

**FINAL**  
**CHARTER TOWNSHIP OF COMMERCE**  
**\*\*ELECTRONIC ONLY\*\***  
**PLANNING COMMISSION MEETING**  
Monday, January 11, 2021  
2009 Township Drive  
Commerce Township, Michigan 48390

In accordance with Michigan Public Act 228 of 2020, this meeting was held via Zoom, video conferencing technology.

**A. CALL TO ORDER:** Chairperson Haber called the meeting to order at 7:00pm.

**ROLL CALL:** Present: Larry Haber, Chairperson  
Brian Parel, Vice Chairperson  
Brian Winkler, Secretary  
Bill McKeever  
George Weber  
Chelsea Rebeck  
Sam Karim

Also Present: Dave Campbell, Township Planning Director  
Jay James, Engineer/Building Official  
Jason Mayer, Township Engineer, Giffels Webster  
Mark Stacey, DDA Director  
Rob Widdis, Meeting Moderator, Merge Live

Chairperson Haber was calling into the Zoom meeting from Florida.

**B. APPROVAL OF AGENDA**

**MOTION** by Winkler, supported by Parel, to approve the Planning Commission Regular Meeting Agenda of January 11, 2021, as presented.

**ROLL CALL VOTE**

**AYES:** Winkler, Parel, Rebeck, Weber, Karim, Haber, McKeever  
**NAYS:** None

**MOTION CARRIED UNANIMOUSLY**

**C. APPROVAL OF MINUTES**

**MOTION** by Weber, supported by Parel, to approve the Planning Commission Regular Meeting Minutes of December 7, 2020, with the corrections as identified by Debbie Watson:

1. *Page 1, Item C: Include Sam Karim's vote on the November 9, 2020 meeting minutes as Aye.*
2. *Page 2, 6th bullet: Weber approved corrected date of quarterly meeting as [October 27, 2020].*
3. *Page 26, 3rd bullet: Change "Fedder" to "Fetter" under Dave Campbell's Planning Director's report.*

**ROLL CALL VOTE**

**AYES:** Weber, Parel, Karim, Rebeck, McKeever, Winkler, Haber  
**NAYS:** None

**MOTION CARRIED UNANIMOUSLY**

## **D. UPDATE OF ACTIVITIES**

Bill McKeever – Zoning Board of Appeals

- We haven't had an agenda for the ZBA since our last meeting.

Brian Winkler – Downtown Development Authority

- The December 15th DDA Meeting was, once again, somewhat routine.
- It was Larry Gray's first meeting with us.
- If the Planning Commission has not driven through the Barrington subdivision development yet, which is on the southwest corner of the DDA property, please do so. It's looking really good and it's getting a lot of positive reaction from the public.
- We approved an amendment to the Aikens' agreement to allow him to get a baseline environmental assessment.
- The DDA was brought up-to-date on the RCG development, which is the proposed storage facility on the southeast corner of Pontiac trail and M-5.
- We also talked about the potential for a gas station at Oakley Park and Haggerty, although there were some valid concerns about alcohol sales issues.
- There was a discussion about addressing the traffic congestion and road realignments. That came up as a result of the Pulte Townhome development. Dave Campbell ably explained the options available, and the challenge being the \$20 million price tag that's attached to construction costs for any improvements.

George Weber – Township Board of Trustees

- The last Board meeting we had was on December 8<sup>th</sup>, and as well as with the DDA, it was Larry Gray's first meeting. I'll give him some kudos for doing a great job right out of the box.
- We had a lengthy discussion with the WRC regarding budget for water and sewer. We asked an awful lot of questions on the management, the budget and how we plan to move forward. I think we'll have considerable discussion on that on a quarterly basis going forward. We're just making sure that we're not surprised, that we know what's happening and why it's happening, specifically as it relates to infrastructure and maintenance costs.
- The Board officially approved the Oak Hills site condominium, which we had sent to them with unanimous approval by the Planning Commission. There was a fair amount of discussion on that, but it was approved and is moving forward.
- We approved the 2021 meeting schedules and the 2021 holiday schedule.
- We spent a fair amount of time again discussing the need for an ordinance officer. I think there's reasonable concurrence that we need the position, it's just structuring how we want to implement it. There's still more work to do and we've had lots of good discussions on that.
- We amended the option for purchasing of the Library parcel with Bruce Aikens. It really doesn't have anything to do with their intent of purchasing it, or the intent of the option. It was more an administrative change in the language and how the legal entities were structured.
- Finally, we gave Jason Mayer approval to begin a odor control study. Over the years, there have been some concerns in the area of Huron Valley Hospital, along Sleeth Road, that there have been odors from the sewage system. The intent of the study is identify, one, what's causing them more accurately, and two, to identify means to mitigate that.

- We do have a quarterly discussion meeting coming up on the 26<sup>th</sup> of this month, in just a couple weeks.

Jason Mayer – Township Engineering

- The Newton Road force main is continuing. They're getting toward the north side of Multi-Lakes on Newton Road.
- At the Dodge Park restroom, they're working on the inside. They'll finish up in the spring on the exterior restoration.
- We got notification that Windwheel Estates is going to start on Wednesday. That's at Benstein and Loon Lake Road.

Dave Campbell – Jason, we get a lot of questions at Township Hall about the northeast corner of Newton and Oakley Park. Because of the Newton Road project and all the construction equipment that's on that corner, a lot of people assume that the corner is about to be developed. I'm looking for you to confirm, that corner is only being used as a staging area for the sewer project and that's it's going to be put back together once that project is done.

Jason Mayer – Yes, that's an agreement between the contractor and that property owner. They worked that out separately from anything the Township's doing. Yes, they're just storing equipment there and using it as a staging area.

Jay James – Building Department

- There's not too much. This time of year, it's typically slow.
- We're working on some miscellaneous projects.
- We're working on getting the Township Hall hooked up to public sewer.
- We're looking at doing some stuff out at the Horse Farm, and a couple other administrative things.
- Building inspections have slowed down like they always do at this time of year. So, we're just trying to catch up, tidy things up and get ready for spring.

Dave Campbell – What about Zerbo's, Jay?

Jay James – Zerbo's did get their final approval. They should be opening relatively soon. I think when I talked to them right before Christmas, they were looking at maybe the end of February to open the doors.

Chairperson Haber – Is Barrington leasing now? Are there people in there?

Jay James – Yes, Barrington has people moving in. Their schedule right now is roughly two buildings per month. Probably within the next 12 months, they should be done.

Dave Campbell – At one point their site superintendent said that they hope to be completed by late fall of this year.

Chairperson Haber – It's amazing how fast they're moving.

