

**AGENDA**  
**PLANNING COMMISSION PUBLIC HEARING / REGULAR MEETING**  
**CITY OF FARMINGTON HILLS**  
**OCTOBER 20, 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. REZONING REQUEST 3-8-2016**

LOCATION: 29150 Twelve Mile Rd.  
PARCEL I.D.: 22-23-12-376-035  
PROPOSAL: Rezone parcel currently zoned RA-1A, One Family Residential District to SP-1, Special Purpose District  
ACTION REQUESTED: Recommend to City Council  
APPLICANT: Pioneer Health Care Management  
OWNER: Mike Yousif

**B. ZONING TEXT AMENDMENT 1, 2016**

REQUEST: An ordinance to amend the Farmington Hills Code of Ordinances Chapter 34 “Zoning”, Article 5.0 “Site Standards”, Section 34-5.5, “Signs” to add a statement of purpose, to revise various regulations relating to both permanent and freestanding signs, to establish new rules relating to off-premises billboards, and to add new provisions relating to A-frame signs; to amend Article 2, “Definitions”, to update certain sign definitions in light of other revisions; to amend Article 3.0 “Zoning Districts”, and Article 4.0, “Use Standards”, at various subsections to correspond to other revisions.  
ACTION REQUESTED: Recommend to City Council  
CHAPTER OF CODE: Chapter 34, Zoning Ordinance  
SECTIONS: 34-2.2; 34-3.1.30.C.iv; 34-3.1.34.4.E; 34-4.15.1.B; 34-4.20.2.D.vii; 34-4.20.3.iii.a, b, & c; 34-4.22.2; 34-4.23.5; 34-4.56.7; 34-3.1.29.B.3; 34-5.5

**C. CITY CODE AMENDMENT 2, 2016**

REQUEST: An ordinance to amend the Farmington Hills City Code of Ordinances, Chapter 7, Article VII, Temporary Signs, and Chapter 22, Article IV, Garage Sale and Open House Signs, in order to comply with and correspond to other changes to sign regulations within the City’s Zoning Ordinance, Chapter 34 of the City’s Code of Ordinances.  
ACTION REQUESTED: Recommend to City Council  
CHAPTERS OF CODE: Chapter 7, Chapter 22  
SECTIONS: Chapter 7, Article VII, “Temporary Signs” Sections 7-330, 7-331, 7-332, 7-333, 7-334  
Chapter 22, Article IV, “Garage Sale and Open House Signs” Section 22-96

**5. Regular Meeting**

**A. LOT SPLIT 6, 2016 (Final)**

LOCATION: 21365 Goldsmith Rd.  
PARCEL I.D.: 22-23-32-301-008  
PROPOSAL: Split existing parcel into two (2) parcels in RA-1,  
One Family Residential District  
ACTION REQUESTED: Approval of final land division  
APPLICANT: Toma Stanaj  
OWNER: Toma Stanaj

**B. LOT SPLIT 7, 2016 (Final)**

LOCATION: 33481 Leisure Lane  
PARCEL I.D.: 22-23-16-427-007  
PROPOSAL: Split existing parcel into two (2) parcels in RA-1A,  
One Family Residential District  
ACTION REQUESTED: Approval of final land division  
APPLICANT: Chris Bidigare  
OWNER: Kendallwood Investments, LLC

**6. Approval of minutes**

**September 8, 2016 and September 15, 2016**

**7. Public Comment**

**8. Commissioner's Comments**

**9. Adjournment**

**Respectfully Submitted,**

**Steven Stimson  
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