

AGENDA
PLANNING COMMISSION PUBLIC HEARING/REGULAR MEETING
CITY OF FARMINGTON HILLS
APRIL 18, 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. SPECIAL APPROVAL 52-3-2024

LOCATION: 32680 Northwestern Highway
PARCEL I.D.: 22-23-02-126-130
PROPOSAL: Temporary concrete batch plant in B-2, Community Business and B-3, General Business zoning districts
ACTION REQUESTED: Special Land Use and Site Plan approval
APPLICANT: Florence Cement Company - Steve Gregor
OWNER: NWH Holdings, LLC

B. ZONING TEXT AMENDMENT 1, 2024

CHAPTER OF CODE: 34, Zoning Ordinance
PROPOSED AMENDMENT: Amend Zoning Ordinance to include new subsection addressing electronic messaging center area
ACTION REQUESTED: Recommendation to City Council
SECTION: 34-5.5.3.A.ix

5. Regular Meeting

A. LOT SPLIT 1, 2024 (FINAL)

LOCATION: 34037 Nine Mile Road
PARCEL I.D.: 22-23-33-202-043
PROPOSAL: Split one (1) parcel into two (2) parcels in RA-3, One Family Residential zoning district
ACTION REQUESTED: Lot Split approval (final)
APPLICANT: Eraldo Leba
OWNER: Arlint Berber

B. REZONING REQUEST ZR 3-3-2024

LOCATION: West side of Middlebelt Road, just north of Astor Avenue
PARCEL I.D.: 22-23-26-480-046
PROPOSAL: Rezone one (1) parcel from P-1, Vehicular Parking to RA-4, One Family Residential zoning district
ACTION REQUESTED: Set for Public Hearing
APPLICANT: Rane Jappaya
OWNER: 22595 Middlebelt, LLC

C. REZONING REQUEST ZR 4-3-2024

LOCATION: 27815 and 28025 Middlebelt Road; three (3) parcels on west side of Middlebelt Road, between Orion Court and Twelve Mile Road
PARCEL I.D.: 22-23-11-477-013, 014, and 109
PROPOSAL: Rezone three (3) parcels from RC-2, Multiple Family Residential to B-3, General Business zoning district
ACTION REQUESTED: Set for Public Hearing
APPLICANT: Skilken Gold Real Estate Development
OWNER: HRA Farmington Hills, LLC

D. PLANNED UNIT DEVELOPMENT (PUD) QUALIFICATION 1, 2024

LOCATION: South side of Thirteen Mile Road, approximately 0.3 miles west of Middlebelt Road
PARCEL I.D.: 22-23-11-201-001, 002, 004, 005, 006, 020, and 021
PROPOSAL: Construction of ranch and townhomes in RA-1, One Family Residential zoning district
ACTION REQUESTED: Qualification of PUD
APPLICANT: Schafer Development, LLC
OWNER: MOBI Investments, LLC, and Detroit Baptist Manor

E. AMEND PUD 1, 2021, INCLUDING REVISED SITE PLAN 54-2-2021

LOCATION: 31525 Twelve Mile Road
PARCEL I.D.: 22-23-15-201-270
PROPOSAL: Conversion of hotel building into independent living facility in ES, Expressway Service zoning district
ACTION REQUESTED: Set for Public Hearing
APPLICANT: Farmington Hills Real Estate, LLC
OWNER: Farmington Hills Real Estate, LLC

6. Approval of Minutes March 21, 2024, Special Meeting, and March 21, 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

(248) 871-2540

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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.