

**AGENDA**  
**PLANNING COMMISSION PUBLIC HEARING/REGULAR MEETING**  
**CITY OF FARMINGTON HILLS**  
**JANUARY 21, 2016, 7:30 P.M.**  
**FARMINGTON HILLS CITY HALL – COUNCIL CHAMBERS**  
**31555 W. ELEVEN MILE ROAD, FARMINGTON HILLS MI 48336**  
[www.fhgov.com](http://www.fhgov.com)  
**(248) 871-2540**

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

4. **Public Hearing**

**A. SPECIAL APPROVAL AND SITE PLAN 75-12-2015**

LOCATION: 34605 Twelve Mile Rd.  
PARCEL I.D.: 22-23-16-104-014  
PROPOSAL: Addition of new accessory building for research and testing in OS-4, Office Research District and OS-2, Planned Office District  
ACTION REQUESTED: Special land use and site plan approval  
APPLICANT: Arboretum III, LLC  
OWNER: Arboretum III, LLC

5. **Regular Meeting**

**A. PUD PLAN 3, 2015**

LOCATION: 27400 Inkster Rd.  
PARCEL I.D.: 22-23-12-476-008  
PROPOSAL: Planned Unit Development for assisted senior living in RA-1B, One-Family Residential District  
ACTION REQUESTED: Set for Planning Commission Public Hearing  
APPLICANT: Sarah Fisher Holding, LLC  
OWNER: St. John Health, DBA St. John Providence Health Systems

**B. AMENDMENT TO PUD PLAN 1, 2011 AND SITE PLAN 76-12-2015**  
**(PREVIOUSLY: PUD PLAN 4, 2015 AND SITE PLAN 76-12-2015)**

LOCATION: 28975, 29199, & 29221 Orchard Lake Rd.  
PARCEL I.D.: 22-23-10-227-039, 041, 042  
PROPOSAL: Amend PUD Plan 1, 2011 to include 28975 Orchard Lake for the construction of a new self-storage and retail building in B-3, General Business District; LI-1, Light Industrial; and P-1, Vehicular Parking Districts  
ACTION REQUESTED: Set for Planning Commission Public Hearing  
APPLICANT: Nolan Real Estate Investments, LLC  
OWNER: U.S. Tool and Cutter Co.

**C. SITE AND LANDSCAPE PLAN 70-9-2015**

LOCATION: 29036 & 29024 Grand River Ave.  
PARCEL I.D.: 22-23-36-304-016 & 022  
PROPOSAL: Convenience store and gas station in B-3, General Business District.  
ACTION REQUESTED: Approval of Site and Landscape Plan  
APPLICANT: Mohamed Nassar of MDN Real Estate Investment, LLC  
OWNER: MDN Real Estate Investment, LLC; Mohamed Nassar

**D. SITE AND LANDSCAPE PLAN 73-12-2015**

LOCATION: 24400 Drake Rd,  
PARCEL I.D.: 22-23-21-351-024  
PROPOSAL: Parking addition to existing site (Enterprise Rent a Car) in  
B-3, General Business District  
ACTION REQUESTED: Approval of Site and Landscape Plan  
APPLICANT: Melissa Degen, Enterprise Rent a Car  
OWNER: F.R.E.P. Farmington Hills, LLC

**E. SITE PLAN 74-12-2015**

LOCATION: 35700 Twelve Mile Rd.  
PARCEL I.D.: 22-23-08-400-012  
PROPOSAL: New accessory building (gymnasium) to existing place of worship,  
in RA-1, One-Family Residential District  
APPLICANT: Dr. Mohammad Bitar  
OWNER: Islamic Cultural Association

**F. LOT SPLIT 6, 2015 (Final)**

LOCATION: East side of Tuck Rd., north of 21160 Tuck Rd.  
PARCEL I.D.: 22-23-35-402-001  
PROPOSAL: One lot into three lots, RA-3, One-family Residential District  
ACTION REQUESTED: Approval of final land division  
APPLICANT: Terry Sever  
OWNER: Crosswind Court Corp., Leo Soave

**G. LOT SPLIT 7, 2015 (Final)**

LOCATION: 21160 Tuck Rd.  
PARCEL I.D.: 22-23-35-402-002  
PROPOSAL: One lot into two lots, RA-3, One-family Residential District  
ACTION REQUESTED: Approval of final land division  
APPLICANT: Terry Sever  
OWNER: Crosswind Court Corp., Leo Soave

**H. LOT SPLIT 8, 2015 (Final)**

LOCATION: Vacant parcel east of 21160 Tuck Rd.  
PARCEL I.D.: 22-23-35-402-006  
PROPOSAL: One lot into two lots, RA-3, One-family Residential District  
ACTION REQUESTED: Approval of final land division  
APPLICANT: Terry Sever  
OWNER: Crosswind Court Corp., Leo Soave

**I. LOT SPLIT 9, 2015 (Final)**

LOCATION: Vacant parcel east of parcel 22-23-35-402-006  
PARCEL I.D.: 22-23-35-402-007  
PROPOSAL: One lot into two lots, RA-3, One-family Residential District  
ACTION REQUESTED: Approval of final land division  
APPLICANT: Terry Sever  
OWNER: Crosswind Court Corp., Leo Soave

**6. Approval of minutes**

**December 17, 2015**

**7. Public Comment**

**8. Commissioner's Comments**

**9. Adjournment**

**Respectfully Submitted,**

**Steven Schwartz  
Planning Commission Secretary**

**Staff Contact  
Mark Stec  
Staff Planner, Planning and Community Development  
248-871-2540  
[mstec@fhgov.com](mailto:mstec@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. jll