baloga, Fire Marshal
SUBJECT: Special Approval 57-3-2022 (32680 Northwestern Hwy.)

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. Please provide cut sheets of tank indicating secondary containment. 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/al



March 18, 2022

City of Farmington Hills
3155 W. Eleven Road
Farmington Hills, MI 48336

Attn: Planning Department

Re: ITB-FH-21-22-2317
Proj: Heritage Hills & Westwood Commons Subdivision Phase II
FCC#: 22010
Subj: Temporary Concern Batch Plant Request

Planning Commission:

Florence Cement Company (FCC) respectfully request permission to erect and operation a temporary concrete batch plant within the City of Farmington Hills. Concrete produced from this facility will be solely use for our concrete paving project for the City of Farmington Hills, specifically Heritage Hills & Westwood Commons Subdivision Phase II. Our batch plants are permitted through Michigan Department of Environment, Great Lakes, and Energy (EGLE) Air Quality Division. FCC will operate within all city ordinances. Hours of operation are Monday – Saturday, 7am to 7pm.

Parameter associated with the Heritage Hills & Westwood contract include the following;

- Duration for work is 127 calendar days or October 10, 2022, whichever is sooner.
- All work is scheduled to be completed this year, except for turf restoration.
- Turf Restoration completion is June 14, 2023
- No work is to occur on Sundays and legal holidays
- Total paving days are estimated to be 12 each – two days per phase.

Upon completion of our concrete paving operation, FCC would remove our batch plant and cleanup the site. Requirements by the land owner includes restoration by spreading topsoil and placing seed & mulch on the entire area. This would occur before end of this year's construction season, typically November 15, 2022.

It should be noted that FCC has been operating a temporary batch plant within the City limits for the past two years, 24300 Drake. There has been minimal, if not zero, incidences within that duration.

Florence Cement Company appreciates the opportunity presented by the City of Farmington Hills. It's our goal to be able to continue to work for the City of Farmington Hills. This can only be achieved by working respectful of the city and its residences. I am confident our past work record is proof of our commitment to be a good steward of the City of Farmington Hills.

