

FINAL
CHARTER TOWNSHIP OF COMMERCE
****ELECTRONIC ONLY****
PLANNING COMMISSION MEETING
Monday, February 1, 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 7:01pm.

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
Larry Gray, Township Supervisor
Debbie Watson, Recording Secretary
Brian Widdis, Meeting Moderator, Merge Live
Ken Milburn, Meeting Moderator, Merge Live

B. APPROVAL OF AGENDA

MOTION by Parel, supported by McKeever, to approve the Planning Commission Regular Meeting Agenda of February 1, 2021, as presented.

ROLL CALL VOTE

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

MOTION CARRIED UNANIMOUSLY

C. APPROVAL OF MINUTES

MOTION by Weber, supported by Parel, to approve the Planning Commission Regular Meeting Minutes of January 11, 2021, as presented.

ROLL CALL VOTE

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

MOTION CARRIED UNANIMOUSLY

D. UPDATE OF ACTIVITIES

Bill McKeever – Zoning Board of Appeals

- We only had one item on our agenda.
- That was for a sign variance for the new Zerbos Market on Maple Road.

Dave Campbell – I think Zerbos, Jay, aren't they telling us they want to open this week?

McKeever – I thought it was today.

Jay James – Yes, they opened up today.

Dave Campbell – All right, so the store that they've been building for nearly six years hopefully opened today.

Vice Chairperson Parel – Is that temporary signage that they have up currently?

Jay James – Yes.

Dave Campbell – Most of it. Some of it is the window signage, correct Jay?

Jay James – Yes, they have a couple banners up on the east side because they were waiting for the Zoning Board of Appeals meeting. Those will be coming down and the new signs will be going up shortly.

George Weber – Township Board of Trustees

- We had two Board meetings in the month of January.
- Our regularly scheduled meeting was the day after the Planning Commission, on the 12th, and then we had a quarterly discussion meeting. A couple of notes for the Commission.
- Rusty Rosman was reappointed to lead the ZBA for another three years.
- We've had ongoing discussions and we have a subcommittee on 8585 PGA Drive regarding what we're going to do with that space, including looking at moving the Sheriff's substation to that location. The subcommittee consists of myself, Larry Gray, Rick Sovel, Chief Dundas and Lt. Reyes. We will continue to move forward on that.
- With Jason's leadership, we had a presentation from a company called Lystek. We are investigating using their technology and infrastructure development for moving the waste from our treatment plan. Currently we pay severely high fees in moving waste. The alternative would be to move that to a fertilizer product. More to come on that, but if it were to move forward, it would require approximately a \$5 million investment from the Township.
- We approved a barricade on Cascade Street, at Union Lake and Cooley Lake Roads, making a portion of that street one-way. With all the development going up in the White Lake and Commerce border area there, Cascade Street was being used as a cut-through. It's a 25mph street with lots of kids, and some Parks or Association land on the lake there, and people were zooming by. We're working with White Lake and Oakland County, using tri-party funds, to move forward with a barricade there.
- We will be moving the Township from septic to the sewer system in the coming weeks and months.
- Larry and/or Dave had mentioned that Debbie is going to be the Acting DDA Director. Congratulations to Debbie, well-deserved on that.
- We are likely going to be moving to a residency requirement for all Boards and Commissions within the Township. This means including language in our Bylaws that would require anybody sitting on a Board, Commission or Committee to actually be a resident of Commerce Township. I thought that the Planning Commission already had that language within our Bylaws, but it does not. More

to come on that, but I think that's where Larry is taking the Township, and I think virtually everybody on the Board agrees with his position.

- The final topic, on Township owned properties; we've identified somewhere north of 160 parcels that the Township owns. Myself, Molly Phillips, the Treasurer, Emily England from Parks and Rec, and led by Dave and Jay, we're looking at each of those properties to make a determination on what we should do with them, and in essence making a conscious decision. Some of those we think that we should probably sell as there's no intrinsic value in the Township owning them. Many other properties we do see value in owning, either keeping them as greenspace or parks, or municipally owned property.

Brian Winkler – Downtown Development Authority

- We actually had two meetings since our December Planning Commission meeting.
- Our DDA meeting on January 19th, the regular meeting, was a very difficult one for the Board due to the recent loss of our friend and Director, Mark Stacey. There were many discussions and heartfelt comments expressed in honor of his memory.
- Deb has distributed Randy Thomas' report to all of the Planning Commissioners. Randy, in his role as broker, provides the status of the various properties within the DDA. I have some highlights from that.
 - Barrington, the apartment and townhome development on the northeast corner of M-5 and Pontiac Trail. They're planning on having all their buildings constructed by the end of this year, with full occupancy about 18 months after that. They're actually opening two buildings a month and moving very quickly.
 - Regarding the Five & Main project, Bruce Aikens will be delivering an update to the DDA in the second quarter of this year. He has until October 1st of this year to close on Parcel B-1, immediately north of the primary B parcel.
 - The DDA approved a purchase and sale agreement for Parcel K, the parcel on the southeast corner of M-5 and Pontiac Trail, which we saw as a Planning Commission on a preliminary basis in December.
 - The Goddard Schools Parcel L is still on hold.
 - One of the big issues that's of concern is vandalism of signs throughout Commerce Township, and particularly within the DDA. Unfortunately, the letters on the signage to the Barrington development got torn off the sign and thrown in a nearby pond. There's a need to do our best to find out who's doing this vandalism.
 - Beyond Self Storage, the project on the corner of Haggerty and Oakley Park, was bought out by Public Storage. Dave Campbell has been in contact with Public Storage about what changes they plan on making to the building for their branding. Dave might have something to add.
 - Lastly, the second meeting we had was a special meeting of the DDA, which took place last Thursday. The sole purpose of that meeting was to review a proposal to make Deb Watson Interim Director of the DDA for the next 90 days. That was unanimously approved by the DDA Board. We're really looking forward to some great things under Deb's tutelage.

Dave Campbell – The project that Mr. Winkler mentioned at the southeast corner, Parcel K, the DDA is selling that to the group out of suburban Atlanta, Georgia. Based on a conversation I had with them today, they are hoping to get in front of you as a Planning Commission with their plans for an enclosed self-storage facility on March 1st.

Jay James – Building Department

- This time of year, things tend to slow down and get a little quiet.
- That has given us a chance to do a couple projects that needed to be done.
- As George mentioned, we're working on hooking the Township up to sanitary sewer.
- We are in the process of doing some work out at the Horse Farm on Wixom Road.
- We're also working on a Township-owned property on Union Lake Road. We're trying to get that building demolished.
- There's other stuff in the Township Hall we're looking to get done. Sunlight becomes quite an issue in the springtime in the Building and Planning Departments, and especially now with all the plexiglass dividers. I expect it to be reflecting extra sunlight, so I've got a letter to the Township Board for their next meeting to see if we can come up with a solution.