Jay James – If you drive through the site, you'll see the entrance off Martin is landscaped. They're moving along at a steady pace.

Weber – On Zerbos, have all their sign desires been sorted out?

Jay James – Those are actually going to the next Zoning Board of Appeals meeting. They submitted a sign package to the Building Department. I denied that that. We've been working with them and their consultant as to what variances they are hoping to acquire.

Chairperson Haber – Mark Stacey, anything you want to add?

Mark Stacey – We see that Jim Galbraith has put up the entrance feature wall at the main roundabout. He will put putting naming rights on the front of that, and then putting up lights in addition. I think that is a nice representation to start into the new downtown. We're just working on getting our purchase agreement finalized for Parcel K, which is the small entry piece for the self-storage development. We're hoping to take that to my Board next week.

Chairperson Haber – Dave, anything going on with the lighting on the bridge?

Dave Campbell – Yes. Just as a reminder, of the six lights on the bridge surface, that light up the two sails on either side of the bridge, three of those six lights got stolen. Unfortunately, it's not as simple as screwing in a new light bulb. It requires replacing the entire fixture, which is not a cheap endeavor. However, we have been in discussions with the Township's insurance carrier, and it's worthy of filing an insurance claim. We're going through the insurance claim process. I talked to our insurance agent today. Hopefully the claim gets approved and we can buy the new fixtures. We've got an electrician who is ready to do the work whenever those fixtures arrive. The catch 22 with it, however, is obviously we don't want them to get stolen again. We've been talking about tamper-proof options to keep the fixture in place and avoid theft, but this voids the light manufacturer's warranty.

Discussions continued regarding anti-theft solutions.

#### **E. PUBLIC DISCUSSION OF MATTERS NOT ON THE AGENDA**

**Chairperson Haber opened to comments for Public Discussion of Matters not on the Agenda.**

Chairperson Haber – If there's anybody in the public who would like to speak about something that's not on our agenda, this is the time to do it.

Supervisor Gray – I'd like to thank everybody for working with me these first couple months. Things are transitioning pretty smoothly. If there's anything I can do, please reach out to me. I'm here to help. Dave's been doing great stuff. Jay's been helping out. Really, everybody has been a great help. I appreciate all your help.

Chairperson Haber – Okay, thank you. I look forward to meeting you in person very soon.

**Chairperson Haber closed Public Discussion of Matters Not on the Agenda.**

## **F. TABLED ITEMS**

None.

## **G. OLD BUSINESS**

None.

***>>Items H1 and I1 were reviewed together, followed by separate motions for each item.***

## **H. SCHEDULED PUBLIC HEARINGS:**

### **ITEM H1: PSU20-07 – 84 LUMBER – SPECIAL LAND USE**

Pierce Hardy Limited Partnership of Eighty Four PA is requesting approval of a Special Land Use for a new retail lumber yard with outdoor storage in the I Industrial Zoning District located at 4158 Pioneer Drive and the two vacant lots to the north, along Pioneer Drive within the Homestead Industrial Park.

Sidwell No.'s: 17-13-326-043, 17-13-326-017, & 17-13-326-018

## **I. NEW BUSINESS:**

### **ITEM I1: PSP20-10 – 84 LUMBER**

Pierce Hardy Limited Partnership of Eighty Four PA is requesting site plan approval for a new retail lumber yard with outdoor storage located at 4158 Pioneer Drive and the two vacant lots to the north, along Pioneer Drive within the Homestead Industrial Park.

Sidwell No.'s: 17-13-326-043, 17-13-326-017, & 17-13-326-018

David Campbell, Planning Director, gave a review.

Dave Campbell – This is a project that has been evolving in front of the Planning Commission for the last few months. If you'll recall, at the early stages, the Planning Commission and the Township Board amended the Zoning Ordinance to allow a lumber yard in the DDA district. Subsequent to that, 84 Lumber petitioned for a Conditional Rezoning for the three subject properties that they want to locate upon. Those were zoned TLM which does not allow for a retail lumber yard. On a conditional basis, they had the properties rezoned to industrial, which is our only zoning district that would allow a lumber yard with an outdoor storage component. That Conditional Rezoning was approved in October.

This evening is potentially the final step for 84 Lumber's efforts for the Conditional Rezoning, which is coming back to the Planning Commission with a fully developed site plan. Another component of this is that a lumber yard is a Special Land Use in the industrial district.

I've had this conversation with the Township Attorney. Even though the Township approved the use of a lumber yard through the Conditional Rezoning process, we still have to go through the Special Land Use review and approval process. That is why a public hearing is required. 84 Lumber did install their signs in front of the subject properties, notifying anyone passing by that there was a Special Land Use proposed, with the Planning Department's contact information should anyone want to call us with questions.

Dave Campbell shared his screen and presented the site plan. He noted that Jim Zaunick was on the Zoom call and he would have an opportunity to present his project.

Dave reviewed the three properties, including the existing building at 4158 Pioneer Drive. He provided an overview of 84 Lumber's intent to repurpose the entire site, including the building, with an outdoor lumber yard. He provided details of Phase I of the project, including the retail store, offices, paving of the outdoor storage area and construction of lumber sheds. Phase II would be expanding into the undeveloped lots with three more sheds. Dave explained the Phase I site improvements, including significant screening of the outdoor storage yard, berm, evergreens, other landscaping, fencing, a single detention pond which is adequately sized for both phases, and refacing of the existing building's façade, adding stone veneer for aesthetic appeal. Dave also addressed traffic impacts that were previously discussed. 84 Lumber has agreed to pay their normal, fair share into the Homestead Industrial Park Association, as the owner of three properties in the industrial park, but also to add a 25% premium to what would be their standard dues in an effort to expedite private road repairs on Pioneer Drive that appear to be overdue.

Jim Zaunick – Good evening. Thank you, David, for the presentation. We were anxious to take care of all the questions that the Township had. As David said, I think we've addressed all of the concerns. We've spent a lot of time on dressing up the facility presentation-wise. We're looking forward to making this a finished product that the Township would like. The façade of the main building is going to be dressed up as well.

Jim Zaunick attempted to share his screen with renderings, but experienced technical difficulties.

Dave Campbell – While Mr. Zaunick is tracking down the files, I'll mention that this is a public hearing. One of the obligations of the Planning Commission is to open and close that public hearing.

Jim Zaunick – I'll continue on while I try to share my screen. The façade is going to have stone with vinyl, which will match the chain link fence. The side will be a stone vinyl which will match the stone fence along the northern side of the property, as well as the western side.