Sincerely,
FLORENCE CEMENT COMPANY

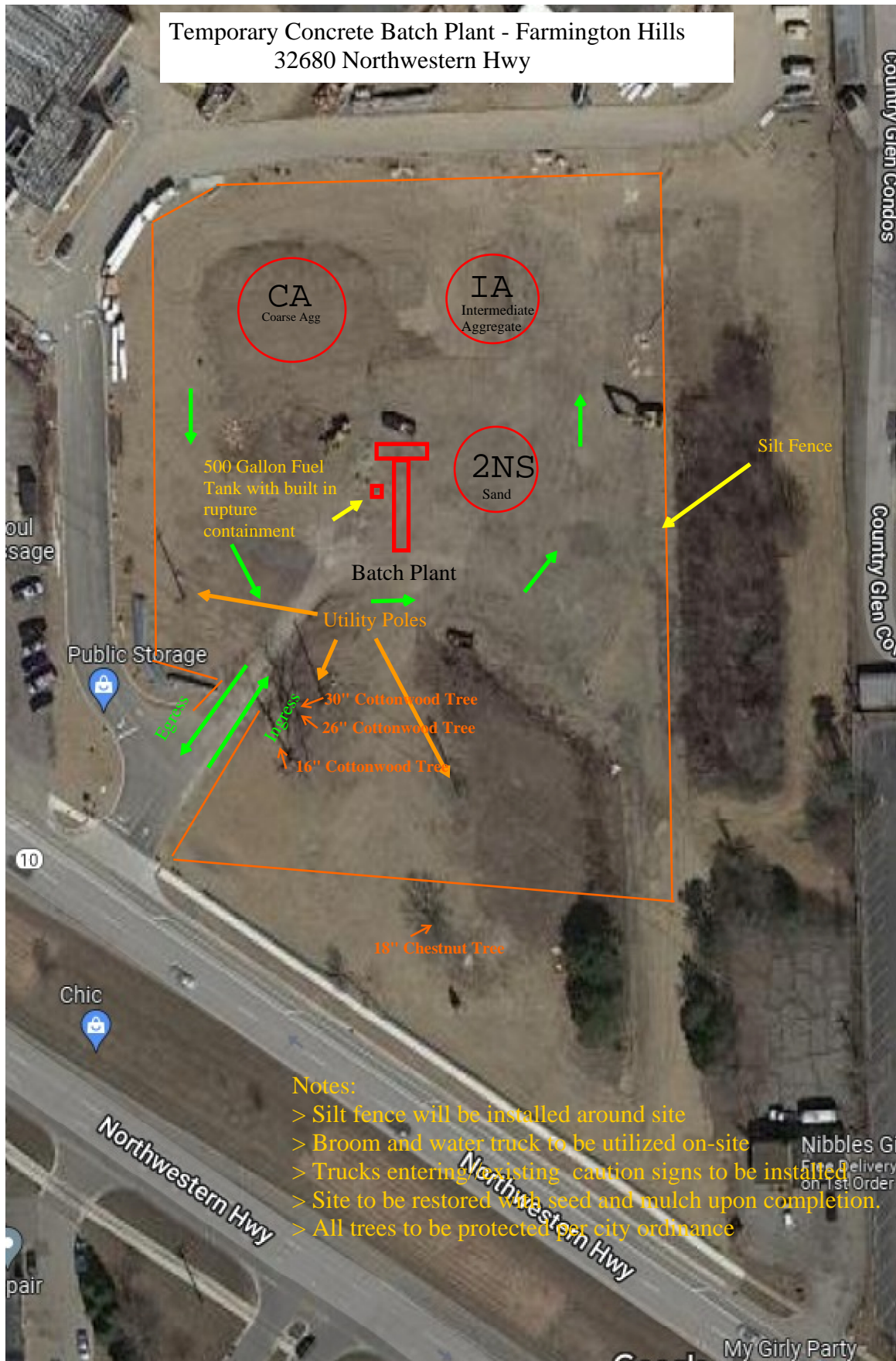
Steve Gregor
Project Manager

51515 CORRIDOR • SHELBY TWP MI • 48315

TEL. 586.997.2666 • FAX. 586.997.3966

PAVEMENT PROVIDERS

Temporary Concrete Batch Plant - Farmington Hills
32680 Northwestern Hwy



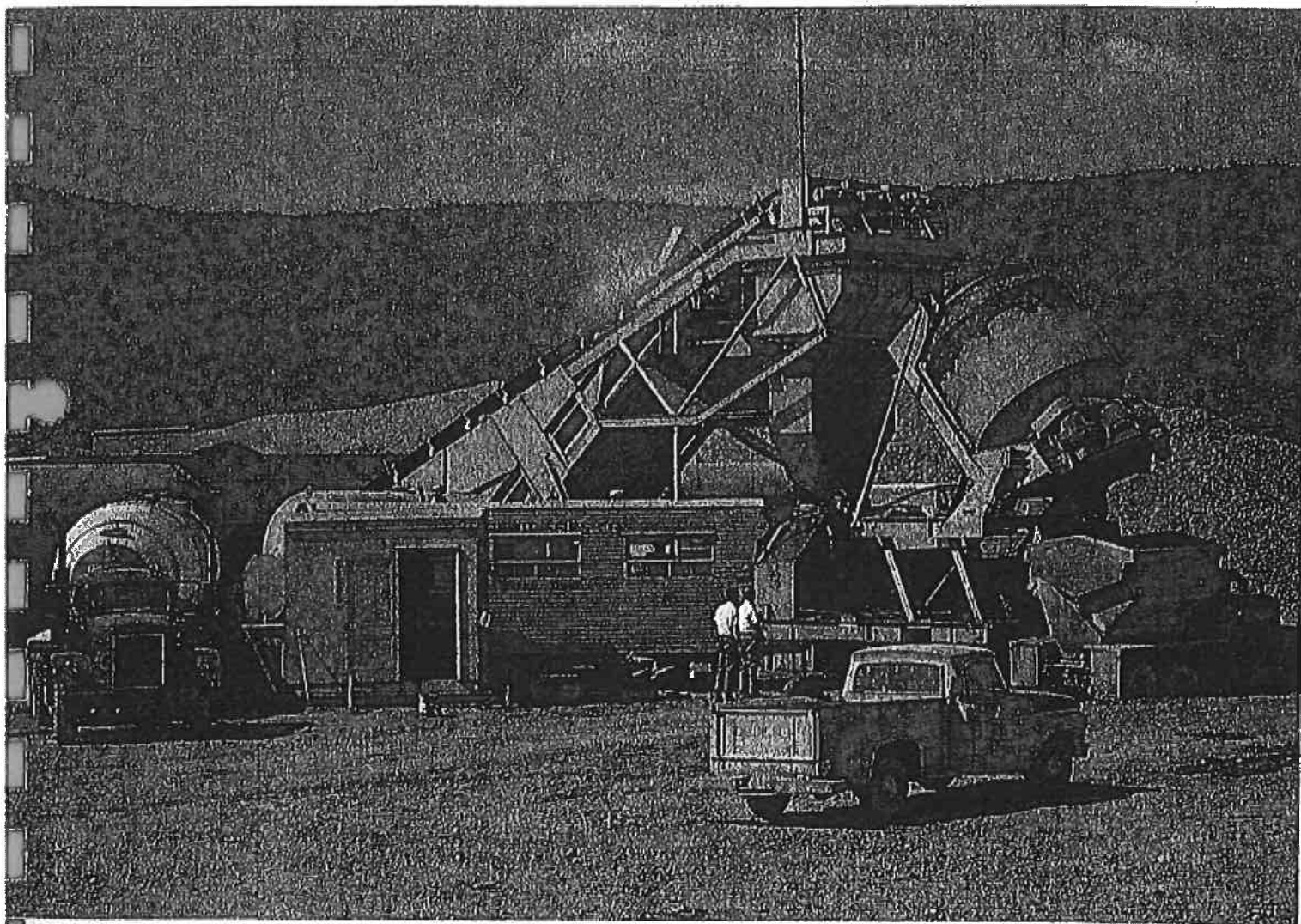
Notes:

