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
(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.: 22-23-36-016 & 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

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. jlt