

To: Commerce Township Board of Trustees

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

Date: July 3, 2018

RE: July 2018 Monthly Planning Department Report
(covering June 6 through July 2, 2018)



Development Proposals

- **Five & Main (Aikens mixed-use development)** – The Township and the DDA had 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. The MDOT effectively deferred to the decisions of the RCOC. The RCOC will require additional analysis by their roundabout consultant of the improvements recommended by the Five & Main traffic impact study. RCOC wants their consultant to determine whether increasing the capacity of the roundabout by adding a third northbound lane will create (as the traffic study recommended) will create other issues elsewhere in the roundabout. The Township and the RCOC also discussed replacing the temporary visual barriers (fabric-covered snowfence) at the southerly and easterly approaches to the roundabout with evergreen plantings. The visual barriers have been effective at forcing northbound and westbound traffic entering the roundabout to slow down, and so the RCOC hopes the Township can help pay for their permanent replacement.
- **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. 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. Wilson Marin informed the Planning Department on July 2 that they will not be prepared to have revised plans before the Planning Commission on July 9, so the item will remain tabled.

Zoning Board of Appeals (ZBA)

- **Regular meeting on July 26, 2018** – As of the writing of this report, it is unclear whether the ZBA will hold their regular meeting on July 26. If they do, it will be not for a variance from the standards of the Zoning Ordinance, but for a variance from the Chapter 12 of the Code of Ordinances relative to new construction requiring fill within a regulated floodplain on Vollmers Street along the east side of South Commerce Lake.

Planning Commission

- **Regular meeting on July 9, 2018** – The Planning Commission cancelled their regular meeting for July, because two items that were anticipated to possibly be included on the July agenda (Wilson Marine service center, new 9-unit site condominium at NW corner Carroll Lake and Wise Road) are now targeting the August 6 agenda. Also expected to be included on that August 6 agenda are two amendments to the Zoning Ordinance (both related to additions to nonconforming structures), and a concept plan review for approx. 130 senior (55+) apartments on 17 vacant acres along the west side of Haggerty between Maple and Crumb.