

To: Commerce Township Board of Trustees

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

Date: June 6, 2018

RE: June 2018 Monthly Planning Department Report
(covering May 2 through June 5, 2018)



Development Proposals

- **Five & Main (Aikens mixed-use development)** – The Township and the DDA have a meeting on June 12 with the Road Commission for Oakland County (RCOC) and the Michigan Dept. of Transportation (MDOT) to discuss the public road improvements recommended by the traffic impact study for the Five & Main project. Particularly, improvements to the M-5/Pontiac Trail roundabout, and the intersection of Pontiac Trail and Walnut Lake Road.
- **Michigan Schools & Government Credit Union (Pontiac Trail and Walnut Lake Road)** – At their regular meeting on May 7, the Planning Commission approved the revised site plan for a proposed new drive-through credit union on vacant land at the corner of Pontiac Trail and Walnut Lake, just west of the former Dick Morris Chevrolet dealership. The site plan was revised from the submittal the PC saw in April, to move the drive-through lanes away from the intersection of Walnut Lake and Pontiac Trail and better screen them along the east side of the property.
- **Wilson Marine service center (4266 Haggerty)** – Wilson Marine appeared before the Planning Commission on June 4 for a public hearing to retroactively seek approvals on two special land uses in the TLM (Technology & Light Manufacturing) zoning district; a Vehicle (Boat) Repair Establishment, and expansion of Accessory Outdoor (Boat) Storage. Wilson Marine purchased the property in late 2014 and took occupancy in early 2015, but did not acquire the necessary approvals for the land use or for the alterations made to the existing building. The property had outdoor storage dating as far back as the 70's, making the outdoor storage a pre-existing non-conforming use that would be allowed to continue unless it ever ceased for more than 365 days. But Wilson Marine expanded the outdoor storage area in 2015 without first seeking special land use approval from the Planning Commission. On June 4, the Planning Commission approved Wilson's special land use for the Vehicle Repair Establishment, but tabled any action on their accessory outdoor storage to give Wilson Marine an opportunity to revise & resubmit their plan to better screen the outdoor storage in a manner consistent with the Zoning Ordinance.
- **GildenWoods preschool & daycare (3145 Martin)** – The developer of GildenWoods held a pre-construction meeting with the Township on June 5 in anticipation of their groundbreaking ceremony on June 14. GildenWoods hopes to have the facility up and running for the Fall 2018 school season. The project should be relatively

straightforward in that GildenWoods will be using an existing shared driveway and therefore needs no new driveway permit from RCOC, and the water and sewer mains are ready to be tapped along Martin Road.

Zoning Board of Appeals (ZBA)

- **Regular meeting on May 24, 2018** – The ZBA had a full agenda on May 24, with four residential variances being sought. Outcomes were as follows:
 - A petition for a new home on Mimosa to replace (and add on to) a nonconforming home that was recently demolished was approved. The nonconforming home did not meet front (east) or rear (west) yard setbacks, but could have been added on to without the need for a variance. Once that nonconforming home was demolished beyond 50% of its value, it lost its nonconforming protection so the new house proposed to replace it required variances for both the front and rear yard setbacks. The ZBA made an interpretation that what Staff had considered the property's front yard was actually more consistent with the definition of a side yard, which required a much lesser variance, and granted that lesser variance based on that interpretation.
 - A new detached garage on Lagoon that would not meet the minimum front yard setback (detached structures are allowed in the front yard on waterfront lots) was approved.
 - A new detached garage on Chambourne that would be in front of the house (where detached structures are only allowed on the side or rear of the house on lots that are not waterfront lots) was tabled by the ZBA. The ZBA felt the homeowner had options for a garage that would not require a variance, and tabled the petition to give the owner an opportunity to explore some of those options.
 - A new pool on Wandrei Ct that would exceed the minimum height from grade for a pool between a house and the water on a waterfront lot was approved, based in part on a finding that the height of the pool would not impede the neighbor's view of the water.

Planning Commission

- **Regular meeting on May 7, 2018** – At their meeting in May, the Planning Commission:
 - Approved the special land use and site plan for the MSG Credit Union (described above).
 - Approved their Annual Report for 2017.
- **Regular meeting on June 4, 2018** – At their meeting in June, the Planning Commission:
 - Approved one special land use for the Wilson Marine service center, but tabled action on the second special land use (described above).
 - Held preliminary discussions on two proposed text amendments to the Township's Zoning Ordinance. More discussion will be held at the July 9 PC meeting, when the Building Official can be in attendance, since both proposed amendments directly affect his decisions.