The two access points into the property are going to stay the same. Both are on the north side, which would go into the main facility. The one on the right side will be used for trucks to enter into the yard.

Sorry, folks, I can't get my screen to share. David, can you get the screen up?

Dave Campbell – I'll give it a shot. What is it that you're wanting to show, Jim?

Jim Zaunick – Just back to site plan in general. The renderings are not coming up for some reason.

Dave Campbell shared his screen with 84 Lumber's site plan images.

Jim Zaunick – Thank you very much.

- We went through the process of providing information to the Township as far as how much traffic we would have, with very low impact to the site and the private road. We had a traffic study done, which showed that we have basically no impact at all on this road, as well as the surrounding intersecting streets.

- We got the pond designed with our engineer, and I think we got all the kinks worked out drainage-wise that the pond can handle both the existing facility and the proposed asphalt in the future.
- The landscaping was resubmitted back to the Township. We've got preapproval now on the details of the greenbelt landscaping, which is around the pond, in addition to finalizing details of trees along Pioneer.
- The façade of the main building has been addressed. The stone vinyl will match the proposed fence along the northwest part of the property and along the Phase I westerly line.
- I think the lighting concerns have been addressed as well.
- I think any issues the Township had earlier have been addressed and I'm happy to answer any questions.

Chairperson Haber – Dave, we talked earlier today on landscape and mechanicals.

Dave Campbell – I did talk to Mr. Zaunick about that and I'm sure he can answer this too. They do not have intentions to put any rooftop mechanicals on the existing building. I think, Jim, you had mentioned there may be some sort of air circulator but it would actually be inside the building?

Jim Zaunick – Yes, currently the front portion of the main building is where we are proposing to have the retail and the offices. Roughly 4,500 square feet is already an existing, conditioned, insulated space. We'll be using that area to heat and cool. We're planning to have any kind of air handling inside the building, above the joists of the proposed offices, depending on the detailing of our mechanical engineer. We may need an additional condensing unit outside the building, which we would screen if need be. We're still fine-tuning the mechanicals of how we will handle air flow in the office space and the showroom. We prefer not to have rooftop units because of the leaks, so any conditioning and heating units would be inside the building.

Chairperson Haber – Okay. Let's go through the formality of opening the public hearing. I don't see any public out there, but we have to do this.

**Chairperson Haber opened the public hearing and explained the process.**

Rob Widdis – If anybody wishes to speak, press \*9 to raise your hand, and then press \*6 to unmute yourself.

Chairperson Haber – Is there anybody out there, Rob? I don't think there is.

Rob Widdis – No, there isn't.

**Chairperson Haber closed the public hearing.**

**Commission Comments:**

Chairperson Haber – We're going to have two votes here, one on the Special Land Use and another on the site plan. Let's have some discussion. Chelsea, I'm going to go with you first. Do you have any questions?

Rebeck – I don't have any questions.

Karim – I'm looking at the rendering. I do like the elevation because of those two red lines at the front. It doesn't look like it's a big industrial building from the front, but on the side, it's all siding, two floors high. I was wondering if they can extend that red line to the side as well, since it will be seen. The road curves there so you can see the side of the building.

Chairperson Haber – Jim, do you have a problem with that?

Karim – What do you think?

Jim Zaunick – You're asking for continuation of the red stripe along the front to be carried across to the side elevation?

Karim – Yes, is that possible?

Jim Zaunick – Yes, that's possible. It's not a huge endeavor, so we can do that.

Karim – Actually, it will make the whole building not look like such a high industrial building.

Jim Zaunick – I agree. We can do that.

Karim – Thank you. That's it.

Winkler – I have a question for Dave Campbell regarding the quantity of evergreens going around the three sides of the site. My past experience is that probably 10% of those evergreens die before they actually take. Dave, do we have the ability to enforce replacing those trees if some of them do die?

Dave Campbell – We do have the ability and we regularly do so. When it comes time for them to make their site improvements, we will require a performance guarantee for a number of the site improvements; not just the landscaping, but the pavement and if they are connecting to water and sewer. Typically, we take a performance guarantee for the landscaping, and then once it's installed and our landscape architect has confirmed that it's consistent with the landscape plan, then we refund 90%, but we hold back 10% for two full growing seasons. Then, we can come back and if, as you say, a certain percent of evergreens have not survived, then we require that they be replaced before we can refund the remaining 10%.

Winkler – Thank you, David. Otherwise, I have no comments. This petitioner has done everything we've asked them to do.

Vice Chairperson Parel – I don't have much. We've done a lot homework on this already. I'm really happy with the result. I'm happy that they're contributing a greater portion or share to help out the association, and that they're putting in the money for the landscaping. I commend the petitioner. Nothing else for me, thank you.

McKeever – I don't have any issues with it as it's presented.

Weber – Nothing else. Jim, really appreciate you taking all of our suggestions and incorporating them into your site plan.

Dave Campbell – There are two potential motions; one for the Special Land Use, and if that were to be approved, then the subsequent action would be on the site plan if the Planning Commission so chooses.

**MOTION** by Parel, supported by McKeever, to approve, **with conditions**, Item PSU20-07, 84 Lumber, Special Land Use, the request by Pierce Hardy Limited Partnership of Eighty Four PA for approval of a Special Land Use for a new retail lumber yard with outdoor storage in the I Industrial Zoning District located at 4158 Pioneer Drive and the two vacant lots to the north, along Pioneer Drive within the Homestead Industrial Park. Sidwell No.'s: 17-13-326-043, 17-13-326-017, & 17-13-326-018

Move to approve PSU #20-07, a special land use for 84 Lumber, to allow a new retail lumber yard with outdoor storage within the I – Industrial zoning district located at 4158 Pioneer Drive. Special land use approval is based on a finding that the applicant has demonstrated to the satisfaction of the Planning Commission that the proposed use complies with the special land use criteria of Section 34.08 of the Zoning Ordinance.

**Special land use approval is based on the following conditions:**

1. Approval of a corresponding site plan by the Planning Commission;
2. Continuation of the red band around the side of the building, as noted herein by Mr. Karim.

**ROLL CALL VOTE**

**AYES:** Parel, McKeever, Weber, Rebeck, Karim, Winkler, Haber

**NAYS:** None

**MOTION CARRIED UNANIMOUSLY**

Chairperson Haber – Dave, anything more you want to add regarding site plan?

Dave Campbell – I don't have anything more to add. I think all the discussion on Special Land Use and site plan came together in one discussion.

