



# CHARTER TOWNSHIP OF COMMERCE ZONING BOARD OF APPEALS

**MEETING AGENDA**  
**Commerce Township Hall**  
**2009 Township Drive**  
**Commerce Township MI 48390**

**THURSDAY, SEPTEMBER 23, 2021 at 7:00 p.m.**

<b>A.</b>	<b>Call to Order</b>
<b>B.</b>	<b>Approval of the Meeting Agenda for September 23, 2021</b>
<b>C.</b>	<b>Approval of Meeting Minutes from July 22, 2021</b>
<b>D.</b>	<b>Public Discussion</b> (on matters for which there is no public hearing scheduled)
<b>E.</b>	<b>Update of Activities in Commerce Township</b>
<b>F.</b>	<b>Old Business (1, REMOVE ITEM F1 FROM THE TABLE)</b>
<b>F1.</b>	<p><b>PA21-04 – ROBERT LUSCOMBE – Tabled from May 27, 2021</b></p> <p>Robert Luscombe of Commerce Township MI is requesting a variance from Article 6 of the Commerce Township Zoning Ordinance to demolish an existing home and construct a new home that will encroach into the required roadside front yard setback located at 4181 Lake Pointe Lane.</p> <p>Sidwell No.: 17-15-126-001</p>
<b>G.</b>	<b>New Business – (2) PUBLIC HEARINGS</b>
<b>G1.</b>	<p><b>PA21-10 – NICHOLAS NORHOFF – PUBLIC HEARING</b></p> <p>Nicholas Vorhoff of Commerce Township MI is requesting variances from Article 33 of the Commerce Township Zoning Ordinance to allow a detached structure (deck) to remain in the lakeside front yard and encroach into the minimum required front yard lakeside setback located at 4371 Bluebird.</p> <p>Sidwell No.: 17-10-428-025</p>
<b>G2.</b>	<p><b>PA21-11 – GREG WHITE – PUBLIC HEARING</b></p> <p>Greg White of Commerce Township MI is requesting variances from Article 33 of the Commerce Township Zoning Ordinance to construct a detached garage that will encroach into the required rear yard setback, have access to the rear road (Dryman Street) and to eliminate the required ten (10) foot greenbelt on a lot considered to be a through lot with two parallel streets located at 1854 Thorndale.</p> <p>Sidwell No.: 17-01-256-016</p>

<b>H.</b>	<b>Other Matters to Come Before the Board</b>
<b>I.</b>	<b>Correspondence</b>
<b>J.</b>	<b>Planning Director's Report</b>
<b>K.</b>	<b>Adjournment</b>

**Next Regular Meeting Date:**

**NOVEMBER 18, 2021**