Jason Mayer – Township Engineer

- We have only two projects under construction right now.
- Windwheel Estates has all their water and sewer installed.
- The force main project is along Newton Road by Multi Lakes.

E. PUBLIC DISCUSSION OF MATTERS NOT ON THE AGENDA

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

Brian Widdis – We've got two callers in the meeting right now. If either would like to speak, press *9 on your keypad and that will raise your hand. We'll call on you, and then you'll have to press *6 to unmute.

Dave Campbell – I believe one of the callers is my boss, but if any callers are interested in speaking for the Reserve at Crystal Lake, the project on the north side of Sleeth Road, we will be having a public hearing on that project shortly, so hold onto your comments until then.

Brian Widdis – Okay, I'm not seeing any raised hands at this time.

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

F. TABLED ITEMS

None.

G. OLD BUSINESS

None.

H. SCHEDULED PUBLIC HEARINGS:

ITEM H1: PPU20-01 – RESERVE AT CRYSTAL LAKE

Commerce Investment Company LLC (Andrew Milia & Gary Jonna) of Farmington Hills, MI is requesting approval for a PUD (Planned Unit Development) for a 203-unit single-family development to be located on the north side of Sleeth Road on the westernmost of the three properties commonly known as the Sleeth Road gravel pits. PIN's: 17-08-300-005 & 17-08-300-007 (160 acres)

David Campbell shared his screen and gave a review.

Dave Campbell – The Planning Commission has seen this project a couple times now. In January, the PUD preliminary review was held. Tonight is a more formal step, holding a public hearing, as is required for any PUD. The Planning Commission has the option to forward this project onto the Township Board with a formal recommendation. The developer would like to be in front of the Township Board for action on the PUD at their February 9th meeting. The developer is a partnership of Andy Milia and Gary Jonna, both of whom are joining us this evening, along with their Associate, Kelly Black. They will make a presentation on their behalf.

This is an approximate 160-acre parcel on the north side of Sleeth Road, between Duck Lake and Bass Lake Roads. This property is the western most of the three gravel pit properties, abutting up to the neighborhoods that surround Lake Sherwood. The property includes about a 40-acre manmade lake. The intent is to keep the existing lake, restore the banks around the perimeter, and develop with a total of 203 single-family homes. Some of those would be lakefront, and others would be inland homes toward the east and northeast portion of the property.

There would be one point of public access along the north side of Sleeth Road, approximately where the current driveway exists for what have been the gravel pit operations. There would be a second point of access to the west of that, which would be emergency access only. There would also be a stub road to the currently undeveloped property to the east, which is one of the other gravel pit properties, with the expectation that if and when that property were developed with a residential development, the roads of that neighborhood would interconnect with the Reserve at Crystal Lake.

The project is proposed as a PUD because of the complexities involved with this project, and also because of the mix of lot sizes that are proposed. The property is zoned R-1A, which requires minimum lot sizes of 20,000 square feet and 100' of frontage. 99 of these lots would exceed the 100' minimum for the R-1A zoning, at 105', but would not meet the required depth of R-1A. Another collection of lots are smaller than what would normally be proposed in R-1A. Key to the arithmetic is the total of 203 units proposed, which is consistent as far as density is concerned with R-1A zoning. Part of the intent is to be able to provide a greater amount of open space around the perimeter of the property, to create a buffer between the property and the existing residential lots, particularly to the west and north. This will also provide open space and a park area.

The Planning Commission is aware of some of the complexities. The property was formerly an excavation operation, and the developer estimates over a million cubic yards of overburden that will need to be graded to balance and level out the property so that its ready for development. The legacy of being a gravel pit makes this project eligible for the State's Brownfield Financing Act option, which allows distressed sites such as this to have a Brownfield Plan. That is a collective action of the Township,

Oakland County and the State of Michigan, the Landbank Authority, to allow the developer to establish the baseline taxable value for the property. The property is increased in value, and the taxes that are collected on that increase are then reimbursed back to the developer over a certain term. The developer is proposing a Brownfield reimbursement over a 20-year term. That Brownfield Plan has been in front of the Township Board, and they approved a resolution of support for the Plan. It is preliminary, but the Board has approved the term and the maximum amount that could be reimbursed back to the developer. The project is eligible for the financing as it is deemed functionally obsolete; that's the key term as far as the Brownfield Act. Because half-acre and smaller lots are being proposed, the property has to be serviced by municipal water and sewer. The existing water and sewer in this area is over a mile to the east, along Sleeth Road. The developer would have to bring the water and sewer mains to this site. That is something of a partnership with the Township in the sense that the water main extension will be upsized, from the size of the main that the developer would otherwise be obligated to installed. It will be upsized and brought to the developer's west property line, with the Township's intent of someday extending that line to Duck Lake Road, north up Duck Lake Road, east along East Commerce Road, and connecting it to the existing water main along East Commerce Road, thus creating a large regional loop around the Lake Sherwood area. That is in the Township's water and sewer master plan.

As far as the sanitary sewer extension, this particular property is the last property westward for this sewer district. These extensions will also potentially service future development on the gravel pit properties to the east.

Based on those significant infrastructure projects, and based on the complexities of the Brownfield process, it made sense for a number of reasons for this project to be proposed as a PUD, in addition to the mix of lot sizes that would not otherwise be permitted under R-1A zoning.

Because it's a PUD, part of the process is to hold a public hearing. We do have seven emails that were received over the last week or two from neighboring residents, speaking both in support and with concern of this project. Some emails came in literally five minutes before the deadline today.

The developers, Mr. Milia and Mr. Jonna, put a sign out along Sleeth Road, notifying anyone who drove by that the project was proposed and the phone number for the Planning Department, should anyone want to call and ask questions about the project. We did get a few of those calls. As part of the public hearing process, the Planning Department sent out letters to all adjacent homeowners within 300'. That generated a number of phone calls and these emails that we'll hear during the public hearing. The developers also went out of their way to put mailings out to adjacent property owners, letting them know who they were, what they were proposing and provided their contact information if they had any questions.

Chairperson Haber – Okay, do any of the Planning Commissioners have anything you want to discuss with Dave before we move forward?

No comments.

Chairperson Haber – Okay, then we'll move on.

Andy Milia, President, Franklin Property Corporation, 31500 Northwestern Hwy, Farmington Hills, MI, was present along with Associate, Kelly Black, and Gary Jonna, President, Whitehall Real Estate Interests, 39525 13 Mile Road, Novi, MI, were present to address the proposal.

Andrew Milia – Thank you, Dr. Haber. We've enjoyed a very nice working relationship with Jason, Jay, Dave and Hans. I think we've been at this for about two years. We appreciate the cooperation and collaboration in developing it. This is our third time in front of you and we've received some favorable and good feedback. As Dave mentioned, we did reach out to some of the neighbors and we were able to address some of their concerns and emails as well.