**MOTION** by Winkler, supported by Parel, to approve, **with conditions**, Item PSP20-10, 84 Lumber, the request by Pierce Hardy Limited Partnership of Eighty Four PA for site plan approval for a new retail lumber yard with outdoor storage located at 4158 Pioneer Drive and the two vacant lots to the north, along Pioneer Drive within the Homestead Industrial Park. Sidwell No.'s: 17-13-326-043, 17-13-326-017, & 17-13-326-018

Move to approve Site Plan #PSP20-10, a renovation of a 42,000 sq ft retail building for a lumber yard with outdoor storage and five shed enclosures that is located upon 6.4 acres at 4158 Pioneer Drive. Approval is based on a finding that the site plan proposes improvements in reasonable proportion to the scale of the new building and the impact of the expansion of the outdoor storage yard, consistent with the goals of Sec. 39.05 of the Zoning Ordinance relative to nonconforming sites, so long as certain conditions of the Planning Commission noted below can be included on a revised plan.

**Site plan approval is subject to the following conditions:**

1. Review and approval of engineered construction plans by the Township Engineer, Fire Marshal, and Building Department;

2. Administrative approval to move forward into Phase 2 after attending a preconstruction meeting;
3. Any new signs to be reviewed and approved under a separate Sign Permit by the Building Department subject to the requirements of Article 30 of the Zoning Ordinance;
4. Final stamping sets to be reviewed and approved by all reviewing agencies, including but not limited to the Planning Department and the Landscape Architect.

**ROLL CALL VOTE**

**AYES:** Winkler, Parel, Weber, McKeever, Rebeck, Karim, Haber

**NAYS:** None

**MOTION CARRIED UNANIMOUSLY**

Chairperson Haber – Welcome to 84 Lumber.

Jim Zaunick – Thank you so much to everyone for all your assistance and help.

Dave Campbell – Jim, a question before you go celebrate. If everything goes well, when do you hope to be open for business?

Jim Zaunick – I think the expectations are probably June or July, or maybe later. We purchased the two vacant properties, and the property that has the existing building. The only issue we have is that the owner has a lease that he still has in effect with the boat sales, so until that is completed, we can't take over the building. The game plan will be to build the sheds and fix up the property in the meantime, March/April, with the expectation that once the lease is done we will move in. It will take about a month or so to dress up the building. So, it will be some time early summer we hope.

**ITEM 12: PPU20-02 – MIDTOWN ON HAGGERTY – PUD PRELIMINARY REVIEW**

Steven and Spencer Schafer with Schafer Development are requesting the Preliminary Review of a (PUD) Planning Unit Development for a mixed use (commercial & residential) development located on the west side of Haggerty Road, just north of 14 Mile Road at 155 Haggerty Road. Sidwell No.: 17-36-400-014

Chairperson Haber – This is the second step in their PUD. We've already seen this once and we're going to move right along. Dave, do you want to bring us up to speed?

Dave Campbell – You're correct, Mr. Haber. This has come to the Planning Commission once before as a conceptual site plan, but even going back a couple years, Steve Schafer came to the Planning Commission with a project that was very comparable to this. This is the evolution of that concept.

Tonight's step is a formal step in the PUD process per our procedures; however, the Planning Commission is not obligated to take any formal action this evening.

This is an opportunity through the preliminary review process to make the petitioners aware of any significant concerns that the Planning Commission may have, or suggestions, before this takes the next, more significant step in the PUD process where the Planning Commission holds a public hearing, and where the petitioner submits a full PUD submittal. Then the Planning Commission would then have an opportunity to make

a formal recommendation on that PUD, subsequent to a public hearing, whereby it would then move to the Township Board.

For the Schafer's to get to that step is a significant investment for them in terms of the information that they have to provide. Tonight's meeting is an opportunity to air out any thoughts that the Planning Commission may have and have big picture conversations about the project so that the Schafer's can take that information and apply it to the PUD submittal that the Planning Commission will potentially see as part of a public hearing at the March 1<sup>st</sup> meeting.

The project has been titled Midtown on Haggerty. It is on the 25-acre, undeveloped property on the west side of Haggerty Road, north of 14 Mile Road, north of the shopping center, Newberry Plaza, which has the Kroger store, Panera Bread, and all the shops and restaurants in between. The Fetter property is 25 acres. What the Schafer's propose to do is utilize the Haggerty Road frontage for three new retail buildings. I'll pull up the preliminary review plan in a minute. Two of those buildings would be inline retail, and then the third building would be a dedicated restaurant pad with a drive-through, which I think the Schafer's have disclosed is likely to be a Culver's drive-through.

The remainder of the property is to be developed with a residential component, a total of 10 buildings, each with 19 rental apartments, for a total of 190 apartments. These would be 3-story buildings. The reason the Schafer's are applying for this project as a PUD is because the property is currently zoned B-2 Community Business, and that's a zoning district that does not typically allow a residential component. It was agreed that applying as a PUD allows flexibility, on both the Township side and the developer side, with the intent that final outcome, the project agreed upon by both parties, is a better project than what would otherwise have been achieved under development through the parameters of the B-2 zoning.

Dave Campbell shared his screen and brought up the aerial of the property with the site plan. He provided an overview of the two retail buildings, the drive-through to the south, and the 10 residential buildings to the west occupying the bulk of the property. He noted there would be a clubhouse at the far west end and a park area. The intent here is to integrate the retail with the residential so that the two uses support one another. There are also interconnections with the existing retail and restaurants to the north and south. Dave stated there is a traffic impact study in progress. The main drive is proposed to line up with the existing shopping center driveway on the east side of Haggerty Road, which is West Bloomfield Township. Traffic volumes may be sufficient to warrant a traffic signal, but that would be in close proximity to the signal at 14 Mile and Haggerty. The RCOC would want to take a look at how that would function. There is also a potential need to widen Haggerty Road to take on the additional traffic for this development.

The Schafer's included prospective elevations for both the retail and residential components. Dave has had several conversations with members of the Planning Commission regarding the 3-story height of the residential buildings, and with regard to the appropriate blend of building materials. As part of tonight's review, the Schafer's should have an opportunity to hear the Planning Commission's thoughts on those items. Lastly, Dave explained that with any PUD, one of the requirements is a recognizable public benefit. The Schafer's have some thoughts for this evening on what those recognizable public benefits are, and it would be a good opportunity for the Planning Commission to offer any feedback.

Spencer Schafer – Thank you, David. We appreciate the introduction. Are you able to share the presentation, or should I try?

Dave Campbell shared the presentation on the screen.

Spencer Schafer – The project is located on the northwest corner of Haggerty and 14 Mile Road. We're in Commerce Township but we're on the four corners of West Bloomfield, Farmington Hills, Novi and Commerce.

