

**CITY OF FARMINGTON HILLS
PLANNING COMMISSION MEETING
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
MAY 15, 2025, 7:30 P.M.**

CALL MEETING TO ORDER

The Planning Commission Regular Meeting was called to order by Chair Trafelet at 7:30 p.m.

ROLL CALL

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

Commissioners Absent: None

Others Present: City Planner Perdonik, Staff Planner II Mulville-Friel, Staff Engineer Sonck, Planning Consultants Tangari and Upfal (Giffels Webster), City Attorney Schultz

APPROVAL OF THE AGENDA

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

Motion passed unanimously by voice vote.

PUBLIC HEARING

A. PLANNED UNIT DEVELOPMENT PLAN 1, 2025

LOCATION: 29150 Twelve Mile Road
PARCEL I.D.: 22-23-12-376-035
PROPOSAL: Construction of multiple-family dwelling units within RA-1A One Family Residential District
ACTION REQUESTED: Recommendation to City Council
APPLICANT: Steven Schafer
OWNER: Mike H. Yousif

Applicant presentation

Aaron Schafer, Spencer Schafer, and Steven Schafer were present on behalf of this PUD request.

Aaron Schafer introduced the project, noting the intent to build a premier for-sale townhouse community targeting first-time homebuyers, professionals, and active adults. The 4.55-acre site is zoned RA-1A and is situated in a transition location between intense uses to the west and low-density neighborhoods to the east. The plan includes 28 townhome units for a density of 6.15 units per acre; the density aligns with RC-1/RC-2 range depending on bedroom selection.

Neighborhood outreach:

The applicants engaged with neighboring HOAs and residents:

- Wood Creek Civic Association submitted a letter of support, which Mr. Schafer read into the record, and which is included in tonight's packet.

- AIM High School agreed to emergency drive access with a Knox box.
- Mr. Levy (eastern neighbor) requested a deeper setback and evergreen trees, both of which were incorporated in the plans.
- Timbercrest and Greencastle HOAs were introduced to the plan; follow-up is pending

Traffic, Access, and Site Plan Revisions:

The applicant's traffic study indicated no further improvements were needed after recent 12 Mile Road upgrades (a dedicated left turn lane from Inkster to Middlebelt Road). Secondary access to AIM Academy is included for emergency use only. The revised site layout increases the northern setback 57-61 feet, for a total of roughly 217-221 feet, and boosts open space to 62.8%. All building setbacks were increased, with the exception of the eastern building along the frontage road, which decreased to approximately 14-15 feet.

Site Features and Engineering:

Two townhouse layouts are proposed: 24' wide interior units and 28' wide end units. Some rear-facing northern buildings include basements. The building height is 26'6", under ordinance limits.

Additional evergreens and screening plantings have been added, particularly along the eastern property line near the Levy residence. Pebble Creek will be stabilized, with erosion control provided and debris removed. Extensive screening is also planned around the stormwater basin and the Pebble Creek topography. Landscaping along the 12 Mile frontage and near AIM Academy is designed to enhance site aesthetics and neighbor buffering.

In order to preserve open space, no internal sidewalks are planned, although the applicants were open to discussing this further. Lighting will be provided by garage-mounted photocell fixtures that operate from dusk to dawn. Waste collection will be curbside. Room count ranges from 96-112 based on buyer options. Relief for lot coverage (approx. 2%) will be sought through the PUD process.

A 10-foot-wide maintenance path is proposed to access the stormwater basin, which may include bench seating, although the area would not be ADA accessible. An updated tree inventory has been submitted. In response to engineering comments, the applicant proposes a future access easement to the east instead of a permanent road stub. Fencing around the basin remains under review and may be added.

Visuals were presented for both four-plex and five-plex units. Northern units backing to the creek will have three-story elevations due to walk-out basements; units elsewhere will be two stories and slab-on-grade. Renderings also included modern, open-plan interiors and layouts for both four-plex and five-plex models.

The applicants were seeking relief from lot coverage standards, from 35% to 37.2%.

Commission questions and comments

Commissioner Mantey cautioned against excessive clearing of Pebble Creek, warning it could worsen erosion, and recommended allowing the stream to meander naturally unless a thorough evaluation suggests otherwise.

Commissioner Grant questioned why the applicant had not provided feedback from the Timbercrest and Greencastle subdivisions, as they had for Wood Creek and AIM Academy. Mr. Schafer responded that while plans were shared with both HOAs, formal meetings were deferred until after receiving Planning Commission approval. He emphasized their intention to engage those communities further if the project moved forward.