- > Silt fence will be installed around site
- > Broom and water truck to be utilized on-site
- > Trucks entering existing caution signs to be installed
- > Site to be restored with seed and mulch upon completion.
- > All trees to be protected per city ordinance

**SELF-ERECT MOBILE
CENTRAL-MIX BATCHING PLANTS
and MOBILE MIXERS**

BULLETIN 66-70R

HELTZEL



**SERIES 1000-C—CENTRAL-MIX BATCHING PLANT
SERIES 900-C—CENTRAL-MIX BATCHING PLANT
MOBILE MIXERS—9 and 10-CUBIC-YARD CAPACITIES**

CONCRETE
PLANT
CPMB
CONCRETE
BATCHING
EQUIPMENT

NATIONAL
ASSOCIATION
OF
CONCRETE
BATCHING
EQUIPMENT

PLANT
MIXERS
PMMD
CONCRETE
DIVISION

SPECIFICATIONS

HELTZEL SERIES 1000-C MOBILE CENTRAL-MIX PLANT

Aggregate charging bin: Three compartments, total storage 150 tons. 187 tons with 2'-0" extensions.

Bin compartments have 11'-6" charging height, 12'-5½" clearance between heap plates for loading by front end loader. With 2' extension, bins have 13'-6" charging height. Bins may be loaded by any conventional method.

Cement Storage Unit: Capacity 446 to 535 bbls. maximum.

Cement-Charging Screw Conveyor: Charges batcher at rate up to 980 bbls. per hour.

Charging-Belt Conveyors: Individual 30", two-speed belt conveyors are provided for three aggregate materials. All aggregates are charged automatically into the batchers. Charging rate is 1350 tons per hour. Belt's speed is 300 f.p.m.

Weighing System: Dial or beam scales can be furnished with partially automatic, semi-automatic, automatic or automatic with mix selection controls as per CPMB Standards.

Water: 4" automatic water meter with surge hopper and 8" discharge valve.

Batchers: 8½ or 10-cubic-yard individual batcher system.

Discharge Gates: Air-operated.

Compressor: 10 H.P. capacity
— 120 gal. tank — 46.3 C.F.M. disp.

Elevating Mechanism, Cement Storage Unit: Self-contained hydraulic system powers two 3-stage erecting cylinders. Elevating time — 7 minutes to full operating height. Cranes or special erecting equipment not required.

Erection Time: 1 day by experienced crew.

Power Requirements: 440 volts, 3 phase, 60 cycles. Plants are completely wired, ready to operate, with scales, controls, console, etc. in place. Only electric and water source connections required. Other voltages available on request.

Highway Towing Speed: 45 miles per hour.

Weight Dimensions for Highway Travel:

Cement Unit: Total weight 82,500 pounds. Transport height, 13'-6". Transport width, 12'-0".
Transport length, 74'-10".

Aggregate Unit: Total weight 16,500 pounds. Transport height, 13'-6". Transport width, 12'-0".

Auxiliary Storage: Additional mobile-type, self-unloading, bulk-cement storage units are available.

MODEL: SERIES 1000-C							
Type	Description	Weighing & Control	Belt Size	Batching Capacities Cu. Yd. per Hr.			
Series 1000-C CENTRAL-MIX PLANT	3 Agg. One Cement and Water	Automatic	30"	9 cu. yd.		10 cu. yd.	
				Single Mxr. Up to 255	2 Mxrs. Up to 450	Single Mxr. Up to 300	2 Mxrs. Up to 500

NOTE—Capacities are based on a two-minute weighing, mixer charging, mixing and discharge cycle. Capacities may be increased or decreased by specification requirements, such as mixing time, batch weights, or slump.

HELTZEL SERIES 900-C MOBILE CENTRAL-MIX PLANT

Aggregate Storage Bin: Three compartments, total storage 94 tons. 129 tons with 2'-0" extension.

Loading, Aggregate Storage Bin: Bin compartments have 10'-6" charging height, 10' clearance between heap plates for loading by front end loader. With 2'-0" extensions, bins have 12'-6" charging height. Bins may be loaded by any conventional method.

Cement Storage Unit: Capacity 303 to 363 bbls. maximum.

Cement-Charging Screw Conveyor: Charges batcher at rate of 800 bbls. per hour.

Charging-Belt Conveyors: Individual 24", two-speed, separate belt conveyors are provided for three aggregate materials. All aggregates are charged automatically into the batchers. Charging rate is 900 tons per hour. Belt speed is 300 f.p.m.

Weighing System: Dial or beam scales can be furnished with partially automatic, semi-automatic, automatic or automatic with mix selection controls as per CPMB Standards.

Water: 4" automatic water meter with surge hopper and 8" discharge valve.

Batchers: 8½ to 10-cubic-yard individual batcher system.

