

AGENDA
PLANNING COMMISSION PUBLIC HEARING/REGULAR MEETING
CITY OF FARMINGTON HILLS
MARCH 20, 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. SPECIAL APPROVAL 51-2-2025

LOCATION: 29150 Farmington Road
PARCEL I.D.: 22-23-10-101-002
PROPOSAL: Temporary staging area for construction equipment and material within RA-2 One Family Residential District
ACTION REQUESTED: Special approval
APPLICANT: Bidigare Contractors/Jordon Bidigare
OWNER: Cedar of Farmington Road, LLC

B. ONE-FAMILY CLUSTER OPTION QUALIFICATION 1, 2025

LOCATION: 28000 Nine Mile Road
PARCEL I.D.: 22-23-25-401-001
PROPOSAL: Qualification of one (1) parcel for construction of site-built, one-family attached dwelling units within RA-1 One Family Residential District
ACTION REQUESTED: Qualification of One-Family Cluster Option
APPLICANT: Eureka Building Co.
OWNER: Lutheran Child and Family Service of Michigan, Inc.

C. 2025/2026 THROUGH 2030/2031 CAPITAL IMPROVEMENTS PLAN

ACTION REQUESTED: Adoption of plan

5. Regular Meeting

A. SITE PLAN 63-12-2024

LOCATION: 34650 Eight Mile Road
PARCEL I.D.: 22-23-33-376-040
PROPOSAL: Renovation of vehicle wash within B-3 General Business District
ACTION REQUESTED: Site plan approval
APPLICANT: Krieger Klatt Architects
OWNER: MCW Farmington Hills, LLC

B. SITE PLAN 65-12-2024 (PLANNED UNIT DEVELOPMENT 4, 2021)

LOCATION: 32905 Northwestern Highway
PARCEL I.D.: 22-23-02-102-014
PROPOSAL: Construction of multiple-family dwellings within B-3 General Business, RA-4 One Family Residential, and P-1 Vehicular Parking Districts
ACTION REQUESTED: Site plan approval
APPLICANT: Tom Herbst
OWNER: Farmington Hills Lofts, LLC

C. ZONING TEXT AMENDMENT 3, 2024

CHAPTER OF CODE: 34, Zoning Ordinance
PROPOSED AMENDMENT: Amend Zoning Ordinance to add new definitions and add, remove, and revise several OS-4 Office Research District, use standards, and off-street parking requirements
ACTION REQUESTED: Set for public hearing
SECTIONS: 34-2.2, 34-3.1.22, 34-3.5.2, 34-3.9, 34-4.61, and 34-5.2

D. ZONING TEXT AMENDMENT 4, 2024

CHAPTER OF CODE: 34, Zoning Ordinance
PROPOSED AMENDMENT: Amend Zoning Ordinance to revise definition of restaurant, drive-in; add definition of commercial outdoor recreation space; and delete reference to automobile service center and replace with automobile repair
ACTION REQUESTED: Set for public hearing
SECTIONS: 34-2.2 and 34-3.1.24

E. HISTORIC DISTRICT COMMISSION 2024 ANNUAL REPORT

ACTION REQUESTED: Acceptance of report

F. PLANNING COMMISSION 2024 ANNUAL REPORT

ACTION REQUESTED: Adoption of report

G. ELECTION OF OFFICERS

6. Approval of Minutes December 19, 2024, Regular Meeting; January 16, 2025, Special Meeting; and January 23, 2025, Regular Meeting

7. Public Comment

8. Commissioner/Staff Comments

9. Adjournment

Respectfully Submitted,

Kristen Aspinall, Planning Commission Secretary

Staff Contact:

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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.