Planning Consultant Review

Planning Consultant Tangari summarized his April 1, 2025 memorandum. He reiterated that the plan is for 28 units on a 4.55-acre parcel. The site is zoned RA-1A, with RA-2 to the south. The Planning Commission had granted PUD qualification at their October 17, 2024 meeting based on criteria of Section 34-3-20.2.E.i, ii, iii, and iv. The applicant has submitted the information necessary for final PUD determination but has not yet submitted for full site plan review.

Planning Consultant Tangari reviewed the potential density range, noting that the projected 96 to 112 rooms would span densities permissible in both RC-1 and RC-2 districts. If room counts remain under 105, the project aligns with RC-1 density; if higher, it falls within RC-2 density. He confirmed that the applicant's open space figure of 62.8% implies a 37.2% lot coverage, slightly exceeding the 35% maximum allowed in RA-1A. As already noted, this minor deviation would require relief as part of the PUD approval.

While the applicant stated internal sidewalks were omitted to preserve setbacks and open space, they should be aware that City Council has required internal sidewalks in PUD developments where they have not been provided.

Planning Consultant Tangari recommended addressing any tree-related relief requests now to avoid future noncompliance.

Public comment

Chair Trafelet opened the meeting to public comment.

Don Payne, Westbrook Road, said he lives directly north of the proposed development. He had no objections to the project itself but requested the installation of a permanent barrier, such as a fence, along the northern property line. His land along the property line has been intentionally left in a natural, undeveloped state, and with the introduction of 28 new units, he wished to avoid potential liability issues associated with residents or children entering his property.

As no other public indicated they wished to speak, Chair Trafelet closed the public hearing and invited the applicant to speak to Mr. Payne's concern.

Mr. Schafer responded that they would consider the request for a barrier, although they preferred a natural landscaping buffer rather than a fence. He committed to working with Mr. Payne directly to reach a mutually acceptable solution.

Mr. Earls of AIM Academy noted that a wall exists along the western boundary between the school and the project site, and a fence is located along the northern school property line.

MOTION by Brickner, support by Mantey, to RECOMMEND TO CITY COUNCIL that the application for approval of Planned Unit Development Plan 1, 2025, dated March 7, 2025, as revised, submitted by Steven Schafer, 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 in Section 34-3.20 of the Zoning Ordinance, SUBJECT TO:

- 1. Modifications of Zoning Ordinance requirements as identified in Giffels Webster’s April 1, 2025, review; and**
- 2. The following conditions:**
 - A. All outstanding issues identified in Giffels Webster’s April 1, 2025, review shall be addressed to the reasonable satisfaction of the City Planner;**
 - B. All outstanding issues identified in the City Engineer’s March 26, 2025, interoffice correspondence shall be addressed to the reasonable satisfaction of the City Engineer; and**
 - C. All outstanding issues identified in the Fire Marshal’s March 25, 2025, interoffice correspondence shall be addressed to the reasonable satisfaction of the Fire Marshal.**

And with the following further recommendation:

- Deviation from the 35% maximum lot coverage to allow 37.2% lot coverage be granted.**

Motion discussion:

Commissioner Mantey expressed support for the motion but emphasized that several unresolved elements—such as riprap along the creek, fencing along the northern property line, and fencing around the detention basin—should be resolved in a manner that upholds the PUD’s core purpose of preserving open space and natural features.

Roll call vote:

Ayes - Aspinall, Brickner, Countegan, Grant, Mantey, Stimson, Trafelet, Varga, Ware

Nays – None

Motion passed 9-0.

B. AMEND PLANNED UNIT DEVELOPMENT PLAN 2, 2021, INCLUDING REVISED SITE PLAN 59-5-2022

LOCATION:	27400 Twelve Mile Road
PARCEL I.D.:	22-23-12-476-008
PROPOSAL:	Construct site-built one-family detached dwelling units within RA-1B One Family Residential District
ACTION REQUESTED:	Recommendation to City Council
APPLICANT:	Robertson Brothers Homes
OWNER:	Evangelical Homes of Michigan

Presentation by applicant

Tim Loughrin of Robertson Brothers Homes was present on behalf of this application for PUD Amendment.