Discharge Gates: Air operated.

Compressor: 10 H.P. capacity
— 120 gal. tank — 46.3 C.F.M. disp.

Elevating Mechanism, Cement Storage Unit: Self-contained hydraulic system powers 3-stage erecting cylinder. Elevating time — 7 minutes to full operating height. Cranes or special erecting equipment not required.

Erection Time: 1 day by experienced crew.

Power Requirements: 440 volts, 3 phase, 60 cycles. Plants are completely wired, ready to operate, with scales, controls, console, etc. in place. Only source connections required, electric and water. Other voltages available on request.

Highway Towing Speed: 45 miles per hour.

Dimensions for Highway Travel:

Cement Unit: Total weight, 57,500 pounds. Transport height, 12'-6". Transport width, 10'. Transport length, 72'-0".

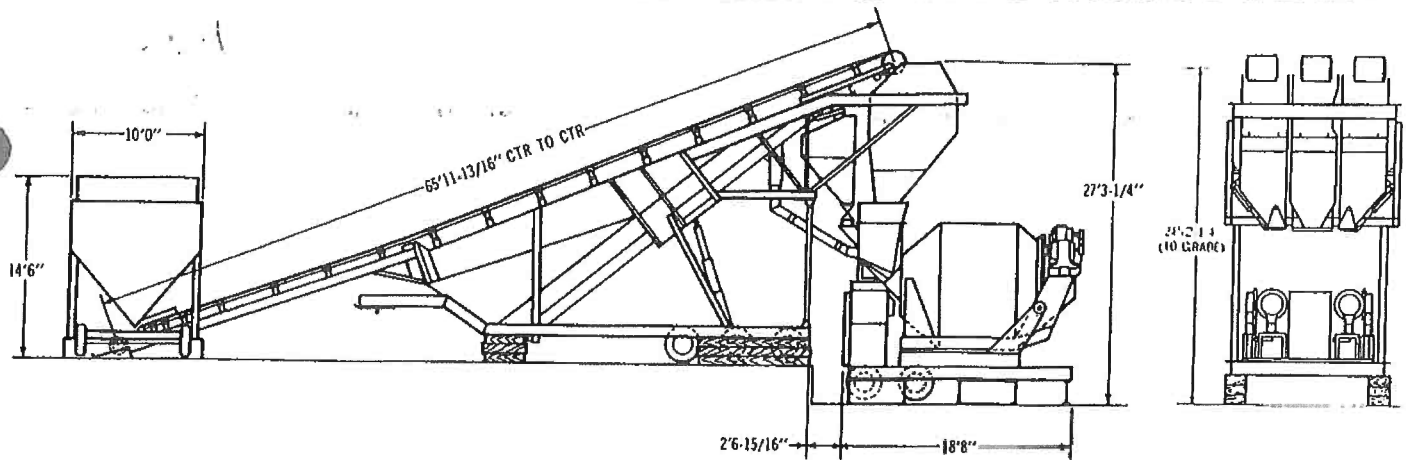
Aggregate Unit: Total weight, 15,000 pounds. Transport height, 12'-6". Transport width, 10'.

Auxiliary Storage: Additional mobile-type, self-unloading, bulk-cement storage units are available.

MODEL: SERIES 900-C					
Type	Description	Weighing & Control	Belt Size	Batching Capacities Cu. Yd. per Hr.	
Series 900-C CENTRAL-MIX PLANT	Tilt Mixer and Water	Automatic	24"	One 9 Cu. Yd. Mxr.	One 10 Cu. Yd. Mxr.
				Up to 255	Up to 300

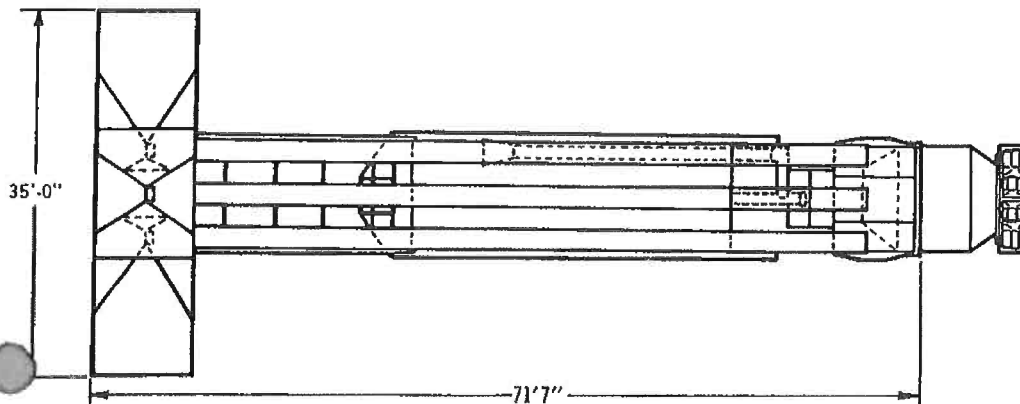
NOTE—In accordance with our established policy of constant improvement, we reserve the right to amend specifications appearing in this bulletin at any time and without notice.

