

**AGENDA
PLANNING COMMISSION
MARCH 18, 2021 – 7:30PM
CITY OF FARMINGTON HILLS
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
Telephone: 248-871-2540 Website: www.fhgov.com
Cable TV: Spectrum – Channel 203; AT&T – Channel 99
YouTube Channel: <https://www.youtube.com/user/FHChannel8>
Zoom webinar/meeting link: <https://zoom.us/j/96060052819>
Dial in Number: 1-312-626-6799
Webinar/Meeting ID:960 6005 2819**

NOTICE OF ELECTRONIC MEETING

PLEASE NOTE: THIS MEETING WILL BE HELD ELECTRONICALLY AS AUTHORIZED UNDER THE OPEN MEETINGS ACT, MCL 15.261, ET SEQ., AS AMENDED. MEMBERS OF THE PUBLIC BODY AND MEMBERS OF THE PUBLIC MAY PARTICIPATE ELECTRONICALLY, AS DESCRIBED BELOW.

The reason for holding this meeting electronically is to mitigate the spread of COVID-19, protect the public health, and provide essential protections to vulnerable citizens, by limiting in-person contact. Critical mitigation measures include social distancing and limiting the number of people interacting at public gatherings. This includes public meetings.

Procedure for public participation by electronic means:

The City will be utilizing the video/audio conferencing platform Zoom for electronic meetings, which will be accessible to members of the public body and members of the public. Members of the public body will be able to hear and speak (and see if using video) to each other for the entire meeting. Members of the public will be able to hear (and possibly see) members of the public body during the entire meeting but will only be able to speak during a public comment period or during a public hearing, as explained below.

The meeting host will call for public comment during that portion of the meeting and for each item included in the Public Hearing section of the agenda as the item is being discussed. Members of the public participating in the electronic meeting who wish to speak on a public hearing agenda item, or during the public hearing should use the “Raise Hand” feature in Zoom or if you dialed into the meeting use *9 on the telephone keypad to raise your hand; but only after the meeting host has called for comments. Pressing *9 on a telephone keypad will activate the “Raise Hand” feature signaling to the meeting host that a participant wishes to speak. Participants will be called upon one at a time, as would happen during an in-person meeting. The meeting host will determine the order of participant speakers. The participant will be acknowledged by name, if available, or by the last 4 digits of the participant’s phone number. Participants representing themselves will have three (3) minutes and those representing a homeowners’ association will have five (5) minutes to share comments with the public body. At the conclusion of the participant’s comments or the allotted time, the participant will be muted or requested to mute themselves. Participants calling in should use *6 on a telephone keypad to mute and unmute themselves when called upon by the meeting host to do so.

Public comments may also be emailed to the staff liaison at mstec@fhgov.com up to 4:30 pm on the day of this meeting to be read aloud at the meeting either during the agenda item to which the comment pertains or during the Public Comment portion of the meeting.

How members of the public may participate:

Members of the public are welcome to participate in the electronic meeting and may do so by clicking or copying and pasting the Zoom webinar link in their browser (downloading Zoom client is required) or by using the dial in number and webinar or meeting ID, all of which are located at the top of each meeting agenda.

For Planning Commission Public Hearings only, members of the public may also watch those meetings live over cable television or by tuning into the City's YouTube channel at <https://www.youtube.com/user/FHChannel8> or by selecting the YouTube icon from the City's homepage at <https://fhgov.com/Home.aspx>. The video recording of the meeting will also be available the next day on the City's website or from YouTube. Closed captioning is an option available through YouTube.

Members of the public may contact the Planning Commission members through the staff liaison by email at mstec@fhgov.com or by phone at (248)871-2544.

Procedures for accommodations for persons with disabilities:

The City will be following its normal procedures for accommodation of persons with disabilities. Those individuals needing accommodations for effective participation in this meeting should contact the City Clerk (248) 871-2410 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

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

4. Public Hearing

A. AMENDMENT OF PUD PLAN 1, 2014

LOCATION: 33103 Hamilton Court
PARCEL I.D.: 23-15-101-038
PROPOSAL: Amend PUD to allow conversion of hotel to an Elderly housing-Dependent facility in an OS-4, Office Research District
ACTION REQUESTED: Recommend approval to City Council
APPLICANT: Sean Koza
OWNER: Hamilton Court Development, LLC

B. SPECIAL APPROVAL 55-2-2021

LOCATION: 23955 Freeway Park
PARCEL I.D.: 23-30-251-014
PROPOSAL: Indoor Recreation Facility over 5,000 square feet in LI-1, Light Industrial District
ACTION REQUESTED: Special Use Approval
APPLICANT: Tom Anastos
OWNER: Suburban Properties-Freeway Park

C. CAPITAL IMPROVEMENTS PLAN 2021/2022 THROUGH 2026/2027

ACTION REQUESTED: Adoption of Plan

5. Regular Meeting

A. SITE PLAN 56-2-2021

LOCATION: 30250 Grand River Ave.
PARCEL I.D.: 23-35-201-013, 002, 003, 004, & 005
PROPOSAL: Used automobile sales in B-3, General Business District
ACTION REQUESTED: Site Plan approval
APPLICANT: 30250 Grand River Ave., LLC
OWNER: 30250 Grand River Ave., LLC

B. LOT SPLIT 1, 2021 (Final)

LOCATION: South side of Twelve Mile Rd., West of Drake Rd.
PARCEL I.D.: 23-17-201-013
PROPOSAL: Split parent parcel into two lots in an OS-4, Office Research District
ACTION REQUESTED: Lot Split approval
APPLICANT: Farmington Hills Corporate Investors, LLC and Perimo USA Corporation
OWNER: Farmington Hills Corporate Investors, LLC

C. REZONING REQUEST 1-2-2021

LOCATION: 23700 Orchard Lake Rd.
PARCEL I.D.: 23-26-151-025
PROPOSAL: Rezone a parcel currently zoned OS -2 Planned Office District, to RC-3 Multiple Residential District
ACTION REQUESTED: Set item for public hearing
APPLICANT: Jeffrey Fishman
OWNER: Universal Property Westhill

D. PUD PLAN 1, 2021, INCLUDING SITE AND LANDSCAPE PLAN 54-2-2021

LOCATION: 31525 Twelve Mile Rd.
PARCEL I.D.: 23-15-201-270
PROPOSAL: Convert existing hotel into a senior assisted living complex in the ES, Expressway Service District
ACTION REQUESTED: Set item for public hearing
APPLICANT: Manor Senior Living, LLC
OWNER: 31525 W 12 Mile Rd. MI, LLC

E. PUD PLAN 2, 2021

LOCATION: 27400 Twelve Mile Rd.
PARCEL I.D.: 23-12-476-008
PROPOSAL: Skilled Nursing Facility and Multi-Family Apartments in RA-1B Single Family Residential District
ACTION REQUESTED: Set item for public hearing
APPLICANT: Optalis Healthcare
OWNER: Evangelical Homes of Michigan

6. Approval of minutes

February 18, 2021

7. Public Comment

8. Commissioner's Comments

9. Adjournment

Respectfully Submitted,

**John Trafelet
Planning Commission Secretary**

**Staff Contact
Mark Stec
City Planner, Planning and Community Development
248-871-2540
mstec@fhgov.com**