The amendment includes replacing a previously removed roadway with one additional detached condominium unit, increasing the total from 75 to 76 units as shown. The removal of the roadway was approved by City Council on March 3, 2025, after determining that a secondary access point was not needed. The proposed change would not alter any other aspects of the plan, including open space, density, or site layout.

Overall, the units were age-targeted housing to support aging residents wishing to remain in the community and to create housing turnover for younger families. Traffic and utility impacts were significantly lower than standard single-family housing, and the proposed change had no measurable effect.

The plan retains the chapel as part of the community's historic preservation goals and includes approximately 40% open space. Engineering plans are nearly finalized, and the developer is ready to move forward with demolition, grading, and closing on the site by the end of 2025.

Commissioner Brickner supported the project and welcomed progress on this long-vacant site. He acknowledged the site's long history of redevelopment proposals and pointed out that environmental issues, including solvent contamination and asbestos, will be discussed further by the Brownfield Redevelopment Authority.

Mr. Loughrin confirmed their commitment to the project, noting that final engineering plans are ready to be submitted and cleanup efforts around the chapel are already underway.

Planning Consultant Tangari summarized his April 9, 2025 review memorandum, confirming that the only change to the plan was the addition of one unit and stating that this change had no meaningful impact on density or site calculations. The density metrics remained unchanged due to rounding and did not require adjustments.

In response to a question from Commissioner Grant regarding the nearby community in Southfield named Villas of Pebble Creek, Mr. Loughrin said that no official designation or recording for that name could be found.

Chair Trafelet opened the public hearing. No members of the public came forward to speak, Chair Trafelet closed the public hearing and brought the matter back to the Commission.

MOTION by Countegan, support by Aspinall, to RECOMMEND TO CITY COUNCIL that the applications to amend Planned Unit Development Plan 2, 2021 and revised Site Plan 59-5-2022, both dated March 14, 2025, as revised, submitted by Robertson Brothers Homes, 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 in Section 34-3.20 of the Zoning Ordinance, SUBJECT TO:

1. **Modifications of Zoning Ordinance requirements as identified in Giffels Webster's April 9, 2025, review; and**
2. **The following conditions:**
 - 1) **All outstanding issues identified in Giffels Webster's April 9, 2025, review shall be**

- addressed to the reasonable satisfaction of the City Planner;
- 2) All outstanding issues identified in the City Engineer's November 12, 2024, and February 26, 2025, interoffice correspondence shall be addressed to the reasonable satisfaction of the City Engineer; and
 - 3) All outstanding issues identified in the Fire Marshal's April 8, 2025, interoffice correspondence shall be addressed to the reasonable satisfaction of the Fire Marshal.

Motion passed unanimously by voice vote.

C. SPECIAL APPROVAL 50-1-2025

LOCATION: 29615 Nine Mile Road
PARCEL I.D.: 22-23-35-226-003
PROPOSAL: Construct multiple-tenant commercial building within B-3 General Business District
ACTION REQUESTED: Special approval
APPLICANT: Pinnacle Car Wash LLC
OWNER: Pinnacle Car Wash LLC

Applicant presentation

Mr. Greg Bono, PEA Group, representing the applicant, presented the proposal to construct a 6,086 square foot multi-tenant commercial building at 29615 Nine Mile Road. The building would include three lease spaces, one of which would house a drive-through use, such as a coffee shop or casual restaurant. An outdoor seating area is also planned. Mr. Bono stated that while the plan accommodates shared access with the western adjacent property, a similar connection to the east was not included due to the number of parking spaces that would be lost. Minor comments from the planning consultant had been received and would be addressed.

Planning Consultant review

Planning Consultant Tangari summarized his April 22, 2025 review memorandum, noting that the proposed drive-through triggered the special land use review. The site, zoned B-3, includes one two-way driveway onto Nine Mile Road and one-way connections (inbound and outbound) to the adjacent property to the west, which is also owned by the applicant. No buildings currently exist on the site. A utility line running through the center of the lot would require relocation. The applicant should clarify building height and rooftop screening. Comments also addressed the need to remove the word 'approximately' from the outdoor seating note (there are six outdoor seating spaces), confirm the hedge for parking lot screening, and revision of minor items relating to lighting and parapet details.

Public comment

Chair Trafelet opened the public hearing. As no public indicated they wished to speak, Chair Trafelet closed the public hearing and brought the matter back to the Commission.

Commission action

Commissioner Mantey expressed general opposition to drive-throughs but noted that the proposed location was reasonable and the outdoor seating location was properly separated from the drive-through queuing line, avoiding exposure to vehicle exhaust.