The presentation we have for you tonight, we've given it to you before. We've added only two new slides, but everything else is the same. We'll walk through that quickly, and would look forward to the benefit of any further questions you may have, or that any of the neighbors may have calling in.

Our development team is an affiliate between Gary Jonna's company, Whitehall, and our company. Collectively, we've done about 70 developments in the Metropolitan Detroit area, including over 40 subdivisions. We're experienced developers. We've been able to do it in collaboration with communities that we've worked in. We've worked in over 20 communities. I think of the 40 subdivisions I've been involved in, 35 have been in the form of a PUD.

Our Civil Engineering firm is PEA. John Thompson is on the phone this evening and can answer any technical questions you may have. There are some environmental issues with the property, and we are going through the Brownfield, so PM Environmental is our environmental consultant. King & MacGregor is our wetland consultant that will eventually be working with EGLE on any permits that may be required. Seyburn Kahn is our law firm. We've been working closely with Hans Rentrop in negotiating a development agreement that would be presented to the Board as well.

We have five development objectives. The first is simply to develop a first-class, low-density, high-quality, single-family home community. When we first looked at this, we studied whether apartments would work, townhomes or attached products. It was made very clear to us by staff and members of this Commission that you wanted single-family residential. We listened carefully and that's what we intend to develop. It's 1.2 units per acre. It will be high-quality featuring different size homes and price points.

We've learned in other communities, if you create all homogenous product, they have a tendency to stall and get over-built. And, if somebody wants to move up or down, they have to move out of the community. We're able to create a community that works for many generations and many different types of products. We've found, not only in Michigan, but across the country, these types of developments are ultimately more successful.

We're trying to develop in an environmentally sensitive manner, by preserving the natural buffer areas, enhancing the manmade lake, enhancing the park areas, and creating a buffer area around the entire development for the benefit of the neighboring communities.

The extent of municipal sewer and water is a significant part of this development. Some of the early conversations revolved around having an SAD, having neighbors participate, and having the Township issue a bond. That didn't work out, so we've found a mechanism that works where the Township is not at risk or committing any dollars in

terms of an SAD. All improvement costs will be funded up front and we would recoup some of them over time.

We're providing significant public benefits with cleanup of a contaminated, blighted site. We're excited to put this site into use for the benefit of the community.

Mr. Milia continued his review onscreen, presenting views of the existing property and the proposed plan, discussing the manmade lake, the lakefront lots, grading of the site, a common beach area, aesthetics and functionality of the site, preservation of natural buffers, monumental entranceways, and various large lot sizes. He also discussed additional design elements, green buffer areas, landscaping, public park areas, along with a clubhouse and beach area.

He discussed comments they had received from neighbors to the north, inquiring about the grade of the new homes that would be abutting their properties. Mr. Milia showed that careful attention would be paid to keeping homes roughly at the same grade and providing significant buffers. The new development would fit harmoniously with neighboring properties.

Mr. Milia noted that there would be five different types of homes, in terms of home sizes and lot sizes, with a total of 203 lots, or just 1.2 units per acre, which is consistent with the Master Plan. As the Planning Commission requested, the proposal had been reduced from the 232 lots originally planned down to 203 homes, which allowed for larger lot sizes, and more park and buffer areas to be added. Mr. Milia reiterated the public benefits including cleaning up an environmentally contaminated property, adding valuable infrastructure, preservation of the natural buffer areas and the creation of a walking path. He detailed the plans for water and sewer infrastructure on screen.

Chairperson Haber – Mr. Milia, you are going to be developing the property, but you're not going to be constructing the homes. Is that going to be leased out to someone else?

Mr. Milia – We will be the master developer. We are not home builders. We're currently working with two home builders that have expressed an interest. We're maintaining flexibility, but the intent right now is for us to develop the property and sell finished lots to home builders. The PUD has been designed to have some flexibility, if one of the home builders wants to develop their own phase, but the PUD agreement is tied to this specific site plan and whoever develops or builds has to go to this plan.

Dave Campbell – Can I just cover a couple extra points?

Chairperson Haber – Sure.

Dave Campbell – There's two key components to the PUD process. One is the PUD agreement, and an exhibit to that PUD agreement is a PUD plan. The plan is effectively the graphics that have been presented to the Planning Commission thus far this evening; the general layout, lot sizes, where the entrances are, and so forth. The PUD agreement lays out the terms that the developer and the Township are agreeing to. The intent with any PUD is that what you get out of it is a better project than could have otherwise been achieved if the project were done per the base zoning.

The plan we've seen this evening is not meant to be the final version of the site plan. It's meant to be a development plan that's an exhibit to the agreement. If this were to be approved by the Planning Commission, and then by the Township Board, the developer

would still have to come back to the Planning Commission with their final site plan. Because this is a site condominium, then that would also include a master deed and bylaws, and would again go before the Township Board. Lastly, a lot of the questions we got from residents are relative to traffic. The Township's traffic engineer did do a traffic impact study for this project. The study looked at how much new traffic this project would generate, what direction it would be distributed from, and what improvements would be required along Sleeth Road in order to accommodate the new traffic. The national average is just under 10 trips daily for any new single-family home. Each outbound and inbound trip is counted separately. The study estimates this project would generate just under 2,000 new trips on an average 24-hour weekday. The majority of traffic will go to and from the west, which relates to the location of the nearby schools and access to I-96.

The study concluded that the existing intersections of Wixom, Sleeth and Duck Lake would continue to operate at acceptable levels. It's also worth noting that in 2024, the RCOC targets reconstructing that intersection with one large roundabout. The study found that traffic at the driveway for this development would operate at acceptable levels, so long as an eastbound, left-turn passing lane were installed along the south side of Sleeth Road.

Chairperson Haber opened the public hearing.

Chairperson Haber clarified the public hearing process.

Brian Widdis – We have two callers in the meeting. If you would like to make a comment, press *9 on your keypad. That will raise your hand and we will call on you.

Dave Campbell – While we're giving folks a chance to do that, I'm holding the emails that I'd like to read into the record.

Brian Widdis – No callers with their hands raised.

Chairperson Haber – We'll keep the public hearing open. David, you can read those into the minutes.

Dave Campbell read comments from the following emails into the record:

1. Ryan Hoppe, 2400 Little Trail Rd, Commerce Township - I have reviewed the proposed site plan for The Reserve at Crystal Lake on Sleeth Road in Commerce. I think this community would be a great new addition to the Township with quality homes and amenities. I am supportive of the development. I have been currently operating out of the Sleeth Road gravel pit for many years now. Although it's been fun cleaning up the scraps from the previous operation, there is not a long-term future there. The place could never have a big scale operation like it had in the past. The reserves are just not there in the ground. I think pursuing a development there would be the best option for Commerce Township and for the community. Thank you.
2. Penny Nardicchio, 3441 Cranberry Dr., Commerce Township – My husband and I have lived in Commerce Township for over twenty (20) years. We have seen the construction of Martin Parkway, several Parks, new Township Offices, a Library and, of course, thousands of new homes. For years we have heard

rumbblings that someone was interested in developing the “Old Holloway Pit” on Sleeth Road. As a mother raising three children only minutes from the site, I was always worried about kids going there on their bikes and swimming in the ponds. These abandoned gravel pits are dangerous places with large elevation changes and steep slopes. Unfortunately, due to the condition of the property and the lack of infrastructure, the site has remained undeveloped.

