



CHARTER TOWNSHIP OF COMMERCE ZONING BOARD OF APPEALS

MEETING AGENDA

Commerce Township Hall

2009 Township Drive

Commerce Township MI 48390

THURSDAY, JULY 27, 2023 at 7:00 p.m.

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| A. | Call to Order |
| B. | Approval of the Meeting Agenda for July 27, 2023 |
| C. | Approval of Meeting Minutes from January 26, 2023 |
| D. | Public Discussion (on matters for which there is no public hearing scheduled) |
| E. | Update of Activities in Commerce Township |
| F. | Old Business – None |
| G. | New Business – (4) |
| G1. | PA23-02 – BRETT RENDEIRO – PUBLIC HEARING Brett Rendeiro of Commerce MI is requesting an interpretation of the definition for “Front Lot Line” within Article 2 of the Commerce Township Zoning Ordinance. If necessary based upon the outcome of the interpretations, Mr. Rendeiro is requesting a variance from Article 33 of the Zoning Ordinance to allow a detached accessory structure that was constructed without building permits to remain in the front yard of his property at 4650 Cooley Lake Road. PIN#: 17-06-200-060 |
| G2. | PA23-03 – AL BUSCEMI – PUBLIC HEARING Al Buscemi of Commerce MI is requesting a variance from Article 6 of the Zoning Ordinance to allow a deck and roof structure that was constructed without building permits to remain in the required (lakeside) front yard setback of his property located at 3777 Carrie Road PIN#: 17-15-154-031 |
| G3. | PA23-04 – ALAINA FINKEL – PUBLIC HEARING Alaina Finkel of Commerce MI is requesting an appeal of an administrative denial of an application to divide the property at 4275 Creedmore to its originally-platted configuration comprised of Lots 1 and 2 of the Frank S. Salters Mount Royal Country Club Subdivision of 1921. The land division application was administratively denied because one of the proposed resulting properties (Lot 1) would have no road frontage. PIN#: 17-10-451-034 |

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| G4. | PA23-06 – PETE BAILEY – PUBLIC HEARING Pete Bailey of Commerce MI is requesting a variance from Article 33 of the Zoning Ordinance to construct a second story onto an existing detached garage that exceeds the maximum height allowed located at 3586 Moberly. PIN#: 17-16-405-009 |
| H. | Other Matters to Come Before the Board |
| I. | Correspondence |
| J. | Planning Director's Report |
| K. | Adjournment |

Next Regular Meeting Date:

SEPTEMBER 28, 2023