MOTION by Brickner, support by Countegan, that the application for Special Approval 50-1-2025, dated January 31, 2025, as revised, submitted by Pinnacle Car Wash, LLC, 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; and**
- 5. The use will not be detrimental to the safety or convenience of vehicular or pedestrian traffic.**

Motion passed unanimously by voice vote.

MOTION by Countegan, support by Brickner, that the application for Site Plan Approval 50-1-2025, dated January 31, 2025, submitted by Pinnacle Car Wash, LLC, be approved, because it appears to meet all applicable requirements of the Zoning Chapter, subject to the following conditions:

- 1) All outstanding issues identified in Giffels Webster's April 17, 2025, review shall be addressed to the reasonable satisfaction of the City Planner;**
- 2) All outstanding issues identified in the City Engineer's April 17, 2025, interoffice correspondence shall be addressed to the reasonable satisfaction of the City Engineer; and**
- 3) All outstanding issues identified in the Fire Marshal's April 8, 2025, interoffice correspondence shall be addressed to the reasonable satisfaction of the Fire Marshal**

Motion passed unanimously by voice vote.

D. SPECIAL APPROVAL 55-4-2025

LOCATION: 24300 Drake Road
PARCEL I.D.: 22-23-21-351-032
PROPOSAL: Use subject property for temporary aggregate yard within B-3 General Business District
ACTION REQUESTED: Special approval
APPLICANT: Consumers Energy/ Amy Gilpin, permit agent
OWNER: Box Office Theaters LLC

Applicant presentation

Amy Gilpin, permit agent for Consumers Energy, introduced this request for a temporary aggregate yard at 24300 Drake Road to support ongoing gas main replacement projects. The yard would store only aggregate material and a backhoe, with no personnel stationed on site. Operations would occur Monday through Saturday, 7:00 a.m. to 6:00 p.m., with an estimated 10 truck loads per day. Trucks would enter and exit from the middle driveway, and Consumers Energy would block access from the south driveway to control movement on the site. The temporary use is proposed through December 31, 2025.

Joe Taylor, gas construction supervisor, explained the location was selected to improve operational efficiency and reduce impacts on residential neighborhoods. Current operations are based in Livonia, and this local yard would shorten transport distances and minimize disruption to the public.

Commission Discussion

Commissioner Mantey raised concerns about dust control due to prior complaints from similar temporary uses at this location. He emphasized the area is densely populated and includes residents who frequently walk outdoors. The applicant agreed to take necessary dust mitigation steps, including active monitoring and use of water trucks or other dust suppression methods as needed.

Chair Trafelet also raised concerns regarding early noise from diesel engines. Mr. Taylor clarified that although workers begin their day at 6:30 a.m., actual truck movement and site activity would not commence until 7:30–8:00 a.m. Discussion focused on setting clear limits on operational hours and duration.

Planning Consultant Tangari confirmed that hours of operation and duration can be set as conditions. He also recommended clarifying circulation on site, particularly limiting access from the south and ensuring no mixing of truck traffic with unrelated off-road users. Access via a gate on the north side was discussed but was not part of the applicant's parcel.

Commissioner Mantey suggested that similar operations in the future should be directed to more suitable locations, such as the large parking area at OCC, which is isolated and generates fewer residential impacts.

Mr. Taylor explained that gravel trucks can damage finished parking lots, making vacant dirt lots preferable.

Commissioner Grant asked about Saturday operations. Mr. Taylor stated that, for now, work is scheduled for alternating Saturdays in June, with future plans dependent on company scheduling.

Public hearing

Chair Trafelet opened the public hearing.

A letter from RS Grand River LLC, authored by Anthony Rhea, expressing concern about cross-traffic through adjacent property, would be entered into the record.

No public indicated they wished to speak, and Chair Trafelet closed the public hearing and brought the matter back to the Commission for discussion and/or a motion.

MOTION BY Countegan, support by Varga, that Application for Special Approval 55-4-2025, dated April 22, 2025, as revised, submitted by Consumers Energy/Amy Gilpin, permit agent, BE APPROVED, SUBJECT TO all applicable provisions of the Zoning Chapter, and subject to the approval being as requested by Consumers Energy in their May 5, 2025 letter, with the activities concluding by December 31, 2025, and with the condition that there should be stringent dust control, 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; and

5. The use will not be detrimental to the safety or convenience of vehicular or pedestrian traffic.

MOTION passed by voice vote 8-1 (Mantey opposed)

Commissioner Mantey said that future proposals of this nature should be required to present alternative locations and rationale. Commissioner Countegan responded that the Commission's role is to evaluate requests as submitted, ensuring compliance and encouraging good neighbor practices.

