

To: Commerce Township Board of Trustees

From: Commerce Township Planning Department
David Campbell, AICP – Planning Director

Date: September 5, 2018

RE: September 2018 Monthly Planning Department Report
(covering August 7 through September 4, 2018)



Development Proposals

- **Resort Lifestyle Communities** – The Planning Commission will hold a public hearing as part of their regular meeting on Sept. 17 for a 130-unit senior independent living facility on an undeveloped 17.5-acre parcel along the west side of Haggerty Road between Maple and Crumb. The property is zoned B-3, but is also within the Haggerty Road Corridor (HRC) overlay. The HRC overlay allows multi-family residential as a special land use so long as it is developed consistent with the HRC overlay’s higher development standards.
- **SE corner of Glengary & Wixom (tentatively to be called “Oak Hills”)** – The approx. 35-acre undeveloped property at the southeast corner of Glengary and Wixom Roads was approved for 78 new single family homes (“Commerce Point”) in 2006. That project was a victim of the Recession and never commenced. Pulte Homes has applied to develop the site as a Planned Unit Development (PUD) with 91 single-family homes that would be smaller and narrower than what is allowed under the property’s current R-1B zoning. The PUD process requires a Preliminary Review with the Planning Commission, which will be held during the PC’s Sept. 17 meeting.
- **CW3 soccer field at Dodge Park V** – Work continues on the construction of a third soccer field at Dodge Park, which includes the clearing of trees and bringing in topsoil to level the new field’s playing surface. The field will be maintained by the CW3 Soccer Association per the terms of a license agreement with Commerce Township. CW3 has been working closely with the Township Engineer to clearly survey and mark the perimeter of the clearing limits in an effort to remove no more trees than necessary. To the credit of CW3, they went tree-by-tree along that perimeter and marked certain trees that will be saved even though they are technically inside the defined clearing limits. The topsoil for the field is coming from a residential development in Wixom, but not before the Building Department inspected the soil erosion control measures installed by CW3’s contractor.

Zoning Board of Appeals (ZBA)

- **Regular meeting on September 27, 2018** – The Zoning Board of Appeals is expected to hear three petitions during their regular meeting on Sept. 27 (in no particular order):
 - A privacy fence between two homes on Appalachi that will need variances for its height (8 feet), and the fact that it is proposed to extend all the way from the road to the shoreline of North Commerce Lake

- A ground sign in front of the new Allergy & Asthma medical office along the east side of Union Lake Road that would need a sign exception because the sign is proposed to be too close to the road
- An addition to an existing garage on Alsup that would need multiple variances because it would be too close to the front lot line, would be an expansion of a garage that doesn't have a home on the same lot (the house is across the street on a separate property), and would exceed maximum lot coverage.

Planning Commission

- **Regular meeting on September 17, 2018** – The Planning Commission typically meets on the first Monday of the month, but the September meeting was scheduled for 9/17 to avoid a conflict with Labor Day on 9/3 and Rosh Hashanah on 9/10. As such, the Planning Department's September report is being written before the Planning Commission's September meeting, which is unusual because typically this report includes a summary of the Planning Commission's meeting for that month. The Planning Department's October 2018 report will include a summary of the Planning Commission's meetings for September 17 as well as October 1. Agenda items for the 9/17 PC meeting include:
 - A public hearing for Resort Lifestyle Communities (described above)
 - A preliminary review for Pulte's PUD at Glengary and Wixom (described above)
 - A conceptual review of a new building at the west end of Boulder Court (west side of Martin Road between Oakley Park and Richardson)
 - A conceptual review of a proposed rezoning of 605 W. Commerce to allow for an expansion of the Commerce Village Veterinary Hospital

M-5 non-motorized bridge update – Progress continues at the bridge over M-5, although the Township learned in late August that some of the enhanced aesthetics will not be complete until February 2019. Those enhanced aesthetics include the decorative blue wave panels across both faces of the bridge, and the "Commerce Township" signage that will be attached to those wave panels on the south face of the bridge. It is still to be determined how the MDOT will address these construction delays by the general contractor and/or their subcontractor. Construction has otherwise been on schedule for the main components of the structure (ramps, beams, deck, sail walls, etc.) The bridge is expected to be available for public use in October 2018, as the decorative elements discussed above are not essential to safe use of the bridge.