HELTZEL SERIES 900-C MOBILE CENTRAL-MIX BATCHING PLANT

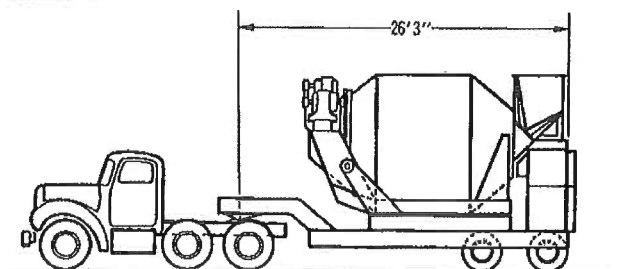


SERIES 900-C

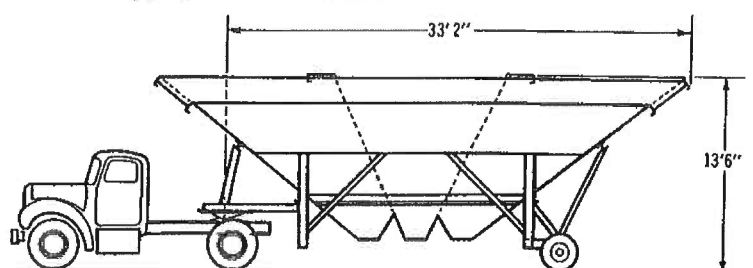
is designed for use with a single 9-cubic-yard mixer or a single 10-cubic-yard mixer.



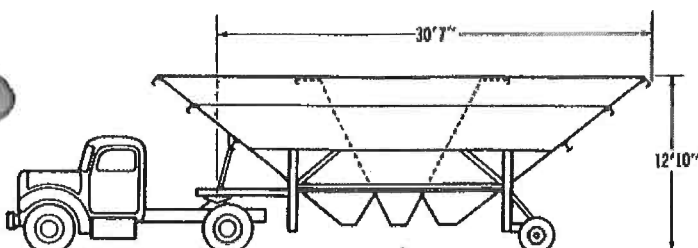
Mixer in transit.



Aggregate unit in transit.



Aggregate unit in transit.



MOBILE AGGREGATE BIN COMPARISON CHART			
MFGR.	CAP.	CHARGING HT. FROM GRADE	CHARGING WIDTH
HELTZEL	160 TONS	12' 6"	11' 8"
HELTZEL	187 TONS	13' 6"	12' 6 1/2"
PLANT X	130 TONS	17' 0"	10' 0"
PLANT Y	150 TONS	22' 0"	9' 3"
PLANT Z	165 TONS	30' 0"	8' 0"



**MINUTES
CITY OF FARMINGTON HILLS
PLANNING COMMISSION PUBLIC HEARING
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
MARCH 24, 2022, 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

Chair Countegan thanked Commissioner Schwartz, who recently stepped down from the Commission, for his long time service on the Commission, and prior to that, on the Zoning Board of Appeals. Steven Schwartz has been a tremendous public servant to the Farmington Hills community.

Commissioners Present: Brickner, Countegan, Mantey, Stimson, Trafelet, Varga

Commissioners Absent: none
(three vacancies)

Others Present: Staff Planner Perdonik, City Attorney Schultz, Planning Consultants Arroyo and Tangari, Staff Engineer Geelhood

APPROVAL OF AGENDA

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

MOTION carried unanimously by voice vote.

PUBLIC HEARING

A. ZONING TEXT AMENDMENT 2, 2021

CHAPTER OF CODE: 34, Zoning Ordinance

PROPOSED AMENDMENT: Amend the definition of “Family” and various sections of Chapter 34, Zoning to provide equal housing opportunities particularly suited to the needs of persons entitled to reasonable accommodation under state or federal law within One Family and Planned Residential zoning districts

ACTION REQUESTED: Recommend to City Council

SECTIONS: 34-2.2, 34-3.1.1 through 34-3.1.9, add new Section 34-4.60

Planning Consultant Arroyo explained that the Planning Commission had been studying this topic for several months. Proposed changes included:

- Definition of “Family” is clarified to reflect issues that have come up over time through court cases and internal review and discussion, as described.
- Two new definitions – *Reasonable Accommodation* and *Special Accommodation* – are intended to provide definitions for specific residential uses where residents qualify as handicapped or

disabled under the Americans with Disability Act, the Fair Housing Act, or the Rehabilitation Act.

- Use standards were also included in the zoning text amendment.
- The full text amendment had been provided in the Planning Commission packets.

In response to questions from the Commission, City Attorney Schultz said that the ordinance substantially reflected current practice. The ordinance amendment was necessary in order to comply with federal law, and also codified what information and physical requirements the Planning Department could ask special accommodation residences to provide when they go through the approval process.