Recently I became aware of the above referenced project for the site. If these Developers have found a way to build a subdivision with nice homes where others have failed, then we should do everything we can to help them succeed. These old gravel pits are the equivalent to a boarded up old building. Someone got everything they wanted out of it and have left it for the rest of us to deal with. Lastly, these projects create hundreds of good paying construction jobs, add to our tax base, and bring new families to our wonderful community. We strongly urge you to work with this Developer to create yet another beautiful neighborhood in our community.

3. Marc Hammond – My main concern involves Lot 102 where there is only a 20 foot minimum buffer planned. I'd like to see that buffer increased to at least 50 feet which would match the planned buffer for the entire western border of the development, and also request additional trees be planted to maintain the privacy currently enjoyed. I can appreciate the developers concerns, but in the 1970's I don't think there was a need for a buffer because this area was undeveloped farmland and wood lots. The western border has a large stretch with a 50 feet buffer planned and a small section with a 20 feet planned buffer. In any case, if one of the public benefits for this project is the preservation of a natural buffer I'd say 20 feet is on the light side. The natural buffer in place now is the tall ridgeline that currently runs along the northern border and is frequented by wildlife such as deer and turkey. Other topics I'd like the hearing to cover include:
 - a. The landscape plan. How much natural cover will this provide for Lake Sherwood residents and can additional trees be incorporated?
 - b. Traffic impacts of adding these homes.
 - c. Water quality/impact to private wells of surrounding homeowners.
 - d. Elaborate on any plans for a walking path for Township residents.

Overall it just feels like some portions of the development are very small parcels being packed in and not a lot of green space. Thanks for the opportunity to review the plans and offer feedback from a homeowner's perspective.

4. Mark Lichtman, 1402 W Oakley Park, Commerce Township – My wife, Michelle, and I have lived in Commerce Township for about 20 years. We travel frequently by the proposed development. We have often wondered why this area has not yet been developed. I am also a business owner in Commerce. We are in support of the development of The Reserve at Crystal Lake as it will beautify the area, raise our property values and have minimal/non-existent impact to our everyday life. I am familiar with many of the developments by this developer and they do an excellent job in all of the communities.
5. James Cote –
 - a. How many cars do you estimate will be driving in and out per day?
 - b. Will there be a designated construction entrance and where will it be located?
 - c. What is the estimated time of development?

- d. Water and sewage? Will the new homes across from the entrance be impacted and will they be forced to tap in?
 - e. Is the developer willing to install a burn and trees to help block car headlights from shining into our homes?
 - f. Who will be responsible for the mud when it's wet, dust when it's dry and general maintenance of the roadway?
 - g. Can you please instruct the guards to park facing away from the homes directly across the entrance as they sit with their head lights and bright lights on all night long shining into our homes and bedrooms all night. Quite frankly it's beginning to creep us out like we're being watched!
 - h. Will there be a guard house at the entrance?
 - i. Does the Township have an ordinance on light pollution? If so, will it be enforced unlike it is now as they have large spotlights on all night!
6. Ken and Cheryl Gignac – I am a recent homeowner on Sleeth Road, across from proposed new development. We have 6 newer homes that were built in last 3 years directly across from your proposed main entrance.
- a. There will be approximately 600-800 cars per day pulling in and out from this entrance with their headlights shining in our living rooms!
 - b. The Sleeth Road entrance to gravel pit is being used all day now with trucks and Consumers Energy trucks that are leasing the property for storage. They're leaving mud and rocks and cracking up the roads already. No clean-up is being done at this time. What the heck is going to happen later?
 - c. Traffic will be a problem, its already well known that this stretch of Sleeth Road is commonly known as Sleeth Road drag way.
 - d. The main entrance is going to create a lot of problems, why not relocate it to an area that has open fields and no homes directly across the street?
 - e. Is there going to be a traffic light? Gated community?
 - f. Gas and water lines? Where are those going? South or north side of Sleeth Road?

Please address these questions at your meeting on 2/1/21 at 7:00pm.

7. Jeffrey Dowbenko, 3065 Sleeth Rd, Commerce Township – I have a couple of comments related to the public meeting for PPU20-01 – Reserve at Crystal Lake. Hopefully comments can be questions as I have two.
- a. Traffic. All of the mailboxes on Sleeth Road between Bass Lake Road and Duck Lake Road are on the north side of road. This means that all of the residents that live on the south side of Sleeth must cross the road to get their mail. There will be some increase in traffic with the development just making it harder to safely cross the street to get our mail. Can getting our mailboxes moved to the south side of the road be facilitated with the USPS as part of this project?
 - b. Property usage. This development covers about half of the gravel pit property. Is this development phase one of subsequent phases? Is there a plan for the use of the remainder of the property?

Chairperson Haber – Brian, do we have anybody else interested? Any hands up?

Brian Widdis – We have a couple new callers, so I'll just remind everybody. If you would like to make a comment, and you're on the telephone, press *9 on your keypad. That will raise your hand and then we will call on you. No hands are raising right now.

Chairperson Haber – We'll give it a minute.

Brian Widdis – Still no hands raised.

Chairperson Haber closed the public hearing.

Commission Comments:

Chairperson Haber – Bill, is there anything you want to ask here?

McKeever – Not at this point. I would like to know what their comments are regarding the passing lane, and if we'll see that incorporated in the next phase.

Vice Chairperson Parel – No comments at this time, Larry. Thank you.

Weber – Mr. Milia and I had a conversation last week and he knows that I support this development. I do have some concerns on some of the financials, but we'll address those as we get further down the Brownfield.

Going back to Bill's comment on the passing lane, and maybe this is a question for Dave. Is it more appropriate to address that here, as part of the conditions, or is it more appropriate once we get closer to a site plan?

Dave Campbell – I think either. I think making any motion tonight conditional upon addressing the recommendations of the traffic engineer's traffic study is warranted at this stage. But, the hope or expectation would be that if and when the development is back in front of you with a condominium site plan, that the passing lane would be incorporated with that.

Weber – Mr. Milia or Mr. Jonna, any thoughts or comments on the idea of the passing lane?

Mr. Milia – I'm happy to address that. Sleeth Road is an Oakland County road, so anything we do comes under their jurisdiction. If we were to get approved tonight, and subsequently approved by the Township Board, the next step would be site plan. That's when we would design the internal site, as well as design the passing lane, meet with the RCOC officials, meet with your engineers and your officials, and design it all collaboratively, then present it in conjunction with your traffic engineer, and plan it at the site plan approval phase. We understand that it's going to be a requirement. We understand that it will probably be a condition of this, if approved tonight. We're happy to incorporate that and bring it back with the site plan.

