

AGENDA
PLANNING COMMISSION REGULAR MEETING
CITY OF FARMINGTON HILLS
JULY 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. Regular Meeting**

A. LOT SPLIT 1, 2022 (Preliminary), INCLUDING VARIANCE REQUEST FROM SUBDIVISION ORDINANCE REQUIREMENT

LOCATION: 29700 Belfast St
PARCEL I.D.: 23-35-432-007
PROPOSAL: Split parent parcel into two parcels in an RA-3, One Family Residential District
ACTION REQUESTED: Variance from depth-to-width ratio requirement; (Preliminary) Lot split approval
APPLICANT: Ryan Zabik
OWNER: Ryan Zabik

B. LOT SPLIT 2, 2022 (Final)

LOCATION: 33210 Twelve Mile Rd
PARCEL I.D.: 23-10-352-001
PROPOSAL: Split parent parcel into two parcels in a B-2, Community Business District
ACTION REQUESTED: (Final) Lot split approval
APPLICANT: Keith Butler, BJ Investments – Farmington, LLC
OWNER: Keith Butler, BJ Investments – Farmington, LLC

5. Public Hearing

A. REVISED AMENDMENT TO PUD 5, 1993, & SITE PLAN 58-4-2022

LOCATION: South side of Twelve Mile Rd, between Drake Rd and Investment Dr
PARCEL I.D.: 23-17-201-014
PROPOSAL: Construction of two office buildings in an OS-4, Office Research District
ACTION REQUESTED: Recommendation to City Council
APPLICANT: Robert Szantner, Yamasaki, Inc.
OWNER: Farmington Hills Corporate Investors, LLC

B. REVISED PUD PLAN 2, 2021, & SITE PLAN 59-5-2022

LOCATION: 27400 Twelve Mile Rd
PARCEL I.D.: 23-12-476-008
PROPOSAL: Construction of a skilled nursing facility and condominium development in an RA-1B, One Family Residential District
ACTION REQUESTED: Recommendation to City Council
APPLICANT: Optalis Healthcare
OWNER: Evangelical Homes of Michigan

C. REVISED PUD PLAN 3, 2021 Twelve Mile Rd.

LOCATION: 32680 Northwestern Hwy
PARCEL I.D.: 23-02-126-130
PROPOSAL: Construction of a multiple-family apartment building in B-2, Community Business and B-3, General Business Districts
ACTION REQUESTED: Recommendation to City Council
APPLICANT: Robert Asmar, NWH Holdings, LLC,
OWNER: NWH Holdings, LLC

6. **Approval of Minutes** **June 16, 2022, Study Session, and June 16, 2022, Regular Meeting**
7. **Public Comment**
8. **Commissioner's Comments**
9. **Adjournment**

Respectfully Submitted,

**Marisa Varga
Planning Commission Secretary**

**Staff Contact
Erik Perdonik
Interim City Planner, Planning Office, Planning and Community Development Department
(248) 871-2540
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.