Chair Countegan opened the public hearing on this item. Seeing that no 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 Traftlet, to recommend approval to City Council of Zoning Text Amendment 2, 2021, which proposes to amend the Zoning Ordinance in numerous separate sections, including Article II, "Definitions," to revise the definition of "family," and add definitions of "reasonable accommodation" and "special accommodation residence"; Article III, "Zoning Districts," to add "special accommodation residence" as a principal permitted use within the RA-1A, RA-1B, RA-2B, RA-1, RA-2, RA-3, and RA-4, One Family Residential districts, and RP-1 and RP-2, Planned Residential districts; and Article IV, "Use Standards," to add new regulations for special accommodation residences.

MOTION carried unanimously by voice vote.

B. CAPITAL IMPROVEMENTS PLAN 2022/2023 THROUGH 2027/2028

ACTION REQUESTED: Adoption of Plan

Chair Countegan explained that the Capital Improvements Plan (CIP) is a planning document that the Planning Commission annually reviews with department heads, in order to prioritize the capital needs of the community, that represents either an individual capital plan or a network of plans over the next five years and approve. Once the Planning Commission adopts the plan, it is shared with City Council. This is a public hearing item.

Interim City Planner Perdonik pointed out that there was a draft motion in the Commissioner's packets, as well as a general draft motion that had been supplied by former Commissioner Schwartz for consideration.

Chair Countegan opened the public hearing on this item. Seeing that no 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 Stimson, to adopt the City of Farmington Hills Capital Improvements Plan for 2022/2023 – 2027/2028 as presented, and that the plan be forwarded to City Council.

MOTION DISCUSSION:

Discussion regarding including equipment for sidewalk snow removal.

Noting that the CIP is a planning document, and that at the January meeting he had raised the possibility of including one piece of snow removal equipment for pedestrians on sidewalks in the future, Commissioner Mantey asked that the CIP be amended to include \$50,000 for sidewalk snow removal equipment in the DPW's capital improvements for 2027-2028.

Commissioner Brickner asked City Attorney Schultz if there were any liability issues regarding including this item.

Commissioner Mantey said there used to be liability issues with requiring snow removal on sidewalks in Michigan, but those had been removed via court decisions. He wanted to include this item as a planning issue. He reiterated comments he made in January that he felt Twelve Mile Road and the Grand River Corridor should be targeted for sidewalk snow removal, specifically where there were bus stops. He had been talking about this issue for 10 years, and would like to see this item inserted as a placeholder.

City Attorney Schultz added that the CIP is a Planning Commission document. The document is not an authorization to purchase, and no liability is incurred by including an item in the CIP.

Chair Countegan said that the CIP gives the City's policy makers an indication of what the Planning Commission was prioritizing and what they were thinking about. The requested sidewalk snow removal equipment did not constitute a major policy shift, but did represent something the Commission was recommending that City Council consider.

Discussion regarding issues raised by Steven Schwartz' draft motion:

Commissioner Mantey asked how much of the \$9M prioritized for the Costick Center and \$10M for The HAWK came from the Parks and Recreation millage. The budget actually included \$4.1M per year for 5 years, or \$20.5M for the two recreation facilities, when there was \$0 allocated for the Grand River Corridor Improvement Authority.

Commissioner Mantey said he understood that an investment needed to be made at The HAWK in order to use the third floor and perhaps capture some revenue there. However, in January the Commission discussed recommending that Council consider that the Costick Center be closed and perhaps demolished, in order to redevelop that property.

Commissioner Mantey suggested a line item be added for a study on whether or not the Costick Center should be retained. He was concerned that \$1.5M would be spent this year on the Costick Center, only to have it closed next year.

Chair Countegan said the issue of whether or not to close the Costick Center was separate from the issue of the department heads requesting the Commission to prioritize improvements for The HAWK and the Costick Center as part of the CIP document. To ask that the Costick Center be removed was somewhat contrary to what the Commission had heard from the department heads regarding that building. However, the Commission could make a separate motion indicating its concerns about the extent of funding for the two facilities, including the overlap of services, questions about efficiencies, and practical considerations in the future.

Commissioner Brickner was opposed to discussing the future of the Costick Center in the CIP document, especially since a new senior living facility was being constructed behind the Costick Center, and there would be a specific population of seniors that would be able to walk to the Costick Center. Also, the swim pool at the Costic Center was different in function and purpose than the pool at The HAWK.

Commissioner Mantey said if the funds were coming from the Parks and Recreation Millage, he had no issue with improvements being made at the Costick Center. If all the funding was coming from the General fund, with \$20M being prioritized for The HAWK and the Costick Center, and not even \$200K being prioritized for the Grand River Corridor Improvement Authority, he would like that discussed. He understood the Grand River Corridor Improvement Authority was intended to be funded by tax increment financing, but there had not been any tax increment financing and the Corridor remained unimproved.

Chair Countegan emphasized that the CIP represented staff's recommendation as presented to the Planning Commission. Ultimately the City Council was responsible for budgets, and they would be the ones making decisions regarding expenditures for the Costick Center and The HAWK. He asked if Commissioner Mantey would like the CIP to include a line item prioritizing some funding for Grand River Corridor redevelopment.

