

AGENDA
PLANNING COMMISSION PUBLIC HEARING
CITY OF FARMINGTON HILLS
MARCH 26, 2015, 7:30 P.M.
FARMINGTON HILLS CITY HALL – COUNCIL CHAMBERS
31555 W. ELEVEN MILE ROAD, FARMINGTON HILLS MI 48336
www.fhgov.com (248) 871-2540

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

- 4. Public Hearing**

A. SPECIAL APPROVAL 53-2-2015

LOCATION: Vacant lot north of 24233 Orchard Lake Rd.
PARCEL I.D.: 22-23-22-476-043
PROPOSAL: Flower Sales in a B-3, General Business District
ACTION REQUESTED: Special Land Use Approval by Planning Commission
APPLICANT: Scott Saxton
OWNER: Raphael Oraha, Maroraha, LLC

B. CAPITAL IMPROVEMENTS PLAN 2015/2016 THROUGH 2020/2021

ACTION REQUESTED: Adoption of Plan

C. ZONING TEXT AMENDMENT 1, 2015

REQUEST: Amend Chapter 34, Zoning, to revise or add the below sections
ACTION REQUESTED: Recommend to City Council
CHAPTER OF CODE: 34, Zoning Chapter
SECTIONS:
34-5.2.14, 34-5.2.14.I: Amend drive-through lane and vehicle stacking space requirements
34-4.40: Amend the section title to Vehicle Wash
34-4.40.8: Amend to permit vehicle washes as a principal permitted use in LI-1 districts
34-3.1.29.B.x.o: Amend to permit indoor motor vehicle sales
34-3.1.29.B.xi.: Amend to permit accessory buildings and uses customarily incidental to uses permitted in the LI-1 districts
34-3.1.29.C.viii: Amend to permit vehicle washes as a special approval use in LI-1 districts
34-4.46.2: Amend to require B-3 uses permitted in LI-1 districts to be subject to the minimum LI-1 yard setbacks.
34-3.1.24.B.xxi: Amend to permit indoor health, fitness and dance studios as a principal permitted use in B-2 districts
34-3.1.24.C.i: Amend to permit indoor recreation facilities over 3,300 square feet as special approval use in B-2 districts
34-3.1.25.B.o: Amend to permit indoor health, fitness, and dance studios as principal permitted uses in B-3 districts
34-3.1.25.C.k: Amend to permit indoor recreation facilities over 3,300 square feet as a special approval use in B-3 districts
34-3.1.29.B.x.p: Amend to permit indoor health, fitness, and dance studios as principal permitted uses in LI-1 districts
34-3.1.29.C.vi: Amend to permit indoor recreation facilities over 5,000 square feet as special approval uses in LI-1 districts
34-4.58: Amend to establish regulations for indoor recreation facilities and dance studios in B-2, B-3, and LI-1 districts

34-4.58.1: Indoor commercial recreation facilities and dance studios within enclosed buildings in B-2 and B-3 districts shall not exceed 3,300 square feet of gross floor area
34-4.58.2: Indoor recreation facilities and dance studios within completely enclosed buildings in LI-1 districts shall not exceed 5,000 square feet of gross floor area
34-4.52: Amend to include indoor recreation facilities in section title and to be subject to use regulations of the section
34-5.19: Design standards for pedestrian access from public rights-of-way to building entrances
34-5.2.2: Set standards and give approval authority to the Planning Commission for shared off-street parking arrangements between buildings and uses
34-6.1.3: Amend to require concurrent submission and review of landscape and site plans.
34-5.14.C.ii: Amend to permit small shrubs, groundcovers, and perennials/annuals to be within 4 feet of property lines
34-5.15.D: Amend to set standards to allow Planning Department approval when site plan approval by planning commission is not required for screen walls and berms less than 6 feet in height
34-5.15.E: Amend to allow for Planning Department approval of screen wall design and plant materials for required walls generally parallel to a public street right-of-way and within 50 feet of the right-of-way
34-5.15.3: Amend to allow for Planning Department approval of alternate location, and/or waiver of screen walls or deciduous tree planting requirements
34-5.15.4: Amend to allow for Planning Commission approval of screen walls located on the residential side of an alley right-of-way
34-5.15.8: Amend to allow for Planning Department approval for openings for vehicular traffic or other purposes in required screen walls
34-5.10: Amend to require intersections of private drives with public streets to comply with corner clearance requirements
34-5.16.2: Amend to allow Planning Commission to determine when existing developed sites are required to bring all lighting into compliance with ordinance requirements
34-7.13.A & B: Violations of zoning ordinances are punishable as civil infractions
34-3.20.2.A: Amend to allow the Planned Unit Development Option to be permitted in any zoning district

5. Public Comment

6. Commissioner's Comments

7. Adjournment

Respectfully Submitted,

**Steven Schwartz
Planning Commission Secretary**

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

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