

To: Commerce Township Board of Trustees

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

Date: December 5, 2018

RE: December 2018 Monthly Planning Department Report
(covering November 8 through December 4, 2018)



Development Proposals

- **Five & Main mixed-use PUD** – The Planning Commission held a public hearing during their regular meeting on December 3 to consider a proposal from Robert B. Aikens & Associates (Bruce Aikens) to amend the Five & Main Planned Unit Development (PUD). The most significant change from the PUD that was approved by the Planning Commission and the Township Board in Spring 2018 was the addition to the Development Plan of a 4-story / 106-room hotel, generally in the area that was the former Township Library (the originally-approved plan showed that area occupied by a drive-through coffee shop). The amended Development Agreement also included revised language intended to clarify the procedure for possible changes to the development after it is approved by the Township Board. The Planning Commission formally recommended approval of the amended Five & Main PUD. The amendment now proceeds to the Township Board who has the authority to make final approval, most likely at the Board’s January 8, 2019 meeting.
- **Amendment to the Commerce Towne Place condominium** - Concurrent with the Planning Commission’s consideration of the amended Five & Main PUD (described above), the current owner of the property proposed to be developed as Five & Main (the Commerce Downtown Development Authority) presented their petition to amend the Commerce Towne Place master condominium to split Unit 9 into two new condominium Units 13 & 14, with Unit 13 absorbing the parcel of the former Township Library. Unit 13 would be Phase 1 of the Five & Main development, and Unit 14 would be future Phase 2. Per the Zoning Ordinance, any amendment to a condominium requires a recommendation from the Planning Commission and approval by the Township Board, and the Planning Commission gave their recommendation of approval at their meeting on Dec. 3. The Board will likely have the option to decide on final approval at their meeting on January 8.
- **Lakes Community Church (2550 Oakley Park)** - The Planning Commission held a public hearing during their regular meeting on December 3 to consider a proposal from Lakes Community Church to occupy the existing building at 2550 Oakley Park Road for their services. The church currently uses a portion of the building for their offices while their Sunday services are held in the auditorium of Walled Lake Central High School. They proposed to occupy the entire building, converting the western half of the building into an assembly area for services. The property is zoned TLM (Technology & Light Manufacturing), and Institutional Uses such as places of worship are classified as a special

land use in the TLM zoning district. The Planning Commission approved the Church's special land use application, conditional upon a shared parking & maintenance agreement with neighboring property owners (since the property has about 40 parking spaces and the church would need over 100 spaces for their 400-seat service area), and conditional upon installation of a fire suppression system in the building.

Zoning Board of Appeals (ZBA)

- The November 15 ZBA meeting was cancelled due to a lack of petitioners
- January 24, 2019 special ZBA meeting – The ZBA will likely hold an educational special meeting prior to the regular meeting, which is something our ZBA does on an annual basis. One possible topic for the educational meeting includes a review by the Township Attorney of recent court decisions of whether the actions of a ZBA should be precedent-setting, as opposed to every ZBA case being decided based on its own unique circumstances.
- January 24, 2019 regular ZBA meeting - The regular meeting is expected to have at least 4 petitioners;
 - variance for a new house that exceeds maximum height
 - variance for a new house that encroaches into the required sideyard setback
 - variance for an accessory structure (pole barn) in the front yard
 - exception for a new commercial sign that would encroach into the minimum setback from Haggerty Road.

Planning Commission

- December 3, 2018 – The Planning Commission took the following action at their 12/3 meeting:
 - A public hearing for PC consideration of an amendment to the Five & Main PUD (described above)
 - An amendment to the Commerce Towne Place condominium to split Unit 9 into new Units 13 & 14 (described above)
 - A public hearing for a special land use in the TLM (Technology & Light Manufacturing) zoning district for Lakes Community Church (described above)
- January 7, 2019 – At their 1/7/2019 meeting, the Planning Commission is expected to hold a public hearing for the rezoning of a property on the north side of Pontiac Trail, east of Beck, from MHP (Mobile Home Park) to R-1D (Single Family). If the Planning Commission recommends approval on 1/7, the developer would love for the Township Board to consider approval at their meeting on 1/8.

M-5 non-motorized bridge

The lighting system for the M-5 bridge is operational. A site visit was held on November 30 for the electrical contractor to teach the Township to use the system. However, during that site visit, the timer that controls the whole system proved to be defective after much troubleshooting from the bridge's electrical contractor. The electrical contractor ordered a new timer and will install it as soon as it arrives, and we will re-convene to learn to use it. We have the option of leaving the bridge lights on 24/7 until the new timer arrives if we so choose.