Chairperson Haber – That's an important issue and we will visit it at some point. We'd like to see that passing lane in there.

Mr. Milia – We agree with that.

Dave Campbell – I should mention too, we talked to the traffic engineer about whether the passing lane is the right option, or a center left-turn lane. In this case, because there really aren't any traffic generators on the south side of Sleeth Road that would be making a left-hand turn in that direction, the center left-turn lane would not be warranted, just the passing lane on the south side of Sleeth.

Rebeck – I have no questions or comments at this point.

Karim – No comments.

Winkler – No comments at this point. I'm looking forward to seeing the final site plan.

Chairperson Haber – We're really anxious to see this happen. I've been in the Township now for 22 years and that has always been a sore spot. I'm really happy to see you move forward on this thing.

Dave Campbell – If you're prepared to act on this, the appropriate step would be to make a formal recommendation to the Township Board. The Township Board has the final authority for a PUD, including the PUD agreement and plan. The developer, if they get a positive recommendation from the Planning Commission this evening, would love to be in front of the Township Board next week, Tuesday, February 9th. If approved by Township Board, a fully developed condominium site plan would be back in front of you as a Planning Commission sometime in the near future.

MOTION by Parel, supported by Winkler, to recommend approval, with conditions, to the Commerce Township Board of Trustees, of Item PPU20-01, Reserve at Crystal Lake, the request by Commerce Investment Company LLC (Andrew Milia & Gary Jonna) of Farmington Hills, MI for approval for a PUD (Planned Unit Development) for a 203-unit single-family development to be located on the north side of Sleeth Road on the westernmost of the three properties commonly known as the Sleeth Road gravel pits. PIN's: 17-08-300-005 & 17-08-300-007 (160 acres)

Move to recommend approval of PPU#20-01, a PUD application for The Reserve at Crystal Lake, a single family residential site condominium by Commerce Investment Company consisting of 203 single family homes on approximately 160 acres on the north side of Sleeth Road, between Bass Lake Road and Duck Lake Road.

The Planning Commission's recommendation of approval is based on a finding that the PUD application satisfies the requirements outlined in Article 38 of the Commerce Township Zoning Ordinance; that the proposed development is consistent with the goals of the Commerce Township Master Plan as well as the Township's water & sewer master plan; that The Reserve at Crystal Lake offers recognizable and substantial public benefits proportionate to the deviations from the Zoning Ordinance being requested by the developer; that the subject property is a challenged and potentially dangerous site that requires a spirit of cooperation in restoring the property to a productive use; that the PUD Development Agreement achieves the goals of both the Township and the developer to create a high quality residential community that the Planning Commission is confident can be approved in a future PUD Condominium Site Plan; and that the Commerce Investment Company, and any of its successors, will capably serve as the master developer with unified control over the entire Reserve at Crystal Lake project.

This recommendation of PUD approval is conditional upon the following:

1. Approval by the Commerce Township Board of Trustees of the PUD Agreement and Development Plan;
2. A detailed PUD Condominium Site Plan to be reviewed and approved by the Planning Commission and Township Board subsequent to Township Board approval of the PUD;
3. The PUD Condominium Site Plan submittal to include a landscape plan with particular attention to the screening & buffering to be provided where adjacent to existing homes to the site's north and west;
4. The developer and the Township to agree to the terms of construction for the off-site water & sanitary sewer extensions, particularly the entity that will control the design, construction, and permitting of the projects;
5. Approval by the Road Commission for Oakland County (RCOC) for all public road improvements within their Sleeth Road right-of-way, as well as the new public residential roads to be constructed within the project, including the evaluation by the RCOC of a passing lane;
6. Approval by Commerce Township, the Oakland County Brownfield Redevelopment Authority, and the State Land Bank Authority on a Brownfield Plan & Agreement.

ROLL CALL VOTE

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

NAYS: None

ABSENT: None

MOTION CARRIED UNANIMOUSLY

Chairperson Haber – We'll look forward to seeing you, Mr. Milia, and the rest of your group when you get the site plan ready to go.

Mr. Milia – Thank you.

Mr. Jonna – Thank you.

Weber – Mr. Milia, Mr. Jonna, I want to thank you for going the extra mile and in addition to the Township notifying the neighbors, the fact that you also went and did that on your own is much appreciated. It would be great if every developer that had a PUD or something that requires a zoning amendment would do the same thing. Truly appreciate that.

Chairperson Haber – It makes it a lot easier for everybody, when everybody is on the same page. Thank you and good luck to you all.

I. NEW BUSINESS:

ITEM 11: PSP21-01 – TOWNES AT MERRILL PARK

Pulte Homes of Michigan LLC (Joe Skore) of Troy, MI is requesting condominium site plan approval for a new 103-unit townhome condominium development to be located at 3144 Martin Road on the east side of Martin Road between Township Drive and Oakley Park Road. PIN: 17-24-202-005 (16 acres)

David Campbell shared his screen and gave a review.

Dave Campbell – This is a project that the Planning Commission has seen through a number of steps along the way. This is the attached townhome project by Pulte Homes, to be known as the Townes at Merrill Park. This is proposed on the 16-acre property on the east side of Martin Road, between Township Drive and Oakley Park Road, across from Township Hall, on a property that currently includes an office building that I think is mostly, if not entirely, vacant now. Behind that is a driving range that has not been in operation for a few years.

Pulte proposes to tear down the office building and clear the area to make space for a townhome development consisting of 103 attached townhomes. The project would have one point of public access on the east side of Martin Road, with a boulevard driveway.

Dave noted to Brian and Ken of Merge Live, that a caller was on the line that could be admitted into the waiting room.

Dave Campbell – In addition to the public access proposed on the east side of Martin Road, there would be a gated emergency connection to the private road at the north side of the subject property, Ridgeway Court, which is a road that traverses through the Pinewood Industrial subdivision to the north. The developer has made an agreement with that association to allow them gated emergency access to Ridgeway.

The subject property went through the Conditional Rezoning process. Base zoning of the property was, and still is, TLM, but this does not allow for a residential product. The developer petitioned to keep TLM zoning, but to extend the Towne Center Overlay to cover the subject property. This was approved by both the Planning Commission and Township Board.

The final step for that Conditional Rezoning process is for Pulte to come back before the Planning Commission this evening with a site plan consistent with the Conditional Rezoning plan. Similar to the project we just saw, this will also be a condominium, which requires approval by both the Planning Commission and Township Board. If approved this evening, Pulte would like to be in front of the Township Board at their February 9th meeting for condominium site plan approval. At that point, they would have their master deed and bylaws reviewed and approved by the Township Board.

