

**MINUTES
CITY OF FARMINGTON HILLS
PLANNING COMMISSION MEETING
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
DECEMBER 14, 2023, 7:30 P.M.**

CALL MEETING TO ORDER

The Planning Commission Regular Meeting was called to order by Chair Countegan at 7:31 p.m.

ROLL CALL

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

Commissioners Absent: None

Others Present: City Planner Perdonik, Staff Planner Canty, City Attorney Schultz, Planning Consultants Bahm and Upfal

APPROVAL OF THE AGENDA

MOTION by Stimson, support by Varga, to approve the agenda as published.

Motion passed unanimously by voice vote.

PUBLIC HEARING

A. REZONING REQUEST ZR 2-10-2023

LOCATION: South side of Nine Mile Road, just west of Farmington Road
PARCEL I.D.: 22-23-33-227-001, 002, and 003
PROPOSAL: Rezone three (3) parcels from B-1, Local Business to RA-4, One Family Residential zoning district
ACTION REQUESTED: Recommendation to City Council
APPLICANT: Fortesa Homes LLC/Robert Donovic
OWNER: Tom Dedvukaj

Applicant presentation

Robert Donovic, Fortesa Homes, 37637 Five Mile Road, Livonia, was present on behalf of this request for a recommendation to City Council to rezone three parcels from B-1, Local Business to RA-4, One Family Residential zoning district.

Mr. Donovic provided the following information:

- The applicant was requesting the rezoning of three parcels from B-1, Local Business to RA-4, One Family Residential zoning district to create two home sites. The parcels represented 145 feet of frontage along Nine Mile Road. Adjacent properties to the south and west were zoned RA-4, One Family Residential. There were 65 feet of trees and a medical center to the east of the site.
- The applicant was proposing 1900 square foot Colonial homes with brick around the first floors, attached two car garages, basements, three bedrooms and 2.5 baths.

In response to questions, City Attorney Schultz said that the application and fee to complete the proposed land combination and boundary adjustment should not be a condition of recommendation. The application would be addressed administratively.

Planner's review

Referencing the October 24, 2023 Giffels Webster review, Planning Consultant Upfal highlighted the following:

- The future use land map did not show the site as residential use. However, the future use land map was intended as a generalized plan and was not precise in exact boundaries. Properties adjacent to the site were zoned residential.
- Lot width and sizes were not currently consistent with RA-4 zoning. Splitting the site into two parcels would meet the RA-4 zoning requirements.

In response to questions, City Attorney Schultz said the Commission could consider whether resulting lots would be non-conforming.

In response to questions, Mr. Donovic provided the following information:

- The applicant thought RA-4 zoning was more compatible with the neighboring properties than commercial applications.
- The properties to the north – in the City of Farmington – were occupied by a car wash and an oil change business.

Public comment

Chair Countegan opened the public hearing at approximately 7:43pm.

Karen Kessler, Farmington Hills, said that she lived next to the proposed site and that she would love to see the site rezoned to residential use.

Seeing that no other members of the public wished to speak, Chair Countegan closed the public hearing at approximately 7:44pm.

MOTION by Brickner, support by Trafelet, to recommend to City Council that Rezoning Request 2-10-2023 dated October 12, 2023, submitted by Fortesa Homes LLC/Robert Donovic to rezone property located at Parcel Identification Numbers 22-23-33-227-001, 002, and 003, Oakland County, Michigan, from B-1, Local Business to RA-4, One Family Residential District, be approved.

Findings:

- **The proposed use of the property conformed to RA-4 zoning requirements.**
- **The property was adjacent to RA-4 zoned properties, and RA-4 zoned properties were allowed next to B-1 zoned properties.**

Motion passed unanimously by voice vote.

B. AMEND PLANNED UNIT DEVELOPMENT 1, 2020, INCLUDING REVISED SITE PLAN 56-6-2020

LOCATION:	28800 Orchard Lake Road
PARCEL I.D.:	22-23-13-351-008
PROPOSAL:	Demolition of small chapel structure for open space in SP-5,

ACTION REQUESTED: Special Purpose zoning district
Recommendation to City Council
APPLICANT: Edward Rose & Sons - Mark Perkoski, Dir. Of Acquisitions
OWNER: Farmington Hills Senior Living, L.L.C.

Applicant presentation

Mark Perkoski, Edward Rose & Sons, 38525 Woodward Avenue, Bloomfield Hills, was present on behalf of this request for a recommendation to City Council to amend Planned Unit Development 1, 2020.

Mr. Perkoski provided the following information:

- The applicant was requesting an amendment to remove a 5000 square foot former chapel.
- The chapel was one of three on the property.
- The original plan was to use the chapel as part of a memory care building, but the applicant had determined that the chapel was a nonfunctional space. The building was isolated from parking and had no existing plumbing.
- Removal of the chapel would decrease lot coverage and increase landscaping.
- There would be no change to setbacks or building heights.

Planner's review

Referencing the October 20, 2023 Giffels Webster review, Planning Consultant Upfal highlighted the following:

- At its previous meeting, the Planning Commission determined this was a major amendment to the PUD. The Commission should determine whether the change made any difference to the PUD qualifying criteria.
- The chapel did not have any historical significance.

Public comment

Chair Countegan opened the public hearing at approximately 7:56pm.

Seeing that no members of the public wished to speak, Chair Countegan closed the public hearing and brought the matter back to the Commission.

MOTION by Varga, support by Stimson, to recommend to City Council that the application to amend Planned Unit Development 1, 2020, including Revised Site Plan 56-6-2020 dated October 17, 2023, submitted by Edward Rose & Sons - Mark Perkoski, Dir. Of Acquisitions, be approved, because the plans are consistent with the goals, objectives, and policies of the Master Plan and applicable provisions of the Planned Unit Development Option and Section 34-3.20 of the Zoning ordinance.

Motion passed unanimously by voice vote.

APPROVAL OF MINUTES

November 16, 2023, Regular Meeting

MOTION by Mantey, support by Aspinall, to approve the November 16, 2023 regular meeting minutes as submitted.

Motion carried unanimously by voice vote.

PUBLIC COMMENT

None.

COMMISSIONER/STAFF COMMENTS

Commissioner Ware said she found tonight's study/training session very helpful, and hoped more training sessions would be scheduled.

Commissioner Mantey thanked the City for removing the brush by the City Hall bicycle rack.

Members of the Commission offered seasonal holiday wishes.

Secretary Varga noted that potential federal legislation could prevent hedge funds and private equity firms from owning single family houses.

Chair Countegan acknowledged former planning commissioner Duke Orr in the audience, and Mr. Orr made brief remarks.

Next meetings will be:

- January 18, study session 6:00pm and regular meeting 7:30pm.
- January 25 CIP meeting
- Possible training session to be determined.

ADJOURNMENT

Motion by Grant, support by Trafelet, to adjourn the meeting at 8:07pm.

Motion carried unanimously by voice vote.

Respectfully Submitted,
Marisa Varga
Planning Commission Secretary

/cem