

To: Commerce Township Board of Trustees

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

Date: March 6, 2019

RE: March 2019 Monthly Planning Department Report
(covering February 7 through March 5, 2019)



Development Proposals

- **Oak Hills (SE corner of Glengary and Wixom)** - The owner of 35 undeveloped acres (Ralph Faranso) and the potential buyer / developer (Pulte Homes) met with the Planning Director and the Planning Commission Chair (via video conference) on March 6 to discuss Pulte's efforts to develop the property with single-family homes. The property is zoned R-1B, and Pulte has proposed developing it as a Planned Unit Development (PUD) in order to create 91 homes on lots more consistent with R-1D zoning. Pulte's proposal went before the Planning Commission for a Preliminary PUD Review on Sept. 17, 2018. The PC was concerned with the proposed density, and with the size of the proposed lots. Pulte felt the smaller lots allowed them to preserve more of the site's natural features, along with providing additional open space for public pathways. The meeting on March 6 was an effort to see what Pulte might revise in their proposal prior to bringing it back to the Planning Commission for another review.
- **Creative Brick Paving & Landscape (1165 Rig Street)** – At their meeting on March 4 the Planning Commission conditionally approved a site plan for a building materials supply yard on an undeveloped lot within the Harrison Industrial Acres on the west side of Ladd. The lot has long been a blighted nuisance, filled with piles of tires and debris, junked vehicles, and trailers and storage tanks of unknown contents. The role of the Planning Commission was to work with the applicant to bring the site into reasonable compliance with the outdoor storage requirements for the Industrial zoning district.
- **Wilson Marin service center (4266 Haggerty)** – On March 4 the Planning Commission approved an expansion of the outdoor storage area, conditional upon screening between the storage area and Haggerty Road. The screening includes a 3-foot landscape bed filled with 25 arborvitae that are to be 6 feet at installation, creating a 9 foot screen that will continue to grow and fill in. The work is to be done before May 31.

Zoning Board of Appeals (ZBA)

- At the ZBA's upcoming meeting on March 28, the following petitions are expected to be heard (in no particular order):
 - Removing from the table a dimensional variance for a proposed new house on Farrant that would have 3 stories where a maximum of 2.5 stories is allowed

- A dimensional variance for a proposed addition to an existing detached garage on Glencoe that would cause it to exceed the maximum allowable area of an accessory building
- A dimensional variance for a proposed detached building on Glen Iris that would be located in the front yard, where detached buildings are only allowed in the side or rear yards
- A dimensional variance for a proposed addition to an existing home on Oakley Park that would encroach into the required front yard setback

Planning Commission

- March 4, 2019 – At their March meeting, the Planning Commission did the following:
 - Approved a special land use for the Wilson Marine service center at 4266 Haggerty Road to expand their outdoor storage area (see above)
 - Held a public hearing, then recommended approval to the Township Board to amend the zoning for eleven properties in the Commerce Village settlement area from B-2 (Community Business) to R-1D (One-Family Neighborhood Residential). The Township Board is expected to consider the rezoning at their meeting on March 12.
 - Approved a site plan for Creative Brick Paving & Landscape for a building materials storage yard at 1165 Rig Street (see above)
 - Discussed the possibility of an attorney representing a business owner along Union Lake Road petitioning the Township for a text amendment to the Zoning Ordinance to exempt existing licensed Off-Premise Alcohol Sales Outlets from requiring special land use approval when they apply to the State to expand their liquor license. Particularly, the proposed amendment would allow a store that has an SDM License (beer & wine) to expand to an SDD License (beer, wine, & spirits) without requiring special land use approval from the Planning Commission.