The Planning Commission is seeing the full site plan this evening. I know the project's engineer, Mr. Anderson, is going to do a presentation so I'll leave it to him to screen share, pull up the site plan and walk you through what's being proposed.

I think the key components that the Planning Commission is interested in this evening are the building materials and architecture of the proposed townhomes. There was a lot of discussion about that at prior meetings, about upgrading the building materials, particularly on the sides of the buildings that are most prominent to Martin Parkway.

Also, landscaping; the landscape buffering between the proposed project and the single-family neighborhood just south of it, which as we mentioned is Pulte's neighborhood, Merrill Park, and to the industrial subdivision to the north. Pulte is proposing to do that by a combination of new landscaping but also preserving some of the existing vegetation around the perimeter of the subject property.

If the Planning Commission is so inclined, their option this evening would be to approve the condominium site plan so that it can proceed to the Township Board for final condominium approval.

William Anderson, Project Engineer, Atwell LLC, 311 North Main, Ann Arbor, MI, was present along with Joe Skore, Vice President of Land, Pulte Group of Michigan, LLC, 2800 Livernois, Building D, Suite 320, Troy MI.

Mr. Anderson shared his screen and delivered a presentation.

Mr. Anderson – David covered a lot. He can take a break. We were here in November and received Conditional Rezoning approval from you and the Board. I'll go through a little bit of that history and then show you the changes since our November meetings, mostly discussion on the architecture.

This is the Townes of Merrill Park and we're here for site plan review. Everyone knows where the site is. We're located near shopping and restaurants, close to M-5. It's really a transitional zoning property, which makes sense for a townhome. You've got single-family to the south and industrial to the north. We're part of the Towne Center area. This is a shot of the existing office/industrial building along Martin Road, which is a mostly vacant site today.

It is zoned TLM, but it is master planned as included with the Commerce Towne Center district. Within that district overlay, townhomes are a permitted, encouraged use. The project looks similar to how it did in November. We have 16 acres, 103 two-story, for-sale townhome units. We're at about 6.6 units an acre, about 40% open space across the site, nice boulevard entrance, the setbacks off Martin Parkway include a nicely landscaped entrance, a vista down the center of the units into an interior park area. We have some preservation, a lot of plantings on the north and south sides, in addition to the existing vegetation on the south, and then we have a one-acre preservation up in the north, and some preservation in the southeast as well.

A couple of the plan changes since we were in front of you in November. We talked about upgrading the garage doors. We've done that. We've adjusted the internal park location. It was moved down to the east. It corresponded with feedback from Giffels Webster regarding the storm sewer, so we adjusted the internal park location. We enhanced our townhome rear elevations off Martin Parkway. We also submitted our master deed and bylaw documents for Township review, and I think those are underway with the attorney.

For the garage door detail, this was noted in the PUD, the garage doors were enhanced to show some windows and architectural style. Here is some updated architecture. I'm going to turn it over to Joe Skore.

Mr. Skore – At the last meeting, there was quite a bit of discussion regarding the architecture and building materials, specifically for the two buildings that back up to Martin Parkway. I know the Planning Commission was looking for something different, an enhanced façade. Clearly we heard you and we listened. I took it back to the office, we vetted it out and we designed this rear façade in accordance with your feedback, comments and suggestions. I think we accomplished the goal and the objective. I think it looks really good and we hope you'll agree.

Some of the things we did in terms of enhancement of the rear façade, first and foremost, we provided a mix of building materials, both horizontally and vertically, with alternating brick and stone for a symmetrical look that provides architectural diversity. Another design feature we included, on Units 2 and 4, we incorporated the gable above the windows. We think that's a nice feature, and it also accents that triple window on the second floor. Another feature we incorporated is a rear structural option. All the buyers

within this development have the option to purchase a rear structural option in the form of a sunroom, and/or a sitting area in the master bedroom. We forced that option onto three of the units, effectively to provide more depth to the unit and rear façade, more character and give it more of an offset. Again, it creates that diversity and gives more character to the unit. We think it turned out great, it looks fantastic and it will show very well as you go up and down Martin Parkway.

Mr. Anderson – Regarding public benefits, we really think this product is going to fill a demand for young families and active adults, a target market that's key for the community, to keep valued residents and attract new families into the Towne Center and Commerce Township area.

We're preserving over one-acre of woodlands, which is most of the trees on the northeast side. It will provide a mature aesthetic appeal as well.

We are in compliance with Township master plan, which is always good. And again, a high-quality residential neighborhood; we'll have HOA maintained landscaping, so you'll get a nice, consistent look throughout the community. We'll have nice foundation plantings and planted trees throughout. Here are additional photos on the two-story, single-family attached townhome, nice architectural design.

Commission Comments:

McKeever – I do not have any questions.

Weber – First of all, I think the rear elevation that you brought back to us looks fantastic. I really appreciate what you've done with those along Martin Parkway.

The only question I have is that I thought we had discussed the Township's abhorrence of vinyl siding, and not using vinyl siding, but using a Hardi product. But I believe I read somewhere in here that it anticipates using vinyl for all of the siding. Is that not accurate? Is it going to be a Hardi, or some other product other than vinyl?

Mr. Skore – We are proposing vinyl siding. It is an upgraded vinyl siding with premium colors. I believe this is consistent with our representation and/or the presentation in the previous meetings.

Weber – Maybe I missed that. Dave, correct me if I'm wrong, but Merrill Park and everything else along that area has no vinyl siding, is that correct? The developments to the south.

Dave Campbell – I'm trying to picture Merrill Park, and the Pulte representatives could probably answer this better, or maybe Jay. I know those buildings have a very generous amount of brick and stone, but I think I can picture vinyl siding on those homes.

Mr. Skore – No. I will say that the Merrill Park single-family homes do have Hardi-plank. I understand, Trustee Weber, and I can appreciate your comments. Those are single-family homes. The price points are around \$650,000, so that's a little bit different animal, but I do understand your comment.

Weber – The concern I have, and I have seen the premium vinyl product, but as we just had this discussion with a developer last month, all it takes is one storm and having to

replace that vinyl siding five years later and it's impossible to match it. That's the concern I have with all vinyl siding, particularly in developments within this corridor.

Mr. Skore – We do a variety of building materials and different sidings throughout southeastern Michigan. Not that it couldn't happen, but I haven't experienced any issues or problems associated with vinyl siding, and/or the repair or replacement.

Chairperson Haber – George, does that solve your problem?

Weber – Well solving my problem would be ... How big an issue is it to use something other than vinyl?

Mr. Skore – It's not going to be a surprise that it is a significant cost issue. We're not opposed to it in certain situations. My concern about using Hardi-plank in this particular development is that, at the end of the day, we have to sell homes. Once you start putting architectural restrictions on homes, obviously the costs go up, the price point goes up. If we're outside of that band, what you potentially end up with is a slow, stagnant community. That's the last thing that we want, or anybody wants in this situation. When you're looking at a townhome community, that demographic, that buyer, they have options. Either they're renting across the street from the luxury rentals that are currently going up, or quite frankly, they're looking at single-family resale within the Township when they're looking at that price point. We're just very sensitive to taking that price point outside of that acceptable band.