Chair Countegan further explained that the Grand River Corridor Improvement Authority was set up to have funding through a tax increment financing plan, which would only work if development occurred. Obtaining help from the City to improve the Grand River area might be a goal. It was important to understand that the funding amounts in the CIP did not represent budget numbers.

Commissioner Stimson pointed out that funding for the Grand River Corridor Improvement Authority was a different budgetary discussion, unless there was something to be capitalized as part of that improvement.

Commissioner Brickner added that the funding for the Grand River Corridor Improvement Authority was set up via joint ordinances with the City of Farmington, under the authority of State laws regarding tax increment financing. The Authority was never set up to be funded by either city. This was not a CIP concern.

Commissioner Mantey said he would like the minutes to reflect his request that some funds be added in next year's CIP for Grand River Corridor redevelopment. State funding for improvement of Grand River Avenue should be researched. He would like to see a funding estimate for separated bike lanes on Grand River, to be painted green, such as was done on other major thoroughfares in the metro Detroit area.

MOTION by Brickner, support by Stimson, to adopt the City of Farmington Hills Capital Improvements Plan for 2022/2023 – 2027/2028 as presented, and that the plan be forwarded to City Council, with the following amendment:

- \$50,000 be added to the DPW equipment request for sidewalk snow removal equipment, specifically to target Twelve Mile Road and Grand River Avenue in the vicinity of bus stops.

Motion carried unanimously by voice vote.

REGULAR MEETING

A. SITE PLAN 68-12-2021

LOCATION:	Parcel south of 34700 Grand River Ave.
PARCEL I.D.:	23-21-376-021
PROPOSAL:	New commercial building for manufacturing in LI-1, Light Industrial District
ACTION REQUESTED:	Site Plan Approval by Planning Commission

APPLICANT: Jing-Jin Electric
OWNER: Jing-Jin Electric

Referencing his March 11, 2022 letter, Planning Consultant Tangari gave the background and review for this request for site plan approval to build an addition to an existing manufacturing facility, with 73,667 square feet of new manufacturing space (2 stories) and 10,227 square feet of new office space (3 stories). The existing building is 83,819 square feet; a breakdown of office and manufacturing square footage in the existing building had been provided.

The site was 6.65 acres and zoned LI-1, and was developed with an existing manufacturing facility for Jing Jin Electric, which makes electric powertrains. The southern portion of the site, which was currently vacant, and where most of the work would occur, was re-zoned to LI-1 from B-3 in 2021.

Outstanding issues included:

- Setbacks should be labeled, although setback requirements appeared to be met.
- 6 loading spaces were required; 4 were provided. However, the actual area that was dedicated to the loading bay exceeded the required area for six spaces with four docks. If the Planning Commission felt the requirement was met, it should be so noted in the motion.
- Parking count was not split between office and manufacturing uses. The area devoted to office space was not defined. However, with the correct breakdown the parking changed from a 218 space requirement to a 215 space requirement, which was not a big change.
- Rooftop equipment and mechanical equipment must be addressed in the plans, although the 5' parapet as shown appeared to meet the screening requirement.
- Dumpster enclosure detail needed.
- Landscape area abutting the street should be dimensioned on the plans.
- Planning Commission should decide whether to allow greater size for replacement trees. The applicant was proposing a number of deciduous trees at a 4" caliper, which was 1" larger than the minimum that was required. There were a number of evergreen trees that they were proposing to put in at a 12' minimum height rather than an 8' minimum height. The applicant was asking that the Planning Commission find that the larger sizes of planting equate to the 44 trees.
- Lighting plan required adjustments.
- Pedestrian connection to Grand River sidewalk not provided.
- Parking in the required 50-foot setback. Per footnote 34-3.5.2.S, in the LI-1 district, "Off-street parking for visitors, over and above the number of spaces required under Section 34-5.2, may be permitted within the required front yard provided that such off-street parking is not located within twenty (20) feet of the front lot line and provided further that the number of such spaces does not equal more than ten (10) percent of the total number of spaces required." There was a bay of parking arrayed along the southern front of the building that was partially within the 50-foot setback, and six additional spaces encroached partially into the setback, for a total of 23 spaces, which exceeded ten percent of the total. The spaces were also not labeled for visitor parking, and were not in excess of the requirement, as required per ordinance.

There were three options for addressing the lack of compliance with the parking requirement: 1) redesign to move the spaces, 2) obtain a variance to eliminate the spaces in the required front yard setback, or 3) obtain a variance to permit the placement of spaces within the required front yard setback.

Planning Consultant Tangari noted that the applicant had said that there would be a maximum of 132 employees on site.

In response to a question from Commissioner Mantey, Planning Consultant Tangari said he agreed with the applicant in that there was not room on the site to plant the required replacement trees. Again, they were asking to put in bigger trees, instead of paying into the tree fund.

Commissioner Mantey suggested that the Planning Commission make a determination that would allow the larger trees, while leaving the final decision to Planning staff as to whether there was room for the size of trees normally required, or whether funds would better be utilized in the tree fund.

