

**To:** Commerce Township Board of Trustees

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

**Date:** July 1, 2019

**RE:** July 2019 Monthly Planning Department Report  
(covering June 6 through July 1, 2019)



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*Planning Director's note – The following is a relatively brief report written expeditiously in order to meet the truncated submittal deadline established by the Independence Day holiday. Go Blue.  
- DRC*

### **Development Proposals**

- **Five & Main (Aikens)** – At their respective meetings on July 8 and 9, the Planning Commission and Township Board will be considering approval of a revised Fourth Amendment to the Commerce Towne Place condominium. The revised Fourth Amendment differs from the original Fourth Amendment the Township Board approved in January 2019, in that the parcel that housed the former Township Library is being removed – hopefully temporarily – from the condominium Unit 13 that will surround it. This amendment is an effort to allow developer Bruce Aikens to close on his purchase of Unit 13 by July 30 per his option agreement with the Commerce Downtown Development Authority (DDA), but also give Mr. Aikens a six-month extension on his option agreement with Commerce Township to close on his purchase of the Library parcel.

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

- As of the date of this report, one petition has been submitted for the ZBA's July 25, 2019 agenda for a detached garage between an existing house and the road. However, Planning & Building Departments are reviewing the proposal to see if there are any options to avoid proceeding to the ZBA.

### **Planning Commission**

- The Planning Commission's agenda for July 8, 2019 is likely to include:
  - Review of a 17-home single-family site condominium on the north side of Pontiac Trail east of Beck Road to be called Rock Ridge
  - The revised Fourth Amendment to the Commerce Towne Place condominium (discussed above)

### **M-5 non-motorized bridge**

Installation has finally begun on the blue wave panels on both faces of the northbound side of the bridge. This work will require intermittent lane closures along M-5 through mid-July. The contractor's plan is to do everything they can on the northbound side, then switch everything

over to the southbound side. While that work has been going on, the electrical contractor has been re-programming the lighting system; until recently the color-change lights on the bridge were not properly communicating with the control panel on the ground, but we're told that has been resolved.