Weber – I get the sensitivity. In a lot of developments, I think the cost might be more significant, but with the amount of brick and stone that you've added to this, just looking at the elevations you provided on the square foot, and then the delta between a Hardi and a premium vinyl, I'm just not sure that it would move your price point to a point where you would have an issue with it. I don't know what that square foot difference is, but just in looking at the elevations you provided, it didn't look like you had a lot of square footage.

Chairperson Haber – Jay James, can you weigh in on this at all, Hardi-board vs. vinyl?

Jay James – I'm not in the business of selling homes. That's more Joe's area, but I do know that you guys have been pretty clear about vinyl siding, especially in this area of the Township, which the other developments in this area have conformed with. I think that's a decision between you and Pulte.

Vice Chairperson Parel – George, I agree with your comments, I think for that area especially. I think that's of a large amount of importance to me as well. Dave, I'm looking at a couple notes from the Planning report. These might be questions for Dave or Joe. Will there be buffers screening around the AC units in the rear of the units? Are we going to do plantings within the small grass area between the driveways?

Dave Campbell – The reason I brought that up, one recently completed development where this came up was up at West Winds. All of those have an air conditioning unit, some of which are prominent from Bogie Lake Road. My thought was, should there at

least be some screening for those AC units where they might be equally prominent to Martin Parkway?

Mr. Skore – I don't have a problem providing plantings around the AC units. I will say, if we're talking about the units that back to Martin Parkway, you've got a considerable amount of landscaping around the detention pond which will buffer those units. I don't think you're going to see it either way, but it's not something I'm opposed to. If it's important, we can add it. I just don't know how much bang we'll get for the buck.

Vice Chairperson Parel asked Mr. Anderson to bring up the rendering again.

Vice Chairperson Parel – That explanation makes sense to me. There's a ton of landscaping on both sides of those detention ponds. Do we think that's going to be sufficient to screen? I don't want to push the developer to spend money that doesn't need to be spent.

Dave Campbell – I get the impression that if we were going to push them to spend more money, it might be going back to the siding conversation. I would agree there is significant landscaping proposed along those detention ponds, which upon maturity, would do a good job screening the backs of those units and the AC units.

Vice Chairperson Parel – Yes, I'm good with that as well. What about between the driveways?

Mr. Skore – Between the driveways, it's sodded and irrigated. We aren't proposing plantings in that median area for a couple reasons. I'm not sure it's going to look all that great. It might look a little out of place if you bring plantings all the way down to the street. I think it's also potentially an HOA maintenance obligation that we might want to avoid. Frankly, I'm guessing that a lot of them will get potentially destroyed as cars are coming and going, and pulling in on that turning radius. To your point, we do a fair amount of foundation plantings up closer to the house, adjacent to the walk and the porch. We also have a street tree installed between the curb and sidewalk. This is our development at Emerson Park in Novi. That street tree would normally be closer to the sidewalk and street, but in Novi, we couldn't do it as we had some conflicts with utilities.

Vice Chairperson Parel – I appreciate you talking me through that. There are some lawn areas that are larger; the 8' wide range.

Mr. Skore – I think the majority are approximately 8'. Some of the end units, depending on the garage, it's really compressed and constrained. On those particular units, the street tree has to come out and go closer to the home.

Dave Campbell – Mr. Anderson, do you have access to the landscape plan? I can't get on my server right now. There are landscape plantings that occupy at least some of that grassy area between the driveways.

Mr. Anderson brought up the landscape plan on the screen, Sheet L-2, per Dave's request. Dave reviewed the vertical greenery and shrubbery in the strips of sod areas, compared and contrasted with Novi's renderings.

Vice Chairperson Parel – My last question is in regard to the landscape buffer on the north end of the property. It looked light to me on this plan. We have industrial on the other side of the property. I'm concerned about the townhomes that are facing that property.

Mr. Skore – We are proposing an enhanced landscape buffer, along with a berm for that particular area. Our position is consistent with yours, we want a healthy screen and buffer to the industrial association.

Vice Chairperson Parel – The landscape plan appeared to show more trees, but that will be your issue and I feel like you'd want to do everything you could.

Mr. Skore – That's absolutely true. That's our intention.

Vice Chairperson Parel – I appreciate it. Thank you for answering my questions.

Mr. Skore – You're welcome.

Rebeck – I agree about the siding, especially in the interests of being consistent when we're approving things. I think some nicer material would be better, especially for that area, being right next to all of the other homes. Otherwise, I think it looks great.

Karim – I think it looks great, and I too agree about the siding. I think vinyl siding would not be consistent with the area.

Winkler – This petitioner has addressed those comments that we provided to date in what he has presented at this point. I have no particular issues with the project as presented. The siding issue, I appreciate George's comments, but if it's not a requirement of the ordinance, it basically becomes a decision on the part of the petitioner.

Chairperson Haber – Joe, it would be nice if you would tell us that you would put the Hardi-plank on. It would make it a lot easier.

Mr. Skore – In light of the comments, we can agree to install cement board siding over vinyl.

Chairperson Haber – That makes it a lot easier. I appreciate that. I agree with everything. I appreciate what you've done with the Martin Road issue, and that's really helped out a lot. Any other comments?

Vice Chairperson Parel – Kind of a side note; would we ever consider modifying the ordinance so that vinyl siding is no longer allowed on residential communities like this?

Chairperson Haber – That would be an easy way to do it. Dave, do you want to look into that?

Dave Campbell – I'll look into it. Is the idea that it would be applicable to all new residential developments in the Township, or just within the Towne Center area, or somewhere in between?

Chairperson Haber – I think consistency is the name of the game.

Weber – I'm deaf on vinyl siding. However, if we had areas closer in the Wixom area, where we have entry level developments, much smaller homes, below \$300,000, then maybe it's a different discussion. I do think along the eastern elevation, where we're putting Five & Main, and all the other developments, I think having no vinyl siding in this area might be appropriate. I don't know that it would be appropriate to make it on a Township-wide basis.

Chairperson Haber – I think we need to discuss this a little more, and this isn't the time to do it. We'll bring this up at another meeting.

Dave Campbell – I will look into it. There obviously is a premium for better materials, and one of the conversations we've had is the price of housing in Commerce Township and throughout Oakland County; we want to be sensitive to not price folks out of the market by demanding homes be built to a certain specification that makes them not affordable to a large swath of the population.

Chairperson Haber – Is there anything more?

Dave Campbell – I was going to ask about a sidewalk, but given the siding, I say we take that and go.

Vice Chairperson Parel – I agree.