Chair Countegan commented that he preferred not to add money to the tree fund, if that money was not being used.

Chair Countegan invited the applicant to make his presentation.

Bill Cockrum, General Manager JJE North America, was present on behalf of this application for site plan approval. Alex Orman, Orman Engineering, Waterford, was also present.

Mr. Cockrum made the following points:

- JJE was located at 34700 Grand River Avenue. The facility was purchased in May 2020, and JJE had made significant renovations to the building. JJE was a technology leader in electric drive motors and drive systems, and was expanding its footprint locally.
- The Farmington Hills site was an automated site, which currently had two 10 hour shifts, five to six days a week, and currently employed up to 102 employees. They would like to expand their operation further and were forecasting growth to a first shift maximum of 144 employees, and a 2nd shift maximum of 84 employees, or an additional 50-60 employees at this site.

Commission questions and discussion:

In response to Commission questions, Mr. Cockrum gave the following information:

- There was no plan to build any battery packs at this location. They would be manufacturing the electric motor portion of EV vehicles only.
- Regarding the parking plan, JJE was adopting a hybrid, flexible schedule, with some employees spending some time working off-site. Because of the highly automated lines they did not have as many people as they would historically have on a manufacturing site. They would have accessible spaces and spaces for visitors. They could have up to 10-12 visitors at a time.

In response to comments from Mr. Orman, Planning Consultant Tangari explained the requirement that the only spaces that are allowed to be in the required front setback are those spaces that are in excess of the required number of spaces, and that number can't be more than 10% of the requirement.

The Commission agreed with Commissioner Mantey's earlier suggestion to make a finding that the trees could be larger as requested in order to meet the tree replacement requirement, but to leave the determination of whether that was the best solution to the expertise of planning staff.

The Commission discussed the question of whether to allow 4 loading spaces instead of the required 6 spaces, given that the actual square footage of the spaces was over what would be required for 6 spaces.

Planning Consultant Tangari said the Planning Commission could make a finding that the loading space was the equivalent of meeting the ordinance, or they could add the request for 4 loading spaces to the list of variances needed.

Chair Countegan asked if there were any pitfalls with what was proposed for the loading spaces. Planning Consultant Tangari said he did not think there were any pitfalls.

Mr. Orman said they could make the pedestrian connection to the existing sidewalk along Grand River from the parking lot.

MOTION by Vargas, support by Trafelet, that Site Plan 68-12-2021, dated February 22, 2022, submitted by Jing-Jin, be approved because it appears to meet all applicable requirements of the Zoning Chapter, with the following findings and conditions:

Findings:

- The allocated square footage for the loading spaces is adequate to meet the requirement.
- If replacement or relocation of the required replacement trees onsite on a one-to-one basis is not feasible, the Commission finds that the smaller number of larger trees proposed by the applicant may be substituted to equal the equivalent number of required caliper inches, but leaves to City staff the decision as to whether to allow the larger trees to be planted, or alternatively, to require that funds be placed in the tree fund.

And with the following conditions:

- As outlined in the March 11, 2022 Giffels Webster report, a variance be granted by the Zoning Board of Appeals to permit parking within a required front yard setback, or a variance be granted to eliminate the spaces shown in the front yard setback, or the plan be redesigned to meet the requirement.
- A sidewalk connection be provided to Grand River Avenue.
- All other outstanding items noted in the March 11, 2022 Giffels Webster report be resolved per administrative review and approval.

MOTION carried unanimously by voice vote.

Commissioner Mantey noted the Fire Department's concern regarding storing lithium-ion batteries, and asked Planner Perdonik to touch base with the Fire Department to see if there are potential issues relating to battery backups for homes and to electric vehicles.

APPROVAL OF MINUTES February 17, 2022

MOTION by Brickner, support by Trafelet, to approve the February 17, 2022 minutes as presented.

Motion carried unanimously by voice vote.

PUBLIC COMMENT

None.

COMMISSIONERS' COMMENTS

Commissioner Mantey clarified earlier comments regarding wanting to see a bike path painted green on Grand River Avenue in the Grand River Corridor improvement area, specifically Grand River east of the City of Farmington, or at the least the area east of Middlebelt Road.

Commissioner Varga suggested that Commissioner Mantey be nominated to fill the vacancy of the master plan joint subcommittee that will support the master plan update.

MOTION by Varga, support by Trafelet, that Commissioner Mantey be appointed to fill the vacancy on the master planning joint subcommittee with City Council.

Motion carried unanimously by voice vote.

Chair Countegan asked staff to email the Commission with an introduction to new Commissioner Grant.

Commissioner Brickner thanked Steven Schwartz for his service to the Commission.

Chair Countegan said that Steven Schwartz had made many contributions to the Commission and the City; he would be missed.

ADJOURNMENT

MOTION by Brickner, support by Trafelet, to adjourn the meeting at 8:42 p.m.

MOTION carried unanimously by voice vote.

Respectfully Submitted,
Marisa Varga
Planning Commission Secretary

/cem