REGULAR MEETING

A. LOT SPLIT 1, 2025 (FINAL)

LOCATION: 30749 Grand River Avenue
PARCEL I.D.: 22-23-35-105-027
PROPOSAL: Split one (1) lot into two (2) lots within B-3 General Business District
ACTION REQUESTED: Lot split approval (final)
APPLICANT: Fun Way Real Estate LLC
OWNER: Fun Way Real Estate LLC

Planning Consultant review

Planning Consultant Tangari introduced the proposed lot split at the northeast corner of the Fun Way complex, involving a previously approved but unfinalized split. The request is to create two parcels: a 5.4-acre parcel retaining the recreational use, and a 0.26-acre parcel containing an existing daycare. Both parcels are accessed from Grand River Avenue, and the smaller parcel is self-contained with no cross-access to the larger lot.

The dimensional standards of the B-3 district would be met by existing development on both parcels. While there were no marked parking spaces visible on the smaller parcel, the split would not alter current site conditions.

The applicant's representative Jim Allen was present to answer questions.

Commission discussion and action

After clarifying parcel identification and legal descriptions, the following motions was offered:

MOTION by Aspinall, support by Stimson, that application for Lot Split 1, 2025 (Final), dated January 23, 2025, as revised, submitted by Fun Way Real Estate, LLC, BE APPROVED, because it appears to meet the applicable provisions of Chapter 34, "Zoning," and Chapter 27, "Subdivision of Land," of the City Code and will result in land parcels generally compatible with surrounding parcels in the vicinity; and that the City Assessor be so notified.

Motion passed unanimously by voice vote.

B. LOT SPLIT 2, 2025 (FINAL) (PUD 6, 1993)

LOCATION: 27614 Middlebelt Road
PARCEL I.D.: 22-23-13-101-003
PROPOSAL: Split one (1) lot into two (2) lots within OS-1 Office Service District
ACTION REQUESTED: Lot split approval (final)

APPLICANT: Jacob Khotoveli
OWNER: Merchants Marketplace LLC

Planning Consultant review

Planning Consultant Upfal introduced the request, noting that the lot is part of an existing Planned Unit Development (PUD 6, 1993) that includes a shopping center and a residential component. The proposed split concerns an outlot area previously reviewed by the Planning Commission in 2023 and 2024 for a drive-through application, which has since been withdrawn. The request involves dividing a 7.5-acre parcel into two lots: 6.8 acres and 0.655 acres. The lots meet dimensional requirements. It appeared that only a minor PUD amendment is required; this should be confirmed with the City Attorney.

Commissioner Stimson asked about cross-access easements and parking agreements. City Planner Perdonik noted those items will be addressed as part of the engineering review process prior to administrative approval and recording of the split.

Dylan Kama, legal counsel for the applicant, confirmed that easement and other agreements were being finalized for execution.

MOTION by Stimson, support by Ware, that application for Lot Split 2, 2025 (Final), dated March 13, 2025, as revised, submitted by Jacob Khotoveli, BE APPROVED, because it appears to meet the applicable provisions of Chapter 34, "Zoning," and Chapter 27, "Subdivision of Land," of the City Code and will result in land parcels generally compatible with surrounding parcels in the vicinity; and that the City Assessor be so notified.

Motion passed unanimously by voice vote.

C. SITE PLAN 58-9-2024

LOCATION: 29510 Orchard Lake Road
PARCEL I.D.: 22-23-02-351-005
PROPOSAL: Redevelop gasoline service station within B-3 General Business District
ACTION REQUESTED: Site plan approval
APPLICANT: Fadi Naserdean
OWNER: Fadi Naserdean

Planning Consultant review

Referencing the April 17, 2025 review memorandum, Planning Consultant Upfal explained that the applicant is seeking to expand an existing gas station and convenience store by reconfiguring pump islands and upgrading the canopy. The site currently includes four fueling positions under a canopy and two uncovered diesel pumps; the new layout would place all fueling positions under the canopy, increasing efficiency and circulation. However, the proposed canopy and drive aisles do not meet required setback and dimensional standards, including insufficient distances for maneuvering lanes and parking space clearances. Additional concerns include insufficient fenestration percentages (60% required on any façade facing a pump island, 35% provided as an existing condition), and discrepancies in photometric plans. All outstanding issues are listed on pages 2-3 of the review letter. The applicant intends to seek variances where necessary.

