

AGENDA
PLANNING COMMISSION PUBLIC HEARING/REGULAR MEETING
CITY OF FARMINGTON HILLS
MAY 15, 2025 @ 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. PLANNED UNIT DEVELOPMENT PLAN 1, 2025

LOCATION: 29150 Twelve Mile Road
PARCEL I.D.: 22-23-12-376-035
PROPOSAL: Construction of multiple-family dwelling units within RA-1A One Family Residential District
ACTION REQUESTED: Recommendation to City Council
APPLICANT: Steven Schafer
OWNER: Mike H. Yousif

B. AMEND PLANNED UNIT DEVELOPMENT PLAN 2, 2021, INCLUDING REVISED SITE PLAN 59-5-2022

LOCATION: 27400 Twelve Mile Road
PARCEL I.D.: 22-23-12-476-008
PROPOSAL: Construct site-built one-family detached dwelling units within RA-1B One Family Residential District
ACTION REQUESTED: Recommendation to City Council
APPLICANT: Robertson Brothers Homes
OWNER: Evangelical Homes of Michigan

C. SPECIAL APPROVAL 50-1-2025

LOCATION: 29615 Nine Mile Road
PARCEL I.D.: 22-23-35-226-003
PROPOSAL: Construct multiple-tenant commercial building within B-3 General Business District
ACTION REQUESTED: Special approval
APPLICANT: Pinnacle Car Wash LLC
OWNER: Pinnacle Car Wash LLC

D. SPECIAL APPROVAL 55-4-2025

LOCATION: 24300 Drake Road
PARCEL I.D.: 22-23-21-351-032
PROPOSAL: Use subject property for temporary aggregate yard within B-3 General Business District
ACTION REQUESTED: Special approval
APPLICANT: Consumers Energy/ Amy Gilpin, permit agent
OWNER: Box Office Theaters LLC

5. Regular Meeting

A. LOT SPLIT 1, 2025 (FINAL)

LOCATION: 30749 Grand River Avenue
PARCEL I.D.: 22-23-35-105-027
PROPOSAL: Split one (1) lot into two (2) lots within B-3 General Business District
ACTION REQUESTED: Lot split approval (final)
APPLICANT: Fun Way Real Estate LLC
OWNER: Fun Way Real Estate LLC

B. LOT SPLIT 2, 2025 (FINAL) (PUD 6, 1993)

LOCATION: 27614 Middlebelt Road
PARCEL I.D.: 22-23-13-101-003
PROPOSAL: Split one (1) lot into two (2) lots within OS-1 Office Service District
ACTION REQUESTED: Lot split approval (final)
APPLICANT: Jacob Khotoveli
OWNER: Merchants Marketplace LLC

C. SITE PLAN 58-9-2024

LOCATION: 29510 Orchard Lake Road
PARCEL I.D.: 22-23-02-351-005
PROPOSAL: Redevelop gasoline service station within B-3 General Business District
ACTION REQUESTED: Site plan approval
APPLICANT: Fadi Naserdean
OWNER: Fadi Naserdean

D. ZONING TEXT AMENDMENT 5, 2024

CHAPTER OF CODE: 34, Zoning Ordinance
PROPOSED AMENDMENT: Add design standards
ACTION REQUESTED: Set for public hearing
SECTION: Article 5.0 (new section)

6. Approval of Minutes April 17, 2025, Regular and Special Meetings

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
eperdonik@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.