MOTION by Weber, supported by Parel, to recommend approval, **with conditions**, to the Commerce Township Board of Trustees, of Item PSP21-01, Townes at Merrill Park, the request by Pulte Homes of Michigan LLC (Joe Skore) of Troy, MI for condominium site plan approval for a new 103-unit townhome condominium development to be located at 3144 Martin Road on the east side of Martin Road between Township Drive and Oakley Park Road. PIN: 17-24-202-005 (16 acres)

Move to recommend the Commerce Township Board of Trustees approve PSP#21-01, a condominium site plan by Pulte Homes of Michigan for Townes at Merrill Park, a 103-unit attached residential townhome condominium to be developed on approx. 16 acres on the east side of Martin Road between Township Drive and Oakley Park Road. The Planning Commission's recommendation of approval is based upon a finding that the proposed site condominium complies with the applicable standards of Articles 19, 35, and 37 of the Commerce Township Zoning Ordinance.

The Planning Commission's recommendation of approval is subject to the following conditions:

1. Final approval of the condominium site plan and Master Deed and its exhibits by the Commerce Township Board of Trustees subsequent to vetting by the Township Attorney;
2. Review and approval of the master deed's Exhibit B documents by both the Township Attorney and the Township Engineer;
3. Review and approval of engineered construction plans by the Township Engineer, Fire Marshal, Building Department, and the applicable departments of Oakland County and the State of Michigan;
4. Administrative review and approval by the Planning Department of revised plans that address any items noted in the Planning Department's review letter, and any revisions required by the Planning Commission, including:
 - a. Cement board siding will be used in lieu of vinyl siding.
5. Boulevard approach to Martin Road to be reviewed and approved by the RCOC;
6. Entrance sign and/or features 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;

ROLL CALL VOTE

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

NAYS: None

ABSENT: None

MOTION CARRIED UNANIMOUSLY

Chairperson Haber – Thank you very much, Joe. I appreciate all your help. You've done a wonderful job. It's nice to work with Pulte and we look forward to seeing you again in the future.

Mr. Skore – Thank you very much. I appreciate it.

Chairperson Haber – When are you going to start this?

Mr. Skore – As soon as possible. We're expecting to put a shovel in the dirt sometime this summer.

Dave Campbell – Put February 9th on your calendar. I assume that's what you want, right Joe?

Mr. Skore – That's correct.

Weber – Joe, where is the construction traffic coming in and out?

Mr. Skore – It is coming in our main entrance. It is not coming through Ridgeway Court.

Mr. Anderson – Thank you everybody, appreciate your time.

J: OTHER MATTERS TO COME BEFORE THE COMMISSION:

None.

K: PLANNING DIRECTOR'S REPORT

- **NEXT REGULAR MEETING DATE: MONDAY, MARCH 1, 2021 @ 7PM - potentially electronic-only**

- I'll mention what we expect to see at the Planning Commission's meeting on March 1st.
 - The self-storage facility at southeast corner of M-5 and Pontiac Trail.
 - The project on the Fetter property, which Steve and Spencer Schafer have presented to you a couple times, on the west side of Haggerty Road, north of 14 Mile. That is a PUD. They want to get in front of you for the public hearing. They might actually be the April meeting.

Weber – Dave, Parcel K, the storage place along Pontiac Trail, would it be possible for you to take some screen prints of their Buckhead location and send it out to the Planning Commission beforehand, just so everybody can see what they're capable of doing?

Dave Campbell – Yes, I will do that. Speaking of that project, I talked to them today. We were talking through the schedule, and agreeing that March 1st would be pretty tight for them. I mentioned the Buckhead facility. I said there's members of our Planning Commission that really like that, so anything you can do to borrow design elements from that and apply it to the Commerce facility would work in your favor. They said they would look into that.

Weber – On their website, you can see some of those as well. It's on their corporate site as one of the things they're most proud of.

Dave Campbell – Brian mentioned earlier in the meeting, and he's correct, just speaking of self-storage facilities, Public Storage bought out Beyond Self Storage, their entire portfolio including the new store here in Commerce. They do want to put a whole lot of orange signage all over that building. I remember when the Planning Commission approved that building, we specifically said we don't want this to be a big orange billboard. Jay and I have seen their sign package. We provided comments back to them. Last I knew, we had not heard back from them.

Jay James – That's correct, Dave. Our response back to them was, we understood the change in the brand, and that we would expect to see the sign, but some of the other color changes were such that we did not feel comfortable approving it administratively. If that's what they were requesting to do, it would probably end up coming back to the Planning Commission. We have not heard back from them since.

Winkler – I wanted to mention to the Planning Commission that the presentation regarding carbon neutral buildings, that we talked about at the end of our last meeting, Jan is prepared to do about a 20-minute presentation at our March meeting, if it's okay with you. Dave, any corrections?

Dave Campbell – No, if she's prepared to do it, we'll target that day. As of right now, it doesn't sound like it's going to be an overwhelmingly busy meeting, so that would be a good meeting to do it.

I meant to ask, the Zoning Board of Appeals is still in need of an alternate member. As Mr. McKeever can affirm, at our ZBA meeting on Thursday, we had an absence. So we had a ZBA of 4 members and we kept having motions go down because they were a tie at 2-2. It would have been a great time for us to have that alternate member. If any of

you know of anyone who would be a quality candidate for our Zoning Board of Appeals, please let me know. We want to get that position filled, ideally, before the ZBA's March meeting.

Vice Chairperson Parel – Can we give Deb a third job?

Watson – No.

Dave Campbell – You guys keep trying to pull Deb away from her most important job, which is transcribing these meetings. I want everyone to appreciate the job that Deb does. We can't entice her to do something else.

Chairperson Haber – George, in the past we have had other people on our Planning Commission that were not residents. Now, we're going to change that, is that what you're asking to do?

Weber – I think that's the way the Board is leaning. Dave investigated some language from the State statute that would potentially allow one person who is not a resident on the Planning Commission. But, I think the Board's view is that if important decisions are being made that affect the Township, then it should be residents of the Township making those decisions.

Chairperson Haber – I wanted to clarify that.

Weber – You could not have a Township Board member who was not a resident. Any elected official, it's a requirement that they're a resident.

Chairperson Haber – I agree with that.

Dave Campbell – Most recently, Mr. Schinzing, in the last few months of his tenure, he sold his home in Commerce and moved to Lyon Township, but we kept him on the Planning Commission, because he did a good job, and also, he owned a business in Commerce Township. Since the State statute allowed us to have one non-resident, we thought it made sense to keep him on. He had a vested interest in what was best for the Township since his business was here. That's the most recent example I'm aware of, but I can appreciate the Township Board's motivation to have everyone who serves on our Boards and Commissions be a resident of the Township.

L: ADJOURNMENT

MOTION by Parel, supported by Winkler, to adjourn the meeting at 9:00pm.

ROLL CALL VOTE

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

NAYS: None

ABSENT: None

MOTION CARRIED UNANIMOUSLY