This is the site plan. We have changed it significantly in terms of the commercial portion since we saw you last. We've recreated the design. The design of the drive-through to the south, closer to the Murray Center where the Kroger and Panera is located, hasn't changed too much, but we settled on the two retail buildings to the north. We do have one drive-through that potentially may be used as a pickup window for an end-user, like a Chipotle. We've created a nice feature here in the center with patios and a walkway. One of the key considerations is creating a strong linkage, from the retail and restaurant users that we're going to have in these buildings, to the residential so people can walk. One of the biggest things we want to do here is improve walkability, not only within our development itself, but also between our development and adjacent developments to the north and south, as well as potentially to the Airline Trail as we've been talking about with Dave. After we get through this meeting, we'll talk a lot more about community benefit and ways in which this PUD can create some of that community benefit.

Additionally, we've eliminated the road that was between buildings 2, 4, and 9. We thought that was especially redundant given the fact that we already do have two curb cuts on Springdale, and a curb cut on Haggerty. This does a lot to create more open space in the plan and create a nicer feature rather than just having a road there that we feel is going to be seldom utilized.

Development summary of the residential apartments; I know we've talked about density a little bit so I'm not going to go over that. The density shown on the plan is 9.3 units an acre. I had spoken with David about parking and he asked that we do a little bit of research looking into other adjacent Township ordinances. They normally require two spaces per unit, regardless if it's a 1 or 2-bedroom unit, plus a number of guest spaces. We are heavily oriented on 1-bedroom units; 40% of our units are 1-bedroom. We're confident that this ratio, which we followed word for word with the Zoning Ordinance, is going to provide more than enough parking. We actually have 6 more spaces than the ordinance requires.

Dave Campbell – If I could jump in for a second. The Schafer's and I have had several conversations, and we will continue to do so, about what the right parking balance is for a development like this. When you're sharing uses, there's an opportunity for shared parking. We don't want to have a project that's overparked because they're requiring parking for every different use that's being proposed. We want to take into account a shared parking dynamic and the fact that some people are going to walk rather than drive because of the interconnectivity. That's a conversation that will continue because I don't think any of us want there to be more impervious pavement on this project than is necessary.

Spencer Schafer – When David's talking about pedestrian linkages and connectivity, you can see in the northwest corner of this plan where the arrow is, we're actually going

to be doing some striping as well as signage that crosses Springdale so people are easily able to walk to the Home Depot and Pet Smart. Additionally, we have other retailers like Lifetime, Costco and Target. We'd really like to try to bring rooftops to this area to support that commercial, but also work to improve connectivity and link the walkways together the best way that we can.

This goes into parking on the retail section of the development. There's a lot of different opportunities for parking in the north and the south, and the one thing we really don't want to do is overpark the commercial aspect of this development. We've been in advance talks with CMP Realty who is one of the premier real estate brokers. They know a lot of commercial users and they do a lot of leases all across the State of Michigan. We believe this is the right balance. We've consulted with users who are very interested in this development. We thought this was the correct balance of parking. Right now, we're proposing a total of 171 parking spaces, 58 are for the Culver's and 113 for retail buildings A and B, which are to the north. There's a couple of different options when we consider parking looking at your ordinance. If we strictly do it as a retail center, which is what the center to the south did, even though they do have a number of restaurants, fitness, bike repair shop, Panera and Kroger as well. If we used that calculation, we would require 116 spaces total. If we do it as retail center parking, which we feel is slightly more in line, we did a basis on 60% restaurants and 40% retail. That parking calculation is closer to 207. We're at 171 and I believe we would be 33 spaces less than Option B which is much more stringent. As I've said, we've really put in our due diligence, we've talked with the users, we've talked with the broker who is very familiar with the users and their needs. We are very confident that we have more than enough parking spaces in the commercial development.

I talked about this a little bit last time, but just to refresh everybody. Haggerty Road, particularly on the Commerce side, is very commercial in nature. In our PUD, we wanted to do something that was similar, that is symbiotic, but also do something different in the residential apartments. We're going to be offering very nice high-end retail and restaurants on the frontage, and we're offering very high-end apartments. I want to iterate that we want this to be considered one of the most luxury apartment developments, not only in Commerce, but in the four-corners area. In looking at West Bloomfield, Farmington Hills and Novi, they have a lot of older units. We want to build something that's very nice and is going to be attractive, specifically to younger people, younger millennials, younger working families, but we also do have 30 units on the first floor that we're going to be looking at for seniors if they're interested.

We're doing 9-foot to 13-foot ceilings on the 3<sup>rd</sup> floor, cathedral-like ceilings, because the opportunity does present itself. We think that's really going to help in renting those 3<sup>rd</sup> floor units. We have 19-unit buildings, 40% are 1-bedroom, and 60% are 2-bedroom. The commercial façade; I know we showed this last time. This is the shopping center that was built on the west side of Orchard Lake, right near the Ferrari dealer. We want to do something similar, with 3 to 5 different materials on the exterior, but we really want to work on drawing materials over from the residential and bringing those into the commercial so the two uses look similar. We obviously don't want them to look the same, but we want there to be a resemblance. This is part of a grander PUD and we want to create something that looks very nice and has a lot of cohesion. This was another option for a commercial building. It's not stucco. The rendering is not the best, but this was all masonry. We'll probably go toward something like in the first slide with a multitude of materials.

The parking area gives you an idea of what we're going to try to do with a lot of nice landscaping. There's also a patio on this building as well, something that we're looking to do on ours. This has been key. We actually just finished 2 of these 5 buildings. We're getting a lot of restaurant users. Obviously COVID has created a difficult situation, but a lot of restaurant users are really looking strong because of the fact that we have a place where people can eat outdoors. In Michigan, sadly with the weather, you can only use it 6 months out of the year, but people do like it. It is a very good feature and something we will look to bring into this development.

I know when we last spoke, one of the things we received the most comments on was elevations. Here I've got 3 different elevations that I'd like to show you. Once this goes to questions, I'd really like to hear the Planning Commissioners' feedback to see what you like and what you don't like. I wanted this to be a comprehensive approach. We're very open to hear your suggestions and we'd like to tie them into the project any way we could.

Spencer Schafer reviewed options on the renderings and elevations for the residential apartments. He noted the addition of masonry and stone, along with a combination of high-end, maintenance-free vinyl. The Schafer's want to do something that will stand the test of time as they will be owning the apartments. He also noted that the full balconies, versus cantilever, gives the opportunity to create much larger balconies which are key with the great views for the development.

