

AGENDA
PLANNING COMMISSION PUBLIC HEARING/REGULAR MEETING
CITY OF FARMINGTON HILLS
NOVEMBER 21, 2024 @ 7:30 P.M.
FARMINGTON HILLS CITY HALL – CITY COUNCIL CHAMBER
31555 W. ELEVEN MILE ROAD, FARMINGTON HILLS, MICHIGAN 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. AMEND PLANNED UNIT DEVELOPMENT (PUD) 1, 2015

LOCATION: 28050 Grand Rive Avenue
PARCEL I.D.: 22-23-36-404-010
PROPOSAL: Construction of freestanding and wall signs within B-3, General Business District, and SP-2, Special Purpose District
ACTION REQUESTED: Recommendation to City Council
APPLICANT: Signworks of Michigan, Inc.
OWNER: Robert Mount

B. PUD PLAN 2, 2024, INCLUDING SITE PLAN 56-8-2024

LOCATION: South side of Thirteen Mile Road, just west of Middlebelt Road
PARCEL I.D.: 22-23-11-201-001, -002, -004, -005, -006, -020, and -021
PROPOSAL: Construction of multiple-family dwellings within RA-1, One Family Residential District
ACTION REQUESTED: Recommendation to City Council
APPLICANT: Steven Schafer
OWNERS: Detroit Baptist Manor and MOBI Investments

C. PUD PLAN 1, 2024, INCLUDING SITE PLAN 54-7-2024

LOCATION: 27815 and 28025 Middlebelt Road
PARCEL I.D.: 22-23-11-477-013, -014, and -109
PROPOSAL: Construction of gasoline service station with drive-through restaurant within RC-2, Multiple-Family Residential District
ACTION REQUESTED: Recommendation to City Council
APPLICANT: SkilkenGold Real Estate Development
OWNER: HRA Farmington Hills, LLC

5. Regular Meeting

A. LOT SPLIT 5, 2024 (FINAL) (PUD 5, 1993)

LOCATION: Southeast intersection of Twelve Mile Road and Investment Drive
PARCEL I.D.: 22-23-17-201-014
PROPOSAL: Split one (1) parcel into two (2) parcels within OS-4, Office Research District
ACTION REQUESTED: Lot Split approval (final)
APPLICANTS: Farmington Hills VI Corporate Investors, L.L.C., and Farmington Hills VII Corporate Investors, L.L.C.
OWNERS: Farmington Hills VI Corporate Investors, L.L.C., and Farmington Hills VII Corporate Investors, L.L.C.

B. SITE PLAN 60-10-2024 (PUD 5, 1993)

LOCATION: Southeast intersection of Twelve Mile Road and Investment Drive
PARCEL I.D.: 22-23-17-201-014
PROPOSAL: Construction of day care center within OS-4, Office Research District
ACTION REQUESTED: Site Plan approval
APPLICANT: Cunningham Limp
OWNER: Farmington Hills VI Corporate Investors, LLC

C. SITE PLAN 55-8-2024

LOCATION: 29707 Ten Mile Road and 29580 Moran Street
PARCEL I.D.: 22-23-26-226-003, -008, and -009
PROPOSAL: Building addition to existing church within RA-1, One Family Residential District, and RA-3, One Family Residential District
ACTION REQUESTED: Site Plan approval
APPLICANT: Hisham Turk, Turk Architects
OWNER: Tawheed Center, Osman Habib (President)

D. AMEND PUD PLAN 2, 2021, INCLUDING REVISED SITE PLAN 59-5-2022

LOCATION: 27400 Twelve Mile Road
PARCEL I.D.: 22-23-12-476-008
PROPOSAL: Construction of site-built one-family detached dwelling units within RA-1B, One Family Residential District
ACTION REQUESTED: Schedule for Public Hearing
APPLICANT: Robertson Brothers Homes
OWNER: Evangelical Homes of Michigan

6. Approval of Minutes October 17, 2024, Regular Meeting

7. Public Comment

8. Commissioner/Staff Comments

9. Adjournment

Respectfully Submitted,

Kristen Aspinall, Planning Commission Secretary

Staff Contact:

Erik Perdonik, AICP

City Planner

Planning and Community Development Department

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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.