

**To:** Commerce Township Board of Trustees

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

**Date:** May 8, 2019

**RE:** May 2019 Monthly Planning Department Report  
(covering April 1 through May 7, 2019)

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### Development Proposals

- **Island Club #2** – IC Development LLC (Andrew Marougy) submitted a condominium site plan to develop a new 7-unit condominium on the west side of the Island Club peninsula at the south end of South Commerce Lake off of Benstein Road. The existing Island Club site condominium consists of 28 units, 26 of which are built and occupied. The undeveloped western portion of the peninsula was always intended to be developed with a second site condominium consisting of 11 units; Mr. Marougy is only proposing to develop 7 of those 11 units at this time. At their meeting on May 6, the Planning Commission recommended approval of the Island Club #2 condominium site plan. The Township Board will have an opportunity to grant final condominium site plan approval at their meeting on May 14.
- **Rock Ridge** – On May 6 Jacob Park presented a concept plan to the Planning Commission for a 20-unit site condominium on undeveloped property that he recently petitioned to have split off from the adjacent Commerce Ridge mobile home community and rezoned from MHP (Mobile Home Park) to R-1D (One Family Neighborhood Residential). Mr. Park was seeking the Planning Commission’s opinion on his latest concept of acquiring additional land from an adjacent property to the east upon which he would install his development’s detention pond, such that he could develop 20 new homes rather than his originally-proposed 17 new homes.
- **First & Main (Granger) Phase 2** – On May 6 the Planning Commission discussed a concept plan from Granger Group to develop Phase 2 of the First & Main senior living facility, consisting of a new 3-story building to the north of the existing building. The new building would be senior independent living of approximately 67 units, where the existing building is 103 units of assisted living & memory care. When Granger received approval for the existing building, it was known that building was the first of three phases, with the second phase consisting of an independent living building and the third phase of independent living duplexes. The Planning Commission made clear to the developer’s architect that they feel development of Phase 2 is also an opportunity to seek improvements to Phase 1. The architect took notes on the Planning Commission’s thoughts for what those improvements to Phase 1 might be.
- **City Crossings drive-through** – City Crossings is a multi-tenant retail building at the northeast corner of M-5 and 14 Mile (Leo’s, Jimmy Johns, etc). The owner/landlord presented a concept plan to the Planning Commission on May 6 to reconfigure the east

side of the building to add a drive-through to the easternmost tenant space to accommodate a use such as a coffee / smoothie shop or credit union. The Planning Commission advised the owner that they would need to be convinced the drive-through could be added without stacked vehicles impeding circulation around the site, and/or spilling out onto Loop Road.

- **Five & Main (Aikens)** – The Township Supervisor, DDA Director, Planning Director, and Traffic Engineer met at the offices of the RCOC to discuss the analysis by the RCOC's roundabout consultant (Mark Lenters, MSA-Ourston) of the M-5-Pontiac Trail-Martin Parkway roundabout. Five & Main developer Bruce Aikens also attended. The roundabout consultant's preliminary analysis found that significant capacity upgrades were warranted for the existing roundabout, including additional lanes in the northbound, southbound, and westbound approaches. The analysis did note however that any additional lanes would also come at a cost to safety, as more lanes result in less "lane discipline" and more "lane confusion", and so there would have to be decisions of how best to balance capacity with safety. The preliminary analysis did not take into account the "platooning" effect of vehicles approaching the roundabout in bunches as they are released from upstream signals at Maple & M-5, Haggerty & Pontiac Trail, and Welch & Pontiac Trail, but instead assumed the vehicles all arrive in a steady stream, which probably had a detrimental effect on the overall results for the roundabout's projected level of service. The consultant's recommendation was to utilize a more sophisticated (and more expensive) traffic software that would better model that platooning effect. Everyone at the meeting agreed that the enhanced analysis with the better modeling software was a sound approach, but that enhanced analysis is on hold until the developer agrees to bear the cost to conduct the analysis.

### **Zoning Board of Appeals (ZBA)**

- At the ZBA's May 23 meeting, the following petitions are expected to be considered (in no particular order):
  - An addition to a home at 1900 Bradshaw Court that would encroach into the required rear yard.
  - A new freestanding sign for a business (The Bottle Shop) at 4341 South Commerce Road that would encroach into the required front yard setback, and would be a pole sign where a monument sign is required.
  - Demolition of an existing nonconforming home and replacement with a new home at 3519 Union Lake Road that would encroach into the required front setback along Union Lake Road, as well as the required setback from the waterfront of Middle Straights Lake.
- The ZBA is expected to nominate a new ZBA secretary in accordance with their Bylaws at the May 23 meeting.

### **Planning Commission**

- May 6, 2019 – At their regular meeting on May 6, the Planning Commission:
  - Recommended condominium site plan approval for Island Club #2 (see above)
  - Held a conceptual discussion on Rock Ride (see above)

- Held a conceptual discussion on the drive-through for City Crossings (see above)
  - Held a conceptual discussion for Granger's First & Main Phase 2 (see above)
- June 3, 2019 – There are no action items that are definite at this time for the PC's June 3 meeting, although the owner of a light industrial building at Rig St and Ladd Rd hopes to have his site plan in for a new building. That building is not likely to meet the minimum front setback requirement from Ladd, so the owner will likely need site plan approval from the PC, and then a dimensional variance from the ZBA. He's hoping to be at the PC on June 3 and the ZBA on July 25. The PC may also consider a request for a land use determination for a new automated car wash facility along Pontiac Trail, adjacent to the existing Sonic drive-in, on two properties that currently contain two single family homes. Since a drive-through care wash at that location is a special land use, the potential developer is interested to gauge the PC's opinion on whether they will be able to satisfy the special land use criteria that there is a "documented and immediate need exists for the use within the community".