Spencer discussed proposing building concepts A and B with the same materials and different colors. He also presented the floorplans and interiors of the apartments, showing door walls and large windows to increase the amount of natural light. In addition, there would be modern, condo-like luxury finishes on the interior; marbles, quartz, Corian and high-end, sturdy materials to help get higher rents.

Spencer Schafer – For the amenity presentation, I chopped up the rendering of the site plan into three portions; commercial, residential and then the clubhouse. You can see here, there are a lot of features that we're going to employ. We want to do dense screening, especially where the drive-throughs are located to prevent issues between the residential and the commercial. Knee-walls will be proposed. There is a large buffer between the commercial and residential buildings. You can see a picture of the brick pavers. We want to do that between the middle of the buildings that go to the patio and eventually the parking lot. We also want to do a nice brick paver path through this road so there's a defined area of where pedestrians can walk. We're also looking to emulate this in other parts throughout our development. The key here is being as pedestrian friendly as we can, within our development and outside of our development. There are a couple of opportunities.

I know that the shopping center to the south doesn't have any sidewalks. We would like to extend a portion of the sidewalk from our property into that development so our users can get to the restaurants and the commercial uses there, as well as if people are shopping in that development, they can make their way to the retail and commercial users that we're going to have. We're looking to do a nice, enhanced feature in between the two buildings so people can eat, people can walk, do some cooler type of landscaping in there and really create a sense of community for the people eating at the restaurants or people who are walking through.

I showed some pictures of interior landscaping, what we're looking to do along our main drive, as well as some signage. We don't want to do very outgoing signage. We want to

do signage that almost feels like it's not there. It shows people where they need to go and the uses that exist within the development, but we don't want to plaster a bunch of different, huge signs that don't look the greatest.

Some of the amenities that we're looking to do in the residential area are barbeques, a dog park area, nice paths, and in the central park area we want to include trash cans, dog refuse stations, some nice lighting, some bike racks. In this focal point area, we want to include a nice feature, a gazebo-like area with a fireplace that people can enjoy. We're also looking at potentially doing some type of community garden in this area. These are actually images from a clubhouse that our architect has built in a couple areas. Obviously we're going to want to mimic the materials on the exterior to match the apartments, but this gives you an idea. We're looking to do pool tables, gathering areas, workout facilities, places that you could clean your pets, as well as have some nice outdoor seating areas where people potentially eat, next to where the barbeque areas are located.

One other thing I want to mention that we didn't touch base on was the traffic study. We do have a draft, but the biggest thing I want to say is that our development, a combination of apartments and mixed-use retail and restaurants, is going to be generating 47% less trips than what is contemplated under the current B-2 zoning. That's not a subjective statement. That comes directly from the traffic consultant, Fleis & VandenBrink, in their report. Also, there were some recommendations about the approach. We're going to be listening to all of these recommendations and applying them in our next version of the plan. We believe these will really help create good turning into and out of our development.

Chairperson Haber – We'll open this up to the Commissioners. I want to say that this is a non-binding discussion we're going to have. These are just suggestions of what we think we'd like to see, and to see what you come up with. One thing you didn't mention was what you plan to do for the community.

Spencer Schafer – Yes, if I could address that. I stated a little bit, but we'd be looking to do sidewalk improvements, some signage and striping into the Home Depot, as well as creating some sidewalk connectivity to the Murray Center to the south. We did talk about it with Dave, and we'll have to talk about it further after this meeting. There is that Airline Trail that goes through Commerce. We've got to talk about it more comprehensively to see if we could potentially give some type of donation in that regard. If there is anything else the Planning Commissioners can think of, we will definitely take it into regard.

Chairperson Haber – I was just thinking maybe a new fire station.

**Commission Comments:**

McKeever – I'm still concerned with density. Isn't this the same density it was when it was brought for the cursory review?

Spencer Schafer – If you're referring to the meeting back in November, yes.

McKeever – Okay, one of my takeaways from that meeting, by most of the Planning Commissioners, was an issue with the density. I still have an issue with the density. I

think it's too much. I'm in favor of the concept. I don't think I can wrap my head around the density.

Weber – I have a couple of comments. One thing for the Schafer's to consider, and this relates back to Bill's comments as well; overcoming a rental apartment high-rise in Commerce isn't going to be very easy. You're going to need to overcome that. Some of what you've discussed is, *What are the benefits to the community?* Having said that, I will say if you were proposing to put this on any other plot of land within Commerce, I would be a no vote. I think this is the one plot where I think this could work. Larry and I have had some discussion on it. We understand that it's not likely going to be developed for retail in this environment, and I think what you're proposing can be a fit. Think about that, 3-story high-rise apartments.

That leads to one of the comments that you had, Spencer, as to the looks of the outsides of the buildings and do you want to vary them. I would recommend, yes, very much so, because if they're all a gray monotone, when you have 10 of those in a relatively small geography it's going to look like a high-rise rental area, and that's not what we want.

I appreciate the use of stone that you've added. My personal view is that more stone and some rich, warm tones will help that. While I love the gray monotones on my truck, I think there needs to be some variation to that. It could be within several of the buildings, et cetera. I do not support, and never will support, any use of the vinyl siding, even if it's high-grade industrial vinyl. All it takes is storm damage five years from now, where you have to go try to replace a couple pieces of that and you'll never get it to match.

I'm not sure what Veriform is. I noticed that you were using that with your batting or vertical. I'm assuming that's some level of a vinyl as well.

On Building B, on the retail, where you're showing that as having potential for a drive-through. I wasn't sure how the flow of traffic would work on that. If the drive-through window is on the south side of Building B, if cars are going to be wrapping around, particularly some of where you're going to have your patio area, I wasn't sure how that would work.

Spencer Schafer – If I may, we're looking to do some type of a lower-intensity use. Again, Chipotle is looking to do a pickup window. It's something that they started right before the pandemic. It is not a drive-through. At the next meeting, I'll be prepared to talk about that a little bit further. But I do agree with you, it doesn't make sense to put a Burger King, or something that's going to generate a ton of traffic and potentially create issues.

I completely understand your sentiment about siding. Like I said, we're working with our architect. Again, the goal of this meeting was to show you a couple different concepts, see what you like and what you don't like. I do appreciate your comments and we will make sure to take them into account when we come back here next.

Steve Schafer – I think what we're going to be looking at is more of a Hardi-siding, a cement-type siding. I think that's much richer. We have started to look into that as well and we just want to come up with the right balance. That definitely could be an issue, so to resolve it now, I think we would be willing to move forward with a Hardi-plank siding. Also, your comment on the drive-through, there's got to be about 10 cars before it gets into that patio area. What we were going to do is to put some signage there so there is a

break and people don't crowd in next to that drive-through. We may be able to do some type of a partial screen wall or something in that area and we'll take a look at that.