Staff recommends that approval should not proceed unless variances are granted or the plan is revised to comply with ordinance standards.

City Attorney Schultz noted the Commission could alternatively conditionally approve the plan subject to ZBA variance approval.

Applicant presentation

Alex Raichouni, MA Designer Group, was present on behalf of this application for site plan approval. Owner Fadi Naserdean was also present.

Mr. Raichouni stated the building had already been renovated with permits. He described efforts to enhance the property's appearance and performance, including new landscaping and wall features, reduced curb cuts, and compliance with city requirements. He compared this project favorably to neighboring gas stations and asserted that the proposed layout would improve operational efficiency.

Mr. Raichouni further explained the rationale for the canopy redesign, emphasizing that the proposed changes would enhance circulation, aesthetics, and business viability. He acknowledged minor plan discrepancies, including employee parking spaces that would be eliminated in compliance with staff recommendations. They will resolve photometric discrepancies and ensure alignment between site and landscape plans.

Commissioner Countegan inquired about the status of the building permit and certificate of occupancy. Mr. Naserdean confirmed that final inspections were scheduled and that the building work was nearly complete.

City Planner Perdonik explained that the proposed canopy modifications triggered Planning Commission review due to new dimensional nonconformities, including maneuvering and setback violations, that were not previously present.

Commission discussion acknowledged the applicant's substantial investment and intent to improve the property. However, the modifications required variances due to noncompliance with current zoning standards. Staff affirmed that the building could continue under existing conditions without Planning Commission approval if the canopy and pump layout remained unchanged. Proposed improvements must either be brought into compliance or proceed to the Zoning Board of Appeals (ZBA) for variances.

Commissioner Countegan acknowledged the challenges of redeveloping older sites under modern ordinance standards. He expressed support for the applicant's investment in upgrading the property and noted that while the dimensional standards were not fully met, the project represents a visual and functional improvement. He encouraged the applicant to proceed to the Zoning Board of Appeals (ZBA) to request variances where necessary.

MOTION by Countegan, support by Aspinall, that the application for Site Plan Approval 58-9-2024, dated September 13, 2024, as revised, submitted by Fadi Naserdean, BE APPROVED, because it appears

to meet all applicable requirements of the Zoning Chapter, **SUBJECT TO THE FOLLOWING CONDITONS:**

- 1) All outstanding issues identified in Giffels Webster's April 17, 2025, review shall be addressed to the reasonable satisfaction of the City Planner;
- 2) All outstanding issues identified in the City Engineer's April 17, 2025, interoffice correspondence shall be addressed to the reasonable satisfaction of the City Engineer; and
- 3) All outstanding issues identified in the Fire Marshal's April 8, 2025, interoffice correspondence shall be addressed to the reasonable satisfaction of the Fire Marshal.
- 4) That city staff identify for the applicant all zoning deficiencies that require variance relief, and that all such variances be formally requested before the Zoning Board of Appeals. This site plan approval shall be contingent upon the Zoning Board of Appeals granting all required variances.

Motion passed unanimously by voice vote.

D. ZONING TEXT AMENDMENT 5, 2024

CHAPTER OF CODE: 34, Zoning Ordinance
PROPOSED AMENDMENT: Add design standards
ACTION REQUESTED: Set for public hearing
SECTION: Article 5.0 (new section)

After brief discussion, the following motion was offered:

MOTION by Mantey, support by Varga, that draft Zoning Text Amendment 5, 2024, BE SET FOR PUBLIC HEARING for the Planning Commission's next available regular meeting agenda.

Motion passed unanimously by voice vote.

APPROVAL OF MINUTES April 17, 2025, Regular and Special Meetings

MOTION by Varga, support by Grant, to approve the April 17, 2025 Regular and Special Meeting minutes as submitted.

Motion passed unanimously by voice vote.

PUBLIC COMMENT

None

COMMISSIONER/STAFF COMMENTS

City Planner Perdonik introduced new Staff Planner II Diane Mulville-Friel.

ADJOURNMENT

The meeting was adjourned at 9:42 pm.

Respectfully submitted,
Kristen Aspinall,
Planning Commission Secretary