Weber – Thank you for that. Maybe the last question I have is, you're talking about these being high-end apartments. What are your price points for rent?

Spencer Schafer – We're looking at doing \$2 per square foot. My math is not going to be perfect, but the 1-bedrooms are about 720 square feet, so that's going to be around \$1,400 in rent, and the 2-bedrooms are 1,055 to 1,100 so that's going to be close to \$2000. These apartments wouldn't be online, most ambitiously, for another 2-1/2 years from now, with an 18-month construction schedule. We feel like rents are going to be a lot closer to that \$2 per square foot, average rent. We'll be pushing that slightly higher with the 1-bedrooms than the 2-bedrooms.

Weber – Okay. I think that's something from a Township standpoint. Part of our due diligence will be in doing some sort of a rent study just to see how those price points compare to other rental units within the area. The first thing people are going to talk about within the Township Board, when you're talking about a large rental complex, is that we don't want the Villages of Wixom here. I know that's not what you're proposing and I know this is different, but when we're talking about a large rental complex, that's the first thing that's going to be popping into people's heads. Keep that in mind.

Spencer Schafer – Lastly, if I may, a couple days ago we got some pricing for the Barrington apartments. I know those are starting at around the \$2 per square foot range, and that's today. We're looking to do rents for similar if not higher.

Vice Chairperson Parel – I don't want to duplicate anybody else's comments. My expectations are going to be high for building materials. George addressed that, and the Schafer's touched on it. I appreciate that.

I think screening of the dumpsters is going to be something that will be important for this development, especially for the residential. I noticed a pool in your rendering but not in your site plan. Is there going to be a pool?

Spencer Schafer – Yes. I'm going to make sure that's on the next plan. We're trying to figure that out right now. We'll have to do some soil borings and figure out exactly where we could place the pool, but we're definitely looking to include a pool or hot tub as part of this development.

Vice Chairperson Parel – Lastly, in regard to the sidewalks, I would just say I appreciate your offer to contribute to the sidewalk bank, or toward the connection to the Airline Trail. I think that would be important for the community.

Rebeck – Spencer, I know you asked about the new elevations and our opinions on those. I really like what you brought today. I agree that some variation with that would be good.

I think it's going to be difficult to make that area walkable if you're trying to connect it over to the Home Depot area. I would just keep that in mind. You can barely walk through the parking lots there without getting run over, so walking from another development into those areas is going to be a challenge. I would like to see that part of

the plan really hashed out before we move forward. Other than that, I like what you guys brought today and I look forward to seeing what you have next time.

Karim – Well, much of the comments I had in mind, George covered them. I do like the answers as well about the elevations and the new materials too. No more comments.

Winkler – Is the petitioner aware of the challenges regarding nonconformance with the Master Plan, and the property not currently being zoned for their proposed use, along with the apartment issue that the Township Board had in most cases on past apartment projects? It makes me ask the question, and it's almost a question for George; *If these were owner occupied, versus rentals, does that change the geography of a project like this, as far as it being approved by the Board?*

Weber – I think it helps. I don't know that it changes any of the facts, but I think it helps the perception of it being less transient if they were condos, if they were owner units. Again, we also recognize that the world around us is changing and we approved, with great fanfare, the Barrington project. I think there has been some movement on that, and that's why it's important to keep it on a higher end where you're going to have a less transient customer.

Spencer Schafer – We're not looking to compete with the other stuff that's out there. I know Mickey Shapiro, MJC, has been very active in the community with Barrington and with Shearwater, the townhouse development to the south. We're looking to appeal to a younger demographic and younger millennial, like myself. I can't afford to buy a house. At the same time, we're not looking to do a cheap apartment. Especially if we do Hardi, these are going to really look like for-sale units. We want to do something that's extremely appealing. We're really looking to do condo-like finishes on the interiors in order to get high rents. I take all of your considerations to heart, but one of my goals, entering the real estate business, is to really try to create a way to provide housing to those who are struggling or who can't afford to buy a house, or don't want to buy a house. I know I don't want to cut the lawn.

Winkler – One comment I have on the retail, I know those are conceptual elevations, but they need a lot of work. Monochromatic or very bland facades are not going to work.

Spencer Schafer – I agree with you. We are going to be doing a number of different materials on the commercial buildings. It's probably best to look at that first slide that shows 4-6 materials.

Chairperson Haber – Steve and Spencer, I have yet to see somebody come in here with a petition without maximizing the density. Everybody is trying to put a size 11 foot into a size 8 shoe. That's what I see here. I think it's too much. I think there's too many units and too much going on here. McKeever mentioned this.

The second thing, I live in Commerce and I may be moving here, I don't know. I noticed there's no elevators. I know you have things on the ground floor for the seniors like myself, but I don't think that's enough. I think you need to go back and look at this thing with elevators. Even a young person is not going to want to carry packages up to the 3<sup>rd</sup> floor.

As far as the materials, I disagree a little bit with Brian Winkler. I kind of like those renderings with the similar stone. I think you've done a decent job with that. As far as vinyl goes – it's not going to work. I'm glad you're looking at the Hardi-board. That's much better.

The sidewalks are a given by the way. We would have you put sidewalks in, one way or another, whether you're making a donation to the Township or not. They'll go well with the fire station.

Those are the comments I have. I hope that you picked up something here that you can use, and come back to us with something more. The 3-stories bothers me to begin with. Although we have the two motels over there that are 3-stories, and that's the only reason I'm not making a big issue of it. When I first saw this plan, I wasn't really too enamored with it. But the more I get into this, the more I think it's a right fit, just as George said. I think it's going to work, not only for the community but for the people who rent there. They'll have access to a lot of different walkable features, which we don't have much of in the Township.

Spencer Schafer – I'd like to address your comments on the elevator. We've discussed this issue the past two months, nonstop. What we've done is we've designed the stairwells so they're 15-foot wide. We have two stairwells. I know that alleviates some of those concerns, but not all of them. I spoke with the architect, Ghafari & Associates. They do a lot of the neighborhood/midrise apartments, so they do a lot of 3 and 4-story products. I know you talked about the stories. Those units actually lease better. People do like them and feel like they're a little bit safer. Another one of the big hurdles we have with elevators is that this is more of a small, boutique building. It's not a 40 or 50-unit building. Elevators are very expensive, especially today, and to spread it out over the units is a little difficult.

Chairperson Haber – If I was a potential renter, you wouldn't get me to rent there. First of all, I wouldn't want to live on the bottom floor. I like the cathedral ceilings you're talking about on the 3<sup>rd</sup> floor, and I like the view on the 3<sup>rd</sup> floor, but I don't want to walk up the stairs with packages. I'm just making a comment.

Spencer Schafer – I agree, I think it probably would make sense if we do that in a couple of the buildings and that way we can appeal to a larger demographic.

Steve Schafer – With the residential in this area, and I think there isn't much controversy about having the residential there, we think that it's really going to be good for the retailers in that area. Certainly we'll have people in close proximity where they can do a 5-minute walk. We want to make a strong pedestrian access point to the south and work with the Murray's. Maybe there's more things we could do. We want to talk to the Murray's. They have no sidewalks. West Bloomfield and Farmington comes together at that intersection, and there's sidewalks going in one community and not in the other. We want to try to strengthen that because I think the walkability of this development in this particular area is unique. We appreciate your comments. I agree, I think a lot of the things that you've said we've been thinking about. Let's see if we can take this plan to the next level and bring you something in March. Hopefully we do a little better job and you guys will feel comfortable with what we're proposing.

Chairperson Haber – I think you've done a good job, you just have to tweak it a little bit. Thank you for your patience. We look forward to seeing you in March.

Spencer Schafer – Thank you, we appreciate the feedback and comments.

Steve Schafer – Thank you.

### **ITEM I3: PLANNING COMMISSION BYLAWS AMENDMENTS**

Dave Campbell – The Attorney says we need to do this. We can trust the Attorney and make the amendments so that we are capable of complying with State law to continue to have remote meetings, or partially remote meetings, through the end of 2021. I think the Attorney would be happy if we were able to adopt these changes tonight. It's consistent with what the Township Board has already adopted, *Procedures for Electronic Meetings and Attendance*, at their December meeting. This would be a carryforward of what the Board already did.

Weber – Dave, I went through all of this and it is exactly consistent with what has been put in place for the Township Board. I think the only item of note in here, because I've had to comply with it as well, and Larry, I believe unless you are military or one of the other exceptions, we just have to note where we are calling in from at the start of the meeting if we are out of state. Other than that, this is consistent with what the Township Board has. Therefore, to move things along, I will make a motion.

**MOTION** by Weber, supported by Parel, to approve the Amendments to the Township Planning Commission Bylaws as presented.

#### Discussion –

Haber discussed 2.4 D. and E., and 2.5, D. and E. Weber reviewed these sections of the bylaws aloud.

Haber – That's going to affect me personally.

Weber – If I read that correctly, it just says you need to let Paula or Dave know, and Brian, the day before the meeting, that you're going to be attending electronically.

Haber – That's what it says, yeah, that's fine.

### **ROLL CALL VOTE**

**AYES:** Weber, Parel, Winkler, McKeever, Karim, Rebeck, Haber

**NAYS:** None

**MOTION CARRIED UNANIMOUSLY**

### **J: OTHER MATTERS TO COME BEFORE THE COMMISSION:**

Brian Winkler – If anyone on the Planning Commission has any interest in learning more about net zero buildings and developments, as a matter of general knowledge, one of my partners is very active in promoting these types of projects and she has volunteered to make a presentation. Samir knows her. Her name is Jan Culbertson, and she's an authority on these types of thing. If people are interested in having her make a presentation to the Planning Commission, I'd be glad to promote it further.

Chairperson Haber – I, for one, would like to find out more about it. Dave, can we look into scheduling this?

Dave Campbell – Certainly we can. We have a meeting on February 1<sup>st</sup> and then March 1<sup>st</sup>. I can communicate with Brian on his colleague's schedule and how much time we should allot, and we can definitely make it happen.

Chairperson Haber – I'll let you and Brian work that out, and I would do it on a day when we have a light meeting.

Weber – Just maybe a preview, because I'm going to bring this up in tomorrow's Board Meeting. I was reading the article in one of the recent Planning & Zoning news magazines, speaking to the marijuana industry and petitioners targeting communities to overturn some of the ordinances that are in place. In Commerce Township, as an example, we opted out of having retail and marijuana grow facilities within the Township, which was our right to do so. Some of these outside influences, and a lot of them are from out of state, are targeting communities to try to get it on the ballot to force Township's or municipalities to change their ordinance. Just an FYI. It was a very interesting read in that article on just the number of communities within Michigan that were targeted and the money that's being spent by some of the outside influences to address this. I'm going to be asking our Township Attorney, before we get targeted, if we were to get targeted, what is our legal stance and what our position should be.

#### **K: PLANNING DIRECTOR'S REPORT**

- **NEXT REGULAR MEETING DATE: MONDAY, FEBRUARY 1, 2021 @ 7PM - potentially electronic-only**
- At the February 1<sup>st</sup> Planning Commission Meeting, you are likely to see the site plan for the Martin Townhomes project. You'll remember that was a Conditional Rezoning.
- The Reserve at Crystal Lake, the 200-ish houses on the former gravel pit, now a manmade lake, that is a PUD. They will be having their public hearing as part of the February 1<sup>st</sup> Planning Commission Meeting.
- It looks like the former Dick Morris dealership has been sold, or is in the process, to another big automotive dealer. We will see what they have in mind for that piece of property.
- The self-storage facility that we saw a concept plan for, at the southeast corner of M-5 and Pontiac Trail; a component of that is doing a pathway along the side of their property that would then link up to a pathway along the east side of M-5 within the State's right-of-way, and then connect to the Michigan Airline Trail further south. We are in communications with the State of Michigan about what that process would look like. We need blessings from the State and the Federal Highway Administration. More to come on what hoops we'll have to jump through to make that happen.
- Lastly, Oakland County is in the middle of doing their Restaurant Relief Program, which has multiple phases. The phase we're in right now is Oakland County allocated funding to get equipment from Home Depot so that restaurants can try to stay open through the winter. The equipment includes snap-and-grow greenhouses that would allow outdoor seating. It includes some stand-up propane heaters. It includes some disinfecting sprayers. The Township got our allocation of that from the County. It wasn't a ton, but we're working with restaurants to get that out as quickly as possible. The items just showed up today and some restaurants have already come in today to pick up what we could provide for them. We're expecting more restaurants tomorrow. We're trying to work through that with Oakland County to try to keep these restaurants afloat during this crazy pandemic.

**L: ADJOURNMENT**

**MOTION** by Parel, supported by Rebeck, to adjourn the meeting at 8:52pm.

**ROLL CALL VOTE**

**AYES:** Parel, Rebeck, McKeever, Karim, Weber, Winkler, Haber

**NAYS:** None

**ABSENT:** None

**MOTION CARRIED UNANIMOUSLY**

---

Brian Winkler, Secretary